

SITE CONTEXT








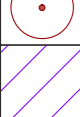
SURVEYS

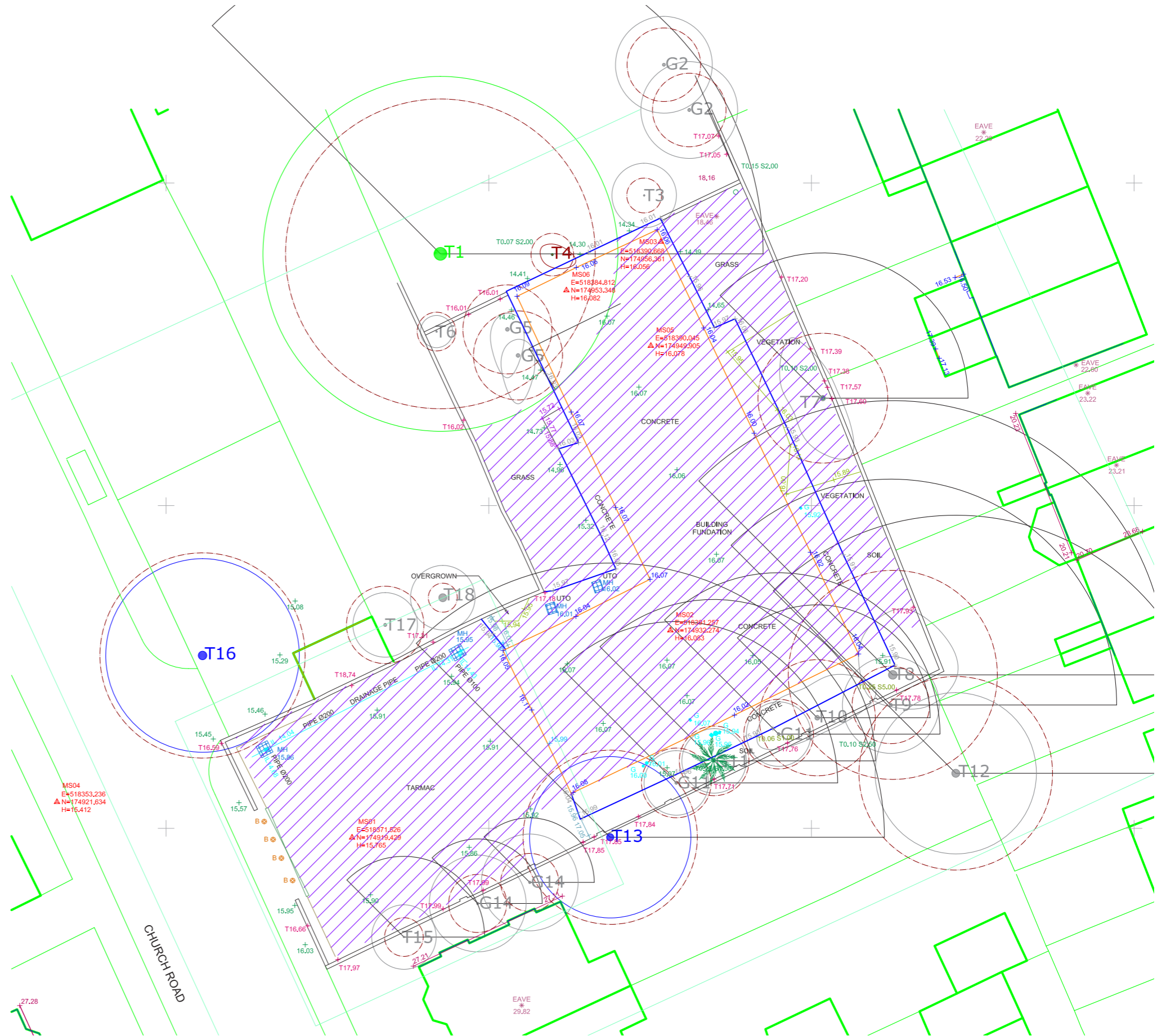
Tree Survey

A full Arboricultural constraints survey and Arb impact assessment by Challice Consulting is provided in support of this application.

The extracted tree constraints plan overlaid with the topographic survey can be seen adjacent. Various site investigations including trial pits have also been undertaken to determine probable root barriers.

KEY:

	Shade patterns for key surveyed trees
	BS rooting area is shown uniform but may be modified to account for site features
	BS rooting area has been modified to account for site features
	A Grade
	B Grade
	C Grade
	U Grade
	Developable area from an arboricultural perspective

