

### 3.16 Councillor & MP meetings - 11th March 2022

Members of the client and design team met with local councillors and the MP on Friday 11th March at Terrace Parlour, York House, Richmond to provide an update on the proposals which are being brought forward for a planning submission.

The proposals were very well received, and councillors were encouraged the applicant was continuing to achieve a residential scheme on the site.

### 3.15 Pre-Application - 9th June 2022

The pre-application meeting took place virtually on Teams on Thursday 9th June. Key points raised are summarised below.

There were no objections to the urban design/architecture.

#### Comments

##### Traffic levels

- Demonstrate modelling has been done to ensure appropriate number, size and frequency of vehicles are able to use the site without creating immoderate congestion or endangering safety.

##### Affordable industrial

- Introduce an element of affordable workspace and increase the industrial area to 1,000 sqm.

##### Industrial end-users

- Provide further information on possible end-users of the industrial space.

#### Our response

##### Traffic levels

- A full transport assessment has been undertaken and is included within the planning submission. It outlines the likely vehicles to use the site with the relevant traffic modelling demonstrating the impact on the roads.

##### Affordable industrial

- The design has been revised to increase the industrial area to 1,000 sqm and include 12% affordable industrial area.

##### Industrial end-users

- The industrial space has been designed to be flexible to attract the widest range of end-users for E(g)(iii) use class (industrial processes suitable for residential areas) and make sure the space is let/occupied, such as the ability to divide the building into 1, 2, 3 or 4 units. As Class E (Commercial, Business and Service) the end-users will serve the needs of the public without detriment to the local neighbours. Examples of end-users of this class are wide ranging and could be anything from Makers spaces and workshops, breweries, film studios, high-tech industries.

#### Summary of 2 schemes coming forward

	Scheme 1 - Industrial led	Scheme 2 - Residential led
No. of residential homes	97	116
Affordable provision	20% by unit / 18% by hab room 7 affordable rent / 13 shared ownership	50% by unit / 40% by hab room 47 affordable rent / 11 shared ownership
Commercial / Industrial floor space	883 sq m (9,500 sq ft) Use Class E(g)(iii)	175 sq m affordable B1 workspace (1,884 sq ft)
Parking numbers	86 residential spaces 1 car club space 22 industrial spaces 4 loading bays	100 residential spaces 1 car club space 1 accessible commercial space
Massing	2 to 5 storeys	2 to 5 storeys

Excerpt from Councillor & MP presentation summarising both proposed schemes



Ground floor plan of presented scheme highlighting changes



Ground floor plan of revised scheme addressing comments





**Introduction**

**Context**

**Design process**

**4.0 Design response**

**Landscape**

**Technical design**

**Access**

**Appendices**



### 4.1 The proposal

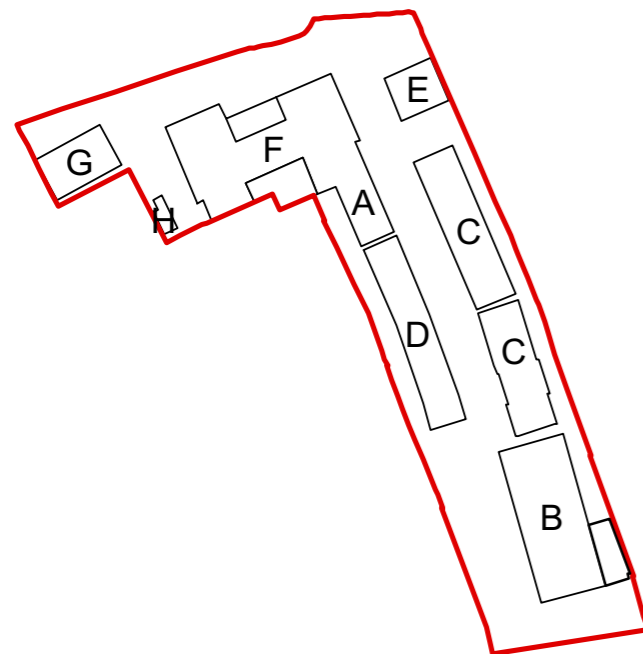
The following section details our design proposals, demonstrating the contextual and analytical approach undertaken in order to achieve a successful and cohesive scheme.

