

2.0

SITE CONTEXT

2.1 SITE

The site comprises a number of red-brick buildings ranging in date from 1889-1999, some of which are identified as Buildings of Townscape Merit by the London Borough of Richmond. The more recent buildings on the site are of no architectural merit.

The site is not located within a Conservation Area. It lies adjacent to the Queen's Road, Mortlake Conservation Area which was designated in 1982 and subsequently extended in 1998. The east boundary of the conservation area, which follows the line of the cemetery wall, forms the western boundary of the site.

No local views are identified within the Conservation Area Guide. However, views from and across the cemetery that is adjacent to the Site are likely to be affected by the proposed development, which have been taken into consideration.

There are no statutorily listed buildings on the site, or within 250m of the site boundary. The nearest locally listed building to the site are those on Lodge Avenue to the west and No. 3-24 on North Worple Way to the north of the site.

The OPP granted approval for the demolition of all the buildings on-site with the exception of two of the BTMs; 'The Entrance Lodge' and 'The Recreation Hall'.

2.2 SURROUNDING CONTEXT

The houses surrounding the site are characteristic of late nineteenth and early twentieth century domestic suburban development in London. These houses have a certain picturesque value when taken together, whilst not making particular contributions to the significance of the Conservation Area as individual buildings. Mortlake Old Burial Ground has lost its setting as a semi-rural landscape and has been surrounded by residential and hospital development for in excess of 100 years. Therefore, its setting is decidedly semi-urban in character.



Barnes Hospital Site in Red, Queen's Road Mortlake Conservation Area in Yellow



View of houses backing onto South Worple Avenue

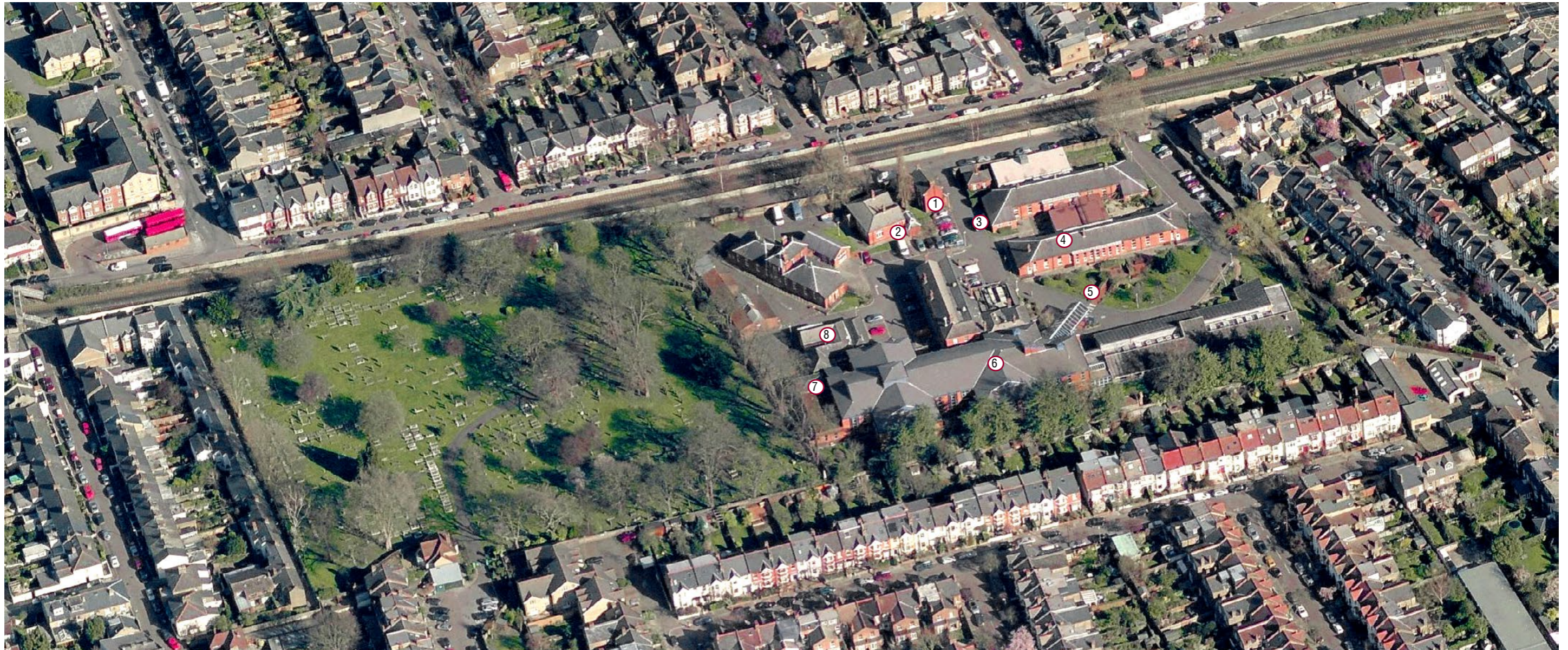


View of houses on South Worple Way facing East



General view of site

BUILDINGS OF TOWNSCAPE MERIT (BTM'S)



