
Project:

Meadows Hall

**Church Road
Richmond
TW10 6LN**

Date:

August 2022

Report:

Design & Access Statement

Revision:

P1

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INTRODUCTION

BRIEF & INTRODUCTION

Brief

The proposed scheme is for the redevelopment of a former day care centre site, Meadows Hall located on Church Road, Richmond to provide a high quality, 100% affordable residential development.

The former centre opened in 1963 and operated until 2013 but occupied the site until 2018 when it was demolished following consultation which deemed the facility surplus to requirements.

The brief for the housing mix and type of accommodation has been driven in agreement with the Housing Support and Learning disability team at LBRuT. Of the 12 proposed new homes, the 7 homes within the Mansion block will be for rent for people with a learning disability. These homes and communal area have been designed in consultation with both the learning disability team and Richmond's and Wandsworth Specialist housing occupational therapist to ensure the accommodation meets the required needs of the end users.

The mews homes to the rear of the site will be available on a London Living Rent basis for local people. These intermediate rented homes will allow people to save for a deposit to enable them to become home owners in the future.

Client: RHP is a Teddington based, not for profit housing provider that manages circa 10,000 homes in Richmond and surrounding areas. RHP's aim is to provide people with a place they're proud to call home, along with services that make their lives easier.

Architect: Wimshurst Pelleriti (WP) is a vibrant young practice based in Putney who are creative, attentive and considered their in approach. The practice is centred on a belief that good architecture should not just appeal on an aesthetic or economic level, it should be forward-thinking and enhance the health and well-being of the end-user and the community it serves.

Collaboration: Together WP and RHP have a track record of delivering innovative, practical and beautiful schemes within the Borough of Richmond, with Informer House in Teddington recently completed and Sommerville House under construction.

Contents

	Introduction	02
01.	Site Context	03
02.	Pre-Application Advice	14
03.	Site Analysis & Response	19
04.	Proposal	27
	• Supported living & Wheelchair Housing statement	28
	• Residential design standards	29
05.	Technical Information	47
	• Inclusive Access statement	48

Schemes by RHP & WP in Richmond



Informer House, Teddington - Built



Sommerville House, Whitton - Under Construction

Core Project Team

Client: RHP (Richmond Housing Partnership)



Architect: Wimshurst Pelleriti (WP)



PM: Boulter Mossman (BM)



Planning Consultant: Harper Planning



Other Consultants

Landscape Architect	Outerspace
Drainage & Civils	Momentum
Energy & Sustainability	QuinnRoss
Transport	Kronen
Arboriculture	Chalice Consulting
Fire Consultant	BB7
Daylight & Sunlight	GIA
Air Quality	AQ Consulting
Ecology	Elite Ecology
Flood Risk	STM Environmental

01. SITE CONTEXT

SITE CONTEXT

SITE LOCATION

The Site

The site fronts Church Road and is bound by mature trees on all sides with one Category A* tree on the northern boundary. Vehicular access to the site is provided from the western boundary off Church Road.

The site extends to a total area of 0.25 acre (0.10 hectare) and sits in the northern section of the St. Matthias Conservation Area. The site is currently vacant, cleared and ready for development.



