

6

PUBLIC REALM ENHANCEMENT PROPOSAL

6.01 CURRENT CONDITION



1. Current Building Stepped Entrance



2. Current Bin Store



3. Current Castle Yard Car Parking spaces & Bin Locations



4. Missing Pavers in Public Realm



5. BOH of Hill Street Retail and Restaurant - Current Castle Yard Car Parking Area

6.02 THE PROPOSAL



1. Proposed new ramp access to the office building and new trees around the building



2. Proposed new hard landscape paving with integrated parking spaces in the mews

6.03 PLACE MAKING

Castle Yard is a ground breaking commercial development located in the heart of the historic central Richmond Borough.

The office refurbishment will be built with wellbeing at the core, with stunning views of Richmond and spaces for people to live well, work smart and feel good. In addition, it will create inspiring workspaces to harness the ambition of the occupants and tenants alike.

The scheme sets out an ambitious and imaginative reinvention of this dilapidated early 1980's commercial office. Delivering superior contemporary office accommodation that will complement the surrounding residential, retail, food and drink, hotel and leisure uses, all linked to the town centre via a proposed new urban realm space. The location lends itself to all the advantages of urban life, with the added attraction of the riverside activities on its doorstep. This will be a space for business to flourish and for people to thrive.

Our design concept seeks to contribute and enhance the future emerging setting. A scale and form that complements the existing developments creating a new urban hub that draws from the best of the existing character, while optimising the reuse of this brownfield site.

Shared amenity space located throughout the building offers places to play, relax and interact with others. Greater ceiling heights contribute to increased air flow and natural light. Given the location and its connections with the river and surrounding buildings, this scheme will fully utilise the top floors providing open external terraced areas to these valuable vantage points.

The floorplans are essentially organised around a single central core to the building and comprises the landlord lift and WC provision. This arrangement maximises the access to the external glazed façade increasing the daylighting into all the office interior space. This configuration offers a flexible floor plate with potential tenancies ranging from approx. 4,000 sqft to 22,000 sqft, and hence attracting a wide variety of businesses.

Access to extensive cyclist facilities, showers and changing rooms will encourage physical activities; Thereby, enabling an improved work life balance and encouraging reduced trips to and from the site.

All design and construction will be taken through the lens of CO2 minimisation and sustainability. Socially responsible and occupier wellbeing will be pivotal to this proposal.