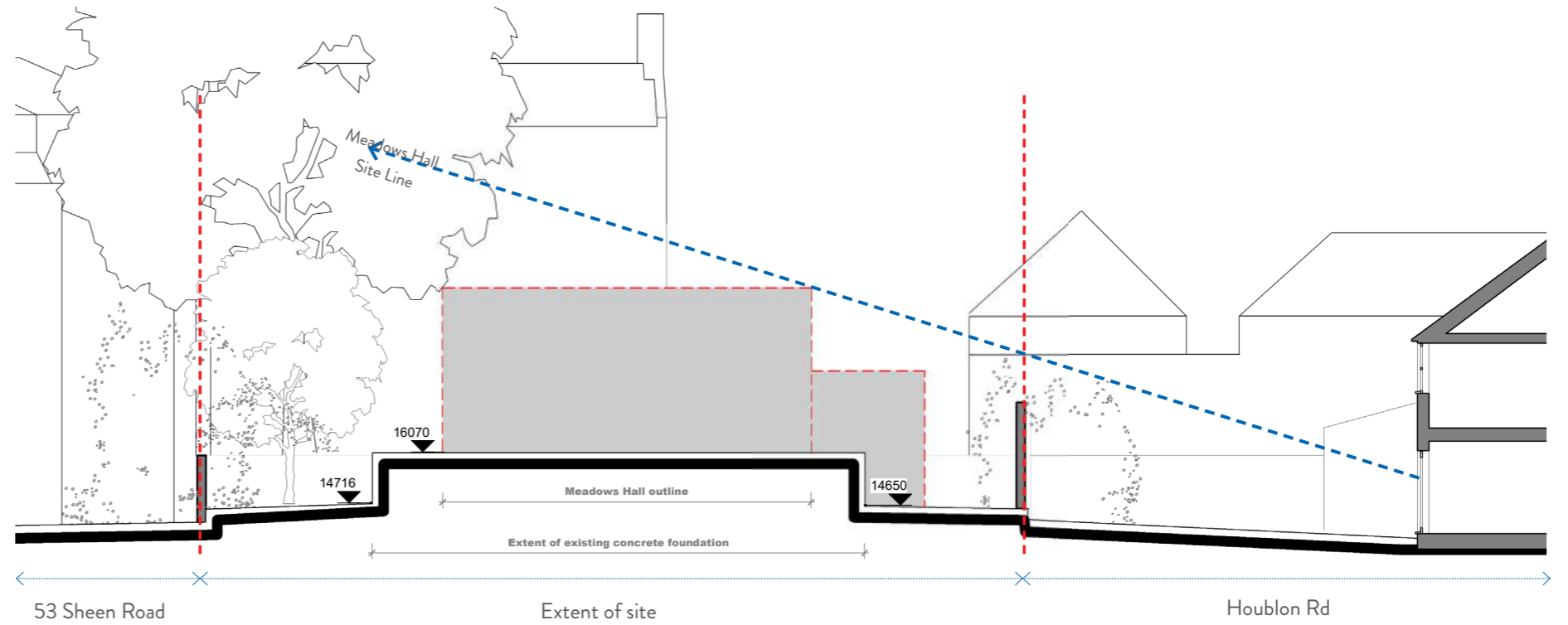


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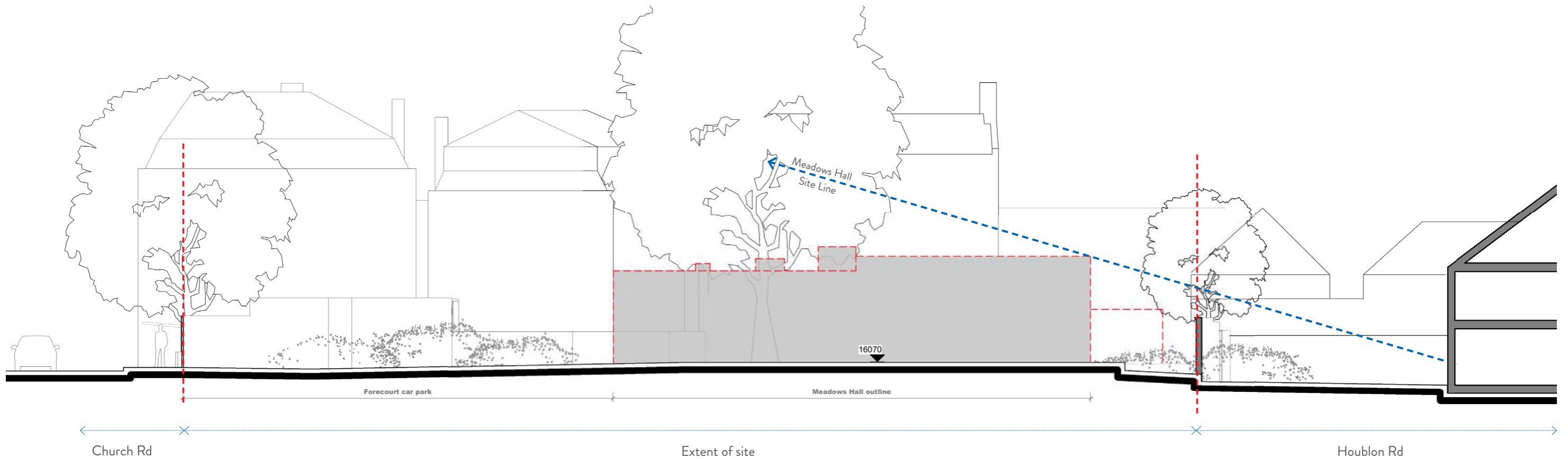
EXISTING SECTIONS

Meadows Hall Massing

Existing Sections indicating the massing of the recently demolished Meadows hall, relative to neighbouring properties on Houblon Road.



Section A (not to scale)



Section B (Not to scale)

02. PLANNING HISTORY

PLANNING HISTORY

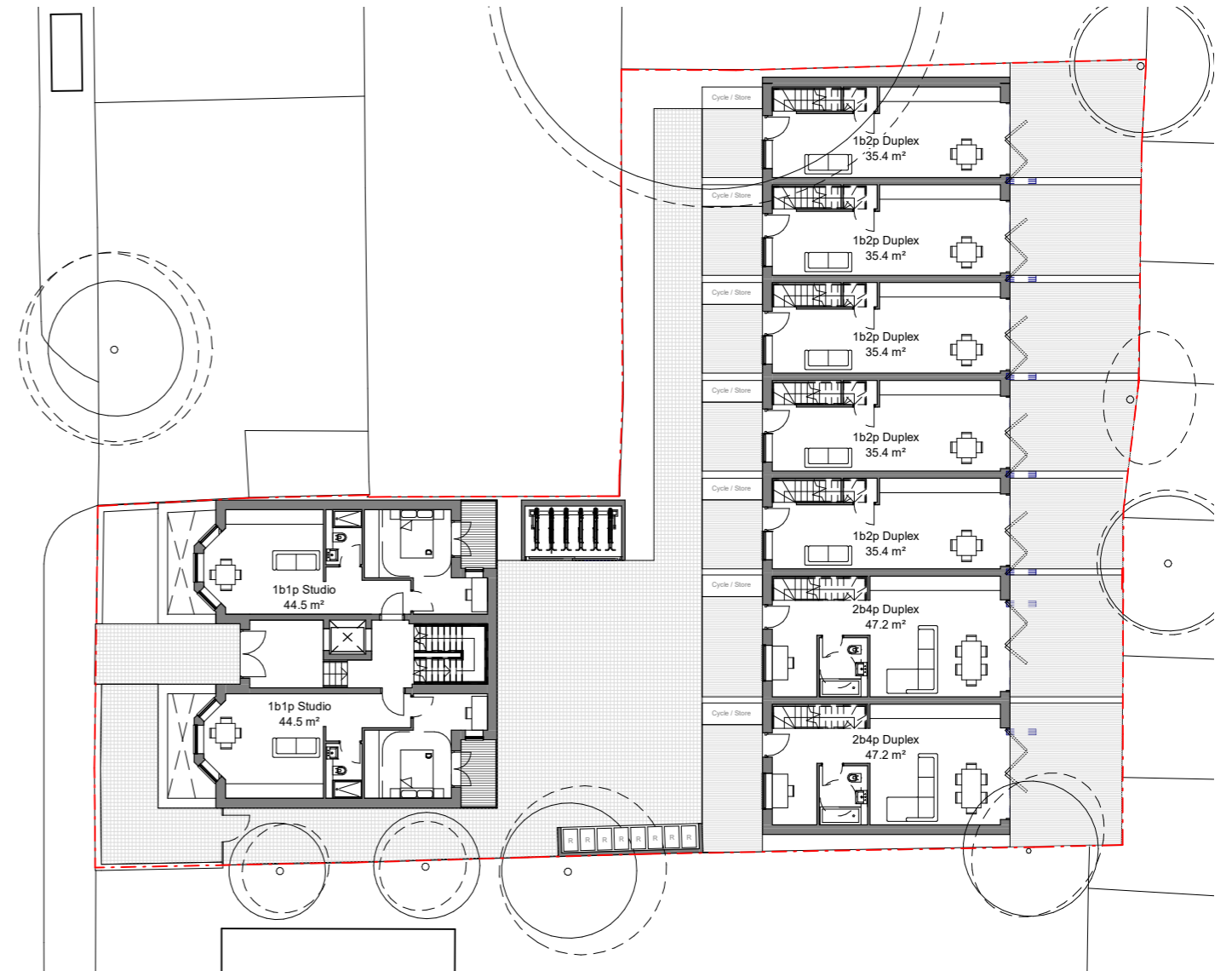
PRE-APP 01 - AUGUST 2020

Summary of Design Advice - 20/P0413/PREAPP

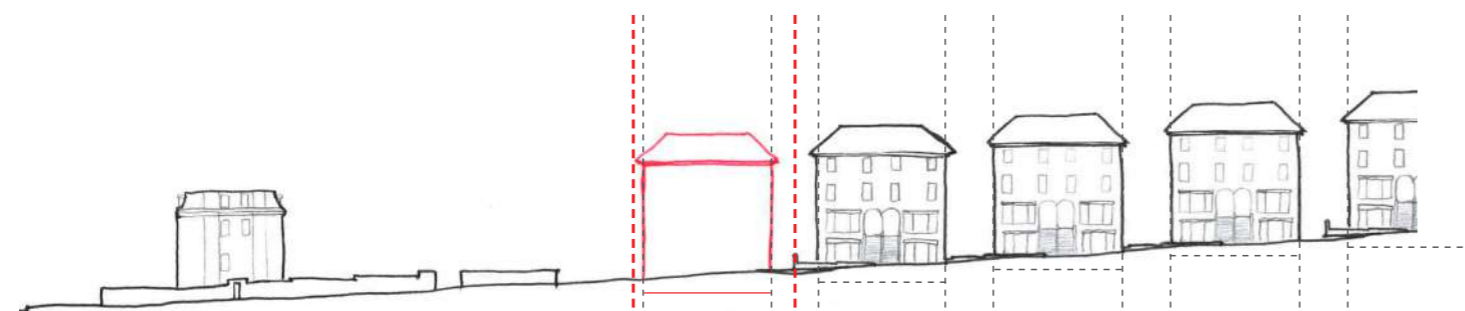
- Principle of 100% affordable housing welcomed
- Full justification for the loss of the community use to be provided.
- Need to demonstrate that the affordable housing mix and tenure meets housing need.
- Concerns over the basement accommodation,
- Review openings in the Mews building, outlook and proximity of the buildings within the site.
- Review scale, height and form of primarily the front building.
- Review uncharacteristic roof form
- The scale of the rear building is justified via clear overlays with the previous community hall and local character of surrounding housing.
- Mansion: Greater height and mass expressed through the roof form to be reviewed.
- Mews: Backland developments more intimate in scale than the existing street fronts, which is proposed
- Principle of a car free development acceptable subject to mitigation measures.