Aerial view from the South West



Location Plan



SITE CONTEXT

WIDER CONTEXT - TRANSPORT & ACCESSIBILITY

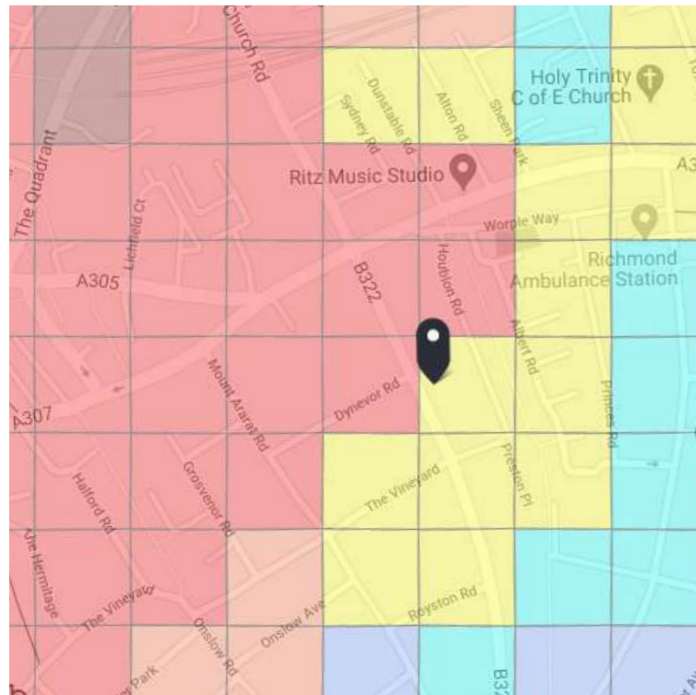
Transport

The site benefits from excellent transport links and is classified PTAL output for base year of 4, bordering on 6a. The site is situated only 10mins walk (500m) away from Richmond Station and The centre of Richmond, offering amenities including shops, a weekly Farmers Market, two theatres, a cinema, banks and a wide range of restaurants, cafés and bars.

The site is well connect to further public amenities on Sheen Road high street, which is within 5 minutes walk.

Various bus services to both Central London and south to Kingston are available along Church Road.

The map across displays the travel distance from the site to surrounding locations and Landmarks in Richmond.



PTAL Map



Site wider context (Richmond)