6.04 LANDSCAPE OPPORTUNITIES



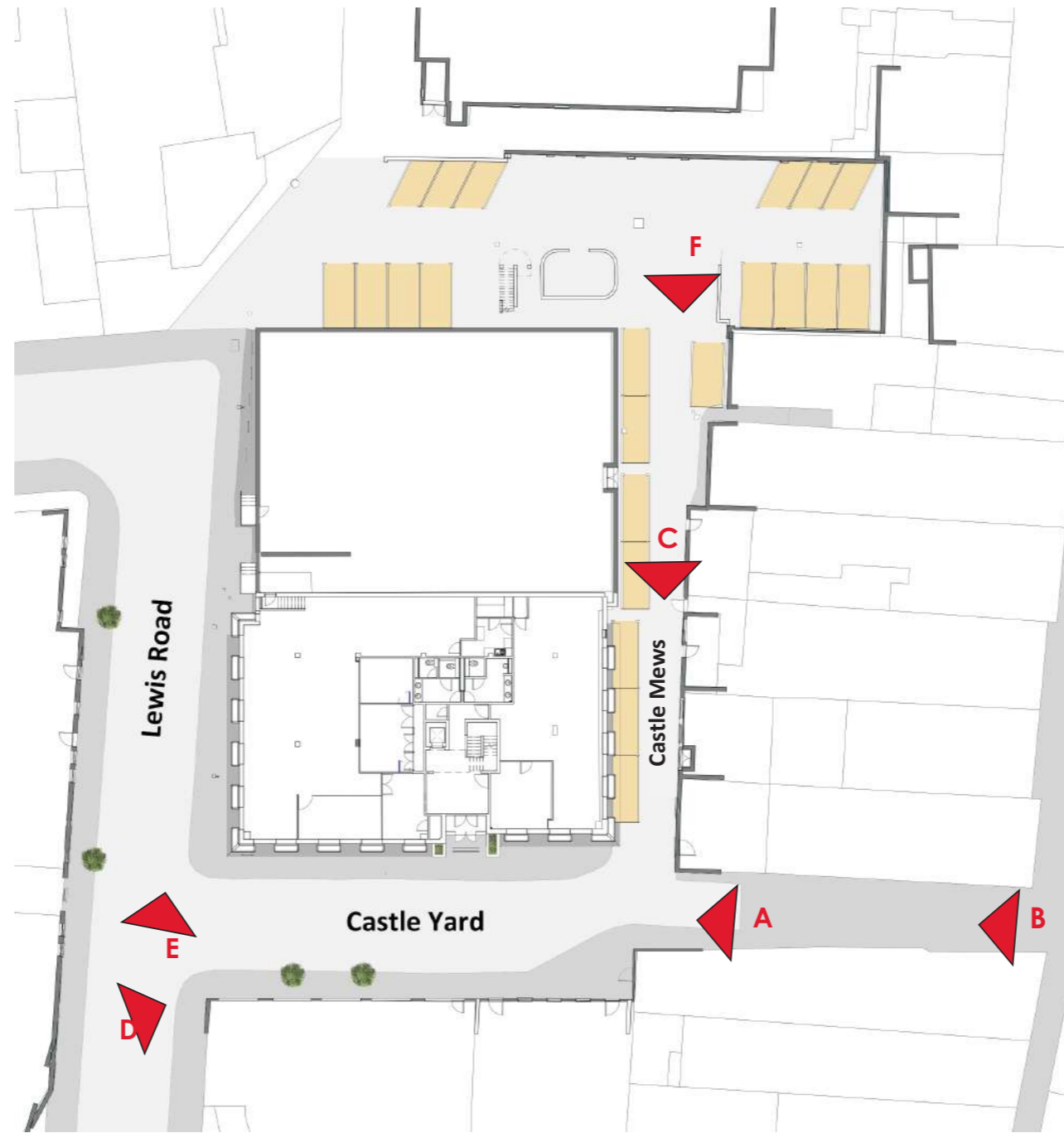
A : Castle Yard - west
Repave widened footway to match existing with recessed service cover where possible. Retain granite kerbs. Careful consideration of ramp, levels, gradient and potential balustrade, reintervention on public realm.



B : Castle Yard
View from High Street providing glimpse of trees.



C : Castle Yard
Repave in concrete setts - from building edge to building edge to provide consistent and shared surface.



D : Castle Yard east
Tree planting by agreement with LBR Highways. Consider tree cells subject to below ground services. Repave to match existing



E : Lewis Road
Tree planting by agreement with LBR Highways. Consider tree cells subject to below ground services. Repave to match existing building frontage.



F : Castle Yard
Repave in concrete setts with subtle marking for accessible parking bays.

6.05 PROPOSED LANDSCAPE GROUND LEVEL



The development provides the opportunity to widen the footway around the building in Castle Yard and Lewis Road, allowing the introduction of tree planting, to improve the setting of the building and contribute to the pedestrian experience. The existing granite kerbs will be retained and the paving will be consistent from kerb to building facade. Some of these works are outside the red line and will require approval of the local highway authority.

An accessible route is combined with the steps up to the building entrance, designed to have a discreet presence within the public realm. The shared pedestrian and vehicular mews along the west side of the building has a consistent paved surface with the bays marked in contrasting setts.