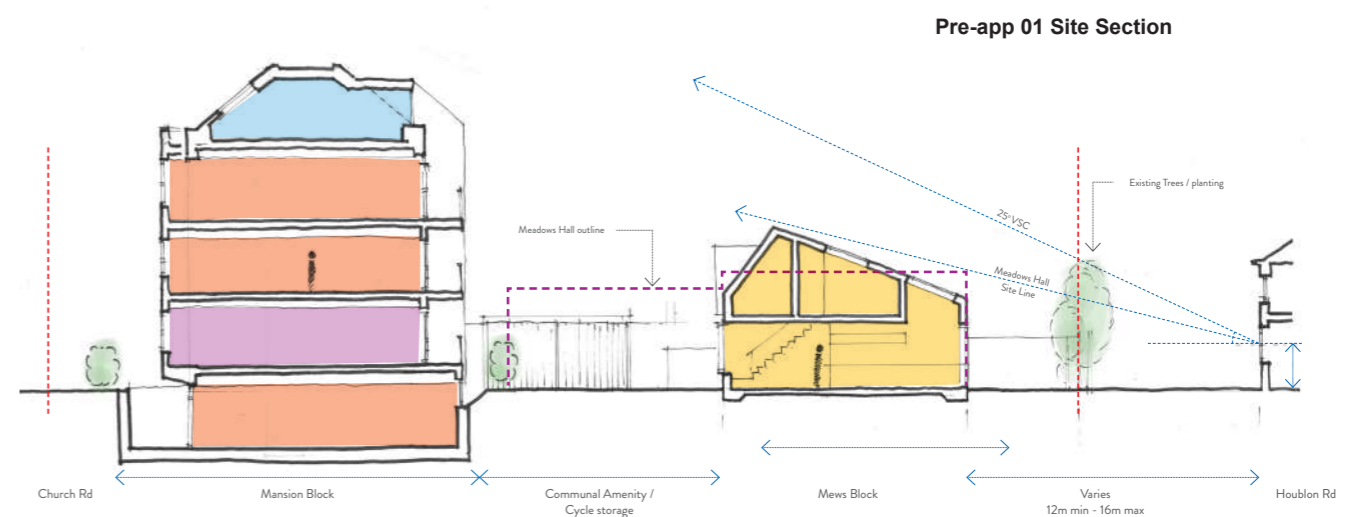
Pre-app 01 Street Massing Views



Pre-app 01 Site Plan



Pre-app 01 Church Road Sketch Elevation



Pre-app 01 Site Section

PLANNING HISTORY

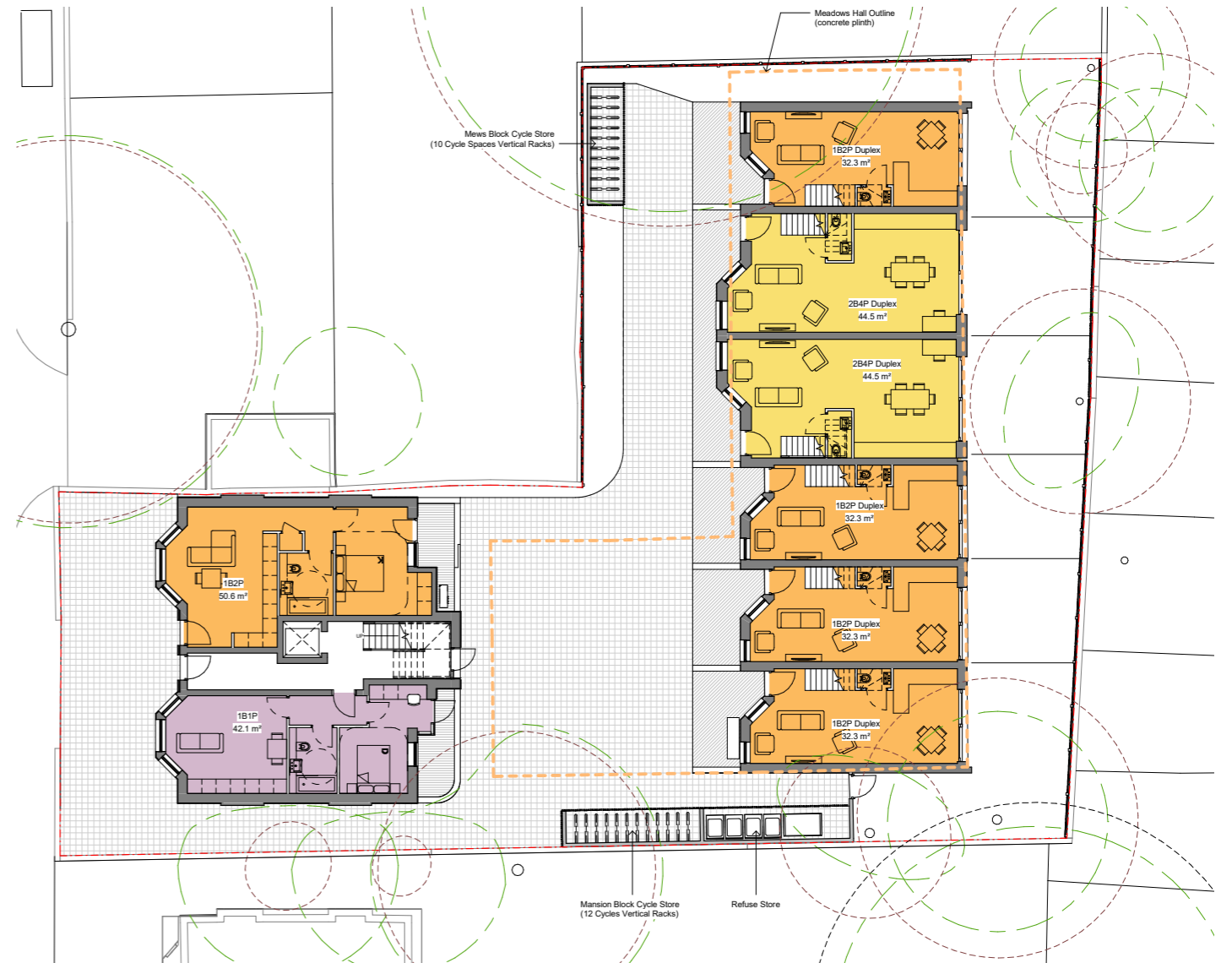
PRE-APP 02 - JANUARY 2021

Summary of Design Advice - 20/P0413/PREAPP

- Principle of 100% affordable housing provision supported.
- Accessibility – Wheelchair accessible homes to be incorporated.
- Design – Mansion block reduction in scale an improvement and broadly reflects the scale, mass, height and design of the adjacent buildings on Church Road.
- Design of the mews building remains a subordinate back land building.
- Further details required in relation to materials, landscaping and heritage impact.
- Transport - car free development acceptable subject to appropriate levels of cycle parking provision.
- Residential Amenity – The mews building relationship with neighbours is broadly considered acceptable.
- Daylight impact of the mansion block on neighbours, to be reviewed.
- Trees & Ecology – High-quality landscaping and planting scheme and mitigation will be required.
- Removal of basement positive
- Outlook improved
- Mansion block requires further detail refinement
- 2nd floor bay windows not in keeping with this end of Church Road