The design has evolved from a thorough process of researching and understanding the site and its surrounding context, including consultation with the London Borough of Richmond upon Thames, local residents and key stakeholders, whose opinions have informed the design as previously outlined.

The proposals are considered to make best use of the site in accordance with London Plan policy GG2.

#### Summary of the scheme:

- 97 homes (incl. 20% affordable)
- 1,000 GIA sq m flexible, E use class industrial floorspace (incl. 12% affordable)
- New public realm with landscaping and riverside walk
- High-quality architecture with traditional forms and contemporary detailing



Building label key



Artist's impression of the proposal



## 4.2 Use & amount

The proposal is for a mixed-use scheme of appropriate use and density for the location, providing 1,000 sq m of high-quality industrial floorspace (12% of which is affordable industrial floorspace) and 97 much needed homes of varied housing mix, tenure and type, with associated private amenity and parking, and new public realm with landscaping and a riverside walk.

### Industrial

1,000 sq m total flexible E use class industrial GIA (10,764 sq ft) including 117 sq m affordable E use class industrial GIA (12%)

### Residential

97 total homes (including 20% affordable)

- 33 x 1 bed (34%)
- 33 x 2 bed (34%)
- 31 x 3 bed (32%)

65 total apartments

- 33 x 1 bed apartments (34%)
- 5 x 2 bed townhouses (5%)
- 4 x 3 bed apartments (4%)

32 total townhouses

- 28 x 2 bed apartments (29%)
- 27 x 3 bed townhouses (28%)

### Areas and density

265 hab rooms per hectare (hr/ha)  
86 dwellings per hectare (dph)

9,136 sq m Residential GIA (98,342 sq ft)  
853 sq m Ancillary GIA (9,181 sq ft)

### Parking

83 residential car parking spaces (8 accessible)  
20 industrial car parking space (5 accessible)  
4 goods vehicle loading bays (accommodating 10m HGVs)  
1 public on-street car-club parking space

196 residential cycle spaces (18 accessible)  
6 visitor cycle spaces (all accessible)  
16 industrial cycle spaces (all accessible)



Ground floor plan showing houses, apartments and industrial locations



Proposed ground floor plan



### 4.3 Architectural approach & character areas

As the design has developed, the site has naturally divided into three distinct character areas that respond to their immediate context.

#### Industrial

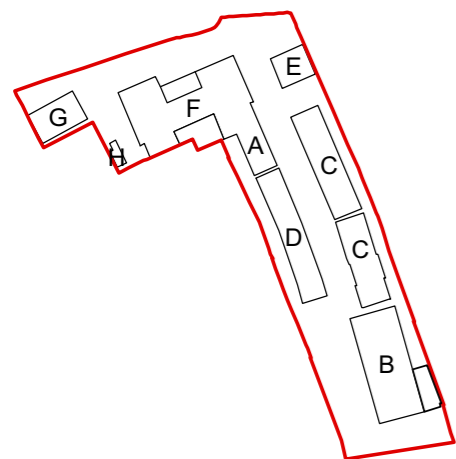
- Along Edwin Road frontage
- Enhanced boundary treatment and entrance
- Buildings set away from boundary edge and neighbouring houses
- Hardstanding to facilitate industrial operations
- Reflecting the existing more active uses on Edwin Road
- Boundary wall helps to repair existing street frontage