Concrete flags



Dark pcc grey setts



Light pcc grey setts



Silver grey pcc step units

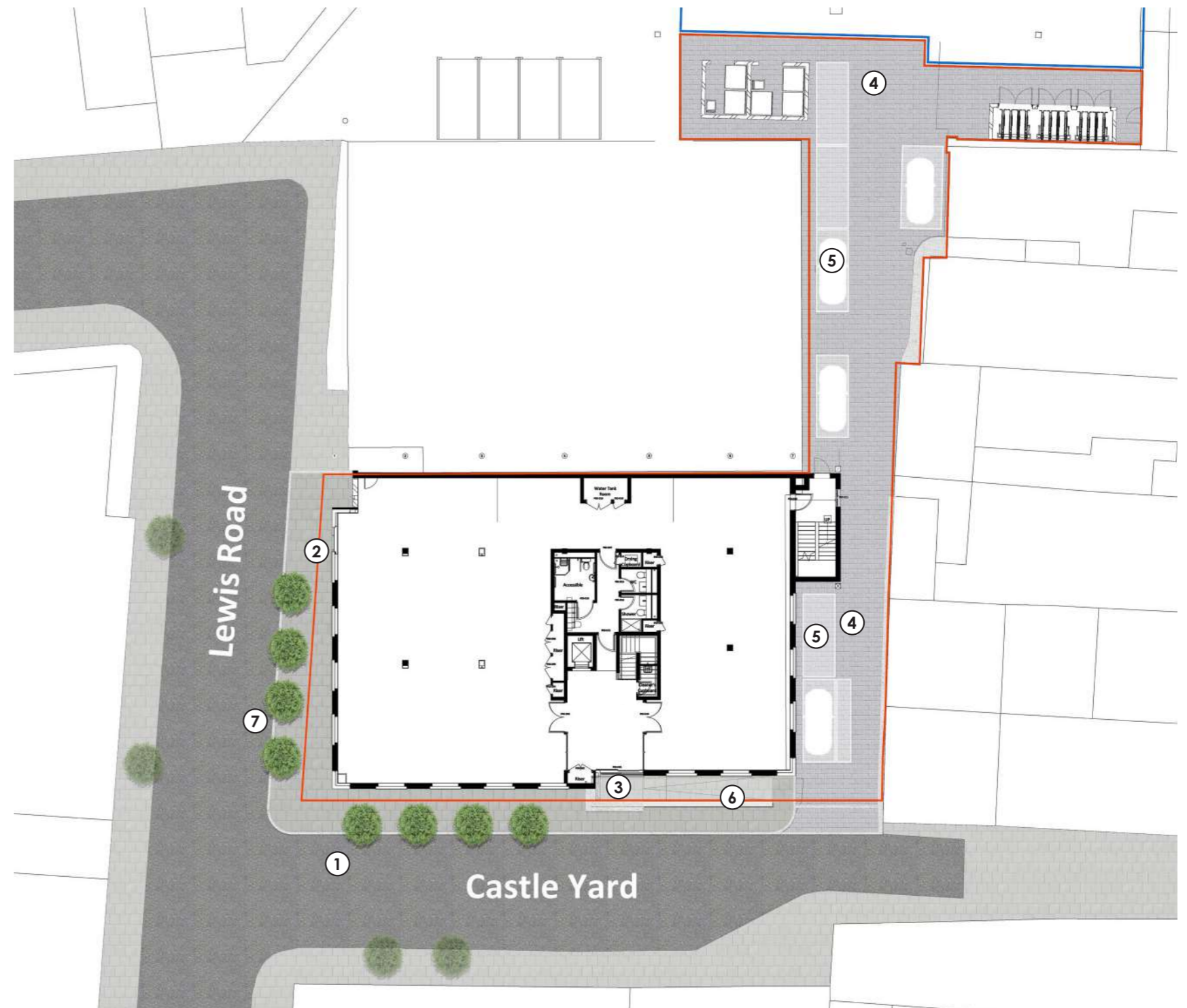


Reconstituted stone edge



Tarmac

- ① Existing carriageway
- ② 450mmx450mm natural grey concrete flags to main footpath to match existing
- ③ Silver grey step units and pre-cast concrete textured slabs to building entrance
- ④ Concrete sett paving to Castle Mews
- ⑤ Concrete sett paving to parking spaces
- ⑥ Reconstituted stone edge
- ⑦ Street trees



6.06 PROPOSED TREE STRATEGY GROUND LEVEL

In order to secure successful tree establishment for the street trees it is proposed to utilise a tree cell system. This will be developed with the local highway department and subject to existing service below ground. The design strategy is to provide equally spaced trees aligned with the building's fenestration.