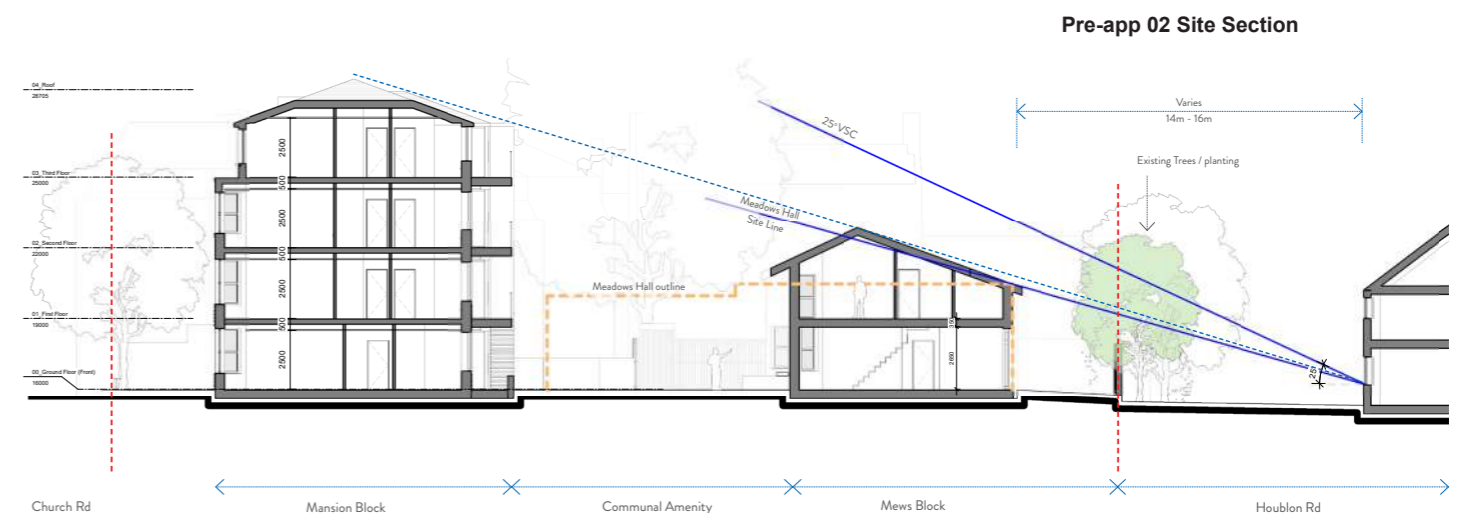
Pre-app 02 Street Massing Views



Pre-app 02 Site Plan



Pre-app 02 Church Road Elevation



Pre-app 02 Site Section

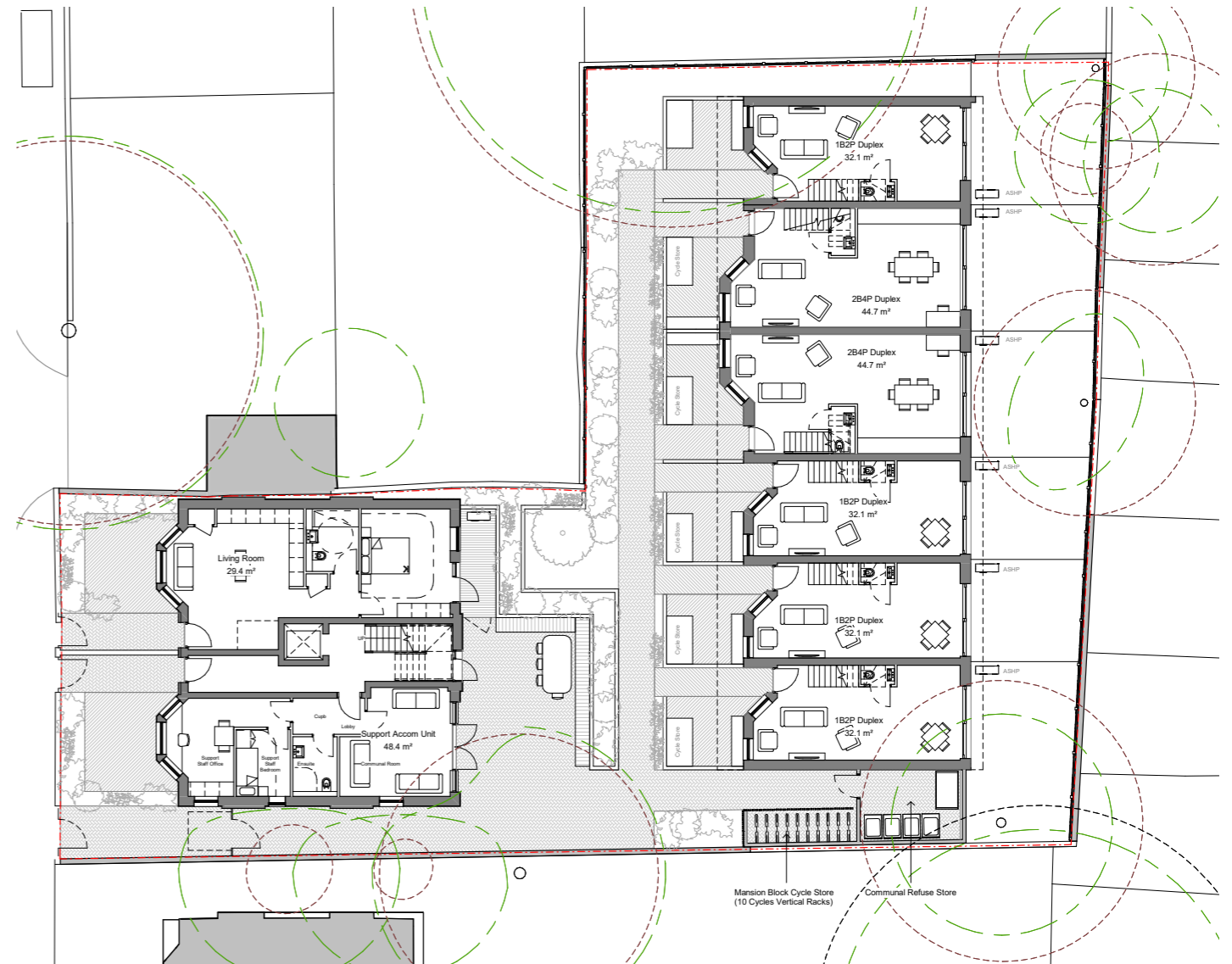
Summary of Advice - (Issued 05/08/2021)

- In Principle very supportive of the scheme.
- Comfortable with scale, height and massing proposed
- Mansion block follows the pattern of buildings along Church Road but detailing requires finessing, particularly on west front and north flank elevations.
- Supportive of the more contemporary composition of the Mews Block.
- Depth of the recessed entrances to be reviewed. Understood purpose for shelter but need to balance with daylight.
- Canted windows offer more private outlook but do not allow future residents to look directly into the communal courtyard area where activity may be happening.
- Comfortable with the metal (zinc) roof - A dark red tone may provide a nice contextual reference to the Copper Beech tree.
- Acknowledged effort made to mitigate impact on CAT A tree.
- The use of brick was liked and the proposed rustication to the ground storey across all elevations was considered a strong motif and provides an interesting base to the buildings. Using brick as the only façade material, could be an acceptable alternative, removing the render.
- Welcome the ‘kitchen table’ idea illustrated but a fully shared/communal courtyard with equity of access would provide greater opportunity to foster community by being a place that all residents can enjoy. The space should be both inviting and unifying; introducing informal seating with opportunities for toddler’s play/incidental play being explored.
- Suggest exploring design opportunities that the Mansion Block front garden could present in order to maximise amenity space and make best use of the site’s south-west orientation.
- The landscape strategy could consider alternative permeable surface materials and planting that encourages amenity and biodiversity without presenting a maintenance burden.
- A ‘fabric-first’ design approach is sensible. Team could also consider adopting Passivhaus standards for the Mews Block, even if full certification is too ambitious



Overall, the Panel is very supportive of the proposals. We think this is a real opportunity to deliver a 100% affordable housing scheme for the borough that could also be a sustainability exemplar. We welcome the approach taken with designing a mansion-type block at the front and a mews arrangement at the rear. Preparing a Visual Impact Appraisal and Heritage Statement will help ensure appropriate visual cues from the surrounding context are taken, although we are already comfortable with scale, height and massing proposed. While aspects of the design need further development and finessing, and the success of the Mansion Block in particular will be determined by the quality of detailing and materiality adopted which are still in progress, we are encouraged by the precedents selected. More needs to be done to ensure the communal courtyard space is both attractive and inclusive to all residents to meet the community-building aspirations put forward in the pre-application information, but we are hopeful this can be achieved by the team.

DRP Letter extract



PRP Site Plan



DRP Church Road Elevation

PLANNING HISTORY

DESIGN DEVELOPMENT - POST DRP

Overview

The DRP review provided invaluable feedback with the following key principles and changes taken forward into the planning scheme.

Mansion Block

- Taking closer cues from neighbouring buildings.
- Window proportions amended and lintels introduced.
- Bay windows reduced in height - less dominant in proportion.
- Roof eaves lowered - more legible stepping from neighbour.
- Brick porch introduced over front doorways.
- Provides feature and presence eluding to the projecting staircase of the neighbouring buildings.
- Arched motif moved to ground floor level - signifying entrance, as per local context.
- Rusticated brick detail and corbelling used more consistently.
- Chimneys introduced.
- Windows added to flank elevations.

Mews Block

- Depth of window bays and overhanging roof reduced
- Windows repositioned to give better oversight of the communal amenity, fostering connection.
- Adopted red copper tone to roof to reference copper beech tree.

Landscape

- More open and inclusive courtyard with focal features inc central tree and pergola.
- Retain community kitchen table principle.
- Wild garden area introduced to north of site, providing a secluded and tranquil space.