BTMs to be Retained



1
BARNES HOSPITAL RESIDENTIAL PLOT - DESIGN AND ACCESS STATEMENT



2

Buildings of Townscape Merit on Site

- | | |
|--------------------|----------------------------|
| 1. Entrance Lodge | 5. Beatrice Ward |
| 2. Recreation Hall | 6. Administration Building |
| 3. Gatehouse | 7. Laundry Building |
| 4. Fleming Ward | 8. A Elizabeth Lodge |

SITE CONTEXT & CONSERVATION AREA

Existing buildings are indicated on the diagram below. As noted previously BTM's A,B,C are retained.

Towards the east of the site lies Queen's road (Mortlake) Conservation Area.

Refer to Townscape and Heritage section for more details.



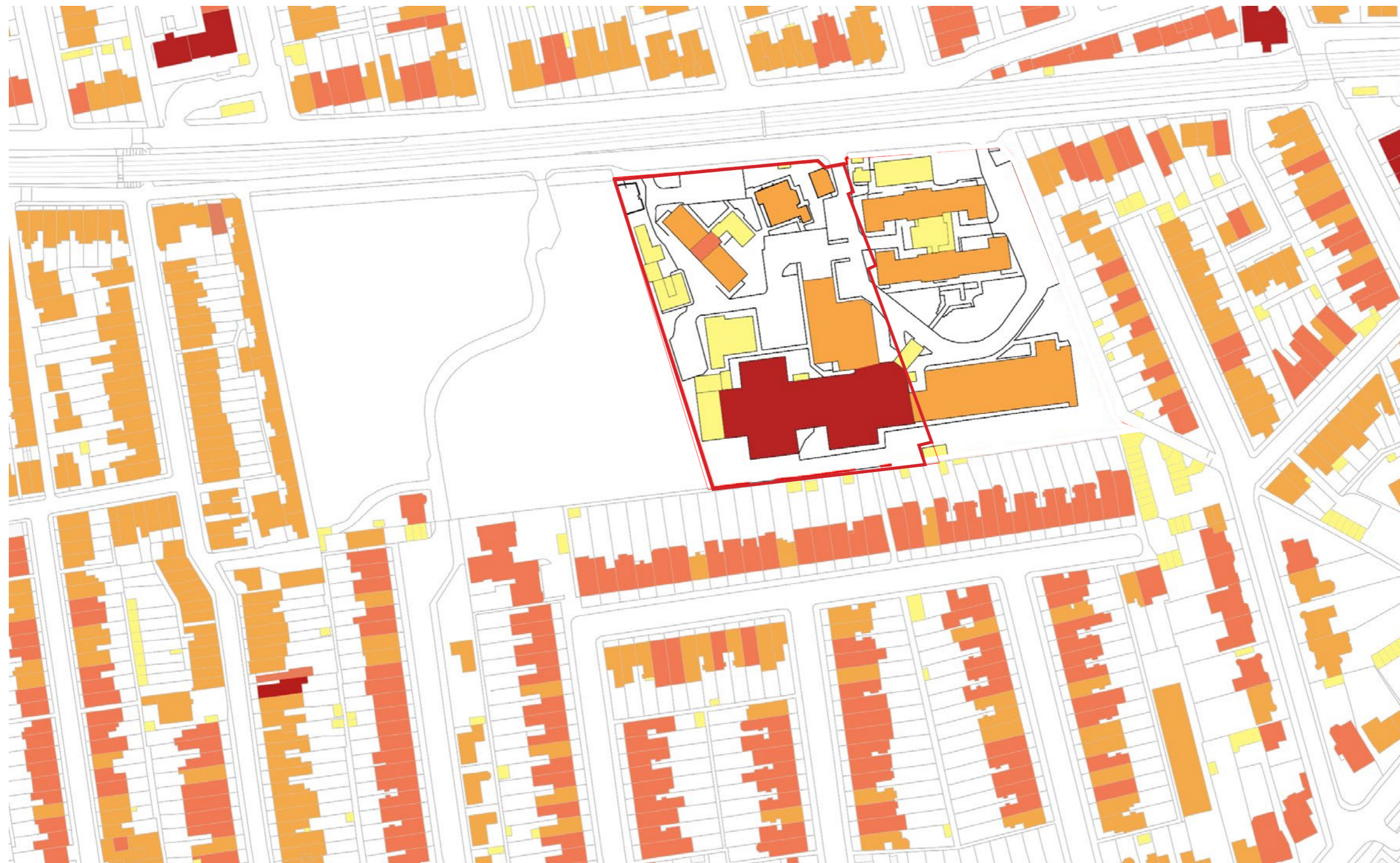
Key

- A Recreation Hall
- B Entrance Lodge
- C Gatehouse
- D Fleming Ward
- E Beatrice Ward
- F Administration Building
- G Laundry
- H Elizabeth Lodge
- Queen's Road [Mortlake] Conservation Area 35
- Site

EXISTING & SURROUNDING BUILDING HEIGHT

The existing buildings on site range between 5 to 13.5m with the height rising towards the south boundary. The surrounding buildings height ranges between 6.5- 12m, whilst there are some individual buildig of over 13m.

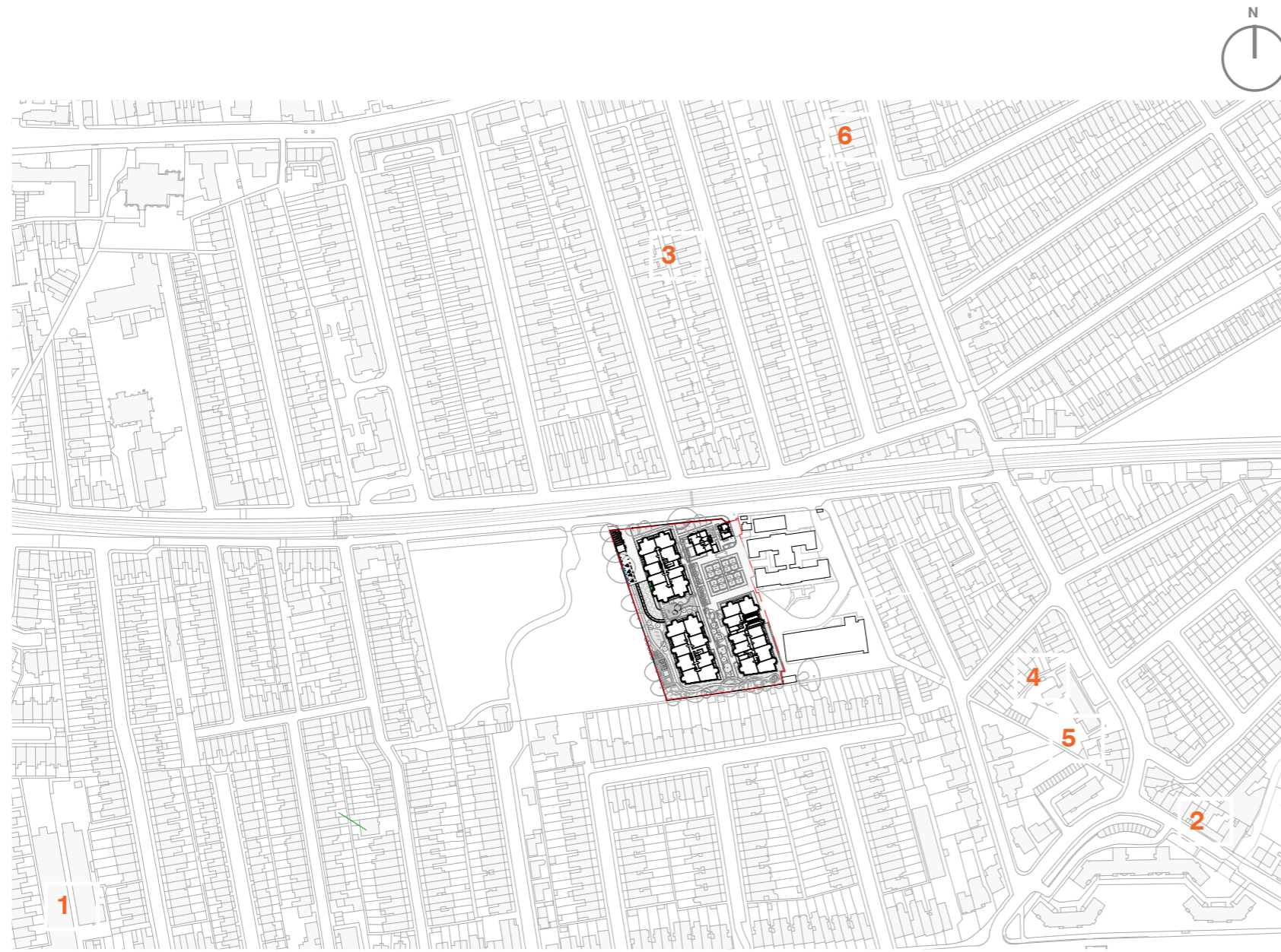
Existing buildings of 4 storey are indicated on the next page.