Fastigate trees within narrow footway



Opportunity to use tree root cell system to maximise root growth

6.07 PROPOSED LANDSCAPE ROOF PLAN



The roofs to the means of escape structure and the cycle parking pavilion will have biodiverse green roofs to improve the nature conservation value of the site. An indicative species list is included and will be developed with the ecologist as the detail design progresses.

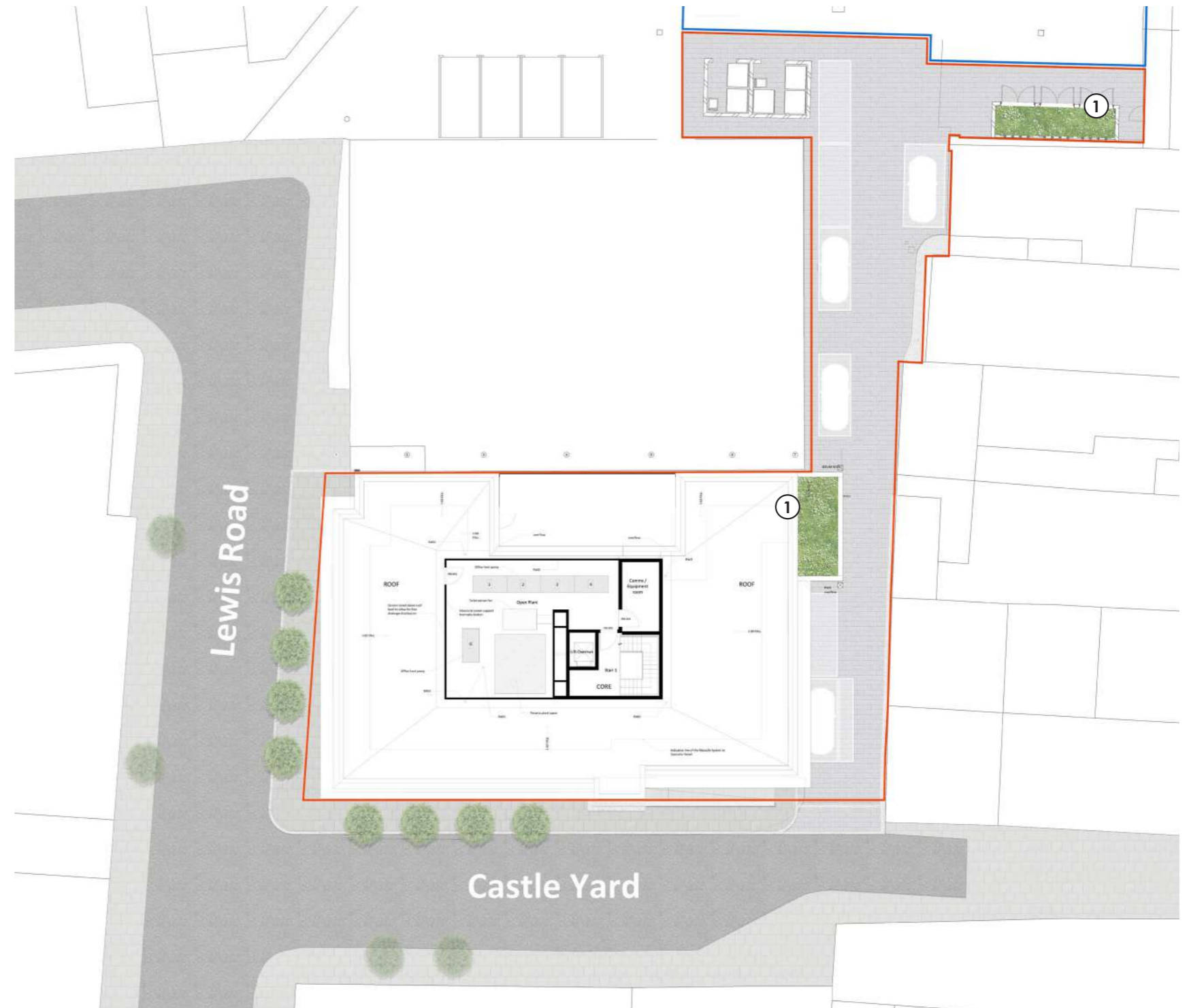


XF118 Wildflower Indicative Species List

Indicative Species List

Achillea millefolium
 Armeria maritima
 Bellis perennis
 Campanula glomerata
 Campanula rotundifolia
 Centaurea cyanus
 Centaurium erythraea
 Dianthus deltoides
 Echium vulgare
 Galium verum
 Geum rivale
 Linaria vulgaris
 Lotus corniculatus
 Lychnis flos-cu-culi
 Papaver rhoes
 Pilosella aurantiaca

Prunella vulgaris
 Rhianthos minor
 Saponaria officinalis
 Scabiosa columbaria
 Sedum acre
 Silene uniflora
 Silene vulgaris
 Thymus polytricus



① Biodiverse roof

6.08 ECOLOGY

A full and comprehensive Ecological Report detailing the findings of an Ecology Survey for the Proposed Development, will be submitted as part of the Planning Application.



6.09 LIGHTING STRATEGY

The planning and design of any development requires a considerable amount of care and consideration being given to the appearance of the buildings and structures that make up the study area and the landscaped zones between them. Much of this planning and development focuses on the daytime appearance and character of the environment. Whilst the purpose of introducing lighting to the after-dark environment is largely functional there are many issues to be considered. The following objectives have been identified:

- Create a safe and special environment after dark, inside and out
- Respond to environmental issues
- Minimise light pollution

This section outlines the approach to the lighting of the application area. The Lighting Strategy is part of the proposals to enhance the communal spaces around the building and the entry in and around the site. This report goes on to assess the suitability of the lighting strategy in terms of ensuring that light pollution does not occur.