Sustainability

- Fabric first approach adopted.
- Introduced onsite energy production, PV's and ASHP's

DRP Proposals



DRP Church Road Elevation



DRP Courtyard

Current Proposals



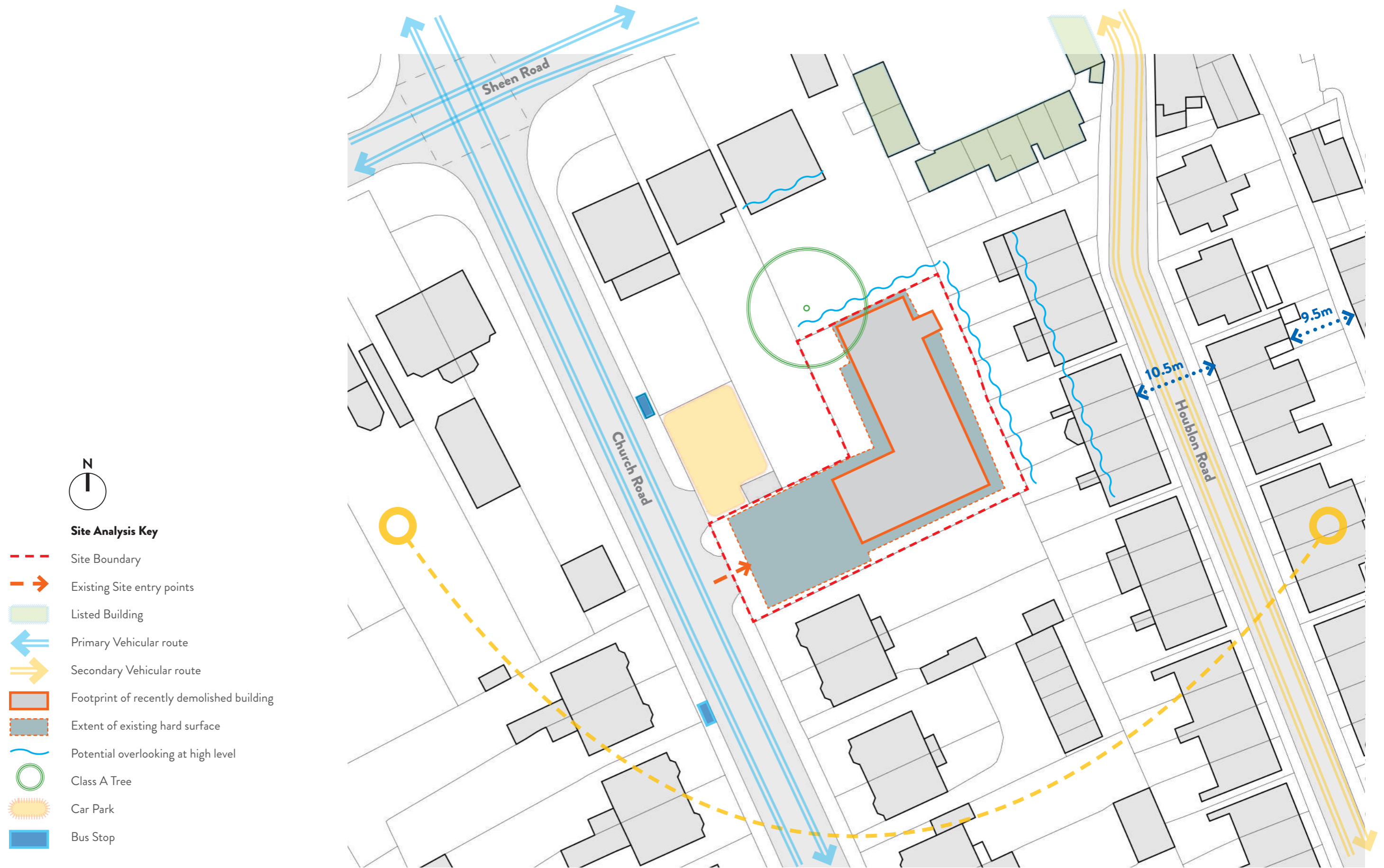
Planning Church Road Elevation



Planning Courtyard

03. SITE ANALYSIS & RESPONSE

SITE ANALYSIS



SITE CONSTRAINTS

Aspect & Overlooking

The adjacent diagram indicates the 13.5m, 18m & 20m offset lines from the primary windows facing onto the site.

The proposed buildings will be over 13m from the existing residential windows.

Facade within the 13.5m-18m lines that face onto neighbouring properties will feature indirect or obscured windows.

Facade over 18m away will feature windows.

Whilst Richmond council normally require a 20m offset between windows there is precedent within the local context for a more intimate proximity. This line has been indicated but due to the site constraints and the presence of a site boundary wall and screening by planting it has been considered that windows can be accommodated at ground floor level.

Urban Grain





The proposal responds to the urban grain of the surrounding context. To the west the site is characterised by Mansion blocks facing Church Road, which have a larger urban grain and hence longer aspects. The east, from Houblon road all the way to Princes road the context is characterised by fine grain terrace houses which have a much more intimate aspect of between 11.5 to 9.5m.



20m/18m/13.5m Offsets From Existing Windows



Key

-  Neighbour's aspect
-  13.5m Proximity from neighbour
-  18m Proximity from neighbour
-  Footprint of recently demolished building

SITE CONSTRAINTS

Trees

There are a number of trees on the site of varying arboricultural / conservation quality. There is a cascading scale, which ranges from A,B,C to U, with A being trees of high quality, B being trees of moderate quality, C trees of low quality and U those in such a poor condition they are either dead or dangerous.



Key

- B Tree trunk and classification
- Tree Canopy
- Tree root zone
- Bush / shrub
- Tree zoned for removal
- Footprint of recently demolished building
- Extent of existing hard surface

SITE CONSTRAINTS

Proposed Trees

Five low C grade trees and a series of bushes along the north and southern boundary's are proposed to be removed from the site, highlighted in red adjacent.

The proposals will retain a B grade trees along the east and southern boundary's with their canopy's trimmed back. This retains visual screening between existing houses and the proposed development.

Off site trees on the souther boundary will also be cut back so as not to encroach upon the site.

The proposal does not encroach on any root protection zones. Site investigation have been undertaken to validate the root protection zones within the arboricultural impact assessment that has been submitted to support this application. It was found that the southern boundary wall neighbouring No20 Church Road acts as route barrier to the offside trees to the south.



Key

- B Tree trunk and classification
- Tree Canopy
- Tree root zone
- Bush / shrub
- Tree zoned for removal
- ▭ Footprint of recently demolished building
- ▭ Extent of existing hard surface

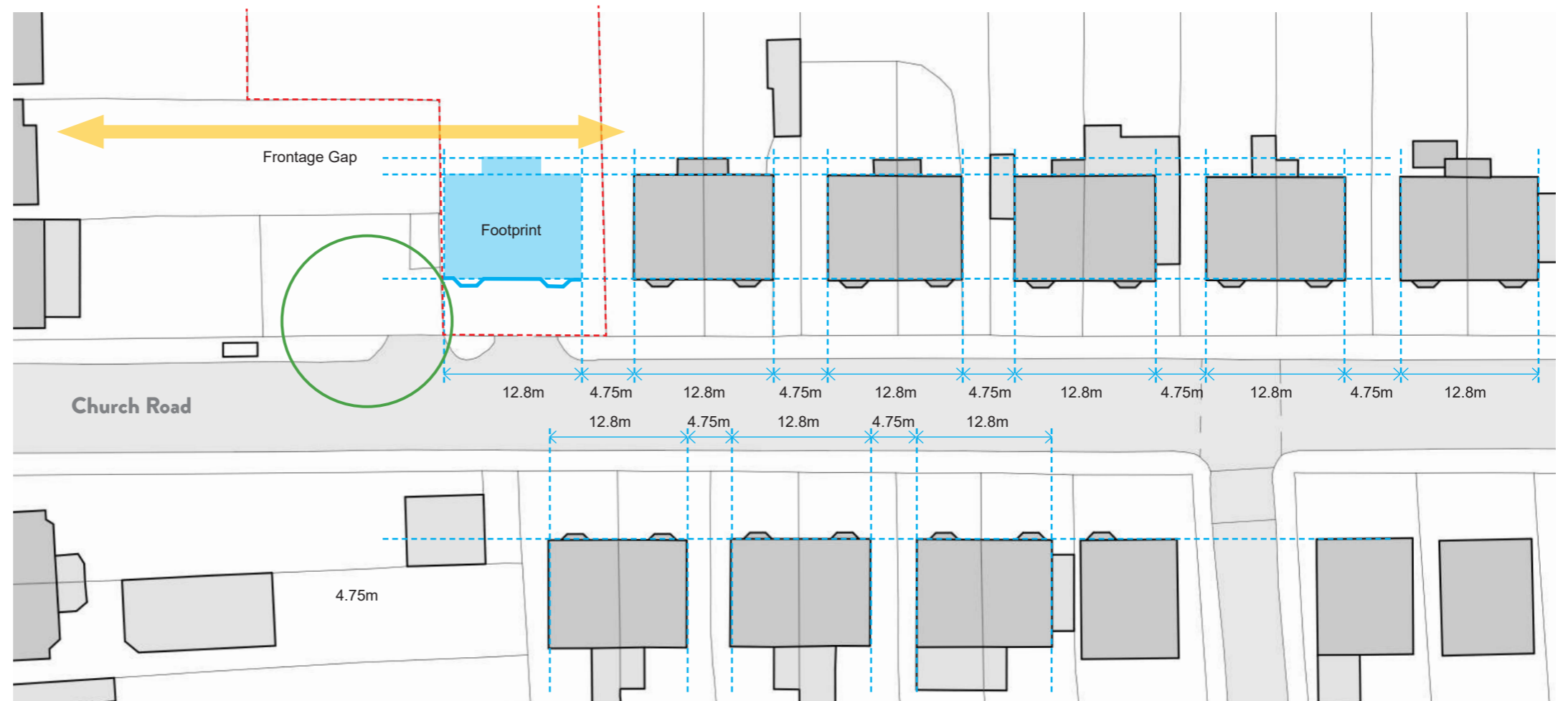
SITE CONSTRAINTS

Frontage Rhythm and Scale

Diagram highlights that at this end on Church Road there is a uniformity to the massing and proximity of the town house frontages

