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St Clare Business Park Site

Hampton Hill, London

Revised Design and Access Statement

September 2023

EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by AHR Architects to describe the proposed scheme on the St Clare Business Park site. The plot sits within a mixed commercial and residential neighbourhood, with back gardens adjoining and the rear and sides of neighbouring dwellings overlooking the site.

The building proposals will resolve the tensions between the existing industrial activity and the neighbouring residential properties and improve the visual appearance of this part of Hampton Hill while providing more jobs and much needed new homes, including 35% affordable housing. Each area within the site will have its own unique character and distinctiveness through the elevation design and material palette.

The established design concept has evolved to reflect and respond to the comments and suggestions brought forward through consultation with the design team, key stakeholders and the local community.

In October 2019, Notting Hill Genesis submitted a planning application (ref: 19/3201/FUL) for the redevelopment of the site for 112 residential units and 1494sqm of commercial floorspace. The application was recommended for approval but was refused at Committee on the basis of two matters: loss of employment floor space and absence of S106 provision. The applicant submitted an appeal against the Council's decision, where it was dismissed by the PINS in December 2022, on the grounds of harm to the character and appearance of the area and harm to the living conditions of neighbouring occupiers. The latest proposed scheme seeks to address the Inspectorate's comments on the previous proposal.

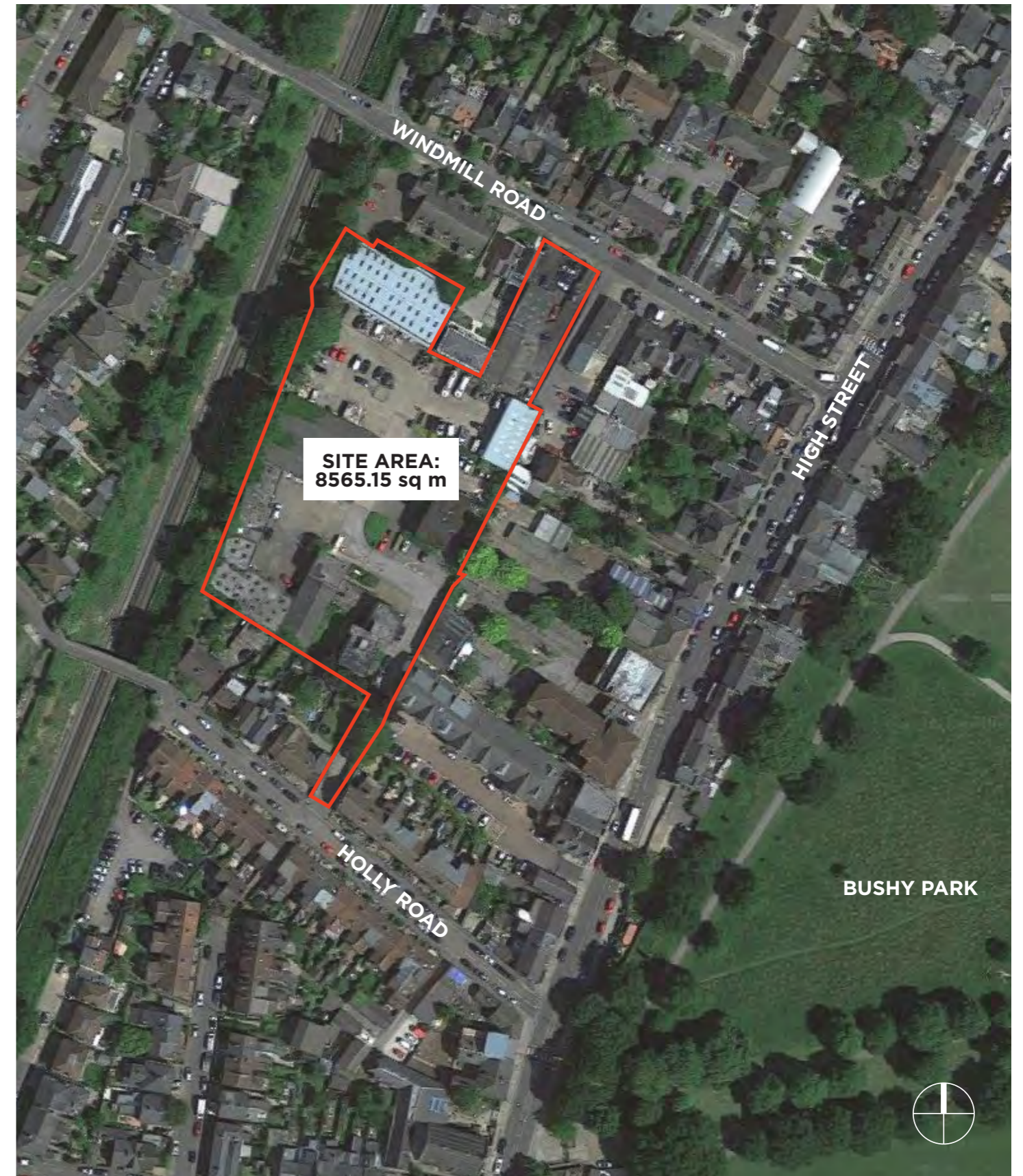
The scheme will deliver 100 new high quality residential units (flats and houses) and 1906m² GIA of commercial floor space.

Summary of changes from 2022 application:

- Block 1 eastern side massing amended, with height reduced by one storey;
- Block 1 basement footprint and car park size reduced;
- Number of apartments in Block 1 reduced from 98 to 86; overall number of proposed homes reduced from 112 to 100;
- Block 2 reduced by one storey;
- the commercial floorspace has been reduced from 2065m² to 1906m²

St Clare Business Park Project Brief

Notting Hill Genesis and the wider design team's objectives for St Clare Business Park site is to produce a high quality buildings and landscaping design which will form a desirable place to live, work and visit. The Proposal needs be sensitive and compliment the character of the Hampton Hill area, while enabling more efficient use of this land to provide a substantial amount of modern, high density, purpose built commercial floorspace that will support a greater density of employees per sq. m than the existing poor quality buildings on site.



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1.0 INTRODUCTION



1.1 PROJECT TEAM AND DEVELOPMENT DESCRIPTION

Applicant
Notting Hill Home Ownership Ltd,
an entity of Notting Hill Genesis

Architect
AHR Architects

Landscape Architects
Levitt Bernstein

Planning Consultant
RPS

M&E Consultant
Silcock Dawson

Transport Consultant
Curtins

Structural Engineer
Tully De'Ath

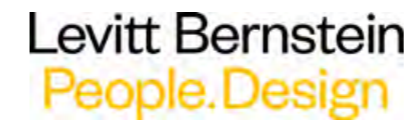
Employment Strategy
Grant Mills Wood

Cost Consultant
John Rowan & Partners

Community Engagement
Comm Comm

DESCRIPTION OF DEVELOPMENT

Demolition of existing buildings and erection of 1 no. mixed use building between three and five storeys plus basement in height, comprising 86 no. residential flats (Class C3) and 1,290 sq.m of commercial floorspace (Class E); 1 no. two storey building comprising 595 sq.m of commercial floorspace (Class E); 14 no. residential houses (Class C3); and, associated access, external landscaping and car parking.



1.2 NOTTING HILL GENESIS

THE CLIENT



Notting Hill Housing and Genesis Housing Association merged in April 2018 to create a new organisation, Notting Hill Genesis.

Today, Notting Hill Genesis is one of London's largest housing associations and registered provider of social housing; we manage more than 65,000 homes in London and the South East. Our primary purpose is to provide homes for lower-income households in and around London. More than half of our homes are general needs properties, charged at social or affordable rent levels. In addition, we provide Shared Ownership, market sale and market rent, student accommodation, temporary housing, extra care and supported accommodation for older people, office space and retail units.

We are passionate and experienced at developing successful communities that will thrive for generations to come. Notting Hill Genesis organises and participates in a wide range of community and volunteer initiatives designed to build and support communities while reducing social isolation.



Residential and mix-use schemes by Notting Hill Genesis

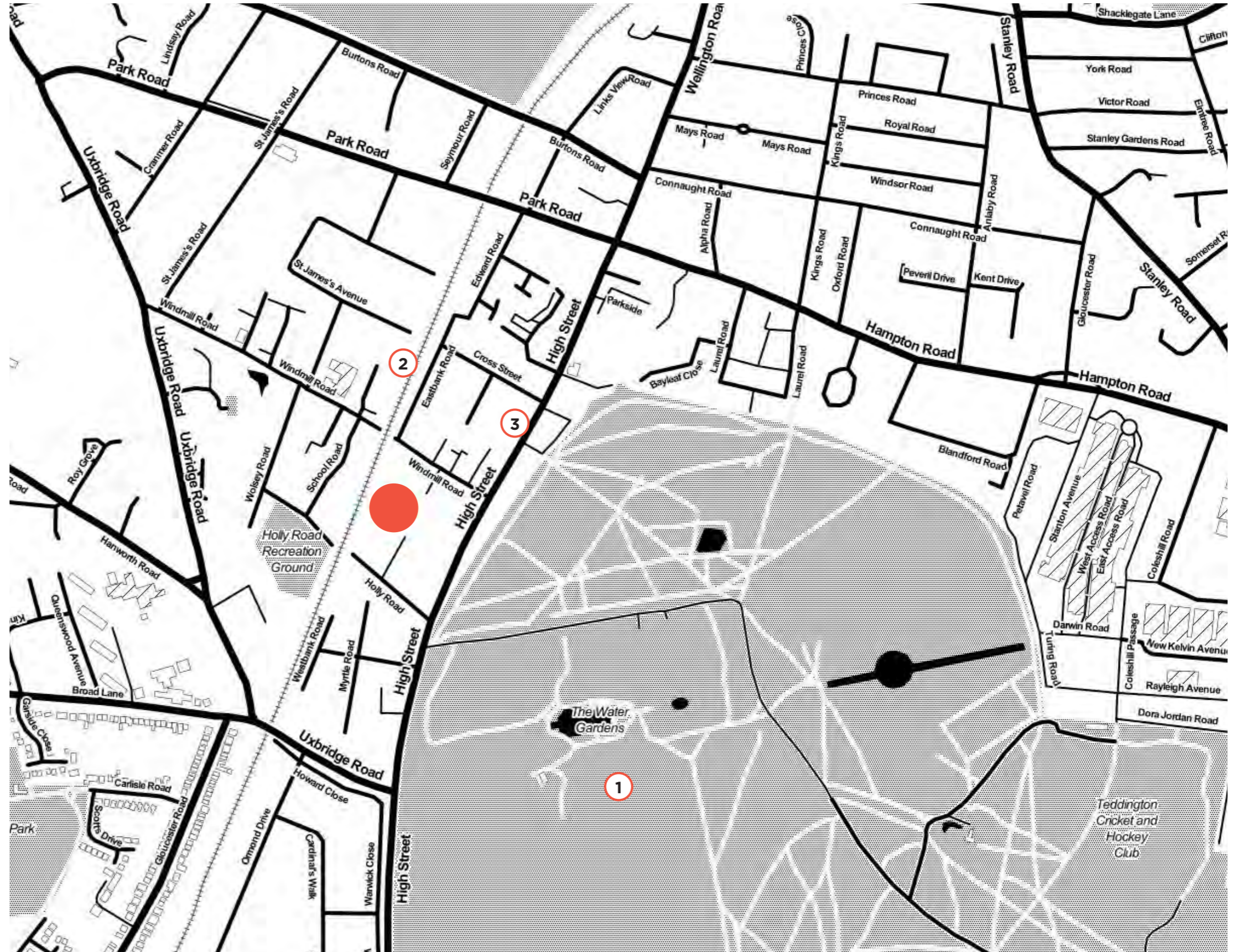


2.0 SITE CONTEXT







2.1 LOCATION

Hampton Hill is located in the southwestern suburbs of London, in the London Borough of Richmond upon Thames. Aside from the residential areas of the town, the High Street is filled with shops, restaurants, several cafes, a few public houses, and a traditional 75-year-old bakery. The area only developed as a settlement in its own right at the start of the 19th century. Initially called New Hampton, the village officially changed its name to Hampton Hill in 1890.



KEY

-  **SITE LOCATION**
-  BUSHY PARK
-  SOUTH WESTERN RAIL LINE
-  HIGH STREET; MAIN COMMERCIAL ROAD IN THE AREA

2.2 ACCESS AND CONNECTIVITY

The site is located 0.6 mile south of Fulwell train station, which is included in London's Fare Zone 6 and is well connected with Central London as well as the wider metropolitan area.

Additionally, there are several local bus lines as well as red TfL buses passing nearby along High Street and Park Road.

TRANSPORT CONNECTIONS

Bus services

285 (Kingston to Heathrow Central via Teddington and Feltham) - 24 Hour

R68 (Kew Retail Park to Hampton Court via Richmond and Teddington)

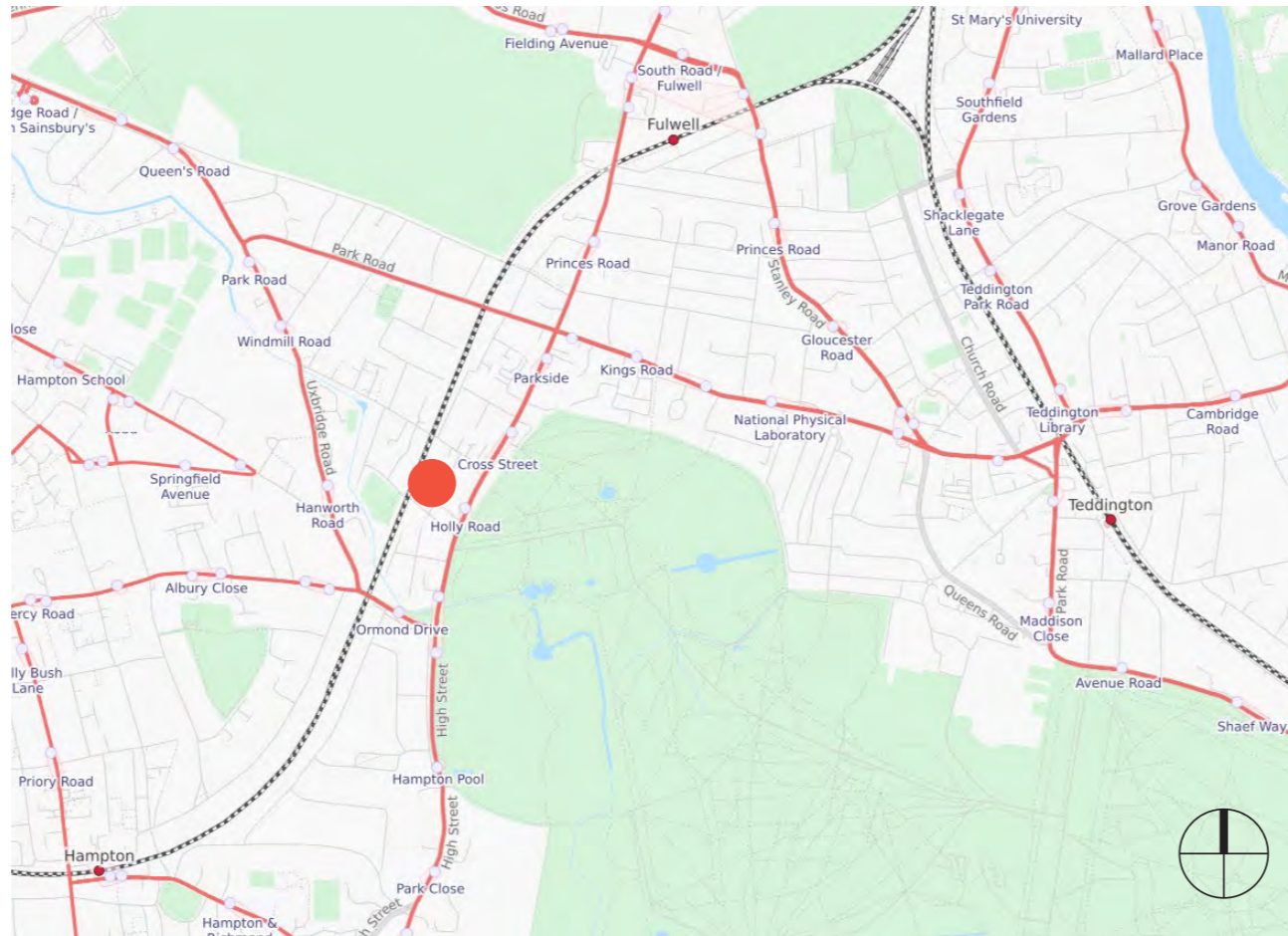
R70 (Hampton Nurserylands to Richmond 'Circular Service' via Twickenham)

Trains

Fulwell railway station: Trains run every 30 minutes Mon-Sat

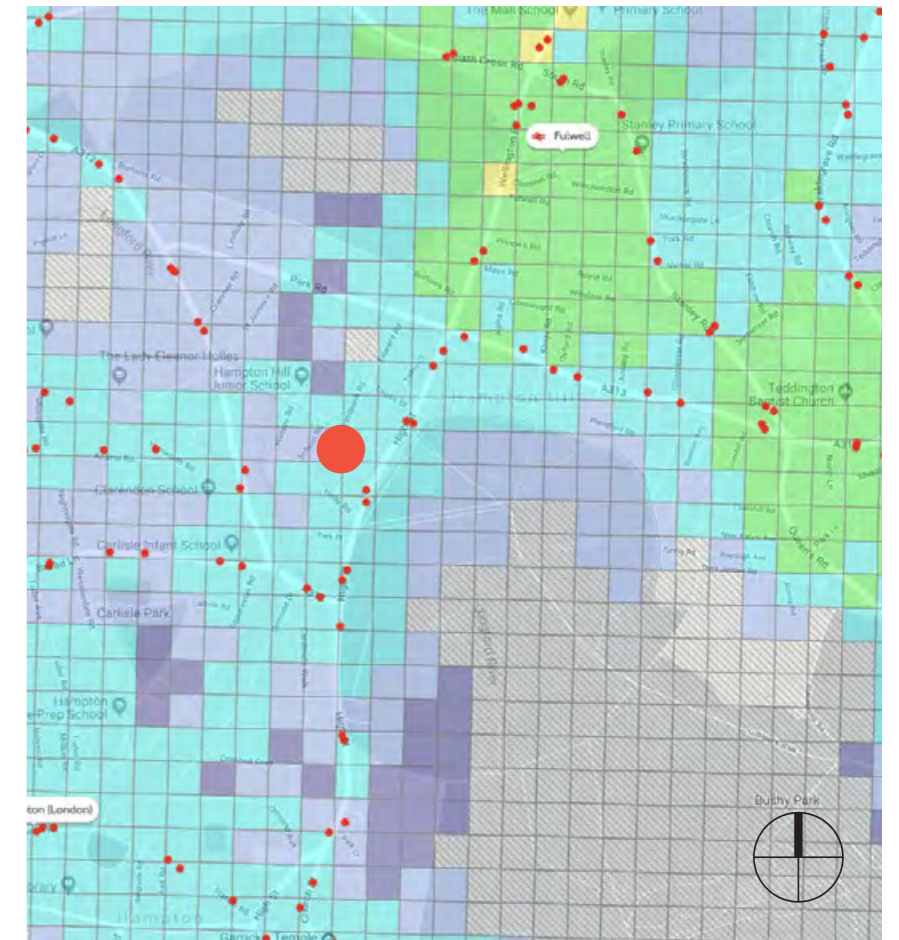
Hampton railway station: Trains run every 30 minutes Mon-Sat

Teddington railway station: Trains run approximately every 15 minutes Mon-Sat



KEY

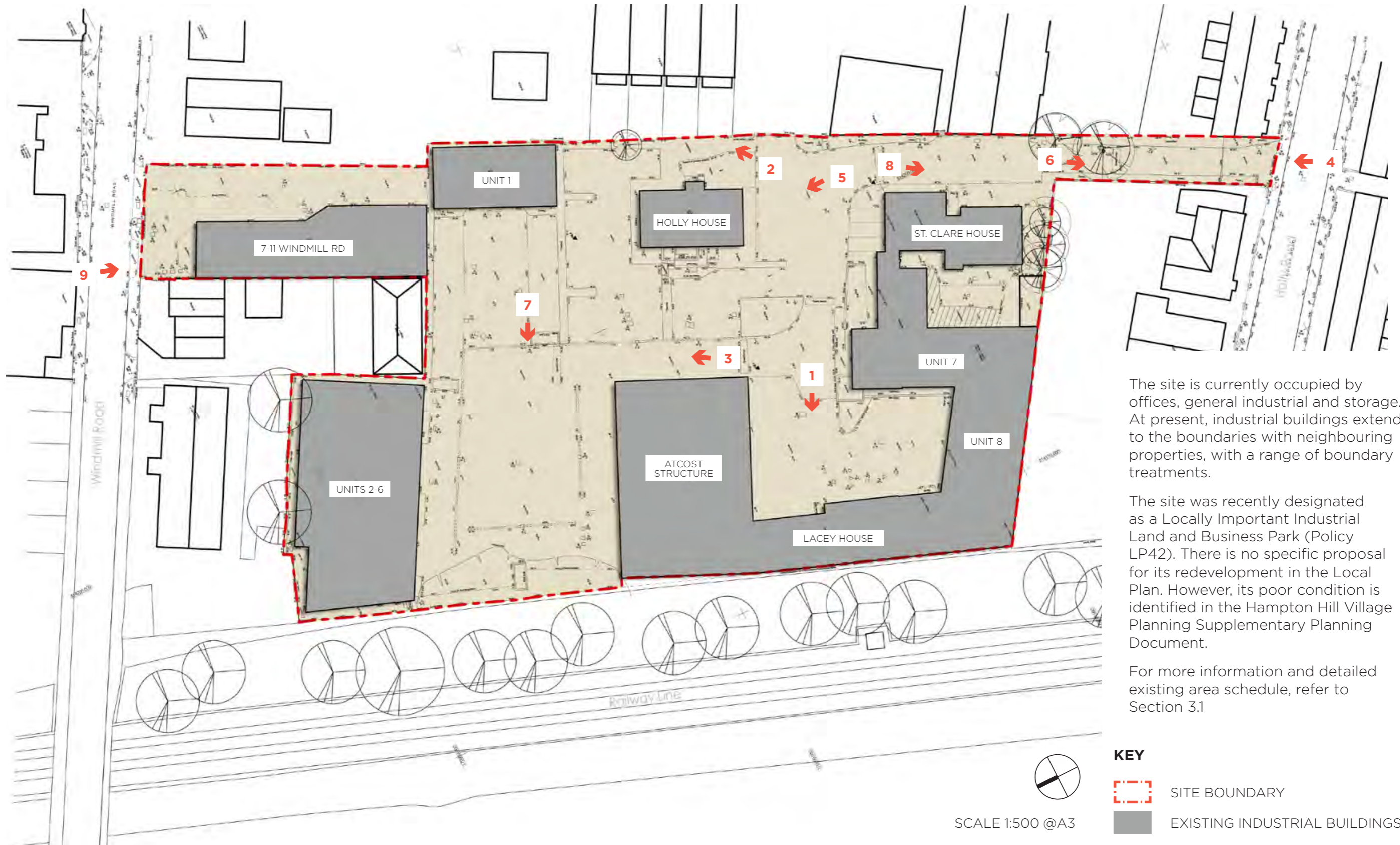
- SITE LOCATION**
- RAIL LINES**
- BUS LINES**



KEY

- SITE LOCATION**
- PTAL ZONE 1a**
- PTAL ZONE 1b**
- PTAL ZONE 2**
- PTAL ZONE 3**
- PTAL ZONE 4**
- BUS STOPS**

2.3 EXISTING BUILDINGS ON SITE



The site is currently occupied by offices, general industrial and storage. At present, industrial buildings extend to the boundaries with neighbouring properties, with a range of boundary treatments.

The site was recently designated as a Locally Important Industrial Land and Business Park (Policy LP42). There is no specific proposal for its redevelopment in the Local Plan. However, its poor condition is identified in the Hampton Hill Village Planning Supplementary Planning Document.