#### Mews

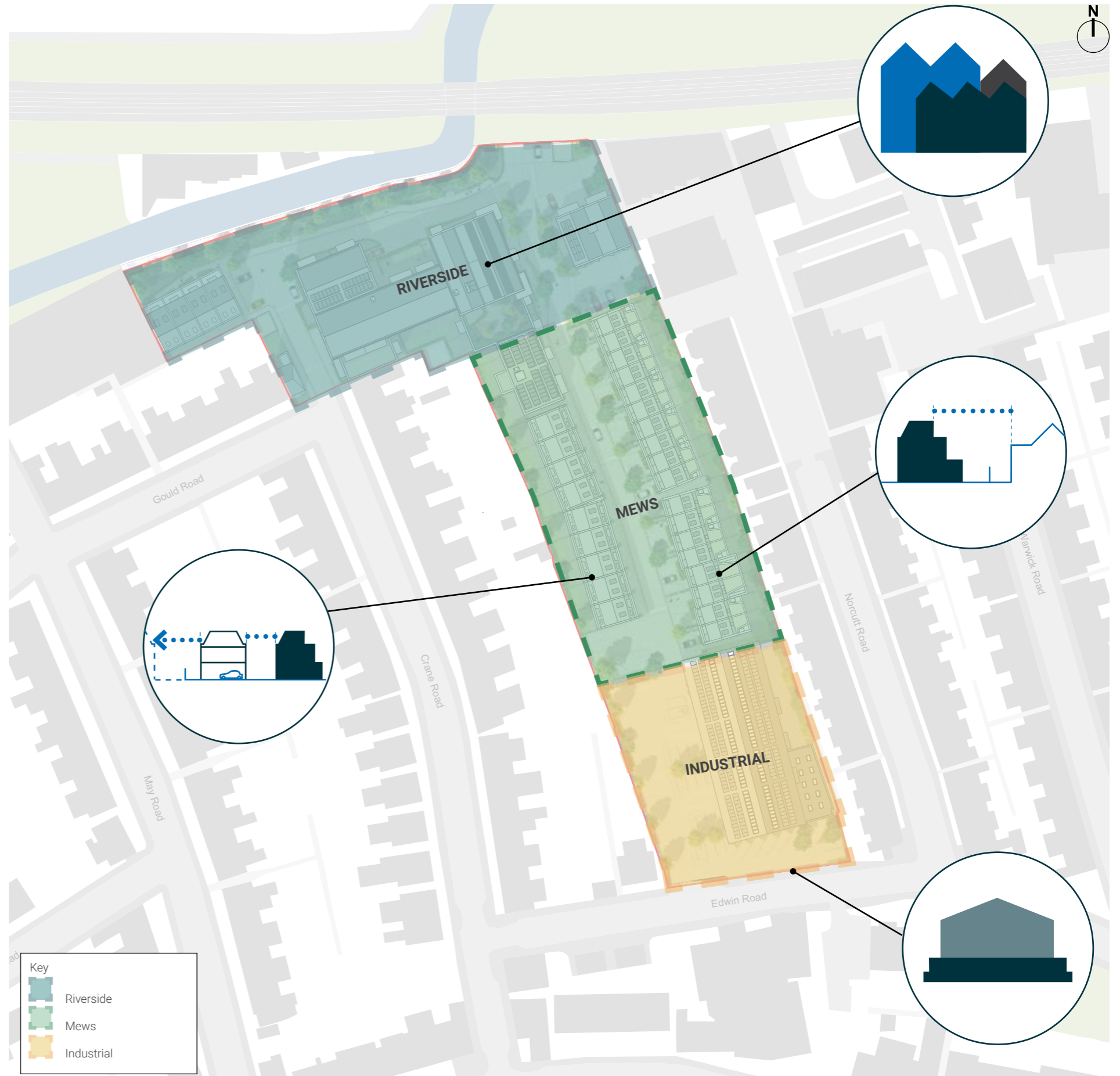
- A new residential street with two and a half storey terraced houses - in keeping with the surrounding context
- Boundary treatment ensuring overlooking of neighbours is avoided
- Oblique views within mews to avoid direct overlooking within the site
- Simple domestic forms referencing typical 19th Century London mews
- Wider house types with integrated garage
- Hard surfaces, front driveways and shared surfaces
- Varied finishes in keeping with surrounding context, giving variety and avoiding monotony

#### Riverside

- Industrial / wharf aesthetic responding to the river and existing site use
- Apartment building F reads as a collection of buildings built over time
- Varied roofscapes and scales ranging from one and a half to five storeys to break down the mass
- Surface parking focused away from the river to prioritise pedestrian access
- Riverside walkway opening up views to the river and introducing ecology and biodiversity
- Tallest element strategically located to minimise visibility from the local streets



Building label key



Character areas diagram