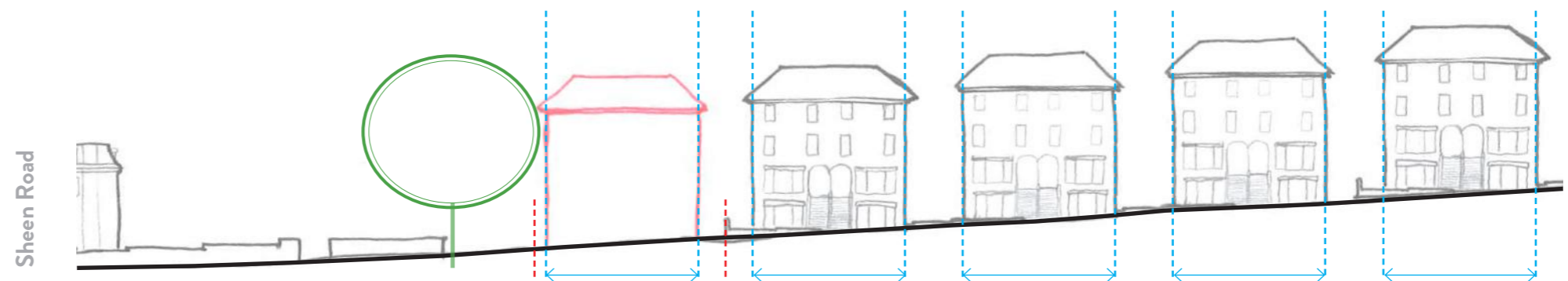
The semi detached town houses march down Church Road at regular intervals and maintain the same scale and street presence in spite of the fact that the properties have been variously extended to the side and rear.

The proposed massing maintains the uniformity of the street rhythm and the proximity to its neighbours.



Key

- - - Site Boundary
- Tree Canopy
- - - Proximity grid
- Establishing building footprint



PROPOSED VOLUMES

'Mansion Block' and 'Mews Block'.

The volume of the mansion block is established by the existing rythem of the street frontage. The proposed volume of the rear mews block is established by adhering to footprint of the former Meadows Hall day centre highlighted in blue.



SITE ANALYSIS & RESPONSE

ORIENTATION & ASPECT

Mansion Block:

All units in the mansion block are dual aspect with West facing living spaces overlooking Church Road and east facing bedrooms overlooking the communal amenity space to the rear. Balconies will be kept to the rear of the block so as not to disrupt the unity of the street frontage.








Mews Block:

All units in the mews block are also dual aspect. Ground floor level windows to the east lead on to private amenity space and are substantially screened by the boundary wall and planting to the neighbours on Houblon Road. Towards the north of the block there is an opportunity for high level east facing aspect as the proximity to Houblon road reaches 18m. Furthermore some high level screening is offered by the presence of on site and off site trees and dense bushes. The west elevation of the mews houses to the south of the site have 45 degree bay windows which guide views away from the rear of the of the mansion block. Boundary treatment including planting and railings feature along the front gardens of the mews block also aiding privacy.

The proposed building maintains the proximities found on Houblon, Albert and Princes Roads to the east.



Key

-  Proposed Aspect direction
-  Proposed Low level aspect direction
-  18m aspect
-  Tree Canopy
-  screening
-  Building footprint
-  Unit division

04. PROPOSAL

SUPPORTED LIVING & WHEELCHAIR HOUSING STATEMENT

Supported Living

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. 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.

M4(3)b Accessible Wheelchair Unit

A fully wheelchair accessible unit is provided within the ground floor of the mansion block and has been designed in consultation with Richmonds and Wandsworth Specialist Housing Occupational therapist and has been confirmed as providing the required standards and quality of accommodation.

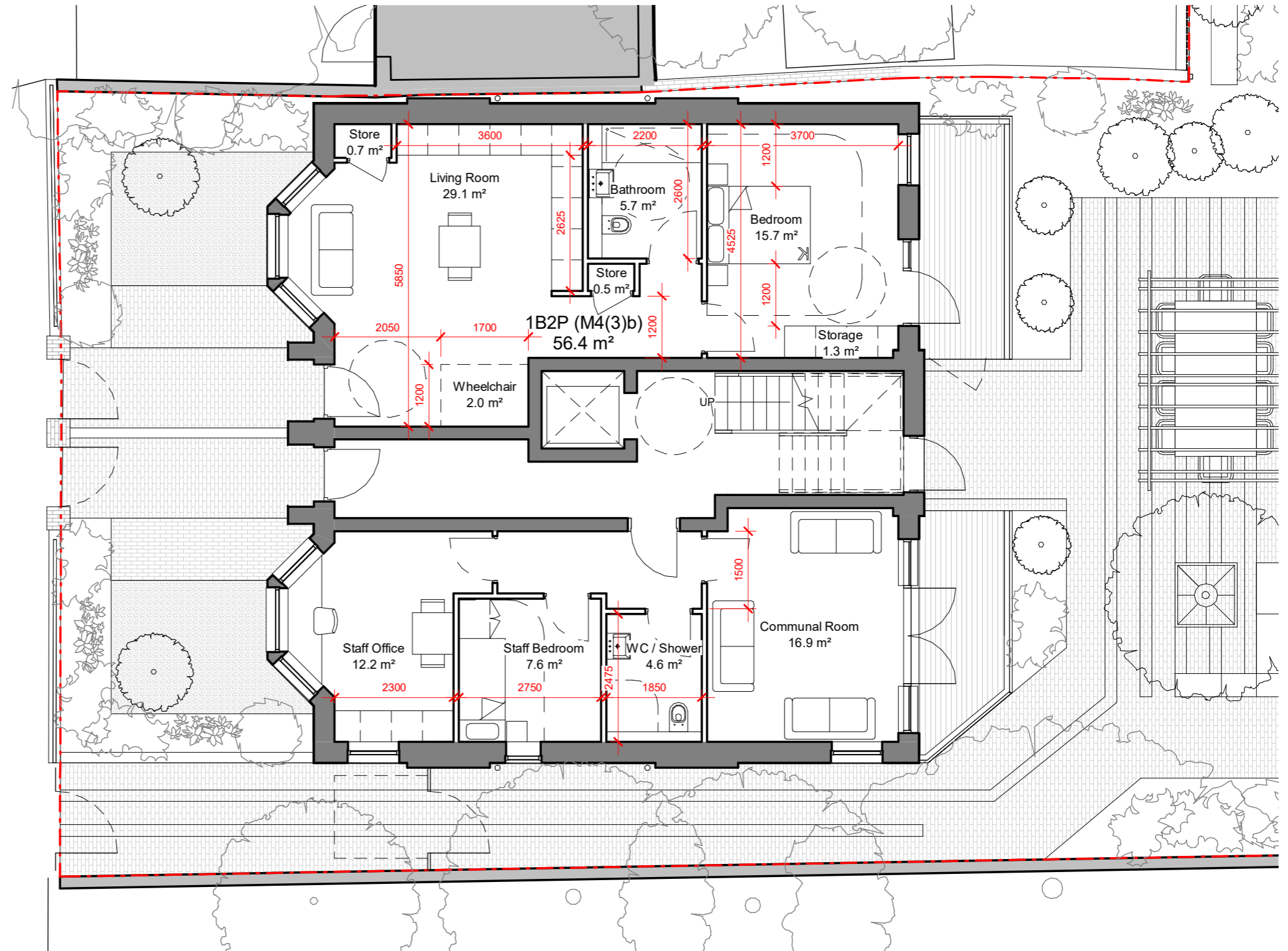
The layouts meet the requirements of Approved Document Part M4(3) of the Building Regulations and includes but is not limited to the following:

- Level access to the apartment.
- Every door, including the principle entrance to each home, has a minimum clear opening width of 850mm.
- The entrance area within each home has a minimum width and depth of 1200mm.
- Minimum 1500mm clear turning circle inside the entrance area, in front of the entrance door when closed.
- 300mm nib to the leading edge of all internal doors and with a 200mm nib from hinge edge.
- The minimum clear width of every hallway is 1200mm, with other considerations of diagrams 3.4 & 3.5 within Approved Document Part M4(3) taken into account.
- Adequate length of kitchen worktop.
- Clear 750mm circulation zones to external spaces.
- Wheelchair storage and transfer space (1700mm x 1100mm)

Communal Areas and Staff Room

The staff office is located on the west side of the plan facing church road providing oversight and surveillance of those approaching the building. Ground floor windows on the south flank elevation also provide surveillance of the access way leading to the mews block and communal courtyard. The communal activity room is located at the rear which leads out on to the communal courtyard, providing a connection to the mews.