For more information and detailed existing area schedule, refer to Section 3.1

2.3 EXISTING BUILDINGS ON SITE



1. View west towards Lacey House, with St. Clare House to the left



2. Rear gardens of Penny Farthing Mews seen from the site



3. View north from the central zone, with Atcost Structure to the left



4. Access from Holly Road - view looking north



5. Holly House in the centre of the site, southern elevation



6. Access road view looking south on to Holly Road, rear gardens of Holly Road houses visible



7. View west towards railway, with Units 2-6 to the right and Atcost Structure to the left

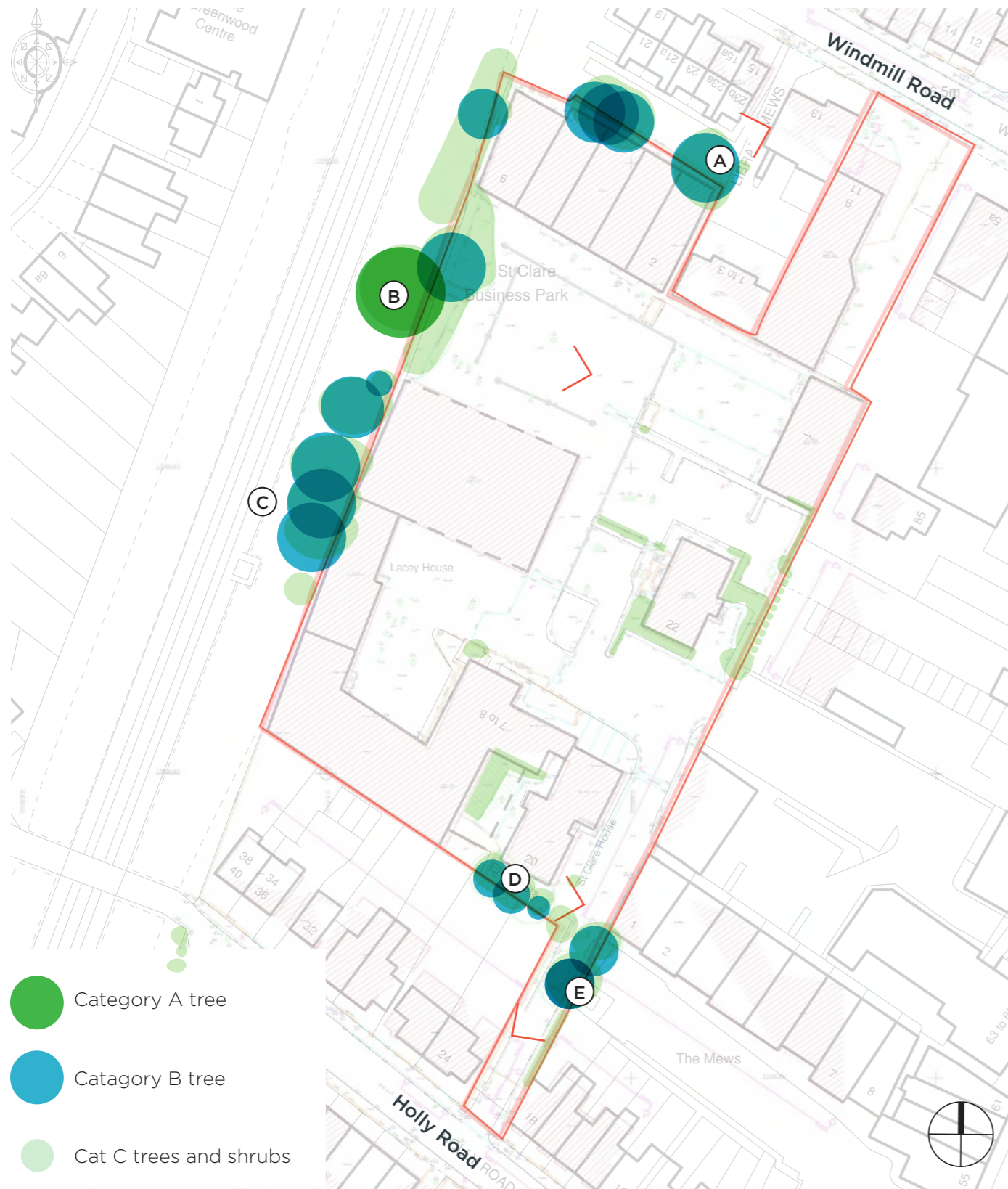


8. Access road view looking south on to Holly Road, St Clare House to the right and substation access behind it



9. View of 7-11 Windmill Rd building, with Old Library visible to the right

2.4 TREE SURVEY



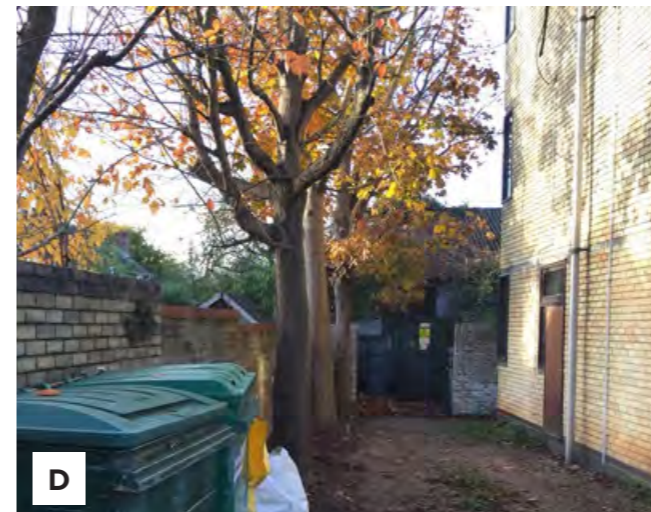
A Large impact of rear boundary planting (Salix Caprea)



B Grade A Quercus Robur



C Railway bank of dense shrub and tree vegetation



D 3no Acer platanoides

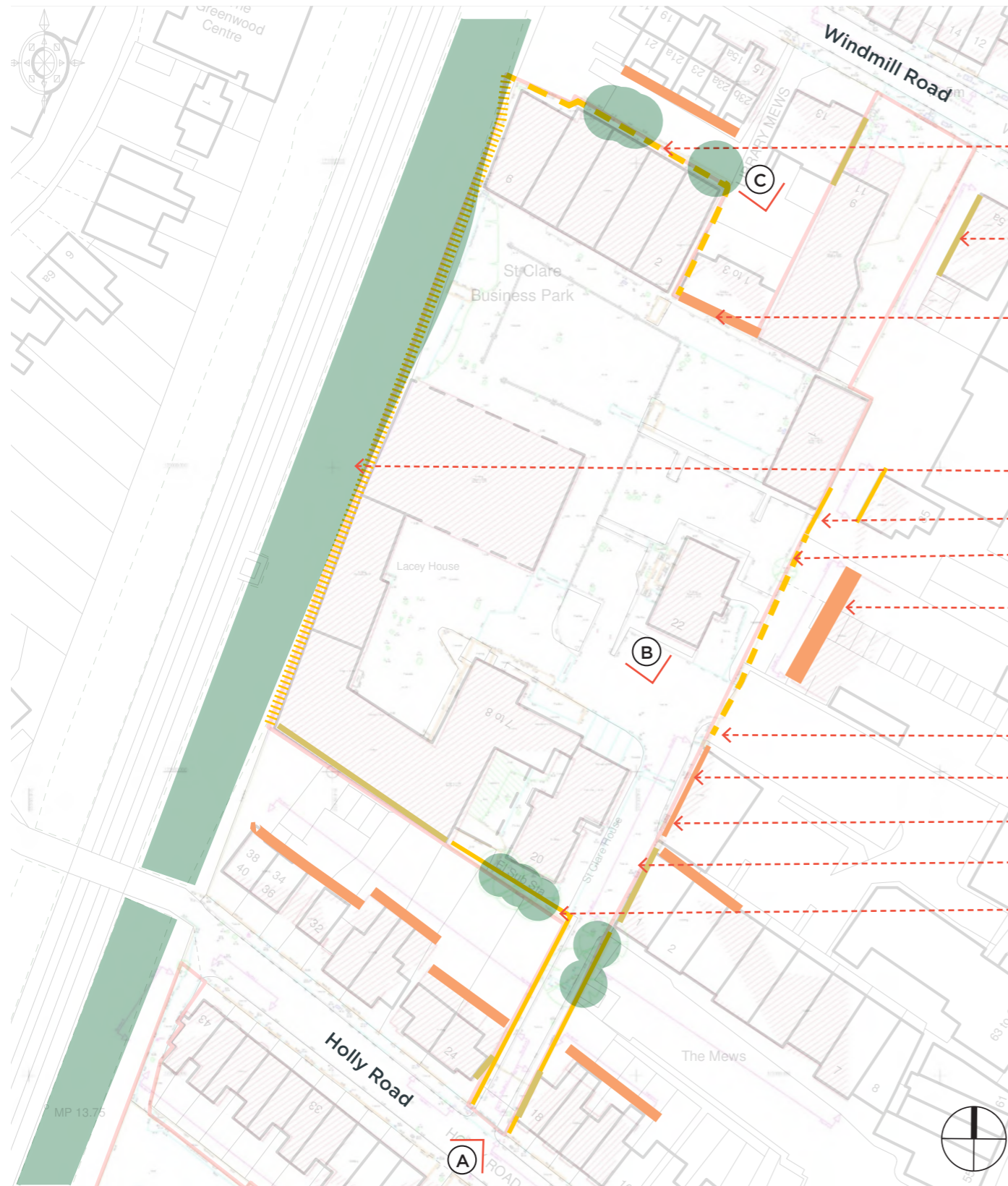


E Significant boundary tree, Juglans regia, and hedge boundary

Appraisal of tree stock: The largest trees located in the large section of the site comprise T18, T20, T21, T22 and T25. These are four mature Norway maples and a walnut located close to the site entrance. The Norway maples have historically been pruned away from existing buildings. They are not notably high quality specimens but collectively provide visual amenity to the site and are visible from a number of surrounding residential properties.

The proposed layout takes into account the most valuable trees on site and is designed to protect them and enhance the areas around.

2.5 BOUNDARY CONDITIONS



- Rear garden fence
- Blank facade of single-storey retail
- Residential facade, two stories, no access

- Building facade, low metal fence, planted railway banks
- Block-work wall (approx 2.4m)
- Timber fence (approx 2m)
- First floor balconies
Second & third floor windows

- Gated access
- Single storey building boundary, ground floor windows
Door access
- Brick wall facade, minimal windows
- Rear garden wall

- Timber fence
- Metal railing
- Brick wall
- Blank facade of a building
- Significant site-facing windows
- Significant boundary vegetation



The site entrance route is faced by two blank facades



Neighbouring buildings façades are of minimal interaction



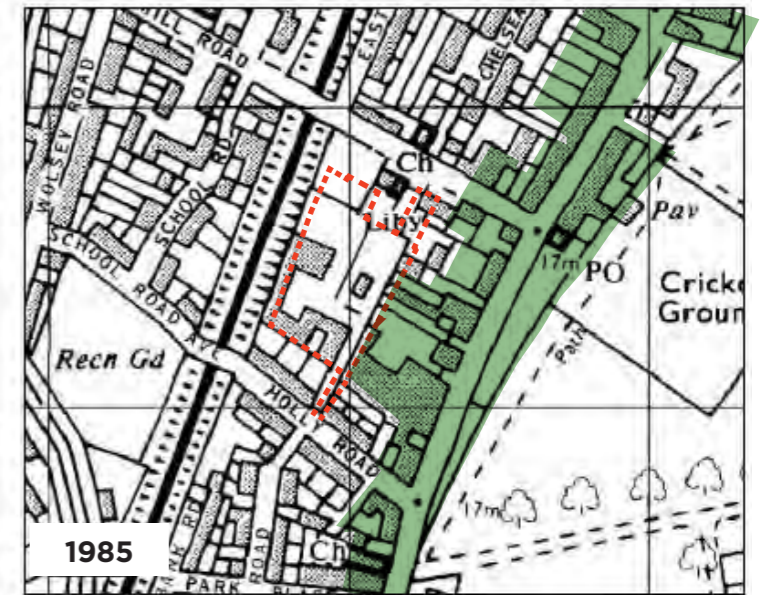
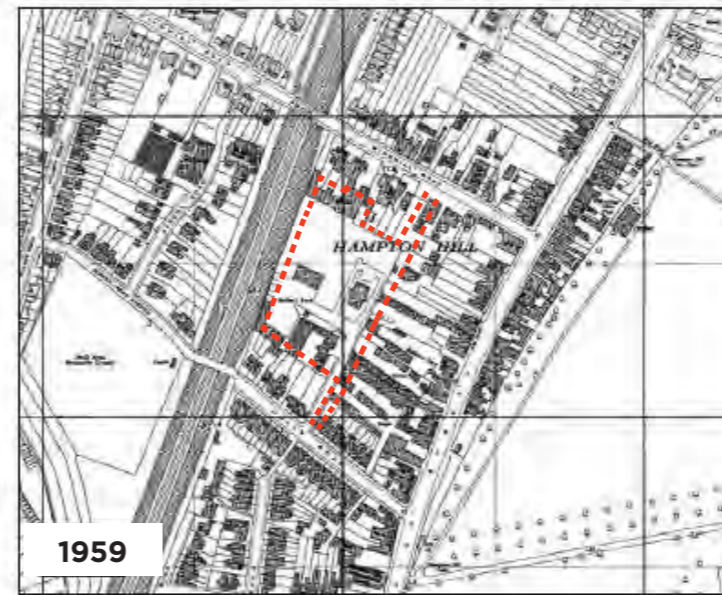
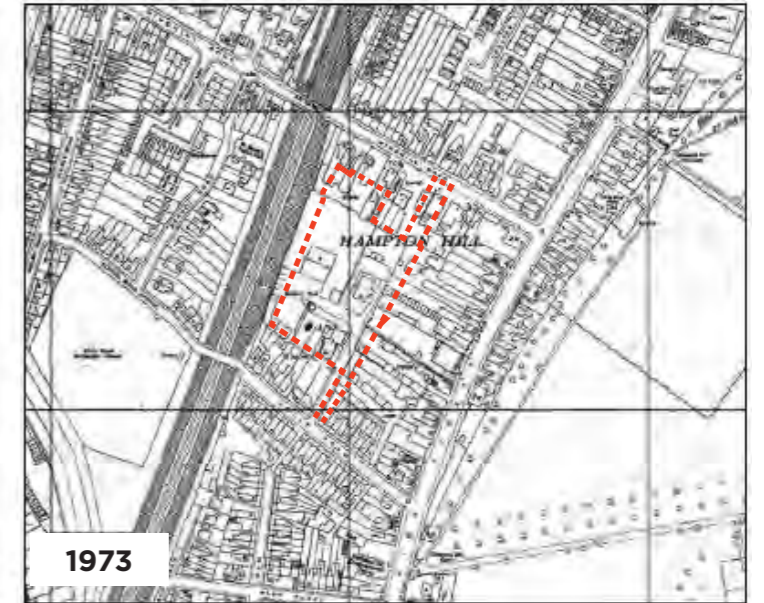
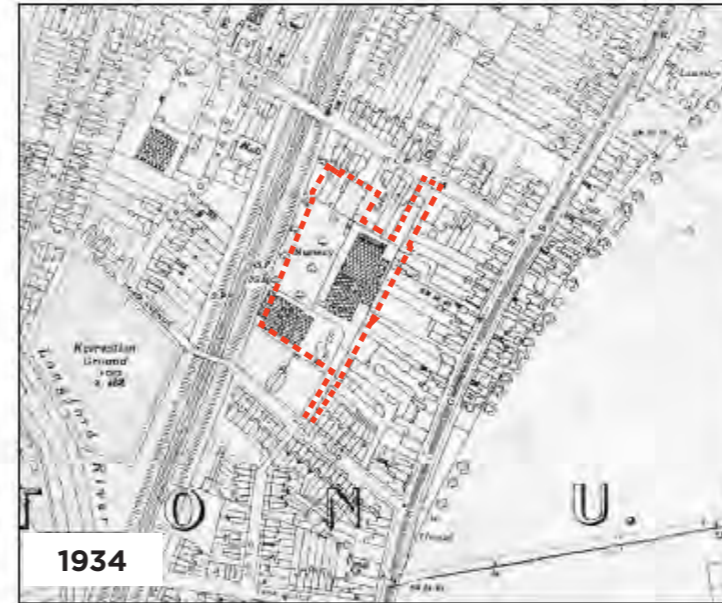
The existing site building creates a closed boundary to neighbouring residents

2.6 HISTORIC CONTEXT

The overall form and scale of Hampton Hill High Street has changed very little since the end of 19th century. The early settlement pattern of a linear street fronted by properties on narrow plots with long rear gardens is still visible.

The historical map records demonstrate that the application site would have been a nursery up to the Second World War, after which it developed into the basic layout of its present form.

The site is effectively a backland site that is visually and spatially separate from the conservation area, aside from three areas: the Windmill Road frontage, which lies beyond the conservation area boundary, the border with the recent development on The Mews, where part of it is visible from the car park, and the entrance from Holly Road.



KEY

--- SITE BOUNDARY

■ CONSERVATION AREA (DESIGNATED ON 07/09/1982)

2.7 TOWNSCAPE CONTEXT

This study analyses the urban grain around the proposed site.

The area surrounding the proposed site has the scale and grain typical for western outskirts of London. It is mainly characterized by close proximity of big expanses of open space – Bushy Park to the south **(1)** and Fulwell Golf Club to the north **(2)**. In between, built-up areas are composed of small scale residential developments with varying densities.

The denser linear zone running north-south along Hampton Hill High Street is clearly distinguishable **(3)**, created by mid-19th century settlement pattern of narrow and relatively deep properties. Moving away from the High Street, the density gradually decreases, with looser, mainly detached housing along a moderately regular street pattern. Characteristic features are cul-de-sacs, small-scale mews and large gardens.

There are some notable exceptions: a cluster of more intense terraced housing between Prince's Road and Connaught Road to the north-east **(4)**, as well as the area of Clarendon School, Carlisle Infant School and mid-20th century estate along Queenswood Avenue to the south-west **(5)**, which breaks away from forming a clear street frontage.

Another important feature of the area is the railway line running parallel to the High Street **(6)**. Both transport arteries cut out a distinctive swathe of urban tissue, filled with less obvious, historically influenced street patterns, rich set of building typologies and more varied mix of functions. This zone is composed of irregular, tight urban grain lacking street frontages and is more likely to feature building clusters forming unique urban interiors and diverse character areas.



2.8 HAMPTON HILL CONSERVATION AREA

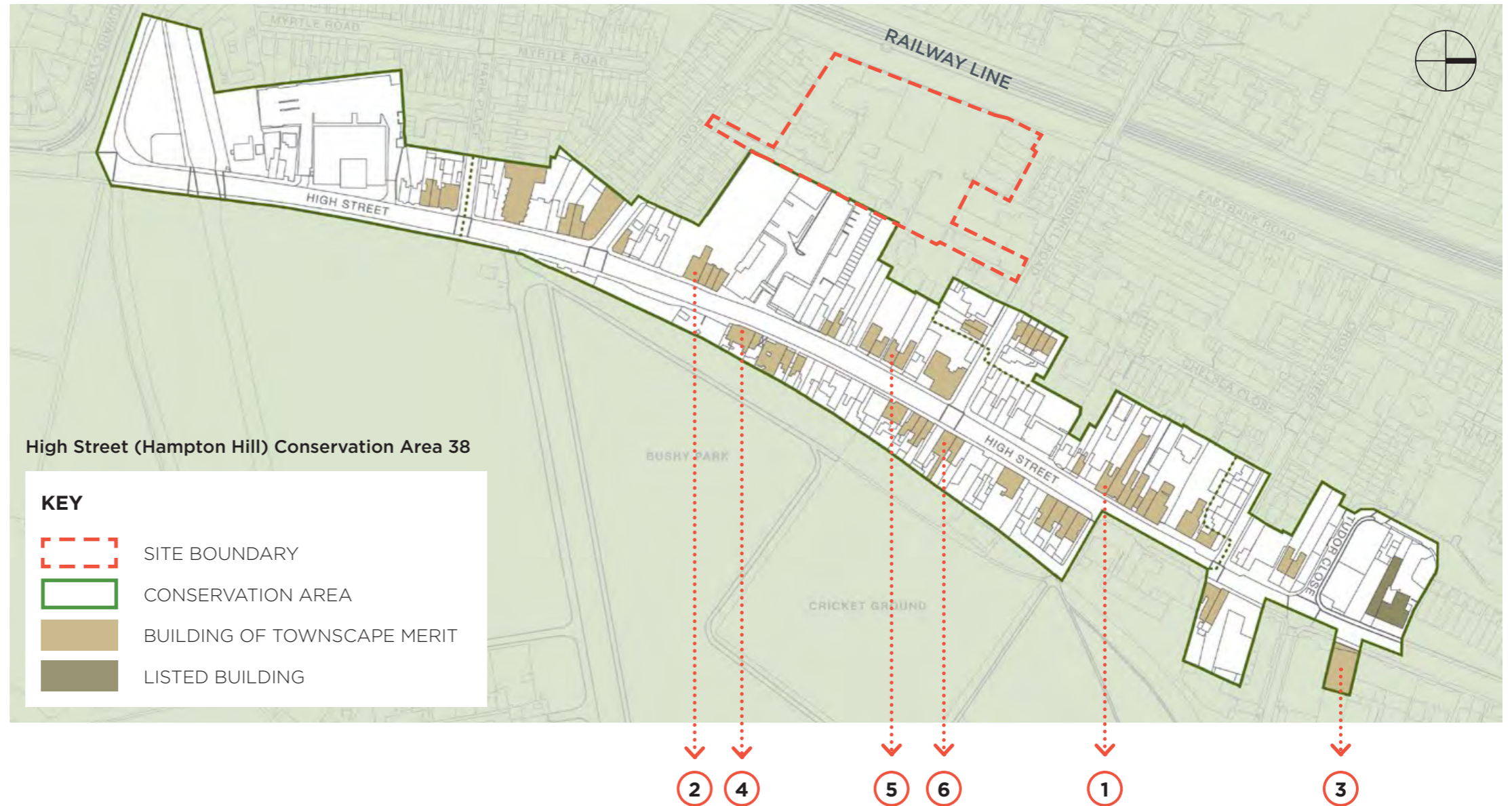
History and development

The High Street is the historic route between Fulwell and Hampton village. Following the Enclosure Act of 1811 development began to cluster along this road and fringing the park. The settlement of “New Hampton” had appeared here by at least the mid 19th century. Growth was accelerated by the advent of the Waterworks and then the railway in 1863. The widening of the street for a tramway in 1910 resulted in some redevelopment, followed by larger scale of development in the later 20th century to the North.

Character

High Street (Hampton Hill) conservation area forms the busy centre of Hampton Hill and the historic core of the original linear settlement. It is a largely residential area that also retains a distinctive traditional village high street character. It retains many fine original shopfronts including a number of remarkable single storey shop units built on the frontage of former houses.

The area is defined by the listed high brick walls of Bushy Park to the East and areas of later terraced housing along the railway to the West. The Pantile Bridge crossing the Longford River forms the south gateway to the high street. Here an important green space with rustic timber shelter at the junction with Uxbridge Road and the low wall to Bushy Park allowing wide open views into the park, are in contrast to the enclosed character of the high street to the North. The North gateway is less clear, marked by the transition to a more compact and smaller scale high street. The listed early 19th century nos.167 and the opposing former engineering works in distinctive polychrome brickwork (no.92) frame this gateway. The high street is enclosed by closely packed predominantly two storey Victorian buildings occupying traditional long narrow plots. This allows a series of



views North and South along this wide and gently curving street. Materials are predominately yellow stock brickwork with red brick dressings and timber sliding sash windows.

Other buildings are either painted or rendered, all in a variety of architectural styles. The roofscape is characterised by mostly shallow pitched slate roofs with brick chimneys, all providing unity, rhythm and interest to the street. The wider landscape

setting of Bushy Park and the backdrop of mature trees contribute to the enclosure and distinctive village character of this area.

Cross Street and Windmill Road off the high street are groups of two storey cottages set behind small front gardens and boundary walls. Glimpses up these narrow streets add further interest to the streetscene.

Listings in the area (* = buildings)

- 167 High Street *
- 127 Uxbridge Road *
- Templeton Lodge *
- Brick Boundary Walls to Bushy Park
- Stables & Garden Wall to Upper Lodge *
- Church of St James *
- Monument At south-eastern end of General Roy's Survey Base
- Upper Lodge *
- Old Brew House, Bushy Park *
- Bushy Park - a Grade I listed park

2.8 HAMPTON HILL CONSERVATION AREA



1. Shop Front at 131 High Street



2. Hampton Hill Dairy at 55 High Street



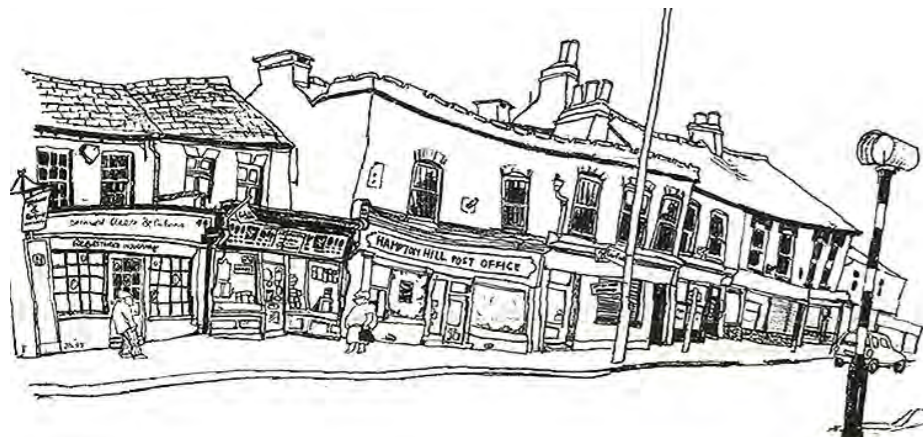
3. Disused Engineering Works at 92 High Street



4. The Star public house at 8 High Street



5. 91-93 at High Street



6. View towards old Post Office (High St junction with Windmill Rd)



Old Post Office at 40 High Street

LOCALLY LISTED BUILDINGS

The Library, Windmill Road (frontage only)

This late nineteenth century building has had a variety of uses, fire station, library, dwelling house and latterly as an administrative office. The structure has undergone renovation and conversion and it is only the frontage that is of townscape merit on Richmond Council's local list. This consists of an attractive dutch gable style composition in red brick, stone detailing and sash windows. The western part of the building retains the fire station type doors. Small front garden, new residential development and parking immediately to rear, beyond which sits the Site. The Business Park is extremely visible to the east and rear of the building



13,15,17,19,21,23 Holly Road

These four buildings form part of a longer terrace of houses. They are two storey nineteenth century dwellings of brick/rendered brick and tiled roofs, set in narrow plots with rear gardens and short front gardens. The Business Park entrance is located in proximity to and visible from the terrace and there is intervisibility with this and a number of structures within the Park.



Significance

These buildings are not located within the High Street (Hampton Hill) Conservation Area, however they are in close proximity to it. They have architectural and historical significance, but are not of sufficient status to be statutorily listed and are therefore considered as of local, limited interest only.

All images from London Borough of Richmond Upon Thames publications

2.9 NEIGHBOURING BUILDINGS



1. The old library on Windmill Road



2. Terrace Houses on Holly Road



3. High Street corner with Park Road



4. Buildings 53 at High Street



5. High Street



6. High Street



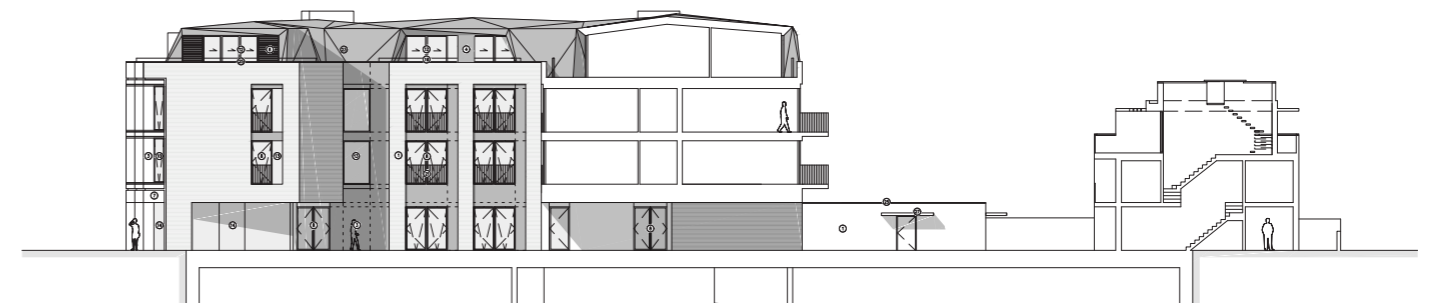
7. View of the Railway from the site

2.10 EMERGING CONTEXT

Richmond's Policies Map (2013) identifies the site as being within an Area of Mixed Use, which is part of the Hampton Hill Local Centre. The site also adjoins the High Street (Hampton Hill) Conservation Area and the Key and Secondary Shopping Frontages along High Street. Furthermore, the site is in close proximity to Bushy Park, which is designated as a Historic Park, Metropolitan Land, Site of Special Scientific Interest, Public Open Space, and an Other Site of Nature Importance, and is within the Bushy Park Conservation Area.

The adopted Richmond Local Plan (2018) also designates the site as Locally Important Industrial Land and Business Park. Whilst a Policies Map has not been prepared to accompany the Local Plan, a new Policies Map will be prepared in due course to reflect these changes.

In May 2018, planning permission was granted at 63-71 High Street, Hampton Hill (ref: 16/4553/FUL), to the immediate east of the site for the redevelopment of the site to erect two buildings comprising between two to four storeys in height and consisting of 6 townhouses, 35 flats and two commercial units. In addition, permission was granted in June 2015 for the construction of four three-storey townhouses at land rear of 73-79 High Street, Hampton Hill, adjoining the site to the east. This permission has since been implemented and completed, and the approved dwellings contain private amenity space, in the form of balconies, to the rear and facing the application site.