Building Height Key:

- ≈ 3.5m -5.5m
- ≈ 6.5m -8.5m
- ≈ 10m -12m
- ≈ 13m -14m

EXISTING NEARBY 4 STOREY DEVELOPMENTS

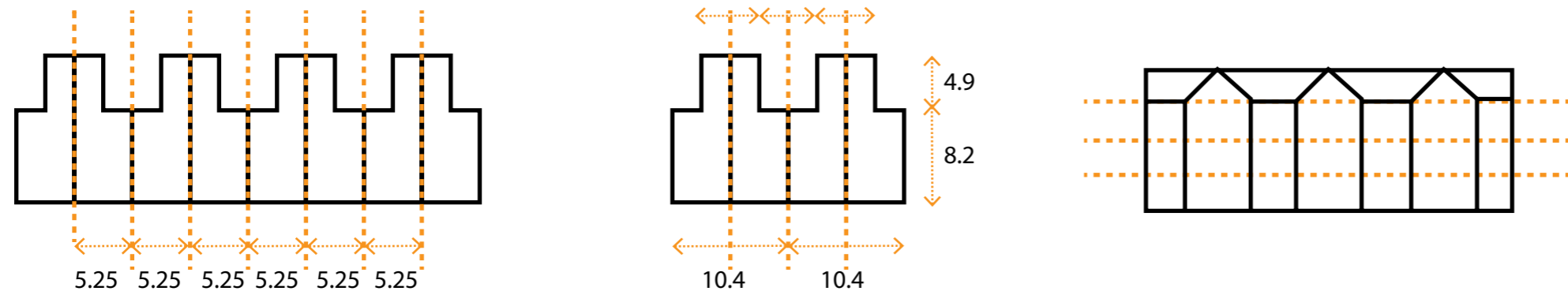


2.3 LOCAL ARCHITECTURE TYPOLOGIES & CHARACTERISTICS

The existing buildings in the conservation area and along Fitzgerald Avenue provide the inspiration to experiment with the potential volume and form of the proposals. This section identifies a selection of typical building forms, details and materials that can be found in the surrounding context, which help give the site its scale and character.

This proposal looks to draw inspiration from these vernacular details while adhering closely to the guidelines set in the design code, to ultimately enhance the site character.

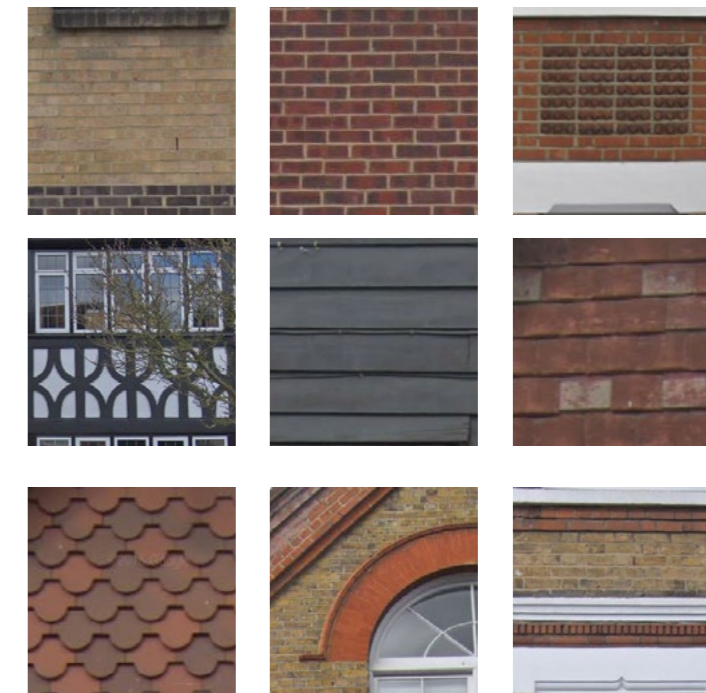
Building Proportions



Gables - Mono Pitch



Materials and Details



Windows and Bays