A staff bedroom and fully accessible wc and shower room is provided for support staff for occasional overnight stays. Communal Areas are designed to M4(3) standards.



Ground Floor Plan Mansion Block

PROPOSAL

RESIDENTIAL DESIGN STANDARDS - GROUND FLOOR SITE PLAN

Accommodation Schedule Overview

Unit Count = 12 Units Total

4 x 1B1P	48 sqm
2 x 1B2P	50 sqm
1 x 1B2P M4(3)	56 sqm
2 x 1B2P dup	65.6 sqm
3 x 2B4P dup	80.8 sqm

*unit areas only, excludes circulation.

Total Unit GIA - 788 sqm



PROPOSAL

RESIDENTIAL DESIGN STANDARDS - MANSION BLOCK

Area Schedule

Mansion Block (Front) - 7 Units
4 Floors

Support Accommodation	47.8 sqm
4 x 1B1P	46.8 sqm
2 x 1B2P	50.1 sqm
1x 1B2P M4(3)b	56.5 sqm

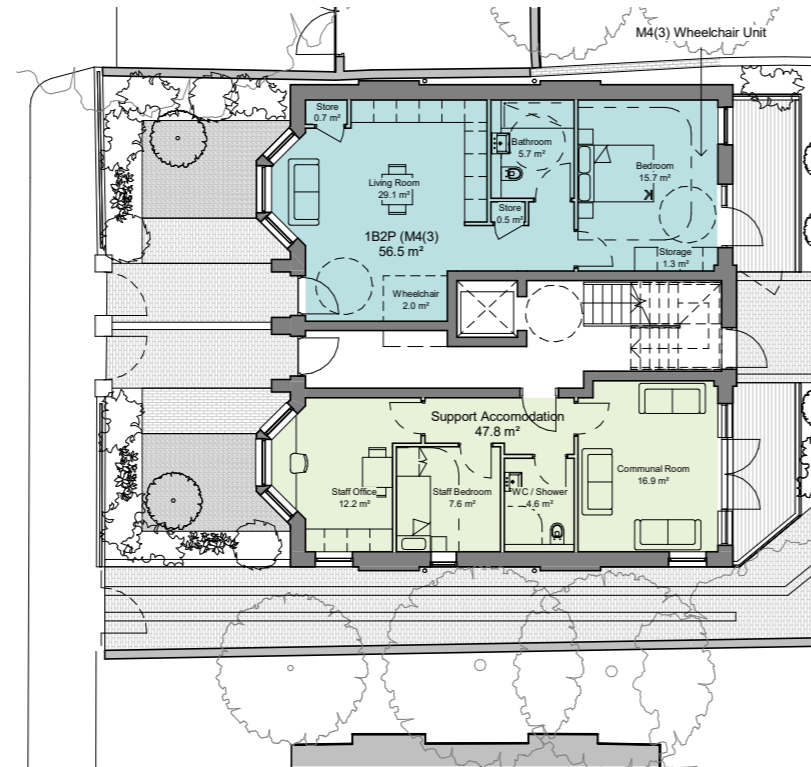
GIA - 484.2 sqm

*includes circulation and communal areas

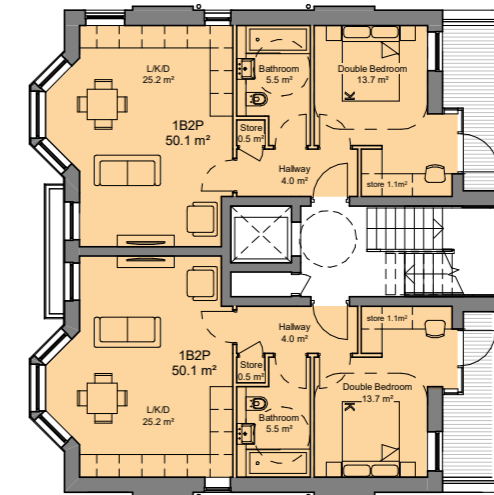
External Amenity

Each above ground unit is provided with a rear (east) facing balcony of 5sqm. The ground floor M4(3) unit benefits from both front and rear external amenity.

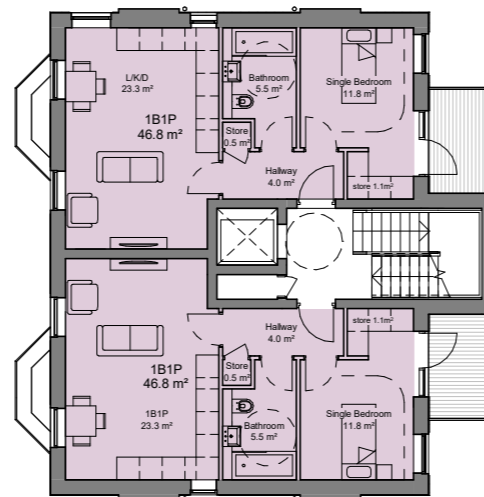
The courtyard between blocks provides communal amenity area.