Drawings of the approved scheme at 63-71 High Street (ref: 16/4553/FUL)



3.0 EXISTING EMPLOYMENT SITE



3.1 QUALITY, TYPE AND SIZE OF EMPLOYMENT SPACE

The existing buildings comprise a number of dated office and workshop units which have been built in a piece meal fashion over many years. Most being over 40 years old. There is currently around 63% vacancy on the site which is increased to 74% if the Atcost structure is disregarded. Many of the occupied units are let on very favourable terms including 3 months rolling breaks, with some tenants holding over. Those tenancies are allowed to continue on soft terms to provide some degree of onsite security and to mitigate rating liabilities.

The estate is made up of the following premises:

St Clare House

This is a three storey office building, built in the late 1970's. It is divided into six suites, providing a total area 545 sq m (5,866 sq ft)* of office accommodation. This building is currently vacant.

Holly House

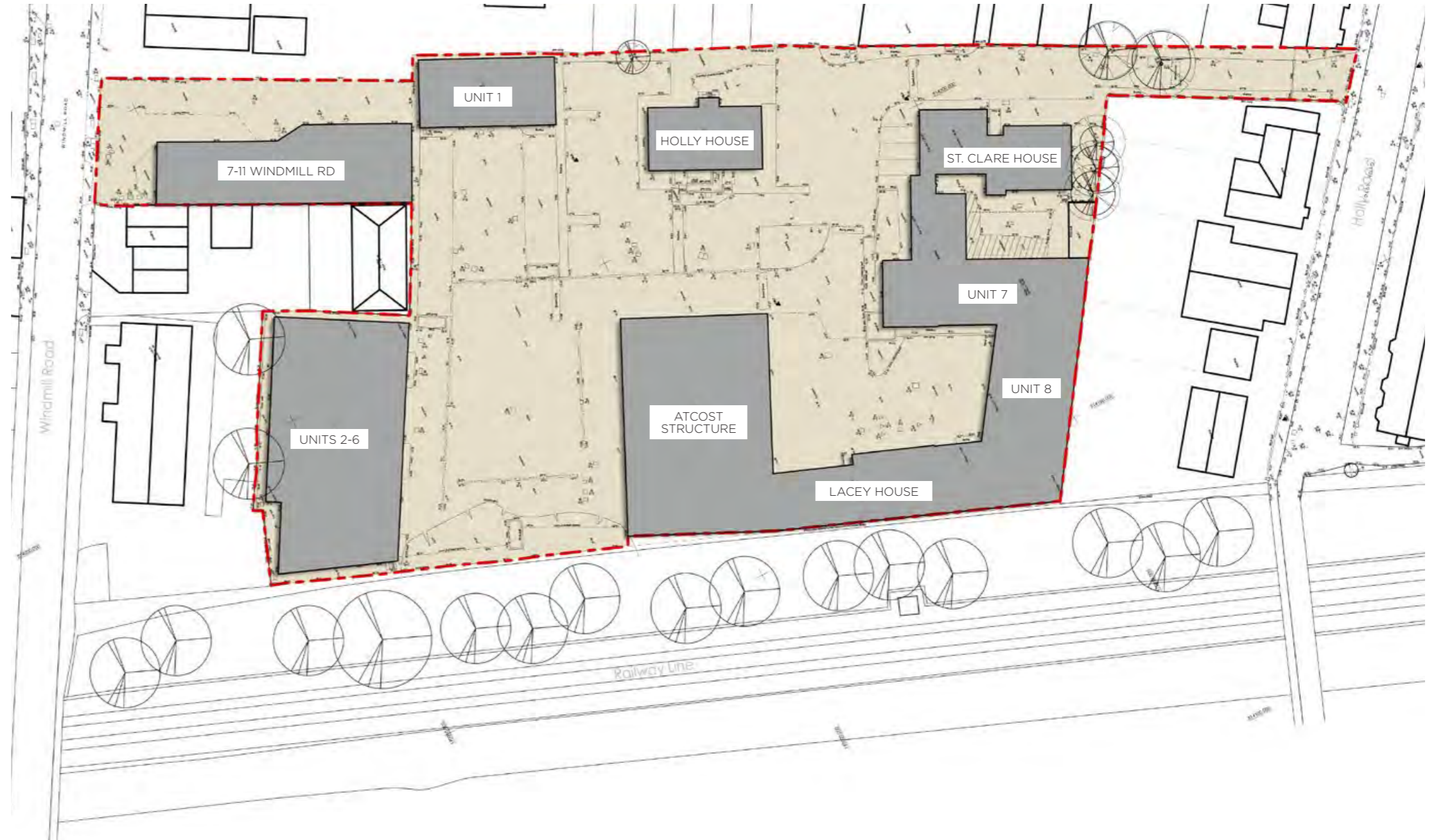
This building is a two storey office building, built in the early 1980's. This building provides 275.16 sq m (2,961 sq ft)* of office accommodation but is currently vacant.

Lacey House

This is a two storey building providing office accommodation. It was built in the early 1970's and provides 389.15 sq m (4,188 sq ft)* of office accommodation. The building is currently vacant.

Units 1-8, St Clare Business Park

Single storey terraced workshop units built in the 1970's and 1980's providing 1,521 sq m (16,372 sq ft)* of workshop space. However, only three of the units, totalling 406 sq m (4,370 sq ft)* are currently occupied.



The Atcost Structure

This is a two bay open sided single storey concrete framed structure, which can only be used for covered storage purposes. It has no offices or services. The total area of this space is 656 sq m (7,061 sq ft)*.

7-11, Windmill Road

The premises comprise a car sales and workshop building and extends to 412 sq m (4,434 sq ft)*.

* all area values GIA



3.1 QUALITY, TYPE AND SIZE OF EMPLOYMENT SPACE

Please refer to the Employment Land Statement that accompanies this application.

The existing buildings are not fit for purpose being economically and physically obsolete. Redevelopment solely for either office or industrial uses, or a combination of both is not viable.

More specifically there are the following conclusions in relation to the Application site:

- The site is not in a preferred location in Richmond or the market area for industrial uses
- The surrounding residential occupiers, narrow and congested access roads limits the site’s suitability for industrial or warehouse uses.
- There is unlikely to be any sufficient increase in take-up rates for the existing buildings over the coming years due to their poor quality. Indeed demand will continue to decline. The present vacancy rate on the site is 63%, or 74% if the open sided ‘Atcost’ structure is ignored.
- It has clearly been demonstrated that this is not a key estate in Richmond’s portfolio of estates and this is supported by the Councils own consultants (Peter Brett) in their 2013 report.
- The redevelopment of the site for a residential led mixed use scheme will have no adverse implications for the continued operations of the other employment sites in the area.

- In policy terms major new employment development should be directed towards Richmond and Twickenham centres.
- The application proposal will deliver new high quality and flexible business space. This space will meet the needs of smaller occupiers, start-up businesses and co-workers. This meets the expectations of Policy LP40 (4).
- The proposed mixed use scheme will be more compatible with the existing context of the site.
- Identifying the B uses on this site is not practical nor could this be achieved in the real world.
- A larger quantum of jobs will be created in the new ‘B’ space compared to the current position.

We recognise that the Council would prefer the proposed scheme to provide the same quantum of floorspace. However, the Employment Land Statement considers that the Atcost building should be excluded from this total due to the nature of the unit and the fact it is in essence an open sided structure which is of no use to the majority of occupiers. Once this area is disregarded, the loss of commercial floorspace is minimal.

In conclusion there is no reasonable prospect of this site being fully occupied if left in its current form and it cannot be redeveloped given the lack of viability. As a result, the most feasible option is a mixed-use scheme.

Unit	Area (sq m)	Vacant	Use
St Clare House	545	Yes	B1(a)
Unit 1	172	No	B1(c)
Unit 2	117	No	B1(c)
Unit 3	117	Yes	B1(c)
Unit 4	117	No	B1(c)
Unit 5	117	Yes	B1(c)
Unit 6	142	Yes	B1(c)
Unit 7	350	Yes	B1(c)
Unit 8	389	Yes	B8
Holly House	275	Yes	B1(a)
Lacey House	389	Yes	B1(a)
Atcost*	656*	No	B8
Windmill Rd	412	No	B2
Total B1a	1209		
Total B1c	1132		
Total B2	412		
Total B8	389		
Total	3,142		

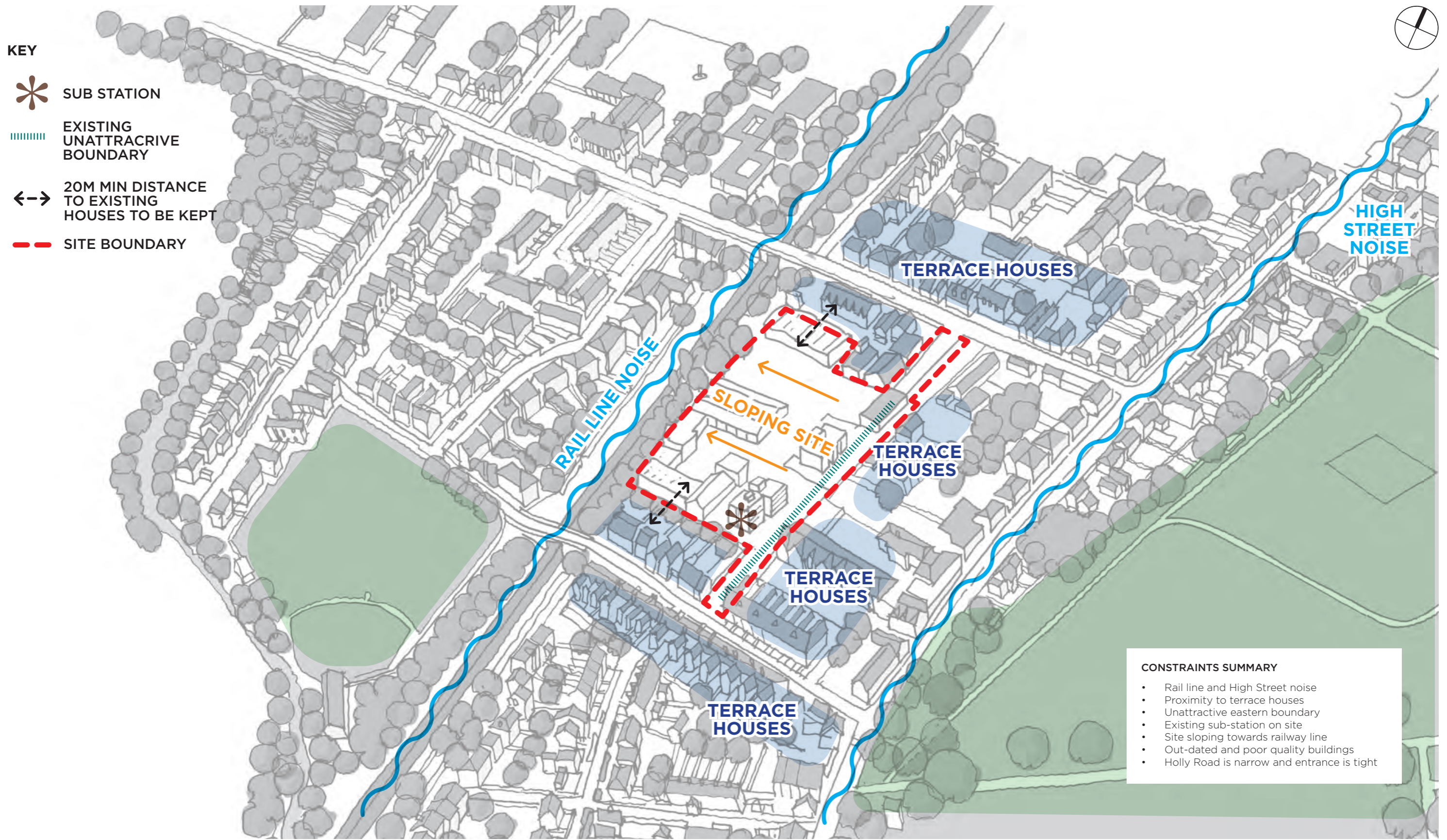
* excluded as a covered external area



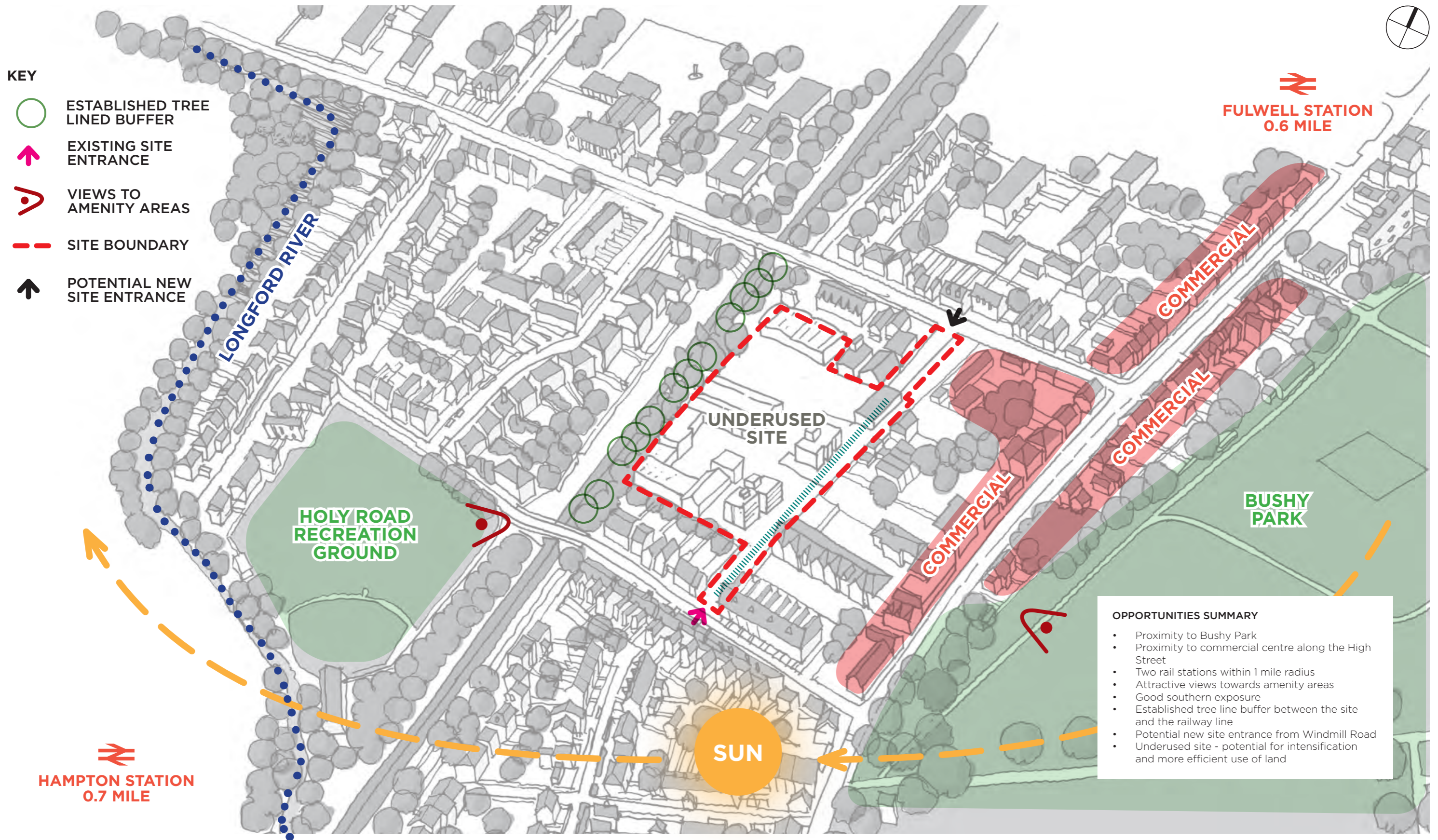
4.0 DESIGN EVOLUTION



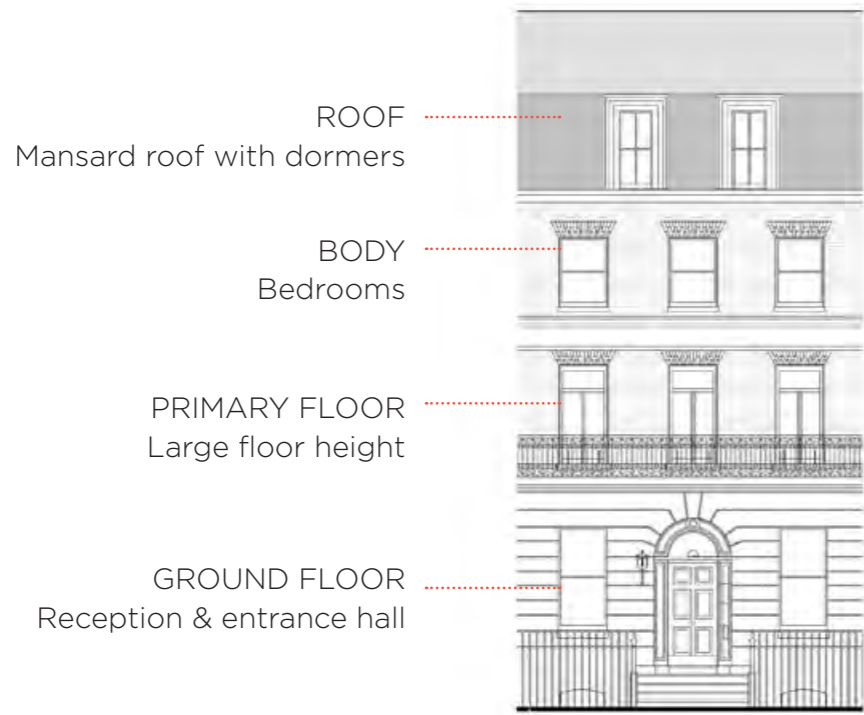
4.1 CONSTRAINTS



4.2 OPPORTUNITIES



4.3 PRECEDENTS AND INSPIRATION



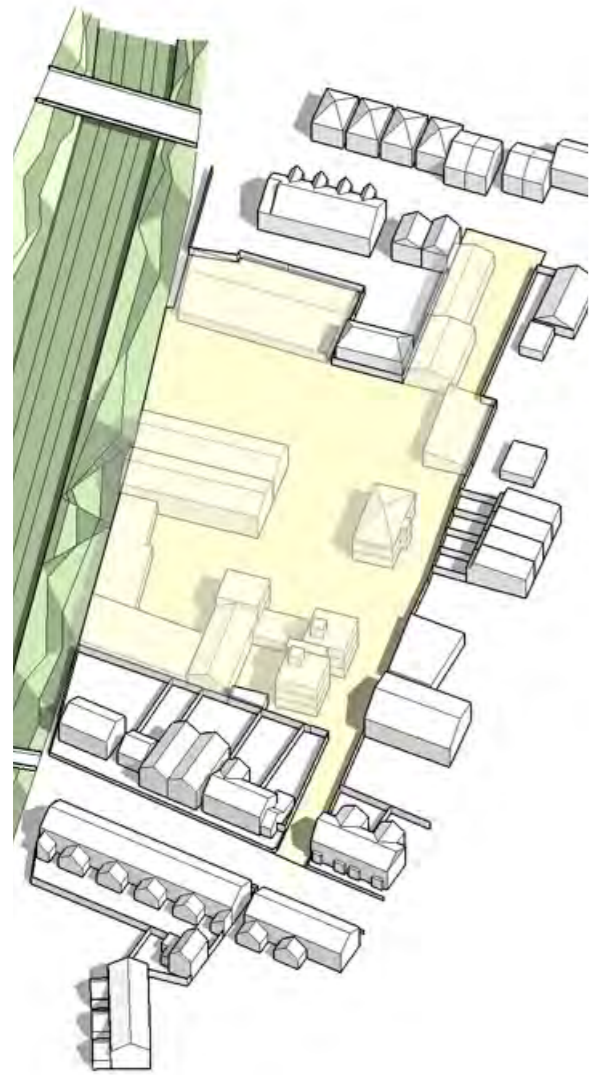
TRADITIONAL LONDON VERNACULAR



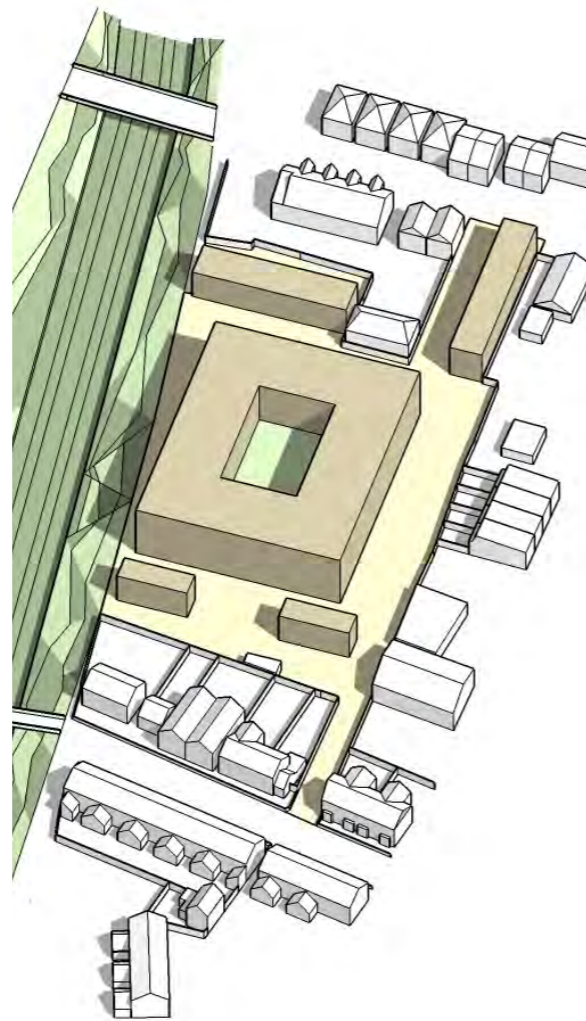
CONTEMPORARY ELEVATION STUDY



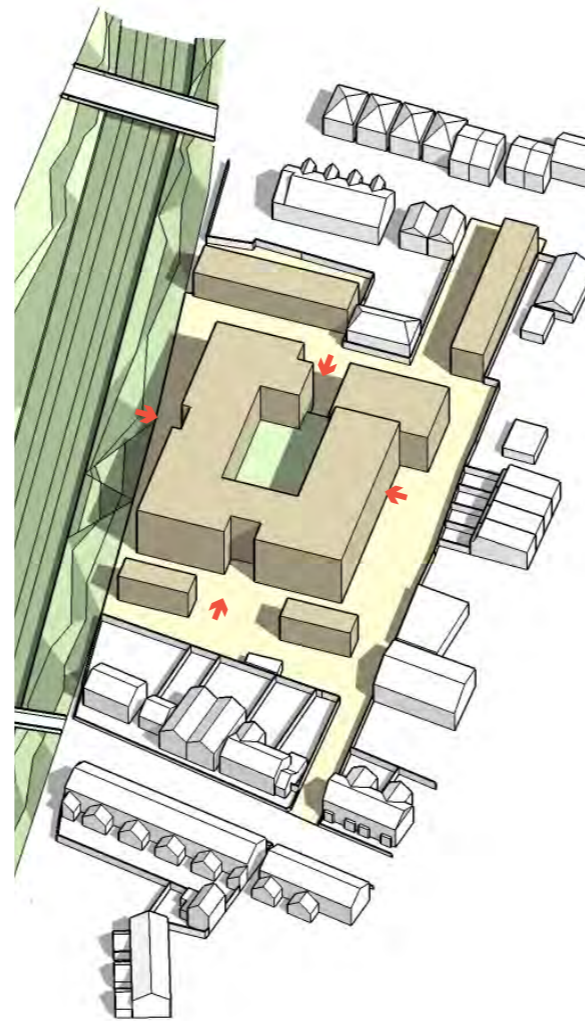
4.4 MASSING EVOLUTION



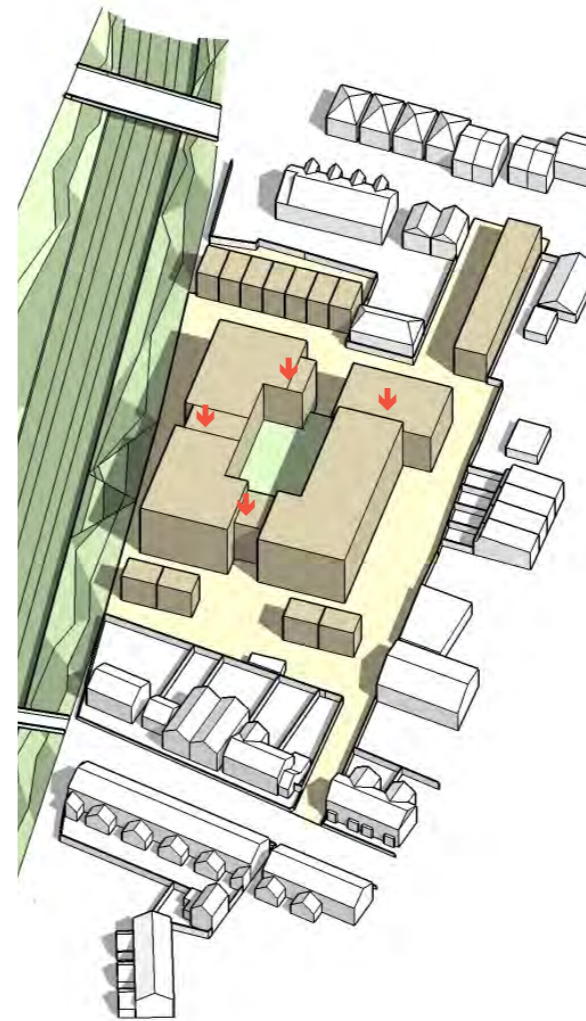
1
Existing condition



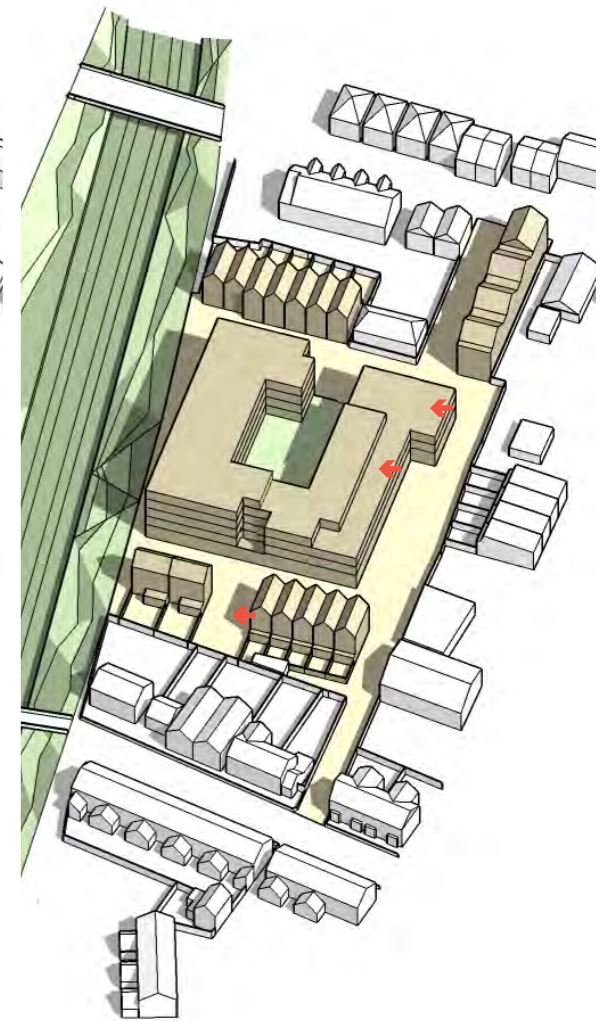
2
Main elements defined



3
Large volume broken up
to reduce visual impact



4
Heights adjusted in response
to site conditions



5
Recesses introduced;
Final proposed form

4.5 PRE-APPLICATION DISCUSSIONS

January 2018



Early proposal for the scheme included ideas for contemporary mansard roof treatments to blocks and terraced houses.