The general approach to the lighting of the application area is to provide a safe and pleasant environment for residents after dark. The scheme will aim to provide good quality LED lighting that is appropriate to both the scale and character of the area and its functions. The use of predominantly white light sources for the lighting of the car park and access routes, cycle routes and pedestrian paths will provide good colour rendering and recognition. This will be contrasted with the bold but appropriate use of coloured lighting to create interest and dynamism. The use of high quality optical systems will help to control light spill and minimise environmental impact. Particular attention will be paid to how lighting can assist with way-finding and support access for all, while providing warm and uniform lighting levels to all residential units.

The Approach

The principal aim is to enhance the environs, visually organise the space at night and improve the night time use of the areas both internally and externally. By definition, a Lighting Strategy is not the final lighting design. It is to provide a framework against which, forms of lighting can be addressed during development and will give guidance to consultants carrying out individual lighting schemes.

The Lighting Strategy provides a flexible framework against which the detailed lighting schemes can be developed. One of the most important facets of this will be to ensure that a 'legible' environment is created 'after dark' to enhance the use and enjoyment of the new residential buildings.

Light pollution will be controlled through reference to the ILE Guidance Notes on Light Pollution 2011 and the ILE Guidance Note for the Reduction of Obstructive Light GN01 20011. The development will be considered as an E3 Zone of district brightness.

Legibility

The lighting will aim to improve the legibility of the overall scheme and its individual spaces to assist with the overall understanding of the environment, way-finding and orientation. This approach will greatly ease the fear of crime and heighten the experience of the residents after dark. It will also help improve the overall image of the development.