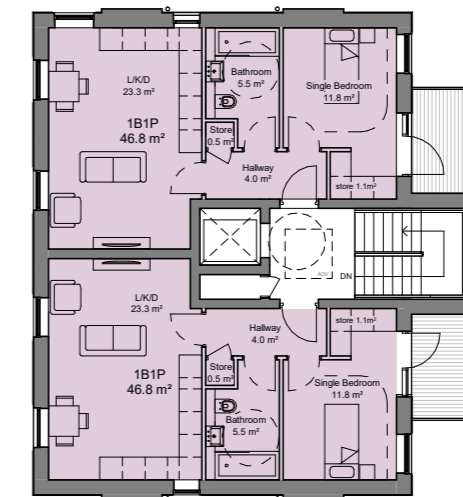
Ground Floor Plan



Level 01 Plan

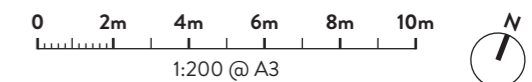


Level 02 Plan



Level 03 Plan

- 1B1P
- 1B2P
- 1B2P Wheelchair M4(3)b
- Support Accommodation



PROPOSAL

RESIDENTIAL DESIGN STANDARDS - MEWS BLOCK

Area Schedule

Mews Block (Rear) - 5 Units

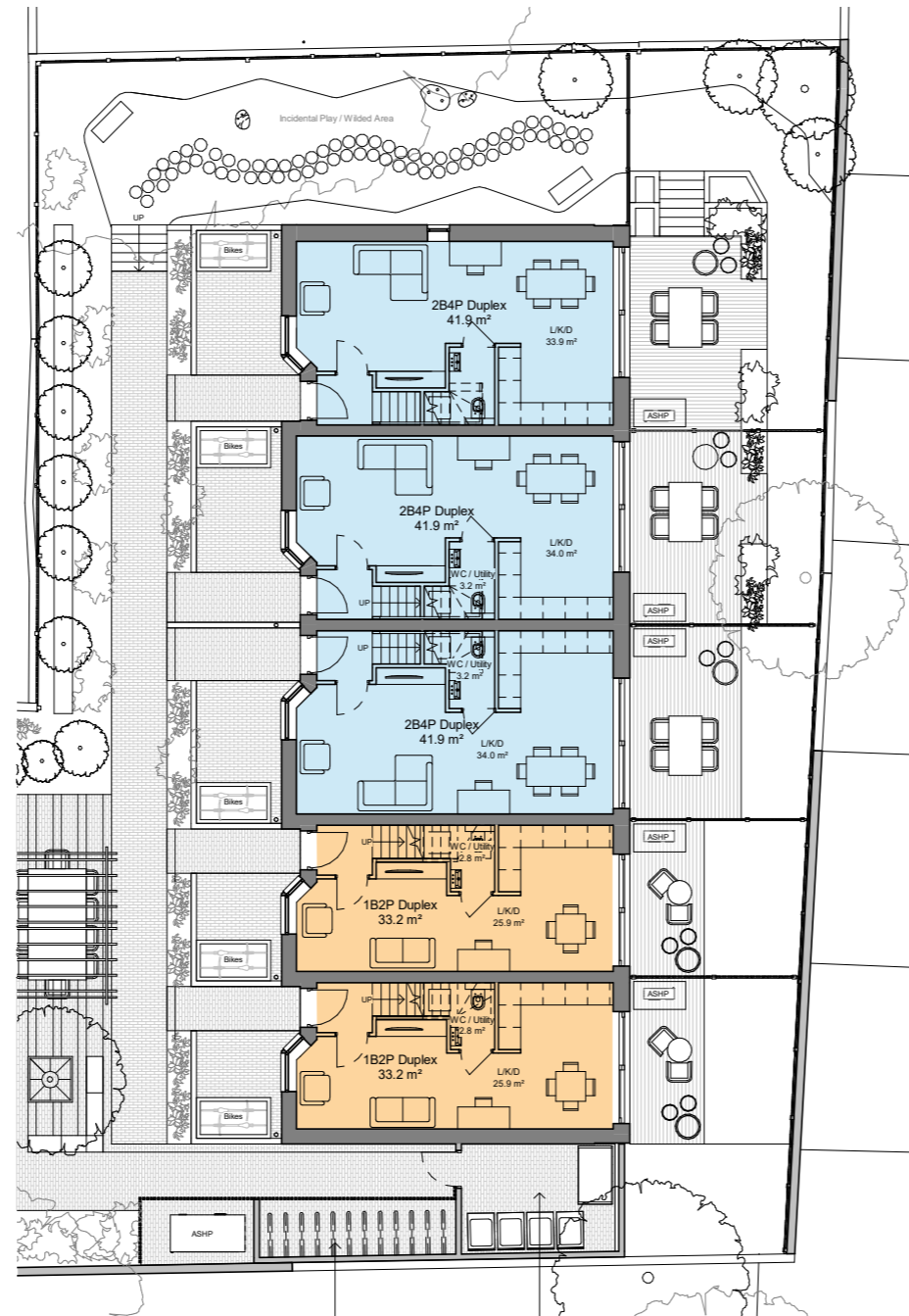
2 x 1B2P dup 65.7 sqm
3 x 2B4P dup 80.8 sqm

GIA - 394.3 sqm

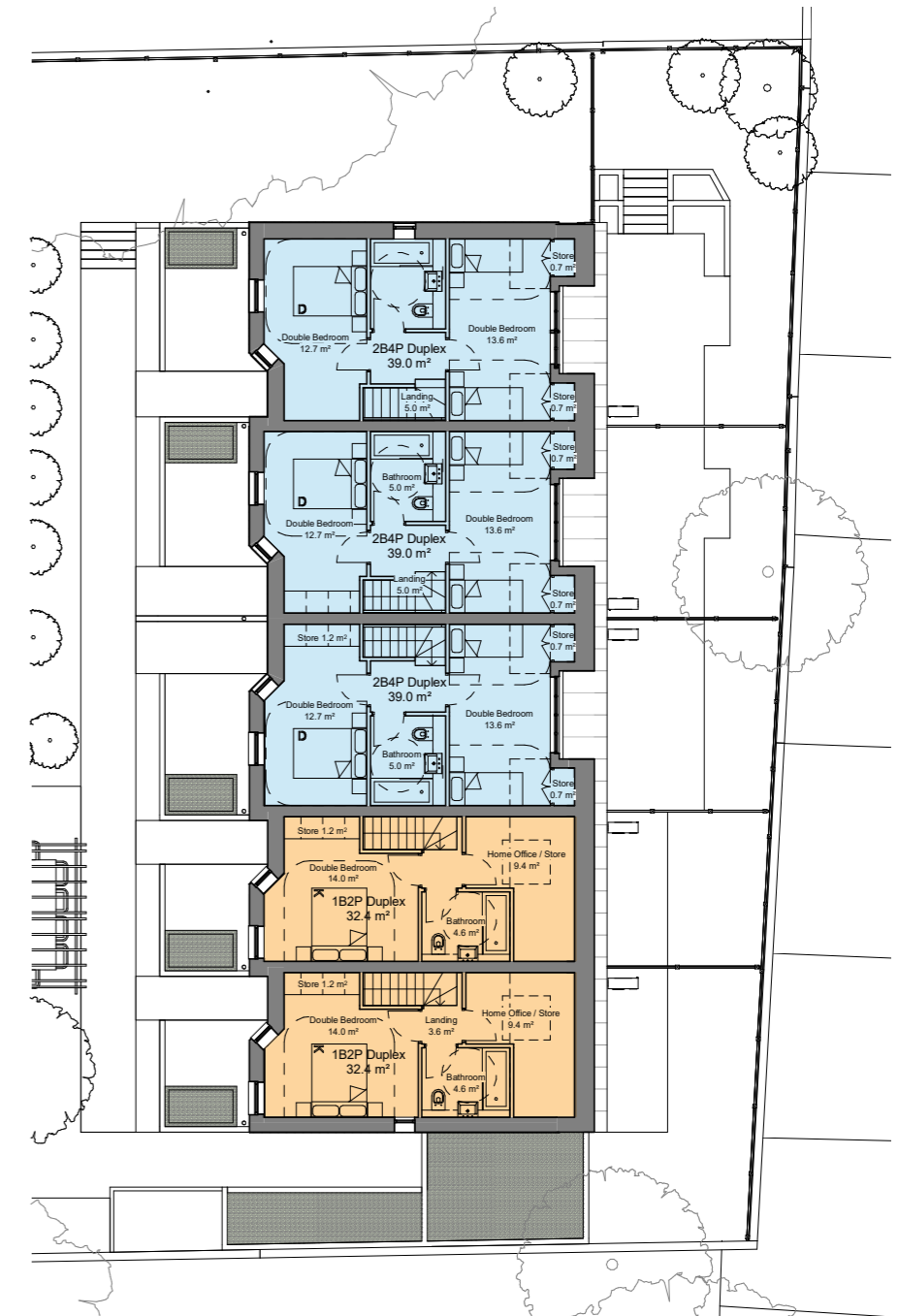
External Amenity

Each duplex unit is provided with both front and rear external amenity accessed directly from the unit on ground floor level.

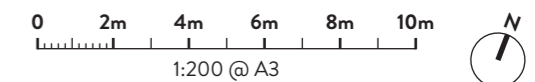
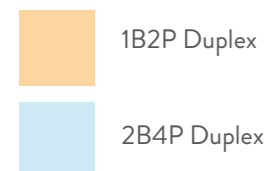
55 Sheen Rd



Mews Block - Ground Floor Plan



Mews Block - Level 01 Plan



ENERGY STRATEGY - ROOF PLAN

Energy & Sustainability

An energy and sustainability strategy document by Quinn Ross has been provided to support this application. The key principles are outlined below.

- Fabric first approach,
- Maximising energy efficiency through passive measures,
- Low U-values and low air permeability (beyond building regulations)
- Heating and hot water from the latest and most efficient air source heat pumps (ASHP),
- Solar panels on roofs,
- Aim to meet the zero-carbon policy of the London Plan 2021 only site constraints, not design or costs, has limited this building's zero CO2 credentials.
- Heating and hot water with zoned temperature control,
- Energy efficient Low Energy Lighting (L.E.L).

PV Solar Panels

PV's are located along the length of the mews block, taking advantage of the large surface area and favourable aspect.

Air Source Heat Pumps

The mews blocks are served by individual ASHP's located in the rear garden of each unit. The mansion block is served by a communal unit located adjacent to the cycle store so as to avoid taking space from private balcony areas.

Acoustic Mitigation

An acoustic report by KP acoustics has been provided to support this application. As per the acoustic recommendations, the individual units serving each mews unit will be enclosed within a metal acoustic enclosure, similar to the example product illustrated below.

The communal ASHP serving the mansion block is also encased within a timber enclosure to provide both visual and acoustic screening.



Example ASHP enclosure

- Communal ASHP
- Individual ASHP (within enclosure)
- PV Array



Ground Floor Plan