March 2018



More detailed proposals revealed concepts for public spaces throughout the scheme. Various shared surface zones were proposed. Contemporary form of the houses and blocks is developed.

May 2018



Proposal for the residential block featured mansard roofs as well as semi-inset balconies. Off-white brick was used for most of the elevation. Commercial element was completely separated without extensive street frontage.

First pre-app consultation
January 2018



First public consultation
March 2018



Second pre-app consultation
May 2018



Pre-app feedback: Officers were generally happy with the massing, design and articulation of houses. They supported the general approach for the central apartment block in terms of hierarchy and materials with plinth, middle layer and crown treatment clearly expressed. They did however express concerns regarding the massing, which was illustrated entirely as 5-storey. The use of the balconies to break down the perceived massing of the elevation and the articulation provided was generally supported.

With regards to the standalone commercial building fronting onto Windmill Road, officers requested a fresh review of the proposed architectural treatment. They felt that the elevations should respond to the existing library building and that the roof form should reflect the local character, which is predominately pitched.

4.5 PRE-APPLICATION DISCUSSIONS

February 2019



Commercial units on the ground floor are introduced. Top floor mansard treatment is simplified. Vertical divisions are tested on the elevation using brick detailing. Set-backs are introduced on the eastern side to respect relationship with neighbouring High Street and Penny Farthing Mews properties.

March 2019



Projecting balconies are introduced. Simplified geometry of top floor is proposed, resulting in more efficient stacking. More subtle details are applied to the elevations.

July 2019 - Submitted proposal



Brick colours for Block 1 and house terraces are changed to shades of yellow. All metal elements colours to be warm shade of brown/gold. Brick corbelling detail is introduced to base floor of Block 1 and houses. More horizontal divisions and richer brick detailing is used on the elevations. Privacy screens are adopted to all balconies.



Options for the central block were explored to break down the continuous 5-storey element. We decided as a team to step down and lower the southern element of the building as this not only helped draw additional daylight in the central podium deck garden but also broke down the perceived massing from the entrance to the development. Once the massing and internal layouts were resolved further refinement was added to the elevations. Raised brick course detailing was added to the ground floor storey to express the plinth and location of additional commercial units. Simple brick detailing was used on the middle layer of the elevation to express the residential use with smaller punched windows. Only the upper 5th storey is expressed differently creating a much better and balanced composition.

The commercial units served from Windmill Road were redesigned to reflect the architectural character of the existing library, pitched roofs provided a link with the surrounding residential homes.

With regards to the houses on the south and north of the site, we felt that the previous mansard approach was no longer relevant given also the change to the commercial building on Windmill Road. We therefore have reinforced the link with the houses on both Windmill and Holly road by designing pitched roofs to all. The architectural treatment is very clean and simple and uses traditional Georgian detailing to articulate the elevations.

4.6 COMMUNITY INVOLVEMENT

Notting Hill Genesis has undertaken a long and extensive programme of community involvement and consultation for proposals for the redevelopment of St Clare Business Park. This began in March 2018 and will continue up to submission of the application.

The community involvement and consultation ensured that as many stakeholders as possible were aware of and understood the proposals. The programme targeted London Borough of Richmond upon Thames members and officers, tenants of the site, residents from the surrounding area, neighbouring developments, local businesses and community groups.

The consultation took place in four phases:

- Phase One took place from March 2018. Notting Hill Genesis held two public exhibitions to meet the community and introduce proposals for St Clare Business Park. The public exhibitions were held on Thursday 22 March 2018 and Saturday 24 March 2018 with approximately 108 members of the local community attending over the two days
- Phase Two took place from May 2018. It included two update sessions on Tuesday 12 June 2018 and Thursday 14 June 2018 to discuss the proposals in further detail with those living closest to the site. Residents were available to book one-to-one meetings with the team or drop-in at any time to discuss the proposals in more detail. Approximately 63 members of the local community attended. 73% of attendees had not previously engaged with the consultation showing the events reached more unique members of the community. An FAQ newsletter was issued in August 2018 and December 2018 to give updates to the local community on the proposals and next steps

- Phase Three took place from February 2019. Two public exhibitions were held on Saturday 9 March 2019 and Wednesday 13 March 2019. Approximately 65 members of the local community attended
- Phase Four took place from September 2019. An Update Newsletter was delivered to the local community and an Online Exhibition was launched on the project website to update the community on the final plans ahead of submission.

In addition to public exhibitions and events, stakeholder meetings were held throughout the pre-planning process with local ward councillors, current tenants of the site, representatives of the neighbouring development at 63-71 High Street and Penny Farthing Mews residents to discuss the proposals in more detail.

KEY STATISTICS



Selected presentation boards from March 2019 public consultation event.

4.6 COMMUNITY INVOLVEMENT

A website, www.stclarehh.co.uk, was launched in March 2018 to allow interested parties to access information online and get in touch with the project team. Over the consultation period, the website received 1,490 unique visitors.

The principle of redevelopment was well-received by the local community and the proposed mixed-use scheme on-site was supported by most respondents. The design has been developed throughout the consultation to address a number of matters raised by the local community, including:

- Significant design development has been undertaken throughout the consultation. Early consultation was carried out on key principles that have been refined throughout the process.
- A reduction in the height of the building from six storeys to five storeys. Reduction to the massing of the building by introducing a setback, this results in the eastern side of the building stepping down from five to four storeys.
- The distances between main facing windows of habitable rooms exceed the 20m requirement set by London Borough Richmond upon Thames
- The brickwork tone and palette have been refined, using red and yellow bricks that take reference and inspiration from the local context and surrounding area
- New decorative stone effect and additional detailing has been incorporated to the design of both the apartments and townhouses
- Smaller windows have been introduced to the rear of the townhouses to reduce overlooking impact to Holly Road and Windmill Road
- Additional trees and planting have been included to the eastern boundary of the site, which will enhance the

pedestrian walking route through the site as well as provide a natural screen to Penny Farthing Mews and High Street properties

- Design development to the landscaping and boundary treatments behind back gardens to provide natural screening. New border trees will be planted that will provide a buffer between the existing homes and the new development.

The consultation was successful in reaching out to stakeholders and the local community. Following the submission of the application, Notting Hill Genesis will continue to engage with and update the local community, drawing on strong lines of communication that have been established during the pre-application process.

On Wednesday 8 June, between 6 and 7pm, an online webinar was hosted for the Applicant and the project team to share their updated proposals. The presentation included an introduction and overview of the site for those who may not have attended earlier consultation events, as well as details of the changes made to the original proposals following comments from the Planning Committee.

A video recording of the webinar was uploaded to the website (www.stclarehh.co.uk) on 15 June 2022 along with the presentation slides and a summary of the Q&A session, which can be downloaded.

For more details, refer to June 2022 Statement of Community Involvement.



Attendees to the exhibition at Hampton Hill Cricket Club and members of the team presenting the project and answering queries from the public.



Video recording of the 8 June 2022 webinar



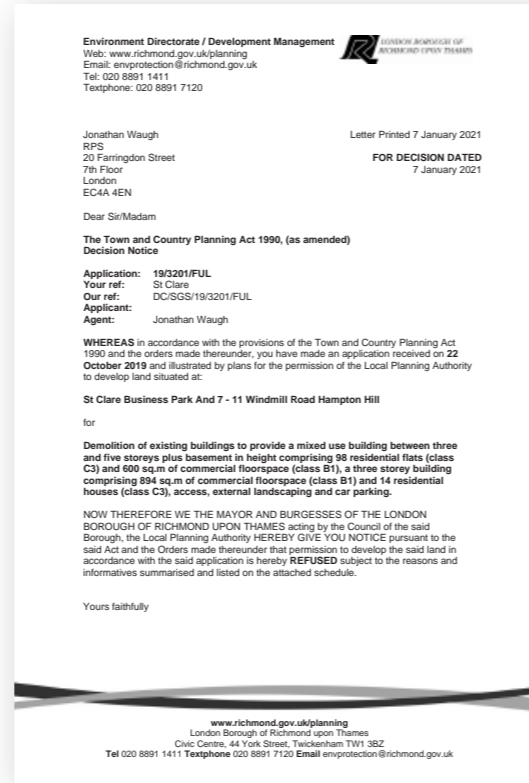
June 2022 Statement of Community Involvement.

4.7 WORKING TOWARDS NEW APPLICATION

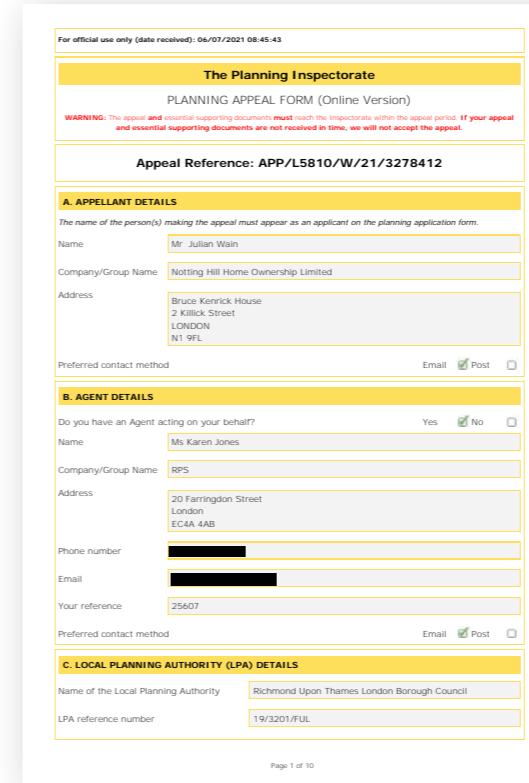
July 2019



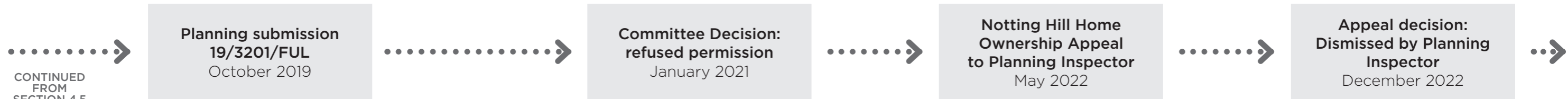
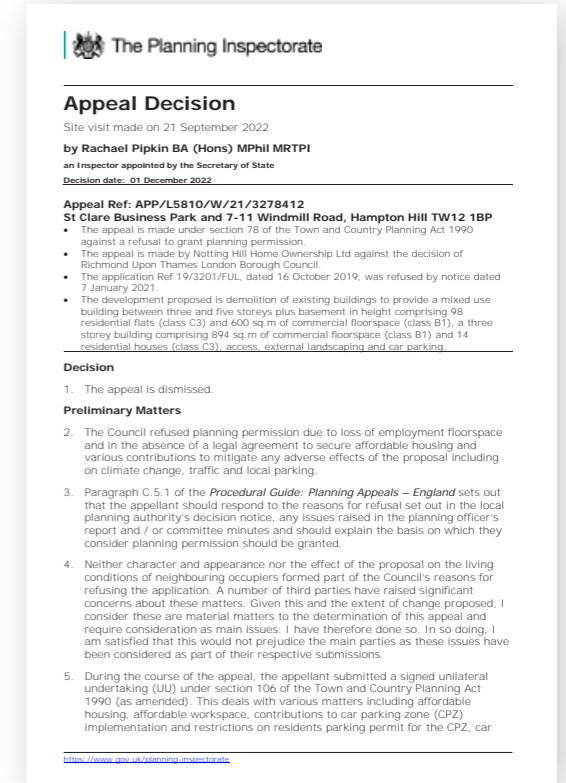
January 2021



May 2022



December 2022

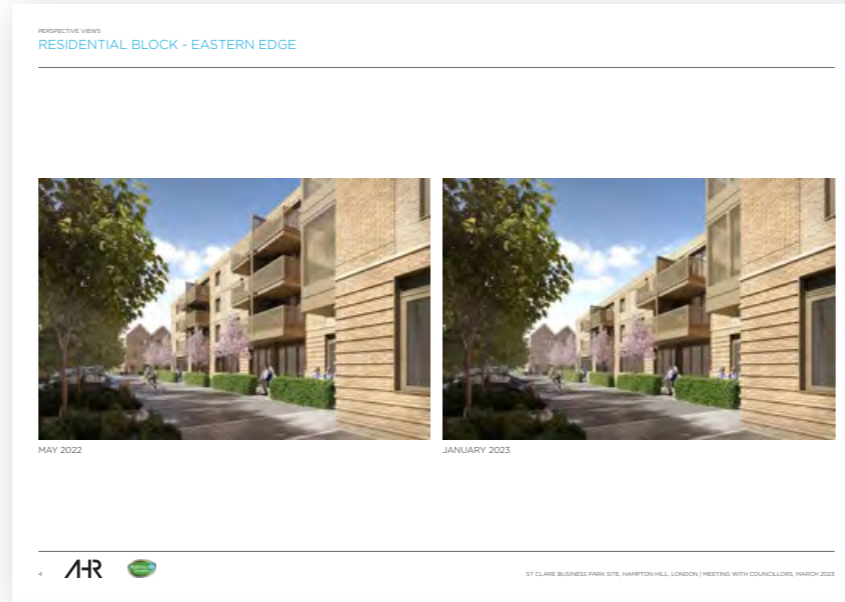


4.7 WORKING TOWARDS NEW APPLICATION

July 2022



March 2023



April 2023 - Submitted proposal

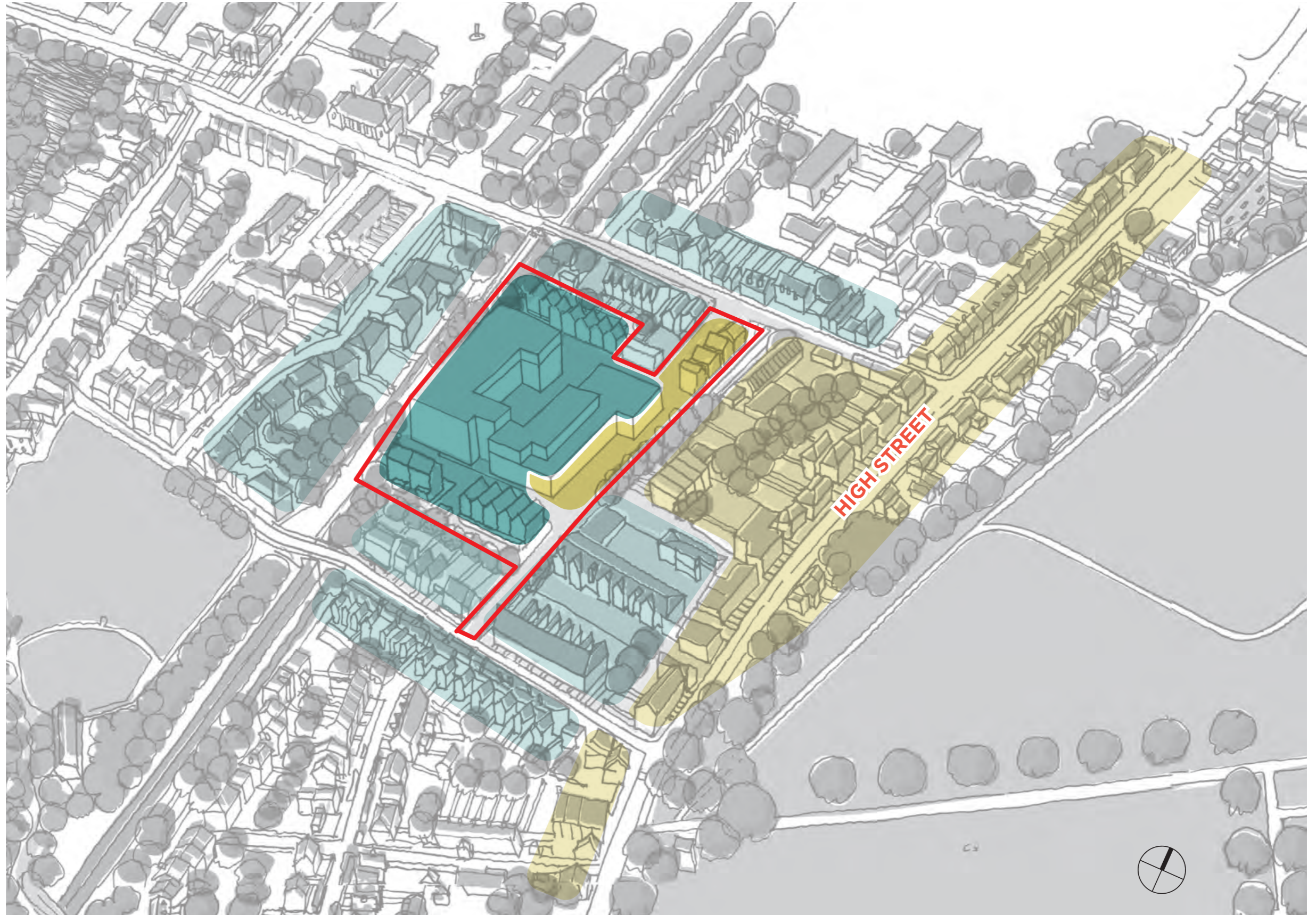




An architectural line drawing of a multi-story residential building. The building features a mix of window styles, including large windows on the ground floor and smaller windows on upper floors. Several balconies with vertical railings are visible. In the foreground, a street scene is sketched with a person riding a bicycle on the left, a group of people standing near the building entrance in the center, and a tree on the right. The drawing is rendered in a simple, sketchy style with dark lines on a light background.



5.0 PROPOSED DEVELOPMENT

5.1 USAGE DIAGRAM



KEY

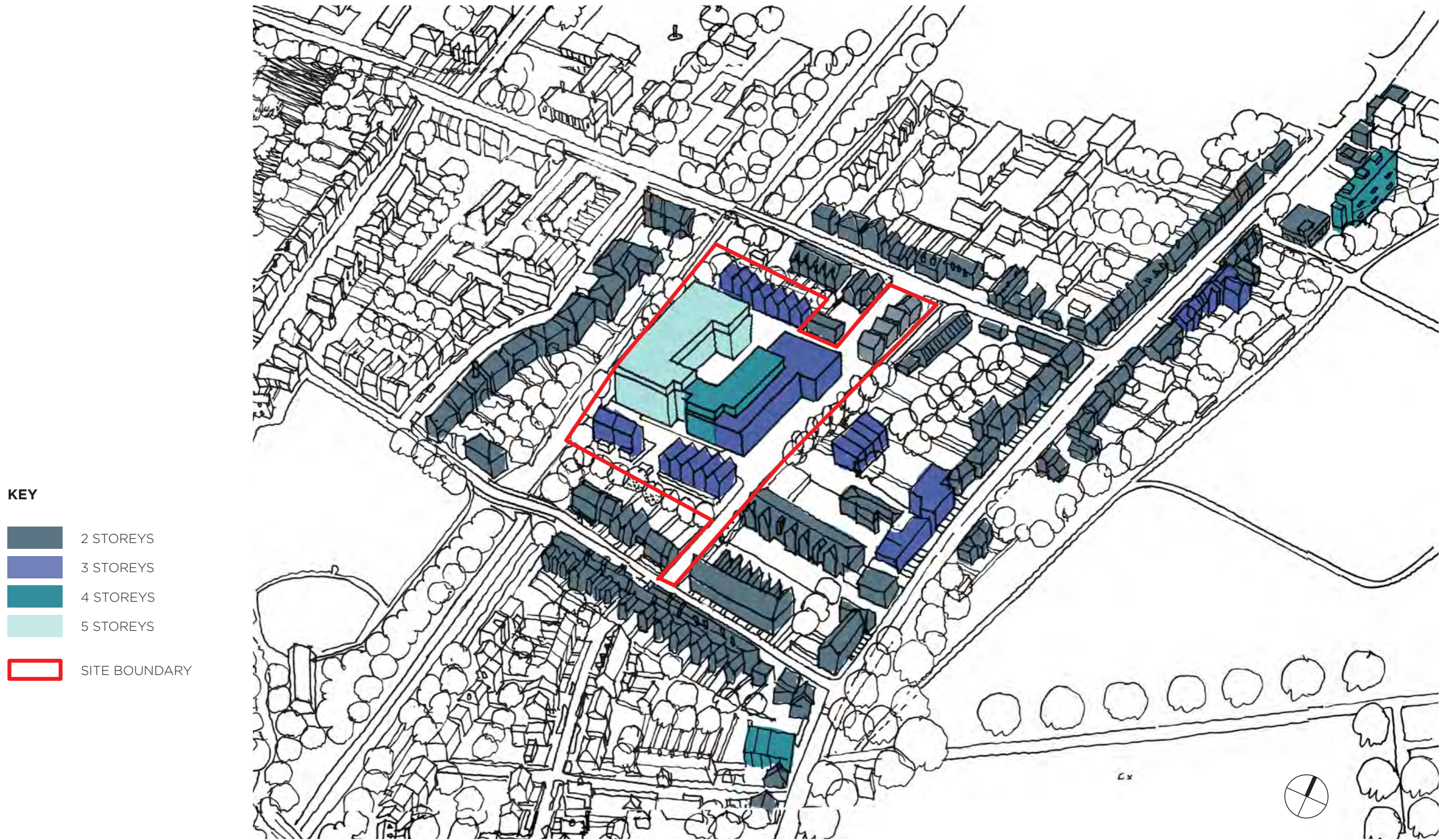
EXISTING

-  COMMERCIAL USE
-  RESIDENTIAL USE

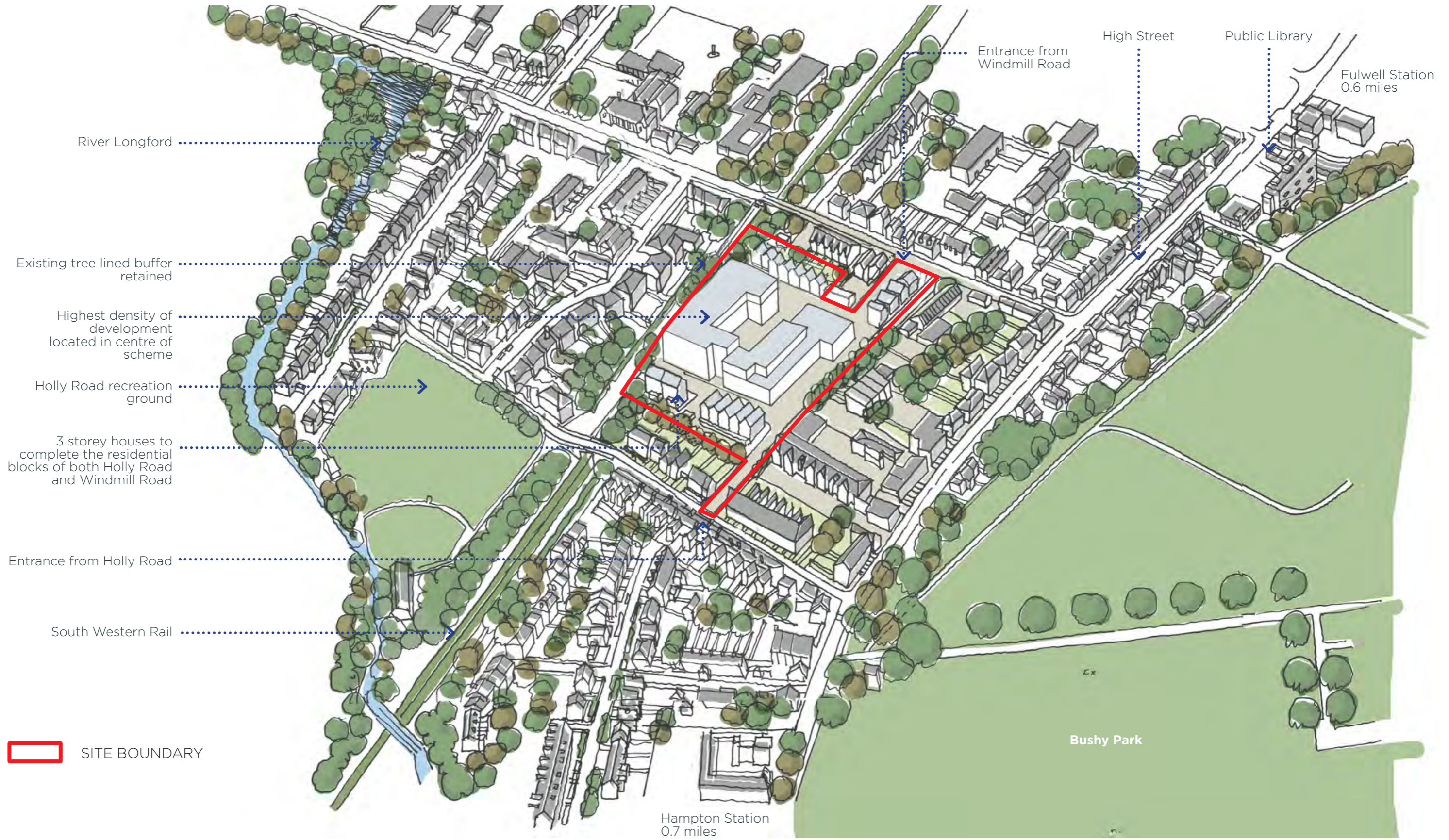
PROPOSED

-  COMMERCIAL USE
-  RESIDENTIAL USE
-  SITE BOUNDARY

5.2 SCALE DIAGRAM



5.3 THE PROPOSAL IN CONTEXT



5.4 SITE LAYOUT DIAGRAM



Commercial front serves as a visual marker terminating entrance view.

New commercial quarter created from Windmill Road serving as a natural extension of the surrounding uses.

Existing boundary conditions improved through landscaping.