Legibility will be improved by the careful lighting of the following:

- Entrances
- Car park area and entry/ exit
- Courtyard/Paths

Lighting Design Criteria

The lighting scheme to any areas should ensure it achieves the correct balance between the following lighting design criteria:

Image

The overall image of the scheme should be pleasing and enhance the experience of the development.

Safety

The lighting should be designed to ensure that areas where vehicles and pedestrians mix, changes of level and other hazards are clearly identified and well illuminated.

Security

The lighting should be designed to support measures to reduce crime i.e. CCTV and provide a perception of security. A lighting strategy has been designed in accordance with 'Design Against Crime' National Guidelines.

Sustainability

The lighting should minimise over-lighting and limit energy use, employ lighting control to all sources (time clocks, photocells, etc.) consider whole life costing and take a generally sustainable approach to the selection and specification of materials.

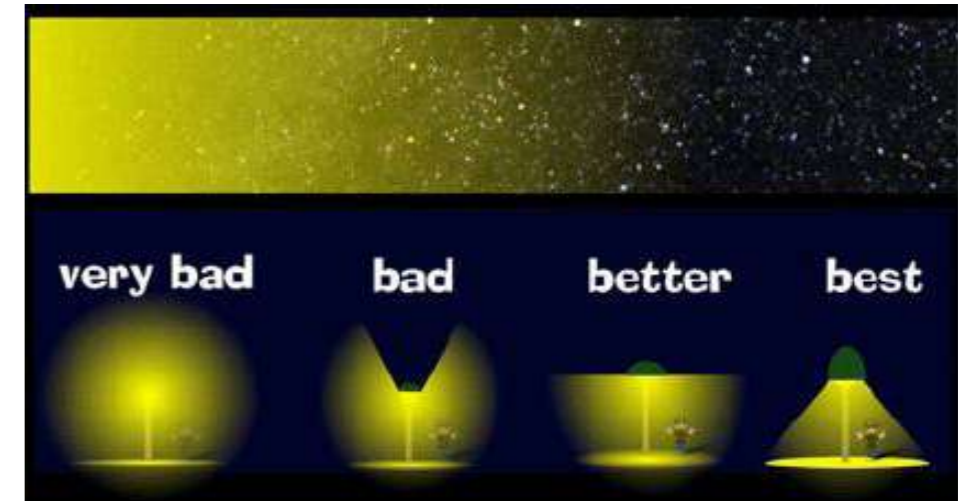
Environmental Impact

Upward and side light spill contributing to light pollution shall be mitigated through the use of appropriate equipment and techniques.

Accessibility

Lighting should be carefully controlled to ensure that the needs of people with disabilities, including visual or aural impairments are fully considered.

For further information, please refer to ME Engineers Lighting & Utility Statement as part of the Planning Submission.



7

CONCLUSION

7.01 CONCLUSION

The proposal has been carefully designed to create a sensitive scheme which enhances the Castle Yard site in Richmond Town Centre through a flexible new office space.

Key points of the proposals include:

- Delivering a sensitive design which reflects its setting in the Richmond Town Centre Area. There is an opportunity to refine the building to ensure it relates to its surrounding context.
- Enhancing the relationship with the surrounding streets by increasing the amount of public realm and refurbishing the façade will help enhance the appearance of this key part of Richmond Town Centre.
- Addressing existing layout issues and reconfiguring the floorplans to provide modern commercial space whilst utilising and retaining the existing building structure, provides high quality space for a sustainable future.
- Delivering high quality, contemporary workspace, there is an opportunity to attract well known businesses and employers to Richmond Town Centre and increase the number of jobs supported by the site.
- Creating a sustainable building for the foreseeable future, in contrast to the existing building which is not sustainable and is inefficient to run largely due to poor insulation, outdated heating and air conditioning systems. We are proposing a range of improvements to make the building more environmentally friendly and energy efficient.