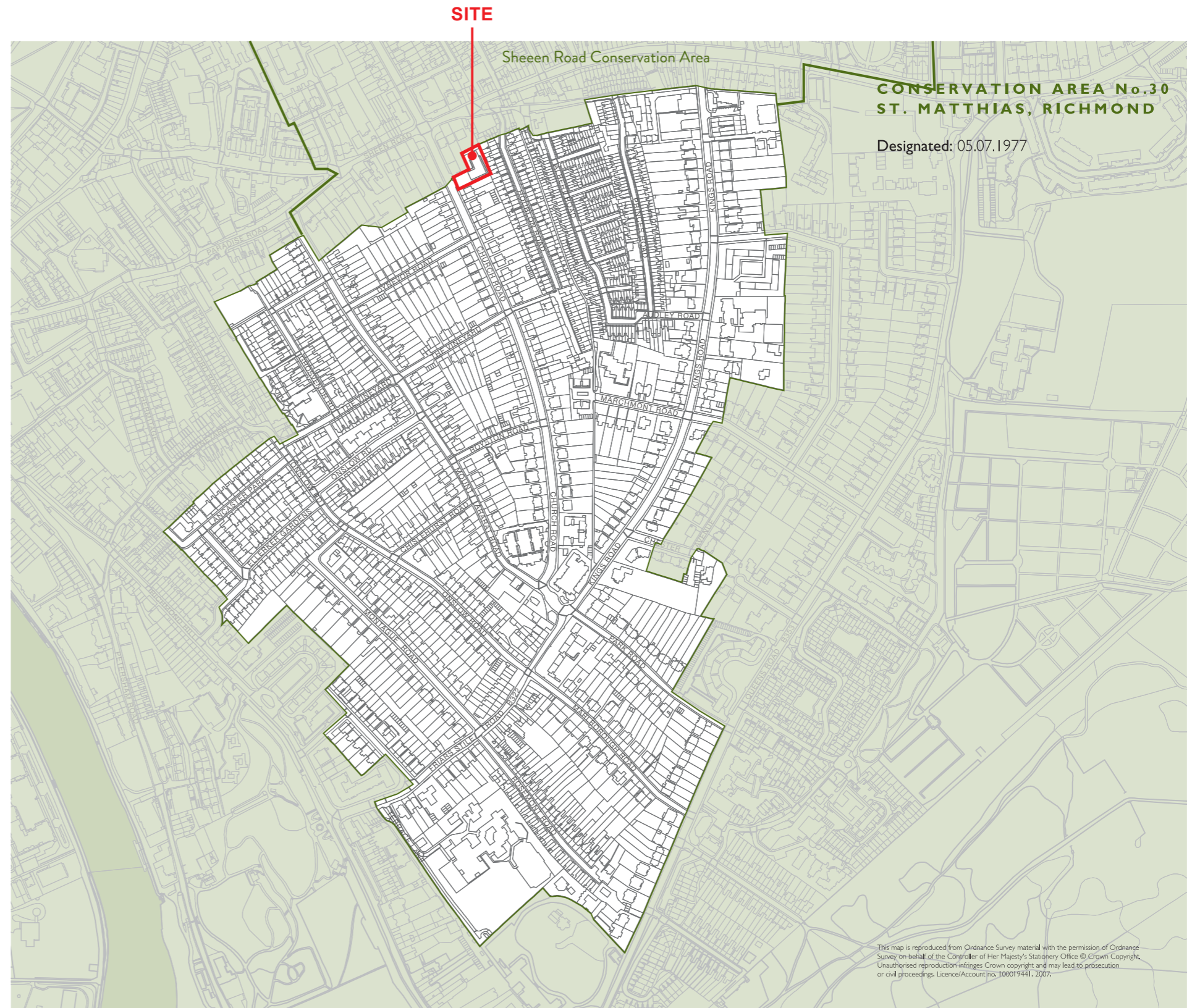
SITE CONTEXT

CONSERVATION AREA

Character

The site is located within the St Matthias conservation area on the boundary with the neighbouring Sheen Road Conservation area.

In line with the conservation area setting all of the buildings that surround the site are locally listed. Although they do not share a boundary with the site, the Grade II listed Houblon Almshouse are situated to the north east within the Sheen Road conservation area.



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SITE CONTEXT

CONSERVATION AREA CHARACTER STUDY

Centred on St. Matthias' Church at the top of the hill St Matthias is a high quality residential area which was 'designated for its cohesive form of varied architectural styles. Mostly developed between 1860s and the 1880s the area is dominated by three main roads with a few cross streets which climb up Richmond hill'.

Church Road itself is characterised by grand, largely semi detached town houses and mansion blocks and ranges in height between 2 to 4 storeys.

Moving down Church Road from St Matthias Church there is a range of styles which become more uniform as we move towards the application site.

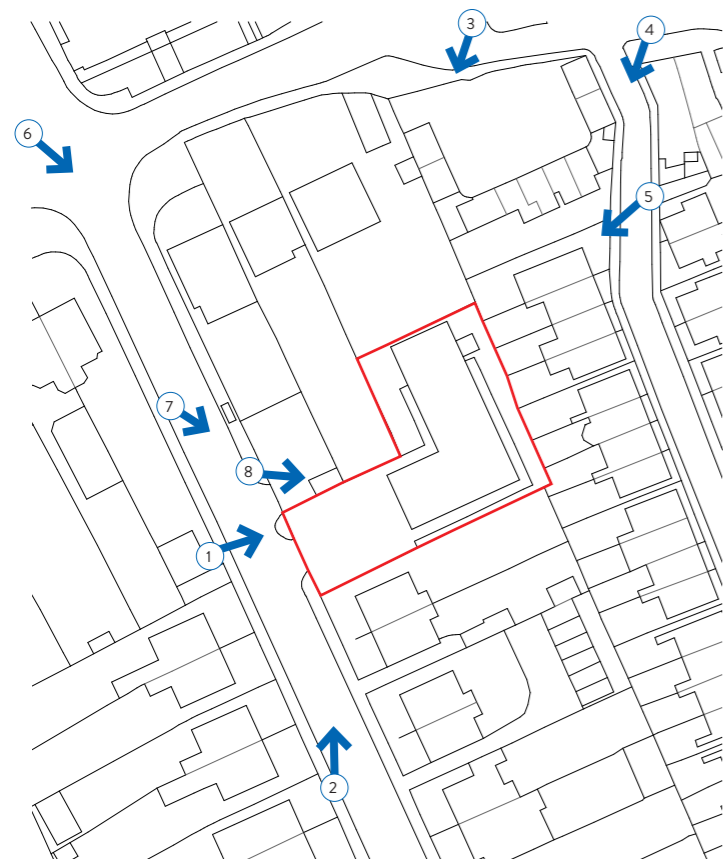


SITE CONTEXT

SITE APPROACH

Views looking towards existing site

The site is characterised by two distinct housing typologies. The mansion houses that front and line Church Road, whilst the rear of the site is characterised by small terrace houses along Houblon road.



SITE CONTEXT
EXISTING SITE CONDITION



Panorama Looking North East



Panorama Looking North West



North Boundary Condition

SITE MASSING - DEMOLISHED BUILDING



Aerial View from South West



Aerial View from North West



Aerial View from North East



Aerial View from South East

SITE CONTEXT

DEMOLISHED BUILDING

Constructed in 1963 - Demolished in 2018



Meadows hall prior to demolition



Meadows hall prior to demolition from neighbours garden