Terrace houses added to complete residential block with existing dwellings on Windmill Road

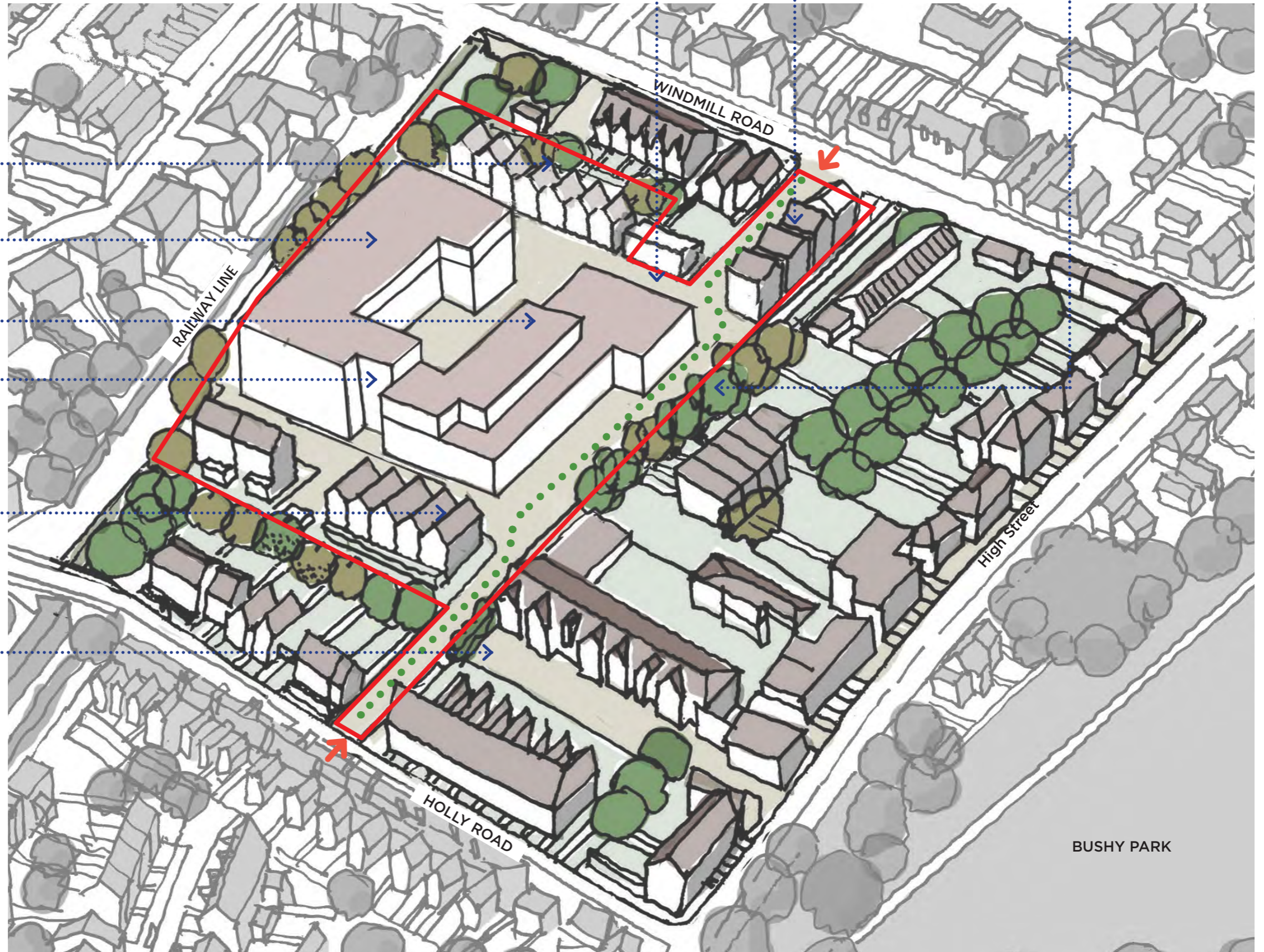
Existing green edge retained



Communal amenity space created over covered car park

Apartment block created in centre of development stepping up from 3,4 to 5 storey using the sloping topography of the site to minimise any potential visual impact on existing dwellings

Mews Houses added to edge to complete residential block with existing dwellings

Green pedestrian route created to improve permeability



-  SITE ENTRANCES
-  SITE BOUNDARY

5.5 SITE SECTIONS

The proposed buildings were reconfigured in order to better respond to site constraints, neighbouring properties and also daylight and sunlight requirements.

- Block 1 - setback has been introduced to the eastern elevation; height on the eastern side has been reduced to 3 storeys, gradually increasing to 5 storeys on the western side;

- Commercial element in Block 1 has been moved entirely to the ground floor to create an active edge along the new pedestrian link;
- Northern and Southern house terraces have been pushed back to maintain min. 20m back-to-back separation distances between the existing and the proposed house terraces.

 EXISTING BUILDINGS SILHOUETTES

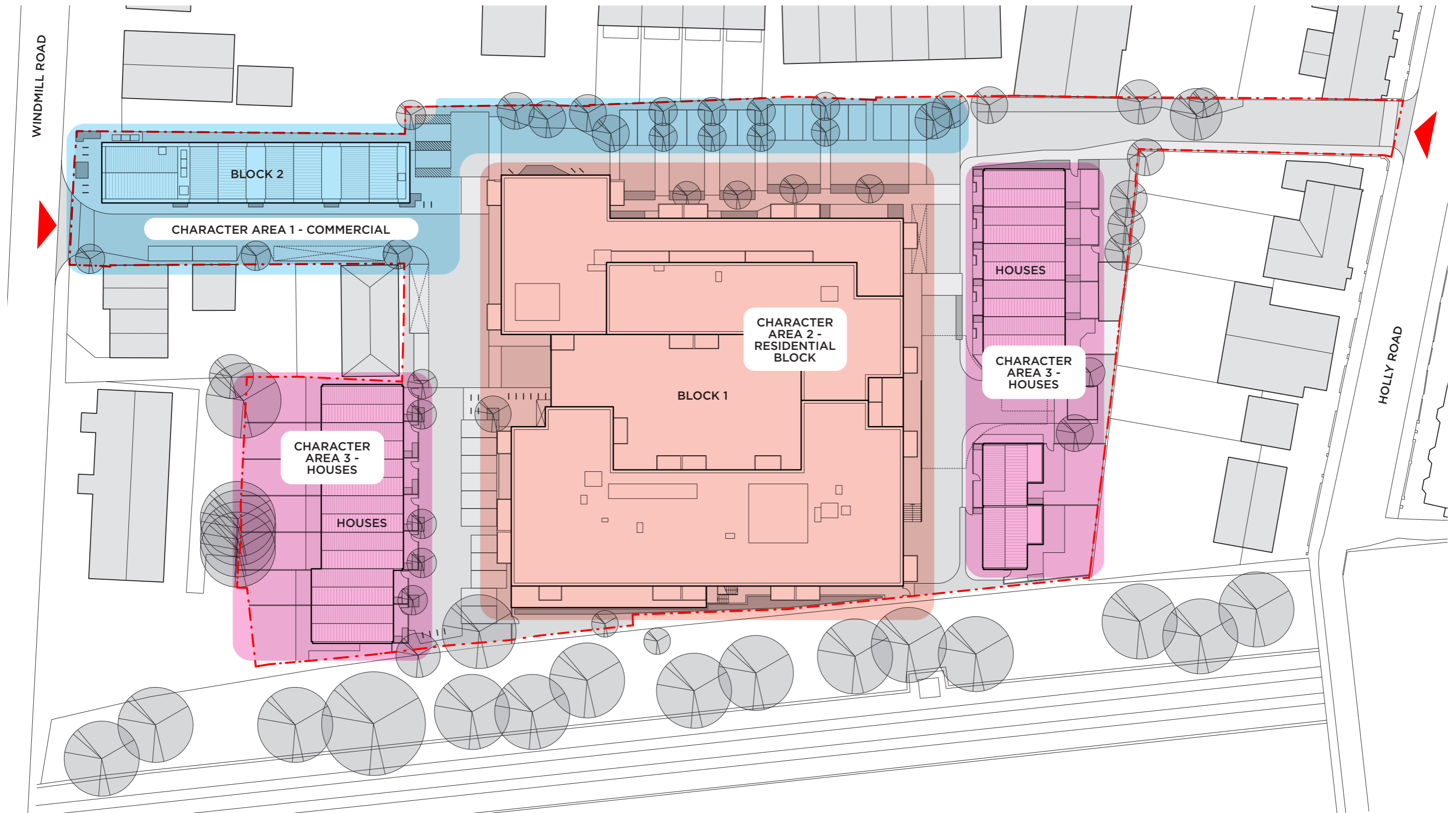


5.5 SITE SECTIONS

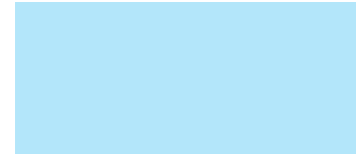
 EXISTING BUILDINGS SILHOUETTES



5.6 CHARACTER AREAS



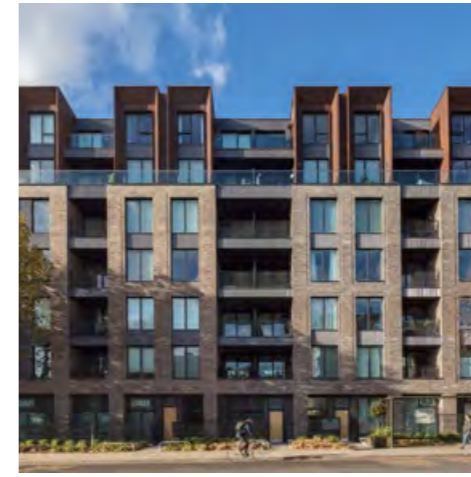
5.6 CHARACTER AREAS



CHARACTER AREA 1
COMMERCIAL ZONE



CHARACTER AREA 2
RESIDENTIAL BLOCK



CHARACTER AREA 3
HOUSES



5.7.1 CHARACTER AREA 1: COMMERCIAL ZONE - ARCHITECTURE

DESIGN APPROACH

The proposed design for the commercial zone takes its reference and inspiration from the surrounding local context and buildings within the conservation area, which is close to the site.

For the commercial block, we are proposing 595 sqm of flexible commercial space for office, research and workshop Class E uses.

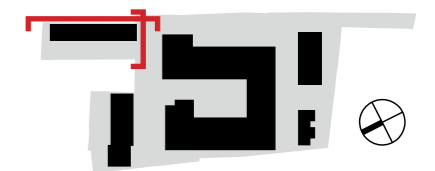
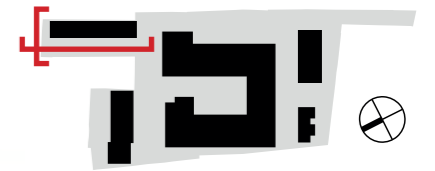
The new commercial space on Windmill Road takes its inspiration and complements the adjacent Old Library frontage. Brick colour, detailing and fenestration patterns have been developed to provide continuity with the streetscape, referencing the locally listed building in a modern language. Its characteristic ornate verge detail has also been cited in a simple contemporary form.

Slot windows have been introduced at high level to allow for passive cooling and cross-ventilation to the commercial units.

Potential overlooking issues have been designed out by careful fenestration arrangement and locating obscure windows in sensitive locations on east and west elevations.



5.7.2 CHARACTER AREA 1: COMMERCIAL ZONE - ELEVATIONS



Material palette for Block 2



Red brick to match Old Library brick



Roof cover Standing seam metal

5.7.3 CHARACTER AREA 1: COMMERCIAL ZONE - USES AND STRATEGY

Industrial and commercial floorspace in St Clare Business Park

The proposed scheme offers 1,885 sq m (GIA) of commercial floorspace (Class E).

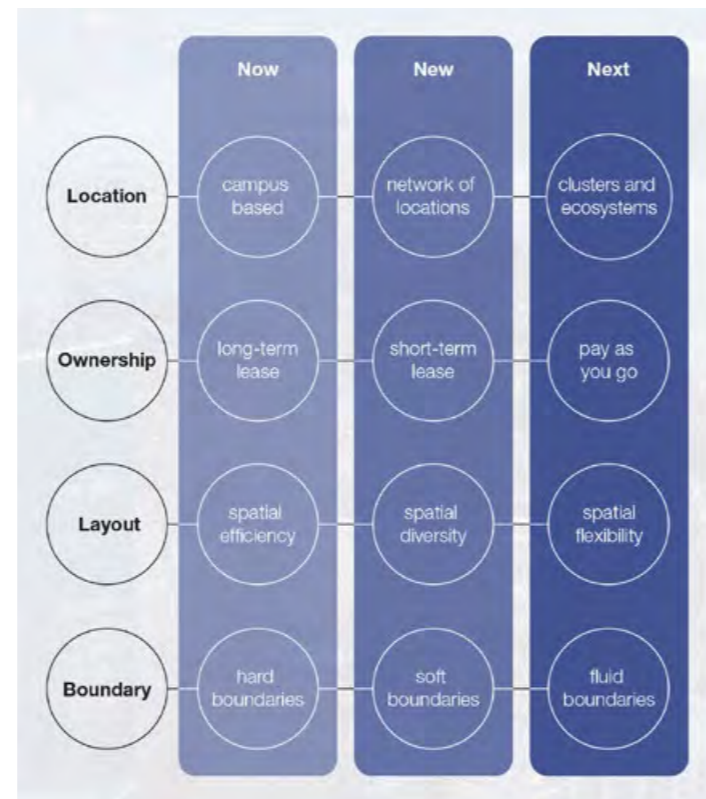
Most of the existing industrial buildings on site date back to the 1970's and 1980's and are not fit for purpose in their current condition.

The proposal would bring forward smaller workshop units and flexible office workspace, targeting small businesses.

The scheme aims to provide higher quality spaces and respond to the increasing demand for smaller and cost-effective units in which functionality will be of paramount importance.

The proposal gives all commercial units generous floor-to-ceiling heights (3.2m - 3.45m for the ground level units and 2.85m for first floor units in Block 2).

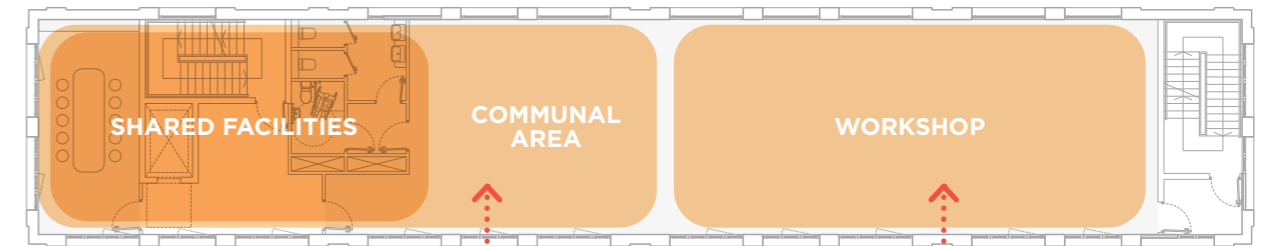
TRANSFORMING QUALITIES OF BUSINESS SPACE



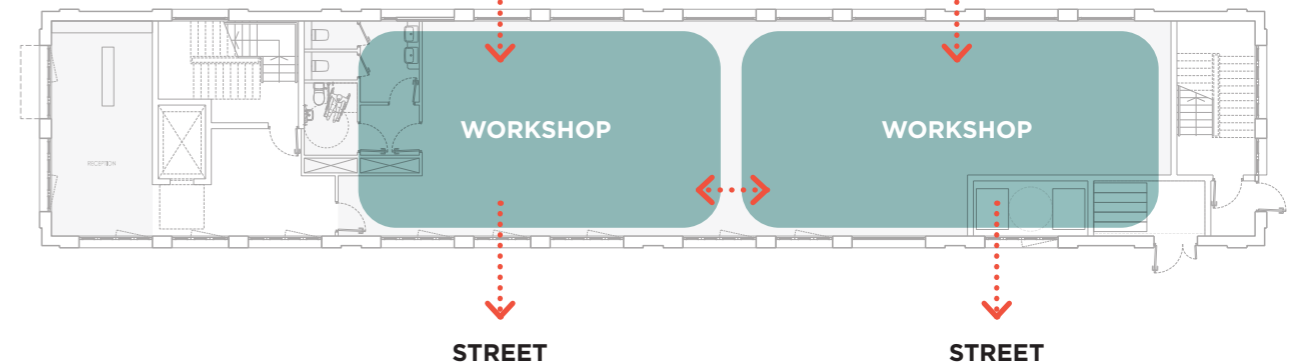
* Arup publications: Living Workplace, 2017

TYPES OF BUSINESS SPACE

CO-WORKING / STUDIO SPACE
1st FLOOR



WORKSHOP - STUDIO
GROUND FLOOR



5.7.3 CHARACTER AREA 1: COMMERCIAL ZONE - USES AND STRATEGY

CO-WORKING / STUDIO SPACE

- Shared facilities and services (meeting rooms, kitchenettes, reception...)
- Potential to be linked to the workshop studios on the lower level
- Diversity in working spaces
- Modern / Industrial office decor
- Private working rooms

297.5 sq m (GIA) in total located on 1st floor of Block 2



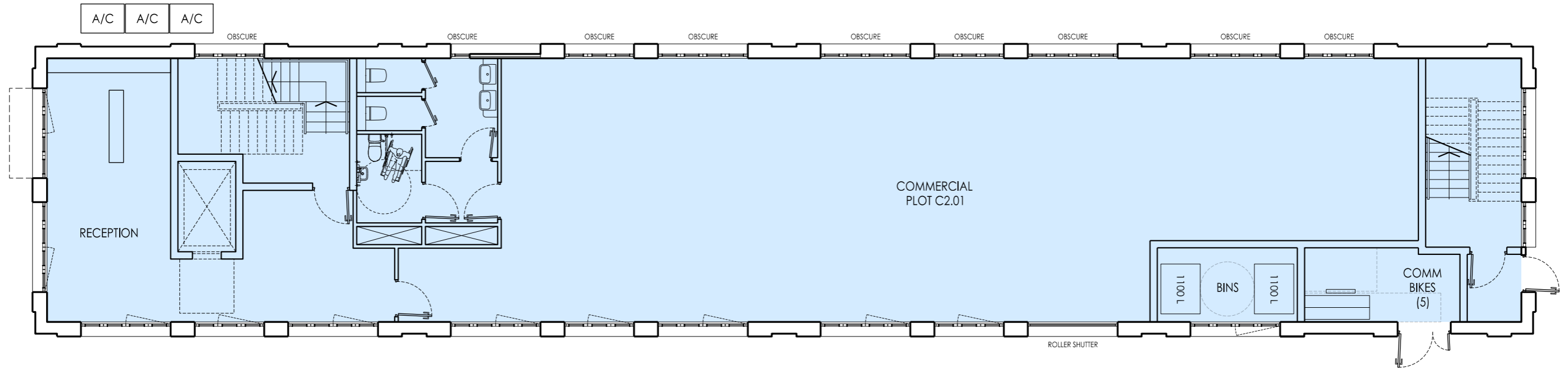
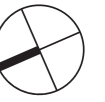
WORKSHOP - STUDIO

- Multi-functional spaces
- High floor to ceiling space
- Large floor area
- Flexible workspace arrangement
- Shared facilities and services
- Storage spaces provided
- Open street frontages

1498.6 sq m (GIA) in total located on ground floor of Blocks 1 and 2

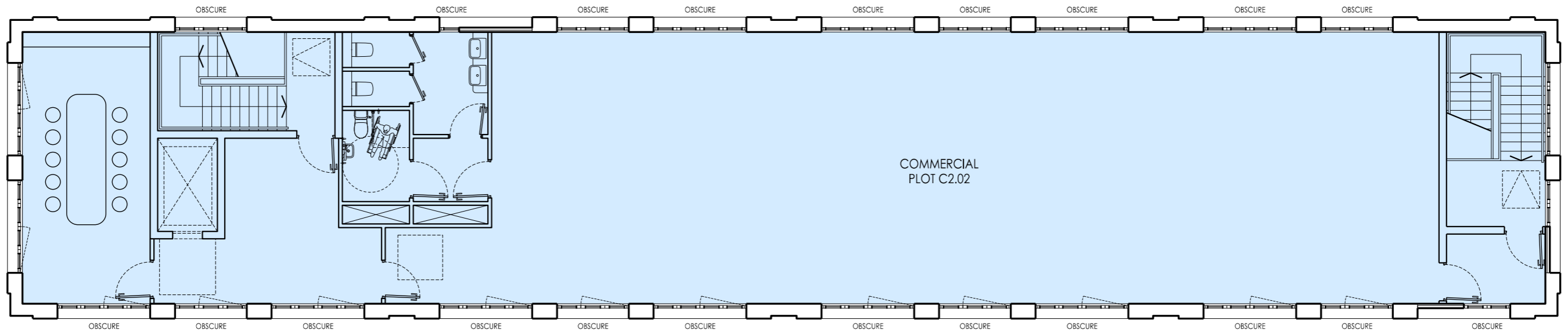


5.7.4 CHARACTER AREA 1: COMMERCIAL ZONE - COMMERCIAL BLOCK PLANS



GROUND FLOOR PLAN INDICATIVE LAYOUT

BLOCK 2 COMMERCIAL UNITS
TOTAL FLOORSPACE (GIA) = 595.1 sq m



FIRST FLOOR PLAN INDICATIVE LAYOUT

5.7.5 CHARACTER AREA 1: COMMERCIAL ZONE - PERSPECTIVE VIEW



Perspective view from Windmill Road entrance, showing the commercial block and The Old Library. Residential block is visible in the background.

5.8.1 CHARACTER AREA 2: RESIDENTIAL BLOCK - ARCHITECTURE

DESIGN APPROACH

Block 1 will consist of 86 apartments with a mix of one, two and three bedrooms. On the eastern edge of the ground floor additional commercial units have been located, to extend the Windmill Road commercial zone deeper into the site and provide vibrant, active frontage for the new pedestrian link with Holly Road.

The building volume has been shaped to make the most of available space, while respecting neighbouring buildings' rights of light and view of sky. There are only 2 residential storeys above the commercial ground floor on the eastern side, which gradually steps up to 5 storeys overall on the western side.

Internal car parks are located in the basement and in a ground floor podium, accessible from the southern side and northern side respectively.

Use of two tones of local yellow brick is proposed for the external elevations, with decorative stone effect and detailing. The design follows similar principles to neighbouring homes on Holly Road and Windmill Road. Entrances to all residential cores have been marked by white stone effect frames and are clearly legible.

All metal elements, including top floor standing seam cladding, balconies, soffits and fittings have the same warm brown colour treatment, complementing the yellow brick. Additionally, balconies are fitted with integrated vertical metal fins with delicate laser-cut pattern, to control views and enhance privacy.



5.8.2 CHARACTER AREA 2: RESIDENTIAL BLOCK - ELEVATIONS



5.8.2 CHARACTER AREA 2: RESIDENTIAL BLOCK - ELEVATIONS



BLOCK 1 - EAST ELEVATION



For material descriptions see section 5.8.4

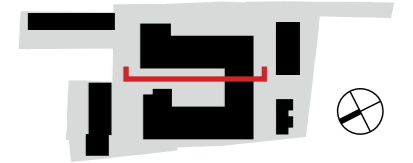


BLOCK 1 - WEST ELEVATION

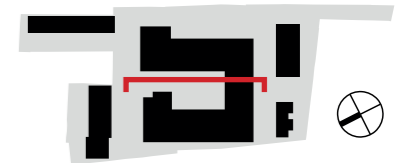
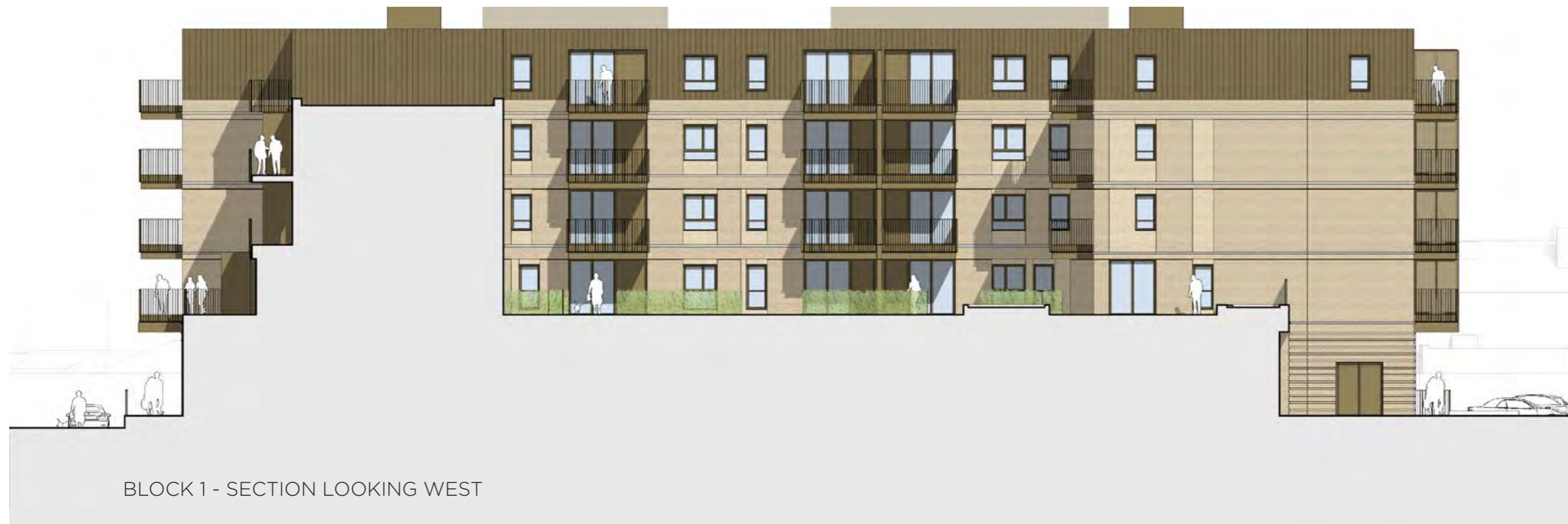


For material descriptions see section 5.8.4

5.8.2 CHARACTER AREA 2: RESIDENTIAL BLOCK - ELEVATIONS



For material descriptions see section 5.8.4



For material descriptions see section 5.8.4

5.8.3 CHARACTER AREA 2: RESIDENTIAL BLOCK - PERSPECTIVE VIEWS

Perspective view of Block 1 from Holly Road entrance. Commercial units are located on the ground floor and benefit from increased floor-to-ceiling heights as well as generous glazing.



5.8.3 CHARACTER AREA 2: RESIDENTIAL BLOCK - PERSPECTIVE VIEWS

Perspective view of Block 1 looking south. To protect privacy to the neighbouring properties, balconies on the eastern elevation are fitted with metal mesh balustrades and tree buffer is provided within the parking zone.



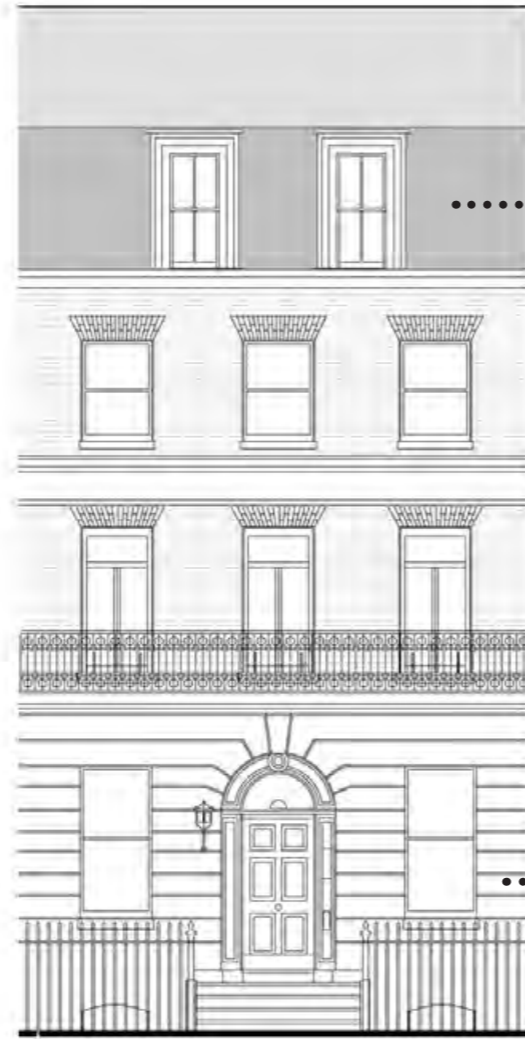
5.8.4 CHARACTER AREA 2: RESIDENTIAL BLOCK - DESIGN CHARACTERISTICS

Distinctive ground and top floor treatment has been influenced by traditional residential architecture of the area.

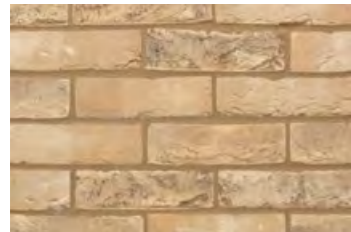
Standing seam cladding to the top floor resembles a mansard roof and provides a visual capping to the building volume.

Brick corbeling on the ground floor creates a solid base for the block.

Material choices are contemporary interpretations of traditional architectural features.



Material palette for Block 1 and houses



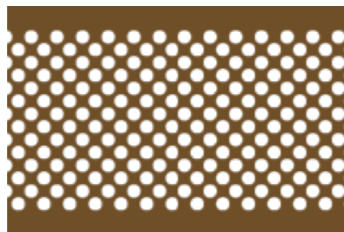
Darker brick
Weathered Gault Blend



Lighter brick
Anglesey Weathered Buff



Frames, balconies, balustrades
Painted metal
RAL 8008 - Olive brown



Privacy screens
Painted metal, laser cut
RAL 8008 - Olive brown



Top floor wall finish
Standing seam metal cladding
RAL 8008 - Olive brown



White accents
Contrasting stone effect material

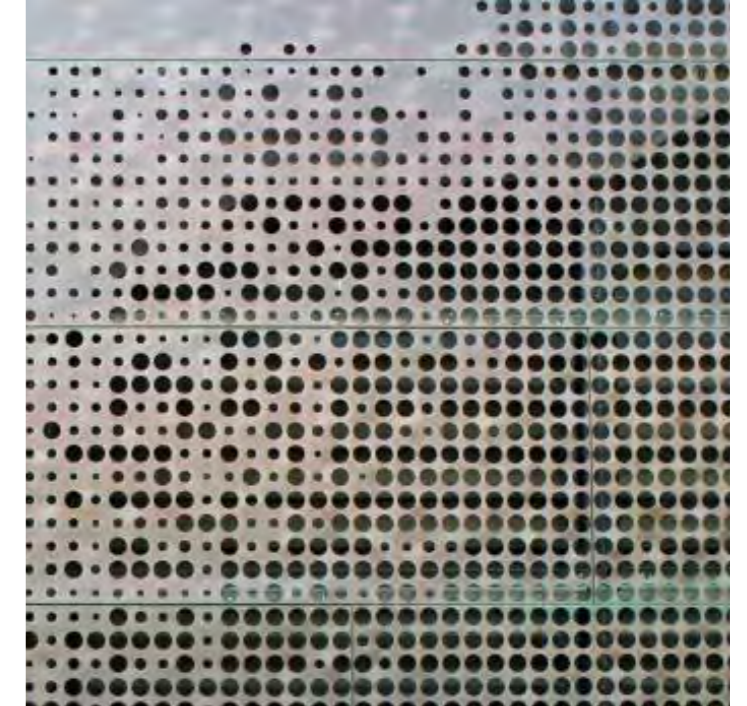
5.8.4 CHARACTER AREA 2: RESIDENTIAL BLOCK - DESIGN CHARACTERISTICS

Balconies feature painted metal soffits and balustrades.

The majority of balcony and terrace balustrades have a form of vertical railings. In more sensitive locations on the eastern elevation metal mesh has been used for the balustrades, to increase privacy.

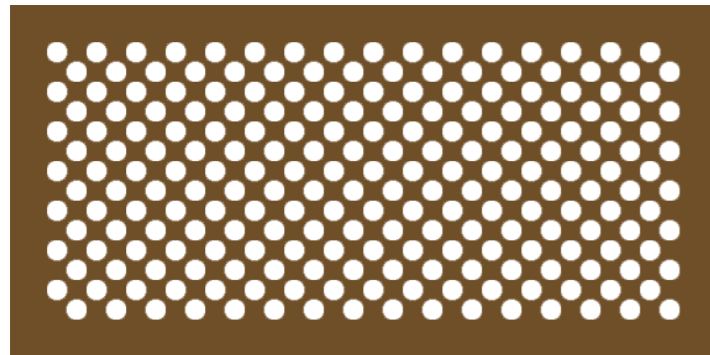
Similar etched metal sheets are used for vertical privacy screens adjacent to most balconies. The width of the fins varies, depending on the sensitivity of a particular location.

Etching pattern is introduced to create visual interest and a distinctive feature of the block.



Privacy screens

Painted metal, laser cut
RAL 8008 - Olive brown



5.8.5 CHARACTER AREA 2: RESIDENTIAL BLOCK - PLANS

BASEMENT PLAN

KEY

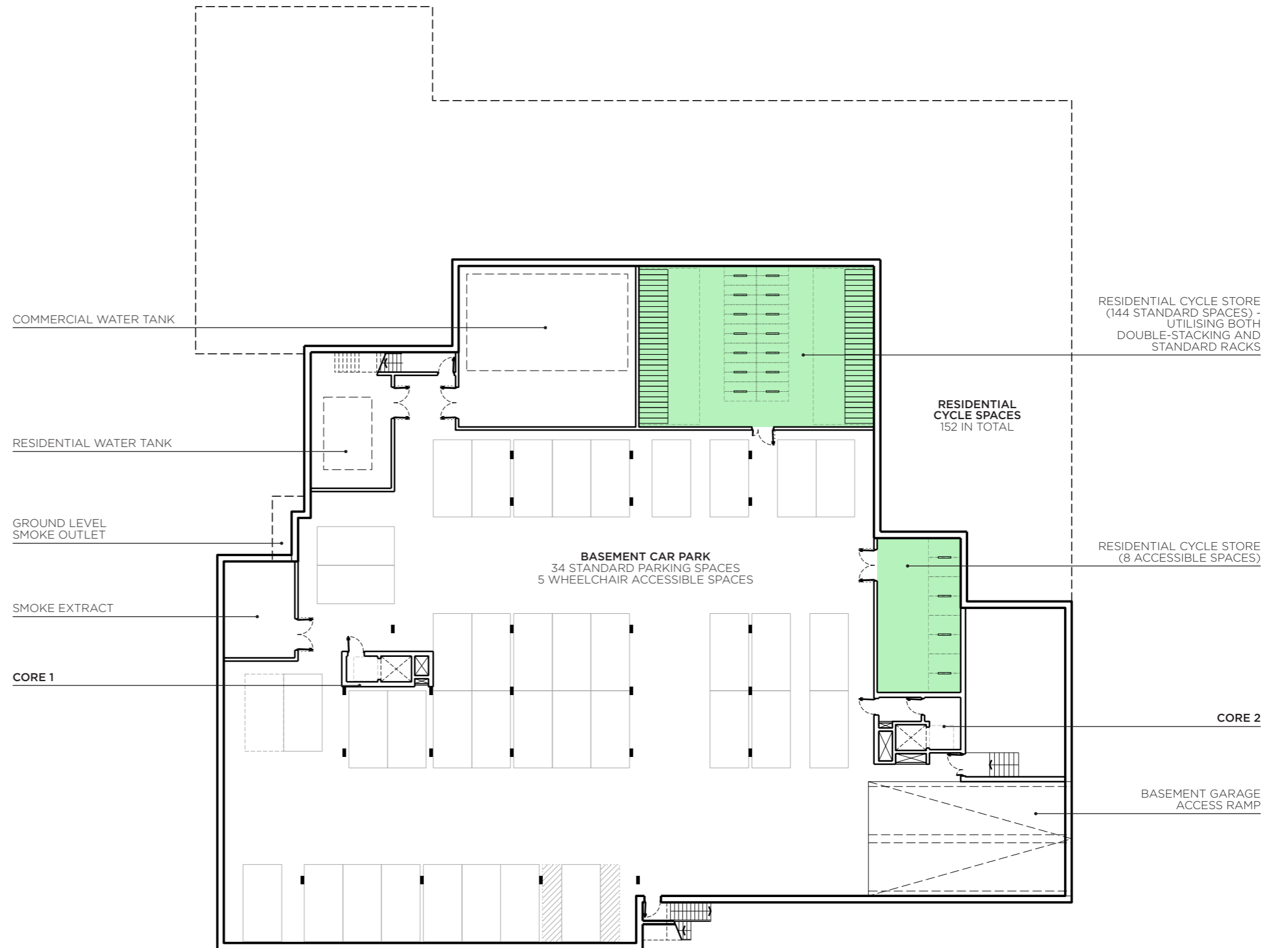
 RESIDENTIAL CYCLE SPACES



Single sided bicycle rack model FalcoLevel. Provision for two-point locking.



Efficient, internally located double stack bike system providing secure storage.



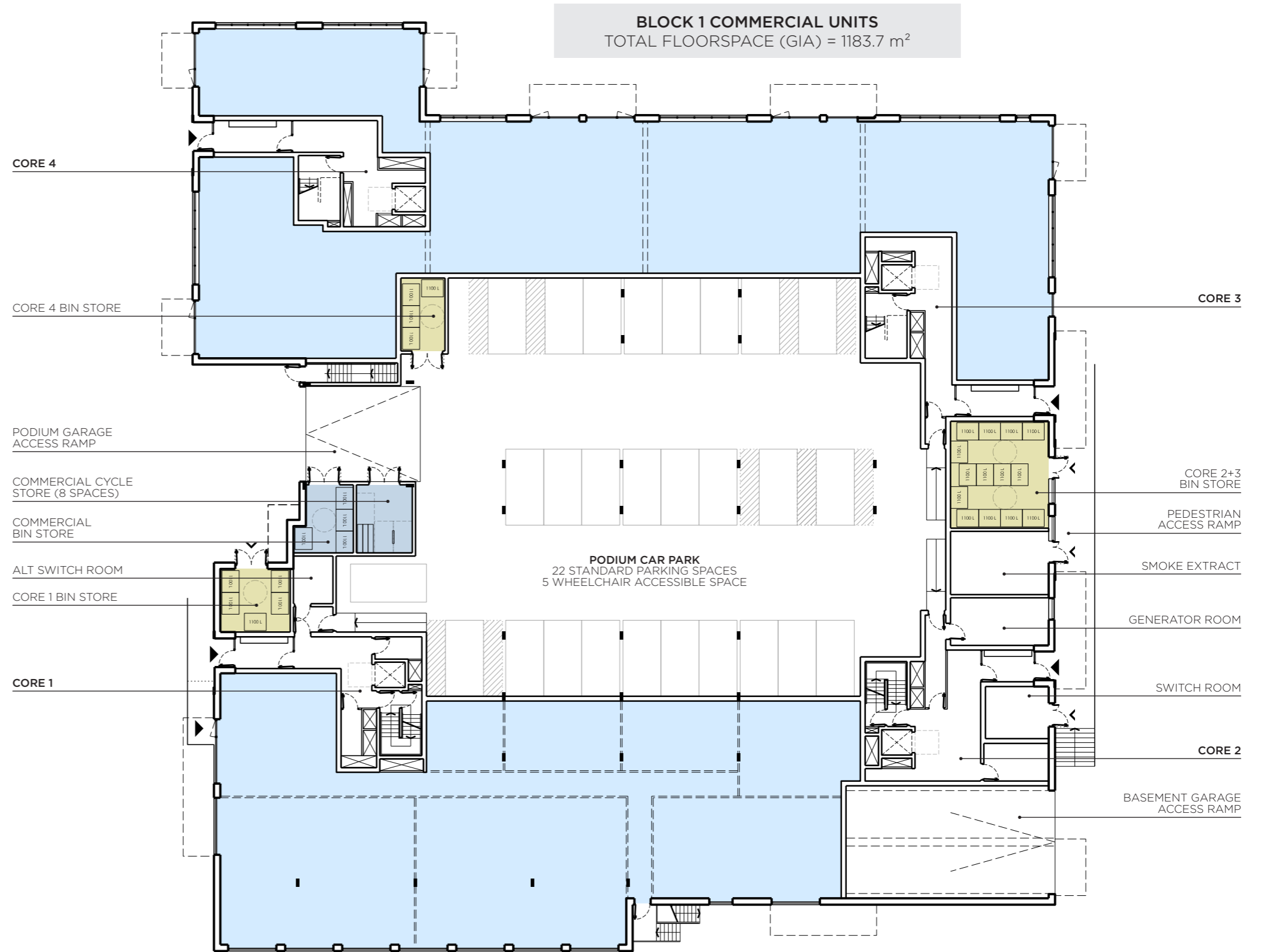
5.8.5 CHARACTER AREA 2: RESIDENTIAL BLOCK - PLANS

GROUND FLOOR PLAN

KEY

- COMMERCIAL UNITS
- COMMERCIAL BIN AND CYCLE STORE
- RESIDENTIAL BIN STORES

Compared to the previously refused scheme, the commercial space within Block 1 ground floor has been increased from 600.1 m² to 1183.7 m².



5.8.5 CHARACTER AREA 2: RESIDENTIAL BLOCK - PLANS

FIRST FLOOR PLAN

KEY

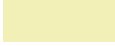


	1 BED UNIT	13
	2 BED UNIT	2
	3 BED UNIT	2
	1 BED ACCESSIBLE UNIT	10



5.8.5 CHARACTER AREA 2: RESIDENTIAL BLOCK - PLANS

SECOND FLOOR PLAN

KEY




	1 BED UNIT	10
	2 BED UNIT	15
	3 BED UNIT	2



5.8.5 CHARACTER AREA 2: RESIDENTIAL BLOCK - PLANS

THIRD FLOOR PLAN

KEY




	1 BED UNIT	4
	2 BED UNIT	12
	3 BED UNIT	2

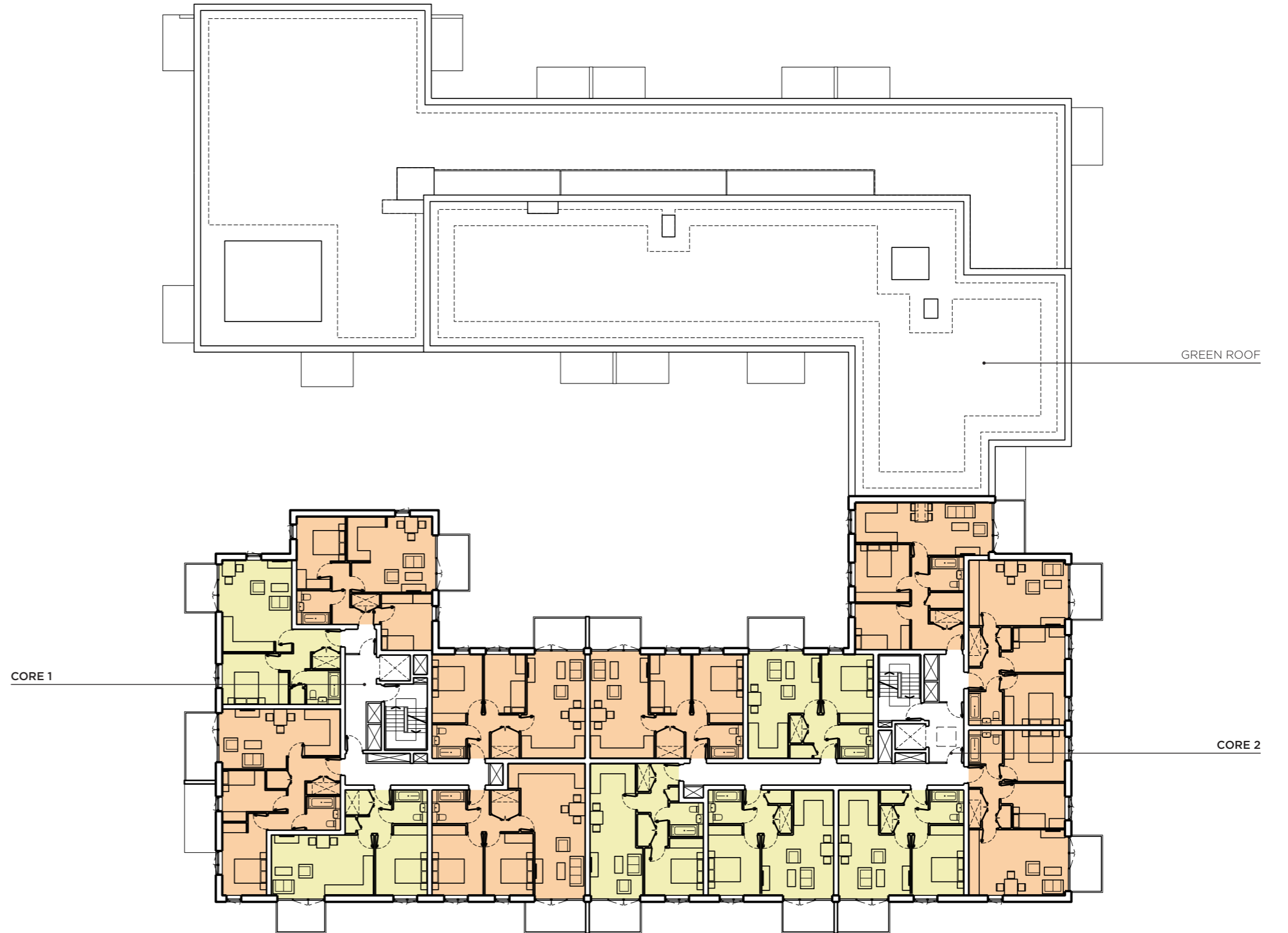


5.8.5 CHARACTER AREA 2: RESIDENTIAL BLOCK - PLANS

FOURTH FLOOR PLAN

KEY

	1 BED UNIT	6
	2 BED UNIT	8
	3 BED UNIT	-



5.9.1 CHARACTER AREA 3: HOUSES - ARCHITECTURE

DESIGN APPROACH

Three storey terraced houses are located on the northern and southern edges of the site. Their design aims to visually break the elevations down to a series of individual elements and create a more granular site on the edges of the development, with roof forms taking references from local residential architectural vernacular of Holly Road and Windmill Road.

The elevation finishes, mainly two tones of yellow brick, corbelling to the plinth and warm brown metal elements create synergy with the residential block opposite.

Other details, such as stone effect cills and horizontal banding, are a modern interpretation of Georgian detailing. Soldier coursing is used to define key features of the elevation, such as windows and entrances.

On the rear elevations, which back onto Holly Road and Windmill Road properties, smaller windows have been used to enhance privacy and prevent overlooking.



5.9.2 CHARACTER AREA 3: HOUSES - ELEVATIONS

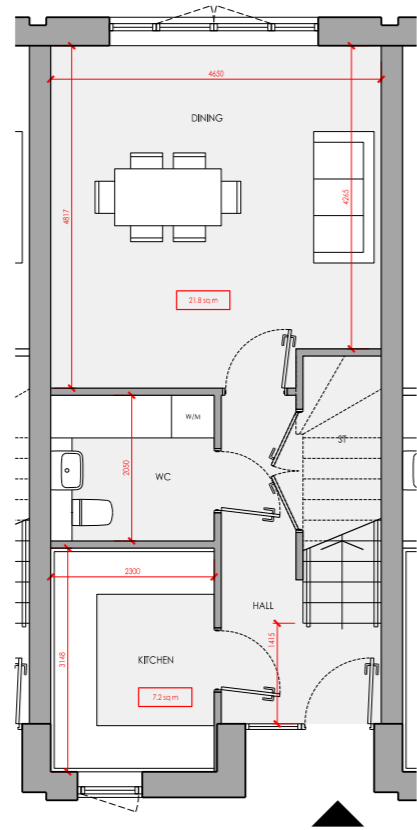


5.9.3 CHARACTER AREA 3: HOUSES - PLANS

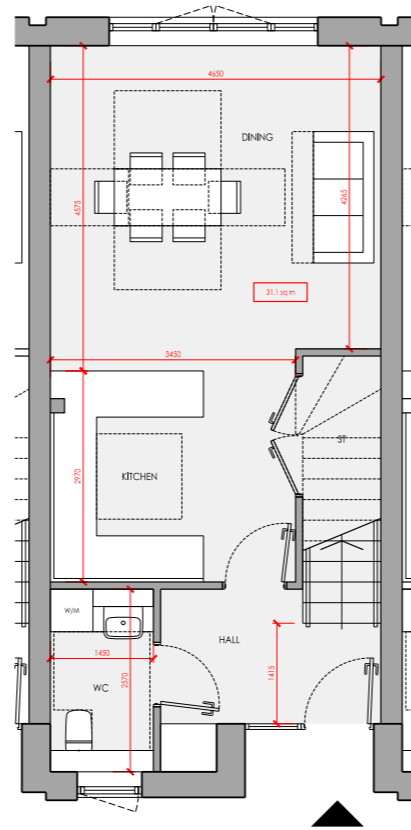
H1 NARROW FRONTAGE HOUSE 3B/5P

area 130.4 m²

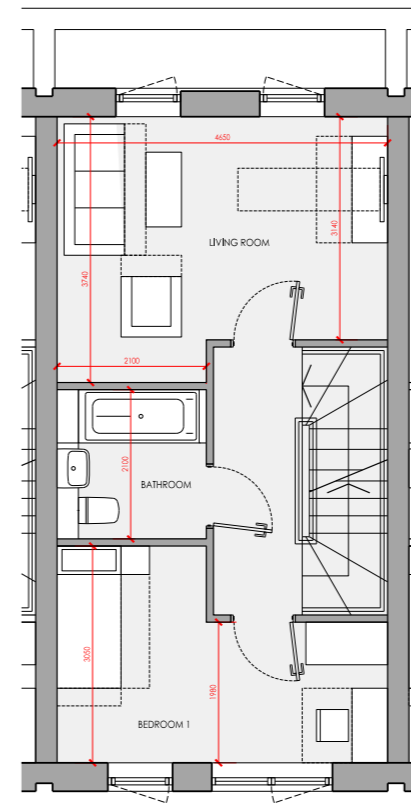
Narrow frontage houses have been laid out to take full advantage of the north-south orientation. A large number of bedrooms will enjoy morning sun, whilst large glass doors to the dining room will allow the most amount of light as possible into the ground floor, making it an inviting and airy family space. A separate living room has been located on the first floor. The design of the ground floor differs between the northern and southern terrace, to maximise the amount of southern light in the kitchen.



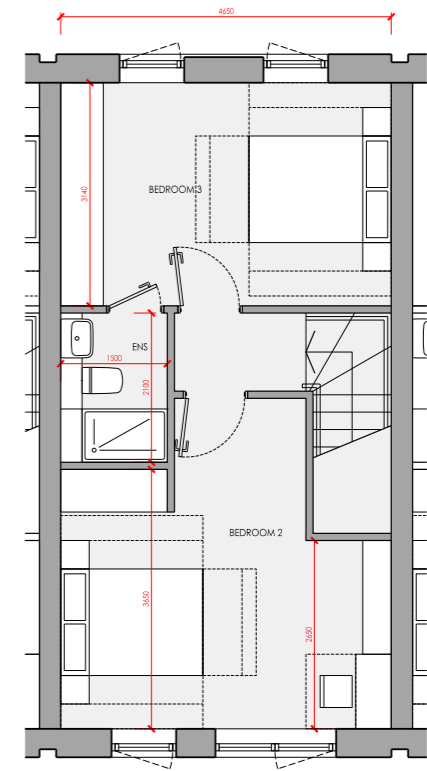
GROUND FLOOR (NORTHERN TERRACE)



GROUND FLOOR (SOUTHERN TERRACE)



FIRST FLOOR

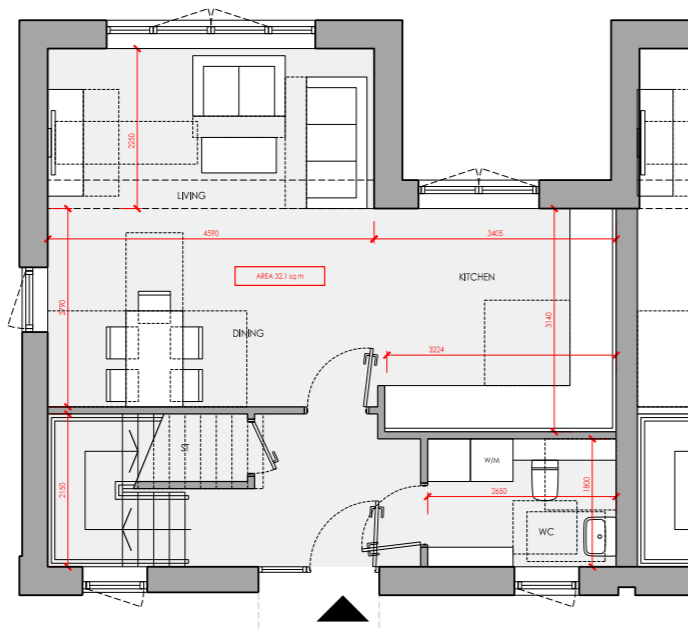


SECOND FLOOR

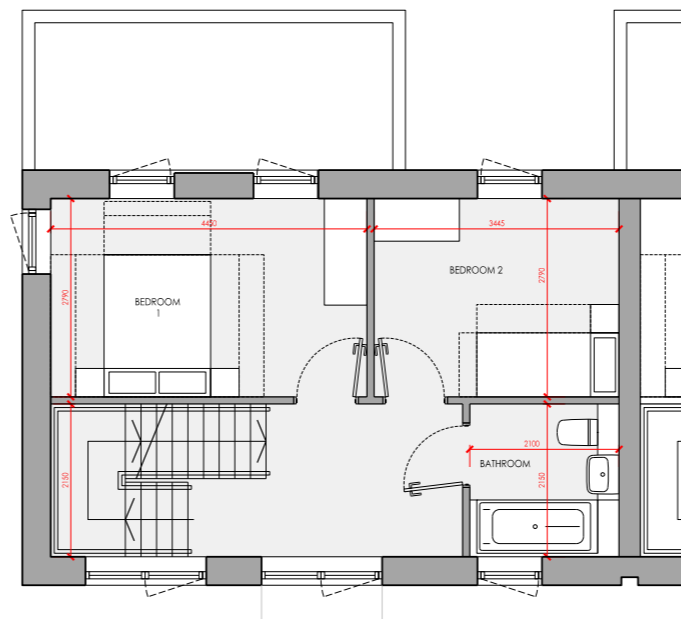
H2 WIDE FRONTAGE HOUSE 3B/5P

area 131.2 m²

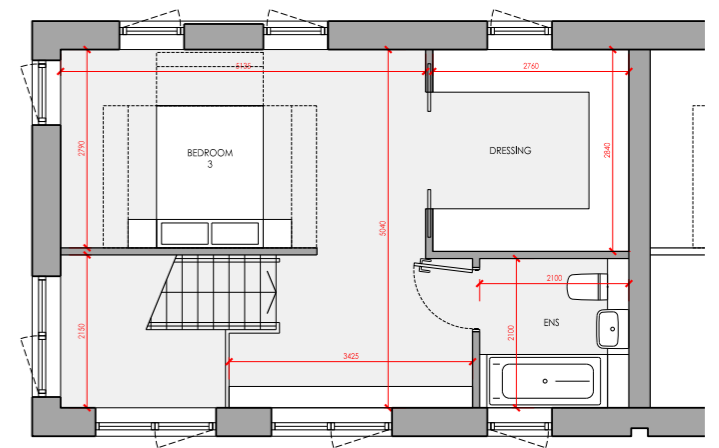
Wide frontage house layouts take full advantage of the geometry to introduce efficient, compact circulation zone in the corner of the plan and thus dedicating maximum space to living/dining/kitchen zone and bedrooms. Large glass doors to the living room and kitchen will create a generous and bright family space on the ground floor.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

For information regarding front amenity, bins and bikes, refer to sections 9.5 and 9.6.

5.9.4 CHARACTER AREA 3: HOUSES - PERSPECTIVE VIEW

Perspective view of the southern house terrace from within the site. Rich defensible space is provided to the front to clearly distinguish the private front gardens.





6.0 LANDSCAPE STRATEGY



6.1 LANDSCAPE APPROACH AND PRINCIPLES

LANDSCAPE BRIEF & APPROACH

The brief set for the landscape design encompasses the entire site including new gardens, podium shared amenity space and public realm. Proposals accommodating access, parking, amenity and community play were sought to be achieved in attractive and durable spaces.

Currently, the site is 'back-land' nature in regards to the aspects of adjoining properties and single access. The landscape design aims to re-establish the site's sense of place and celebrate its story throughout time. Furthermore, it introduces green areas and tree planting to a site mainly comprised of hard surfaces.

The principles of landscape design are to be used to reflect the context of the area and balance the commercial and residential legibility within a character giving a sense of *local community*.

Concept

The language of design looks to reflect on the story of the site. From its use as a plant nursery in the 20th Century to a builders yard and eventually to a business park. This evolving identity of site as a 'yard' has been celebrated through the design concept, in the arrangement of space, whilst reflecting the local area in terms of materiality.

The planting beds will follow a block pattern and bold form to reflect the nursery history of the site. Whilst the green boundaries and existing tree species are species of native origin where wildlife value is high, the new proposal enhances the ecological identity of the site and encourages the creation of new habitats.



Existing site character

- 01 Facing north to Holly Road
- 02 Facing east to Penny Farthing Mews
- 03 Facing west towards the railway

6.1 LANDSCAPE APPROACH AND PRINCIPLES

Landscape History



1894 Gravel pit



1915 Nursery

The 20th century saw the presence of several nurseries in the Hampton Area; indicating a gardening culture.



1961 Builder's Yard

'Yard' features



setting out,
new arrivals,
new species
import



uniform,
grouped,
block planting

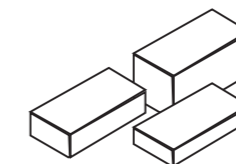
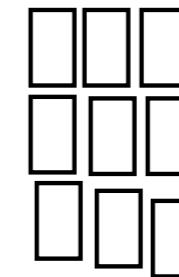
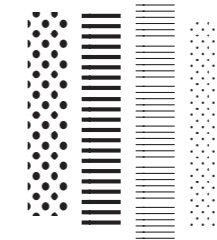


different
levels
'curated'
planting

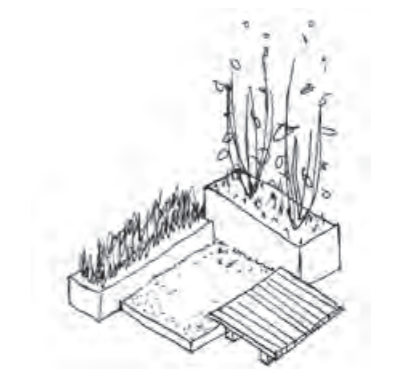
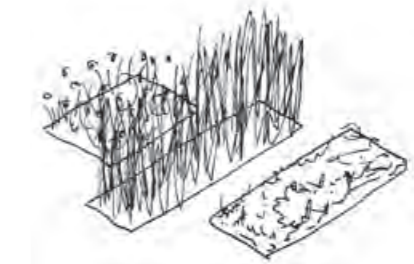
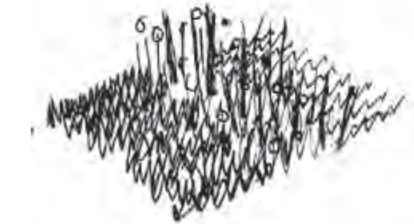


pallets
framework
stacking-up
movable,
shifting

Design language



Landscape features



6.2 LANDSCAPE CHARACTER AREAS

CHARACTER AREAS WITHIN THE SITE

As a whole the landscape character seeks to 'blend' into the local area. The main design objective is to create a balance between the commercial and residential use of the site, invite walkers to activate the space and create a secure and welcoming feel of the site for the community.

A proposed 'green link' has been considered as a key aspect to enhance access, ecology, to provide visual amenity, screen views to neighbouring properties and create a cohesive landscape of both commercial, local and residential use.

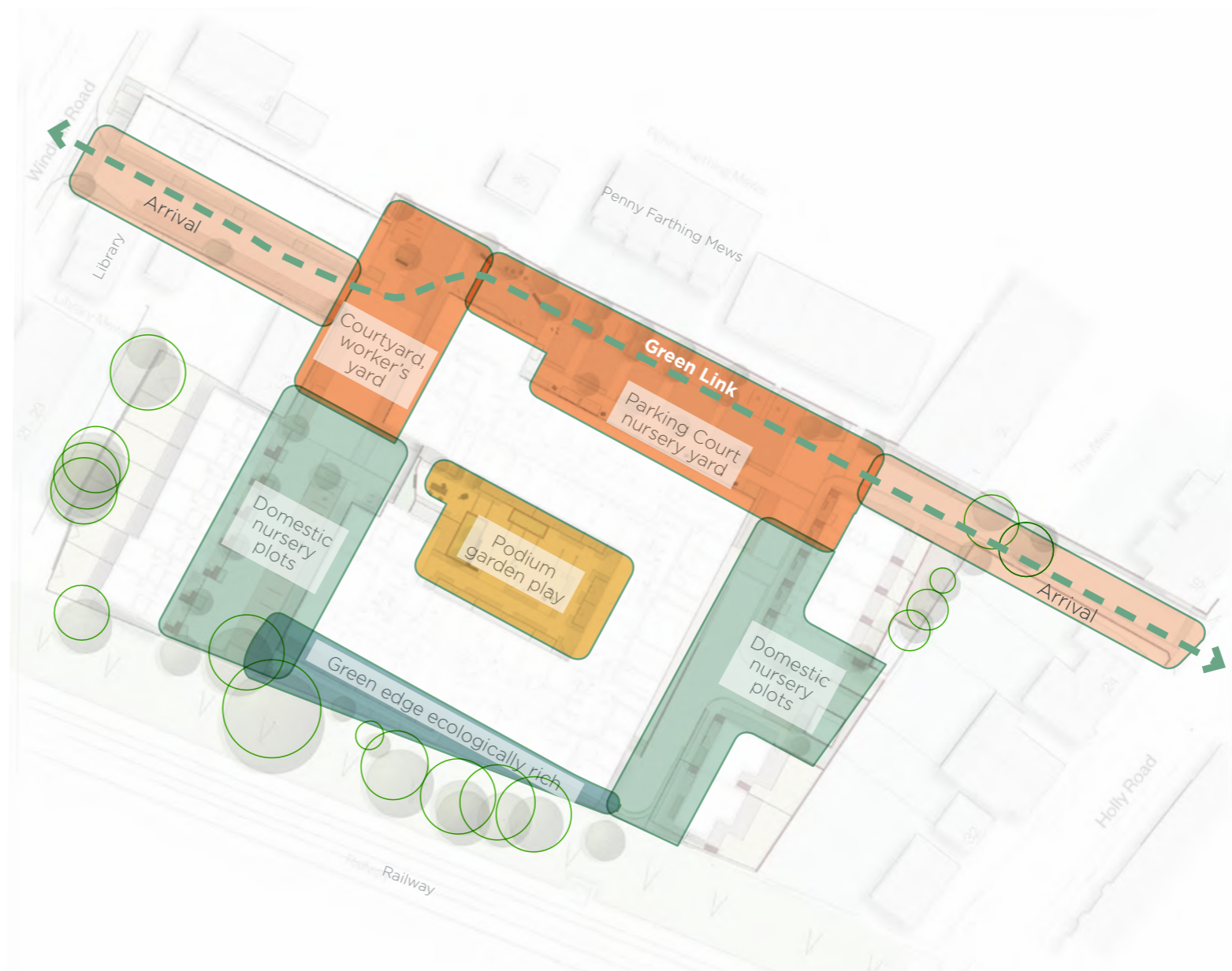
Along the green link, the hard and soft materials palette will ensure consistency through the site to unify the new and existing adjoining properties.

The domestic design character will be defined by use of space; housing thresholds, a change in hard landscape materials and plant species. This will offer a character similar to that of mews with pedestrian priority, and defensible space for the houses.

HIERARCHY OF SPACE AND LEGIBILITY

On arrival at the estate, it will become evident to visitors that they are passing into a shared landscape, where public route and private areas are clearly identified.

Residential entrance thresholds will be clearly marked with 'doormats' of a specific paving material which will sit within the wider site 'family' of hard materials.



6.2 LANDSCAPE CHARACTER AREAS



Parking Court, nursery yard: Examples of paved surface material



Podium: garden play - an example image of a structure that can add a vertical, playful character to the podium



Green link: Examples of avenue tree planting, allowing for cycle access and the integration of SuDS element

6.3 LANDSCAPE MASTERPLAN



6.3 LANDSCAPE MASTERPLAN

KEY DESIGN PRINCIPLES

01. Commercial Courtyard

- An open route to the building entrance marked by planting.
- A south facing area with shrub enclosures.

02. Northern & Southern Mews

- Consistent materiality
- Changes in surface tone and texture to mark parking, pedestrian priority and 'door mats'
- Blocks of plant species that vary from planter to planter
- Planting features to indicate entrances for residents

03. Parking courtyard

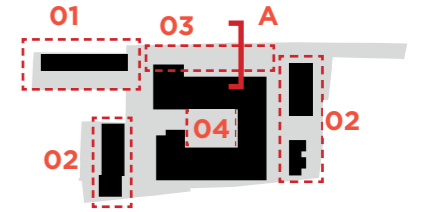
- Hedge planting to create a 'non-vehicular' sense of space
- Pedestrian priority and parking marked with paving bands. A paved carriageway varying in surface finishes to discourage traffic or speed.
- Consistent native tree species and lighting across the green route.
- A succession of levels in planting
- Blocks of plant species

04. Podium garden

- Trees in raised planters
- Opportunity for bold planting of grasses and herbs
- Planting at the podium edges which can be viewed at ground level
- Private terraces with access to the shared podium garden



Section A - Block 1 through parking court

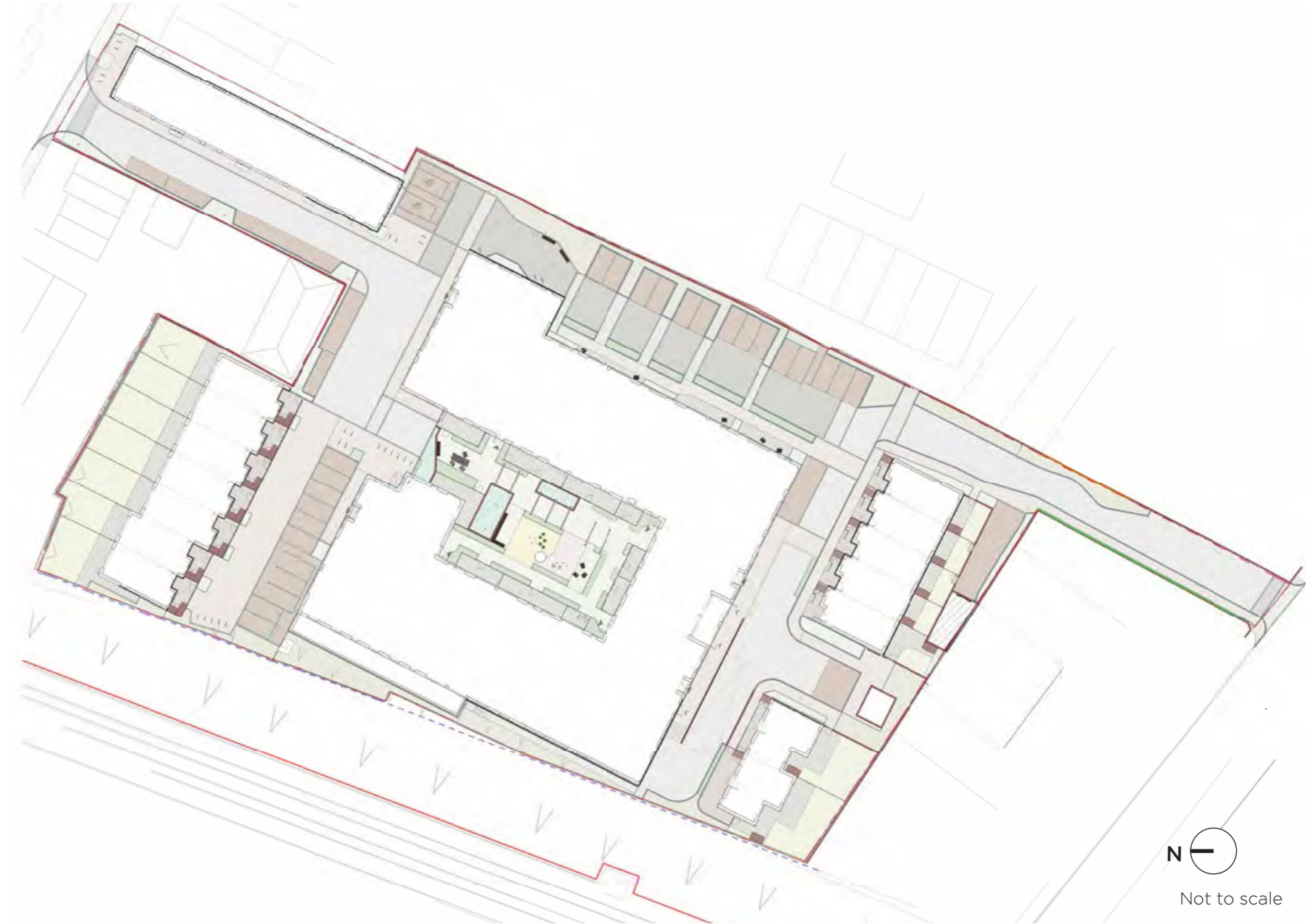




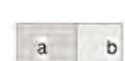



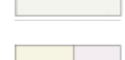



View A - Sketch of the parking nestled within the 'green link'

6.4 HARD LANDSCAPE

Surface treatments have been chosen to compliment the architecture and fit in with the local area in terms of tone and material. Carriageway surfacing will ensure a slow traffic communicating priority to a space that is pedestrian access only.

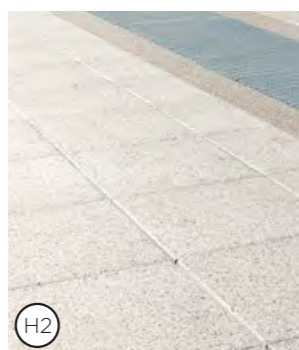
Lightweight and permeable material, such as resin bound is proposed to be used for the podium garden.



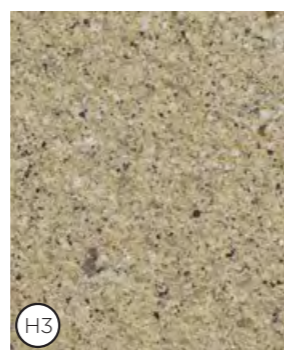
-  H1: Asphalt with exposed natural aggregate, Aggregate SuperColour Exposed or similar
-  H2: Pedestrian pavement, Flag paving with granite aggregate, Charcon Andover washed 600x600, 300x300 or similar
-  H3: Green-link parking court, Charcon Andover textured Infilta, cream Bands layed in different pattern, 200x100x80mm or similar
-  H4: Parking bays, Woburn Rumbled Infilta, 200x100x80mm, colour: Rustic (permeable) or similar
-  H5: Garden terraces, concrete slab with aggregate Charcon Academy or similar, 450x450x50mm
-  H6: Podium. Resin bound gravel, permeable, buff colour or similar
-  H7: Play-safe surface, permeable
-  H8: Set paving entrance mat - set paving 100x100x80mm Charcon Stone master Grey Setts or similar
-  H9: Tactile blister paving, 450x450x50mm colour Grey
-  Kerbs Charcon ECO Conservation kerb or similar



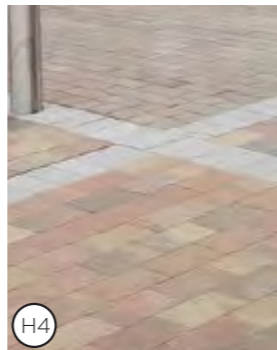
H1 Asphalt carriageway with exposed natural aggregate



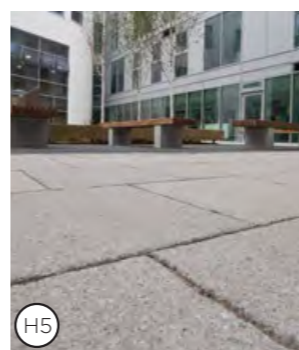
H2 Pedestrian routes, flag paving, colour grey



H3 Parking court, permeable paving, colour cream



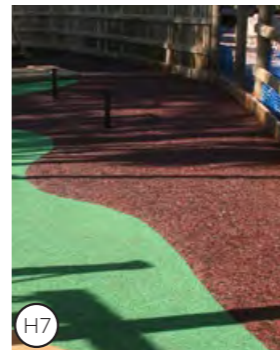
H4 Parking bays: permeable paving, colour 'rustic'



H5 Garden terraces: concrete flag paving with aggregates, colour 'rustic'



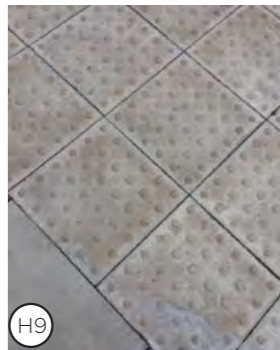
H6 Podium: resin bound gravel, permeable



H7 Podium play surface: tigermulch, colour mix



H8 Entrance: set paving, colour grey



H9 Tactile blister paving, colour grey

6.5 PARKING LAYOUT

External car parking

The proposed basement and podium parking within Block 1 will reduce the existing dominance of parking in the site.

As the plan below, the parking will be 'nested' into a green boundary in order to break up the hard character and minimise the feel of vehicular use.

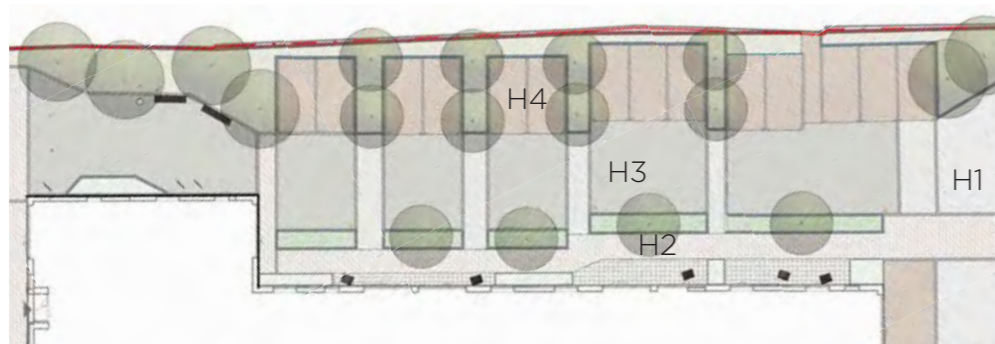
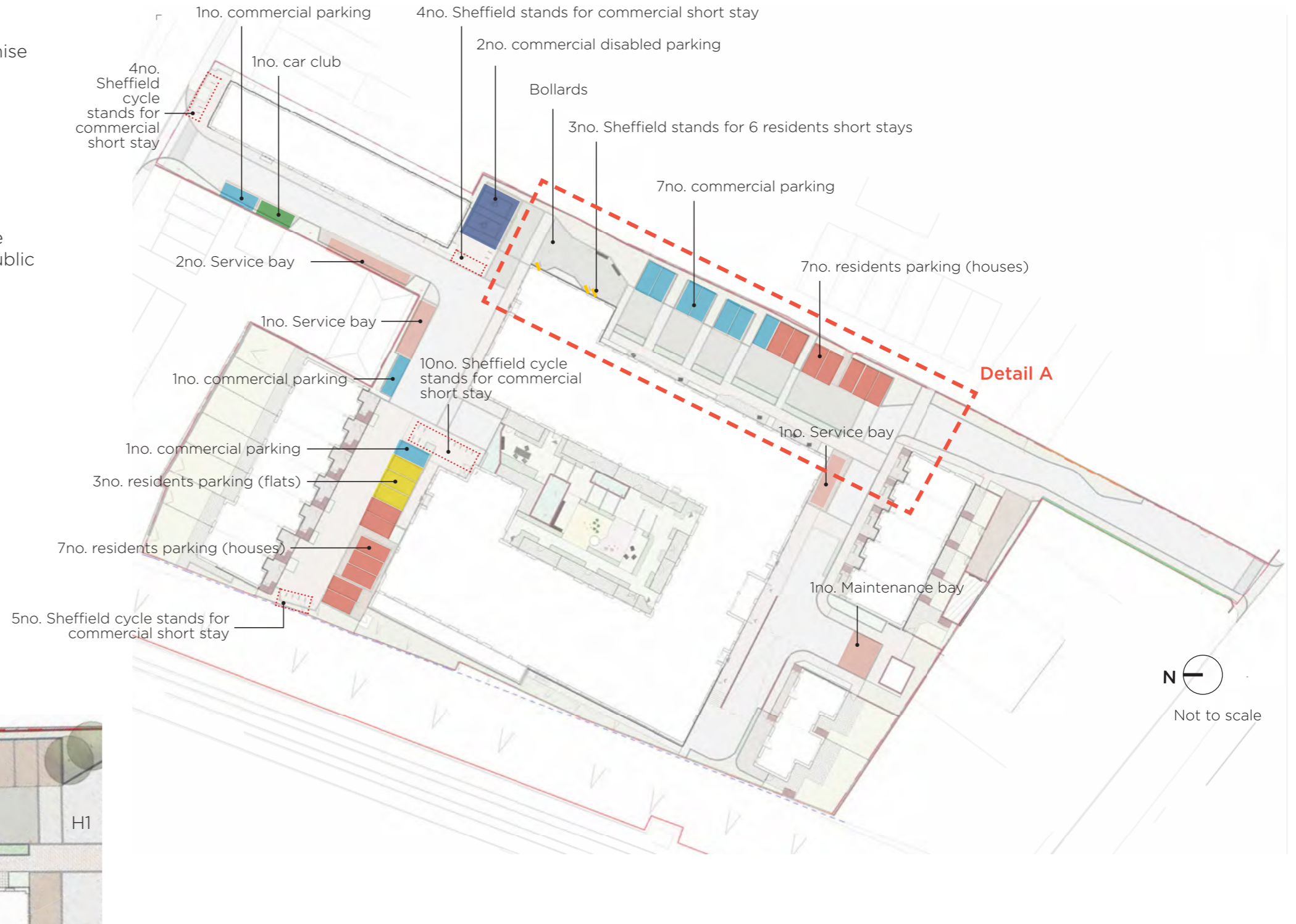
External cycle parking

The long stay residential cycle parking is located within the building/private gardens and the short stay cycle parking is located in the public space.

The long stay commercial cycle parking is located within the building and the short stay cycle parking is located in the public space.

External parking break down:

- ▬ Parking bay for houses (14no)
- ▬ Parking bay for commercial (10no)
- ▬ Parking bays for flats (3no)
- ▬ Commercial disabled parking bays (2no)
- ▬ 3no. Sheffield cycle stands for residents short stay (6no)
- ▬ 23no. Sheffield cycle stands for commercial short stay (46no)
- ▬ Service bay locations (4no)



Detail A - Parking court materiality

6.6 SOFT LANDSCAPE

The tree strategy aims to respond to the visual quality and vegetation of the local area. The plant species are chosen to be visually beneficial for adjacent existing and future residents. Furthermore, a selection of native tree species, such as Field Maple (*Acer campestre*), Silver Birch (*Betula pendula*) and other, will attract wildlife, create a 'green' corridor and will add ecological value to the neighbourhood.

In addition to enhancing site ecology, most of the existing trees are retained, minimising the impact of the development on the existing area ecology.



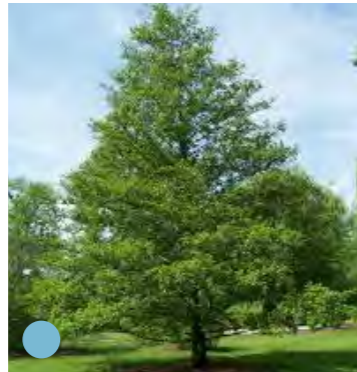
Prunus avium - Native, value for pollinators, Medium tree (MH)



Acer campestre - Native Medium tree (MH)



Malus domestica - Value for pollinators, Small tree (MH)



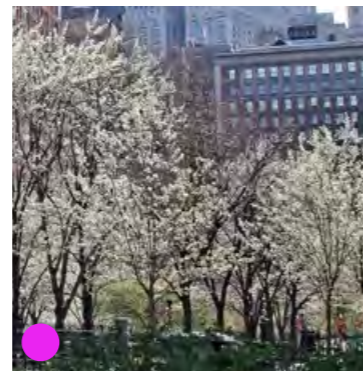
Alnus glutinosa - Native Medium tree (MH)



Acer palmatum Small tree (MH)



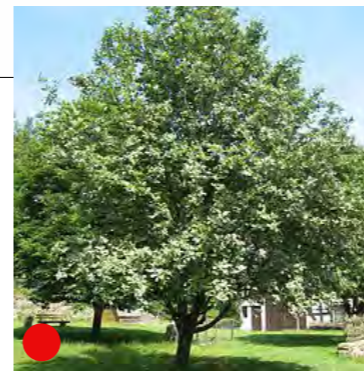
Betula pendula - Native, value for wildlife, Medium tree (MH)



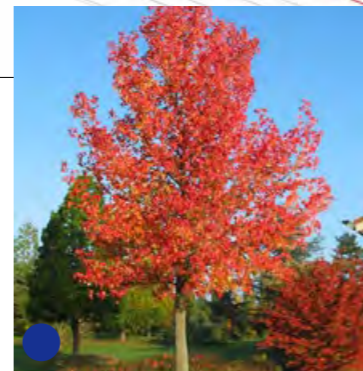
Pyrus communis - Native, value for pollinators, Medium tree (MH)



Morus alba Small tree (MH)



Sorbus aria - Native, value for wildlife, Medium tree (MH)





Liquidambar styraciflua Medium tree (MH)




Amelanchier lamarckii - value for pollinators, Multistem tree

MH = Mature Height (Small: <10m, Medium: 10-15m, Large: 15-25m)



-  Existing trees removed
-  Existing trees retained

N 
Not to scale

6.6 SOFT LANDSCAPE

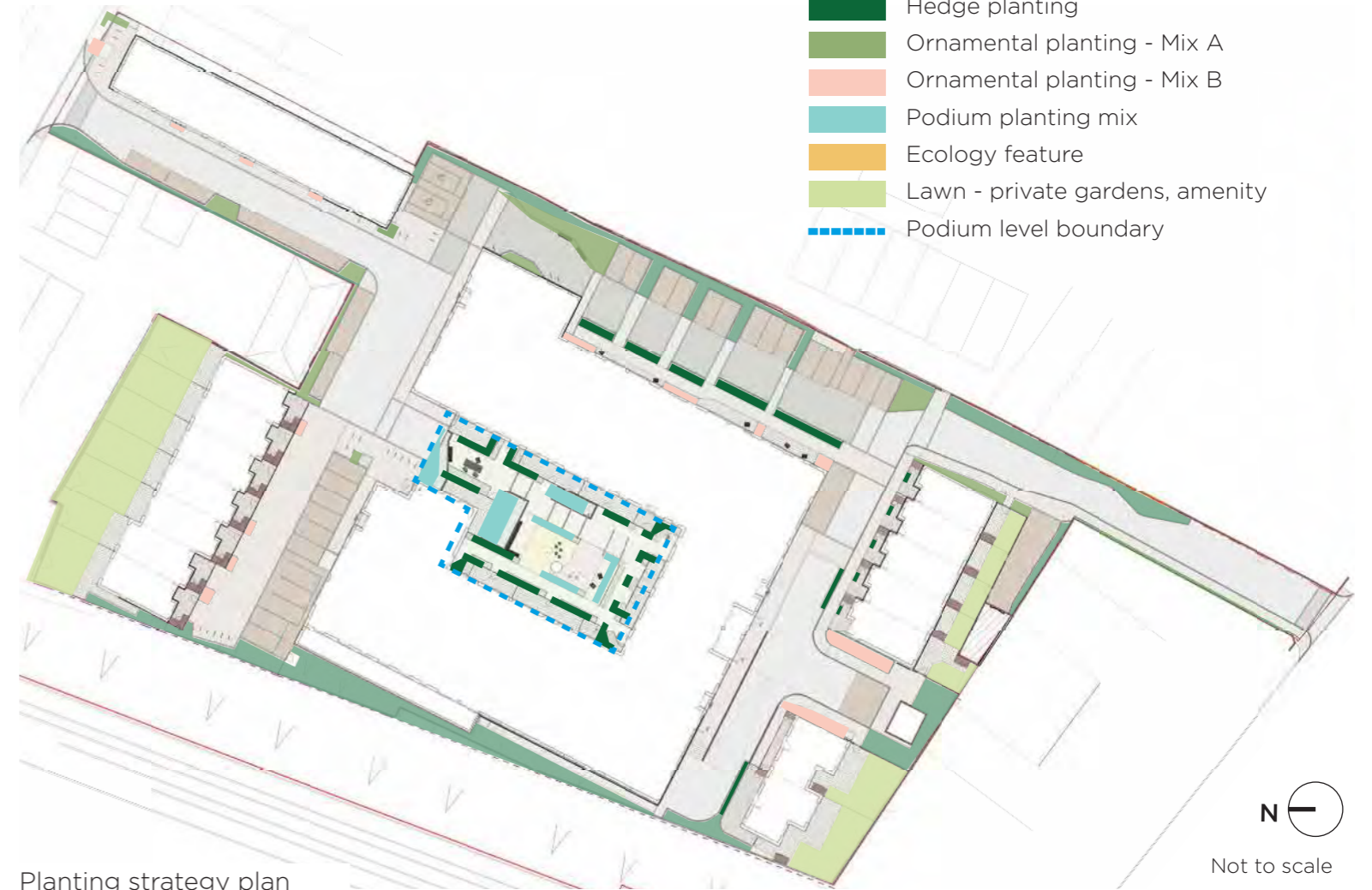
The planting strategy is formed by different planting mixes, with characteristics suitable for each location and design intent. In more detail, ornamental planting mixes are proposed around the main walkways and entrances, a boundary planting mix is located where screening is needed and hedge planting is proposed along the front gardens, to create a defensive space both at ground level and on the podium.

The planting palette is comprised of wildlife friendly species, to provide habitats for birds and pollinators. The species are selected to reflect the character areas of the site, providing scent and wildlife value.

In larger planted beds of the 'green link' and in the podium garden further herbaceous plant stock will be intermingled within areas of shrub with the intent of increasing seasonal colour and scent and to provide more domestic scale interest to pedestrian routes.

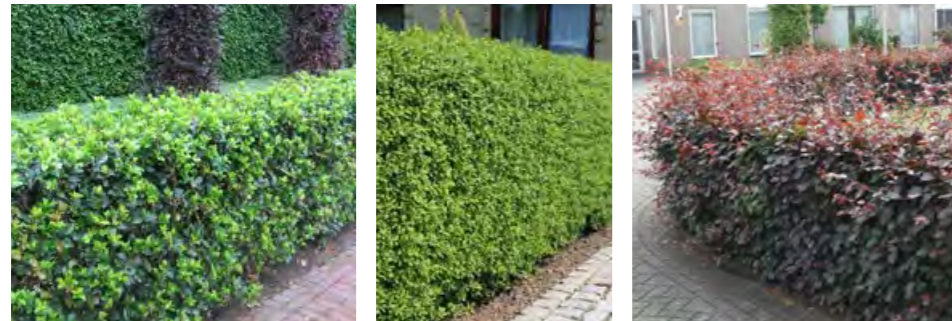
KEY

- Boundary planting
- Hedge planting
- Ornamental planting - Mix A
- Ornamental planting - Mix B
- Podium planting mix
- Ecology feature
- Lawn - private gardens, amenity
- Podium level boundary



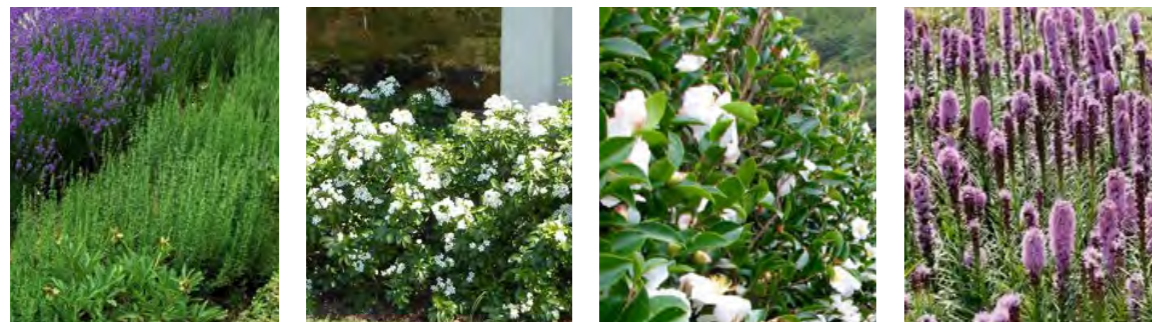
Planting strategy plan

Hedge planting, indicative species:



Osmanthus x burkwoodii Pittosporum vulgare Fagus sylvatica 'Atropurpurea'

Boundary planting, indicative species:



Parking border of small shrubs supported with colour and texture in herbaceous borders; for example, Lavender, Choisya, Camelia, Liatris



Raised podium planters



Nestled ecological features



Example of front boundary planting, 'informal hedging'

6.7 PLAY STRATEGY

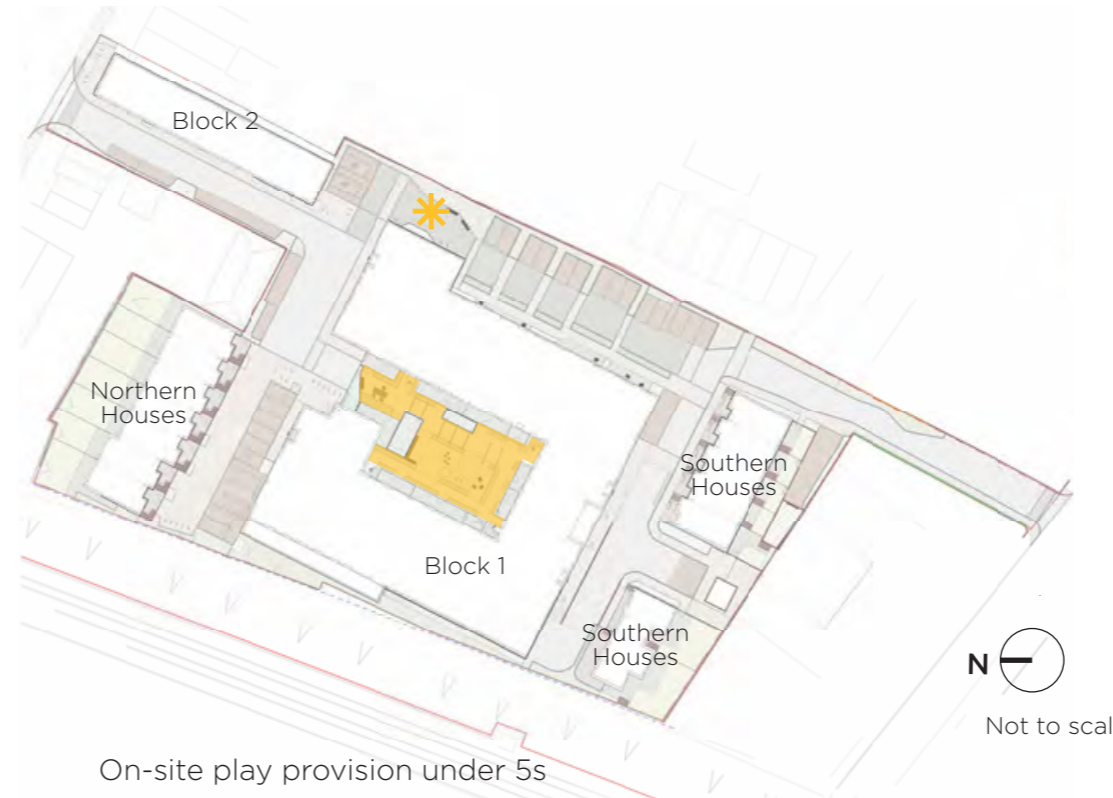
PLAY PROVISION

Throughout the scheme, we are providing 248 m² play space (formal and informal play) for 0-5 year old. Play equipment for age under 5 years will be provided for in the Block 1 podium courtyard, which will be secure to residents and accessible. Formal play equipment such as jumping disc, balance block etc. are proposed within the designated play area. Informal play features such as stepping stones, boulders along footpaths and rubber balls are also included within the scheme. The areas outside the podium would be publicly accessible.

Play space suitable for ages 5-11 years and 12+ years will be off-set to Holly Road recreational ground, easily accessible from the development, within short walking distance. The distance is compliant with the SPG Accessibility to Play Space requirements for existing play areas (400m for 5-11 year old and 800m for 12+ year old).

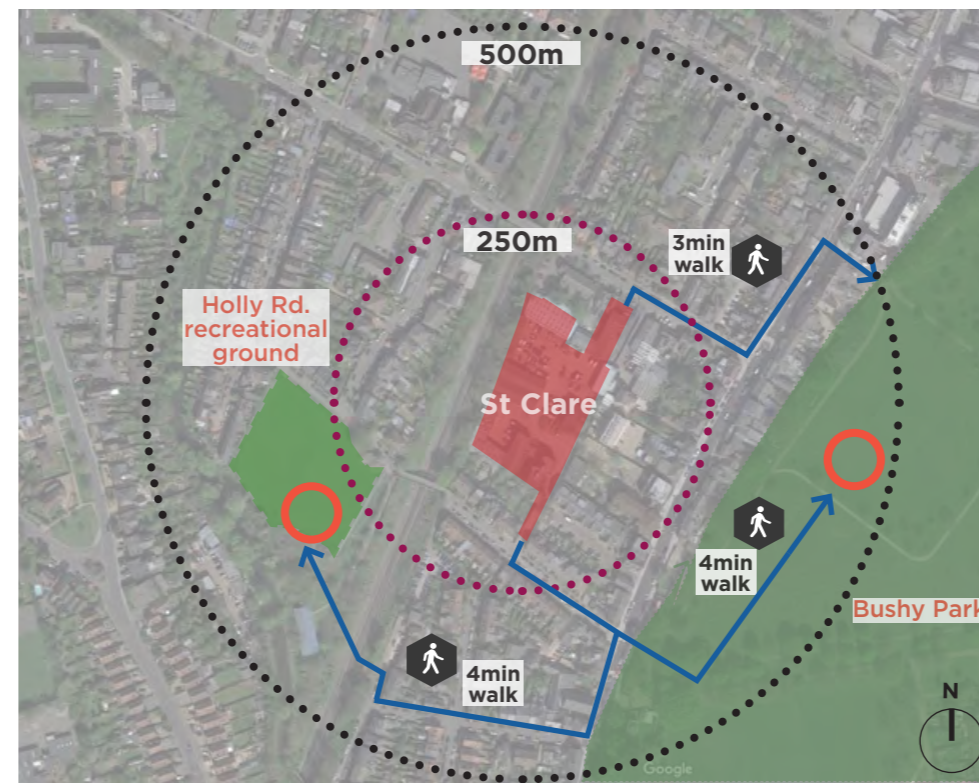
Holly Road Recreational Ground, within 320m from the site, has an area of play equipment and playing fields for children 5-11 years and 12+ years. It has potential for informal play, a 7-a side football pitch and a grass running track.

The wider recreational Bushy Park located within less than 500m from the site, provides a cricket pitch for children.



- Play space, 0-5 age group, 257 sq.m
- * Incidental play features

On-site play provision under 5s



Existing play spaces - Off-site play provision 5-11 and 12+ year old



Bushy Park - provides cricket ground for children 5-11 and 12+



Holly road recreational ground - informal play, playground, running track and football pitch for all ages.

AREAS REQUIRED BY SPG - For whole site:**

- 0-5: **248m²**
- 5-11: **188m²**
- 12-15: **83m²**
- 16-17: **44m²**

Total Area Required: 563.3m²



AREAS PROVIDED BY PROPOSALS * - For whole site:**

- 0-5: **257m²**
- 6-11: **Off site- Holly road Recreation ground**
- 12-15: **Off site- Holly road Recreation ground**
- 16-17: **Off site- Holly road Recreation ground**

Total Area Provided: 257m²

- Play space location
- Walking route

6.7 PLAY STRATEGY



1 Jumping disc



2 Wobble disc



5 Incidental play features, rubber balls



3 Timber window vegetable planter



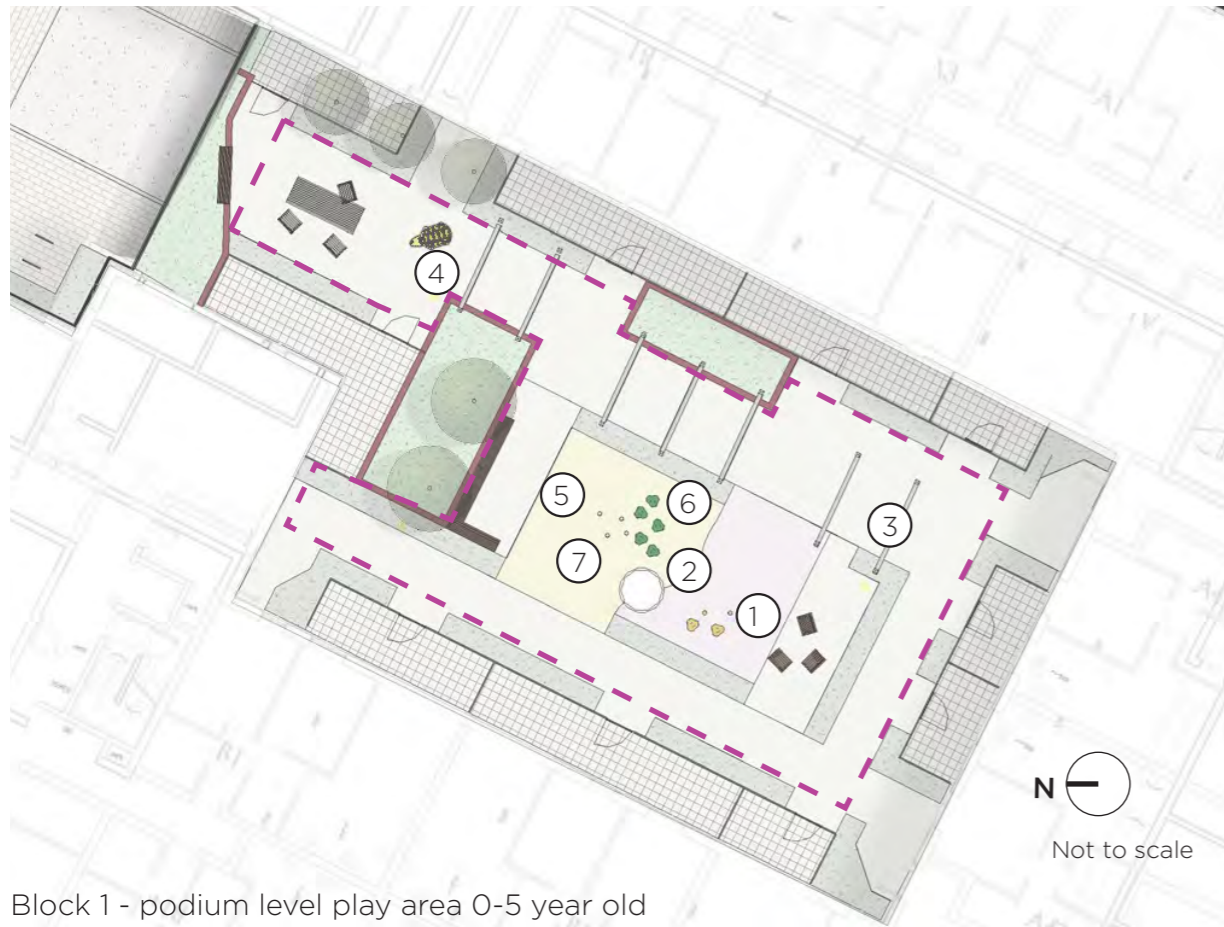
4 Sculptural animals



6 Balance block



7 Tigermulch play surface



Block 1 - podium level play area 0-5 year old

PLAY SPACE REQUIREMENTS - GLA POPULATION YIELD CALCULATOR, JUNE 2019

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	22	22	27	14
Social Units	5	5	5	0

Total Units	100
-------------	-----

Geographic Aggregation	London
------------------------	--------

PTAL	PTAL 0-2
------	----------

Notes

Sample size of 46 sites
 Shaded cells require user input
 Select both geography and PTAL
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)

	Market &	Social	Total
Ages 0, 1, 2, 3 & 4	18.6	6.2	24.8
Ages 5, 6, 7, 8, 9, 10 & 11	13.9	4.9	18.8
Ages 12, 13, 14 & 15	5.8	2.5	8.3
Ages 16 & 17	3.1	1.3	4.4
18-64	161.1	24.1	185.3
65+	3.8	0.6	4.4
Total Yield	206.3	39.6	246.0

Play Space Calculator

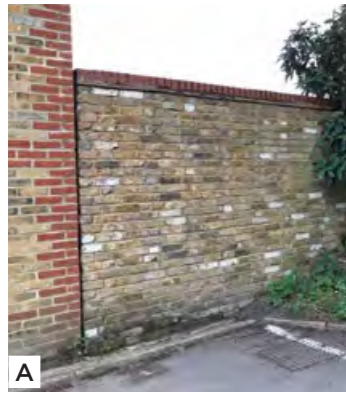
Total Children	56.3
----------------	------

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	563.3

6.8 BOUNDARY TREATMENTS

The palette of boundaries are chosen for longevity and to be reflective of the history of the wider area with brick walls proposed around the site. Where the proposed walls meet existing, brick selection will match the building and ensure consistency throughout the site. On the western boundary (railway boundary), timber fencing is proposed to address noise and will be supported by existing vegetation (see Section C). The eastern boundary will be made consistent with brick work and a green route along this boundary will be created with shrub and ornamental planting. A regular rhythm of trees will be planted to screen views (see section A).

On the podium level, railings and raised planters are the type of boundaries proposed. Planting along the fences will soften the space and will create a 'garden' feel.



A
Existing brick boundaries retained
New secure boundary



B
Fence boundary
Option A: timber tongue and groove



Option B: timber hit and miss



C
Planted boundaries, planting with railings.
Railings to be powder coated in the same RAL as the architects window and door frames



6.8 BOUNDARY TREATMENTS

BOUNDARY STRATEGY

Across the development proposed boundaries will meet existing ones, to adjacent properties.

The proposed interfaces are as follows:

Northern boundary

2m high proposed brick wall to meet the existing brick wall in some parts, with buffer planting. Along the existing properties, the existing concrete wall and timber fencing will be retained.

Western boundary

The railway boundary will be defined by timber fencing 1.8m high. Ecologically rich planting will enhance the naturalistic character of the railway edge.

Eastern boundary

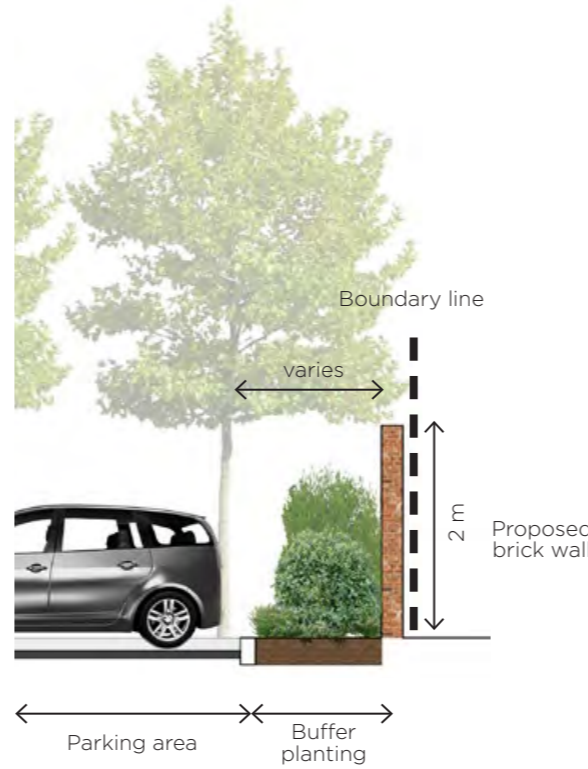
2m high proposed brick wall to meet the existing brick wall in some parts, with buffer planting.

Southern boundary

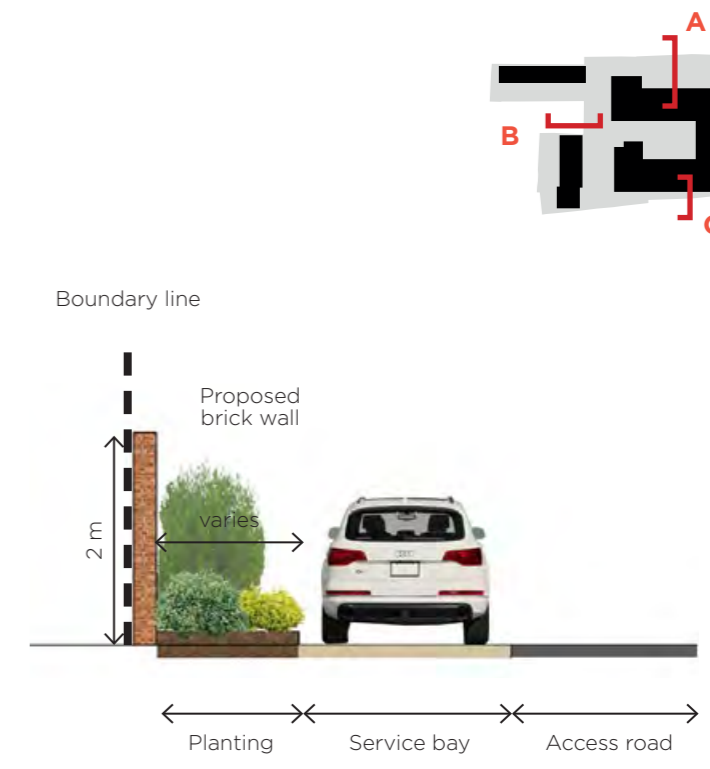
The existing brick wall will be retained.

Rear Gardens

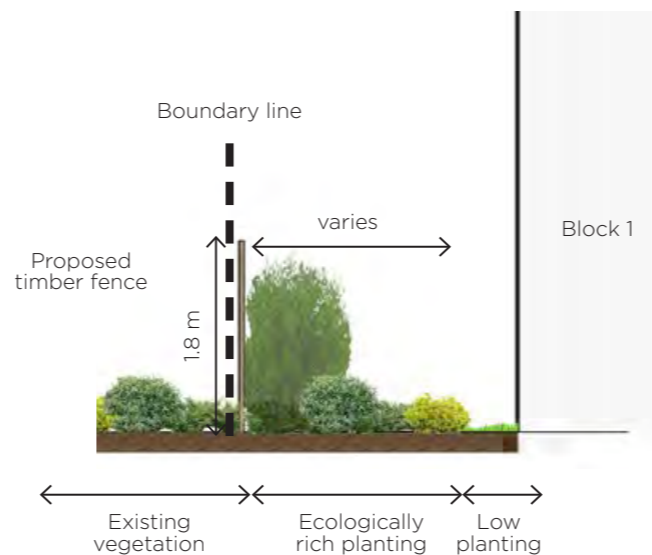
1.8m high timber fencing is proposed (hit and miss type).



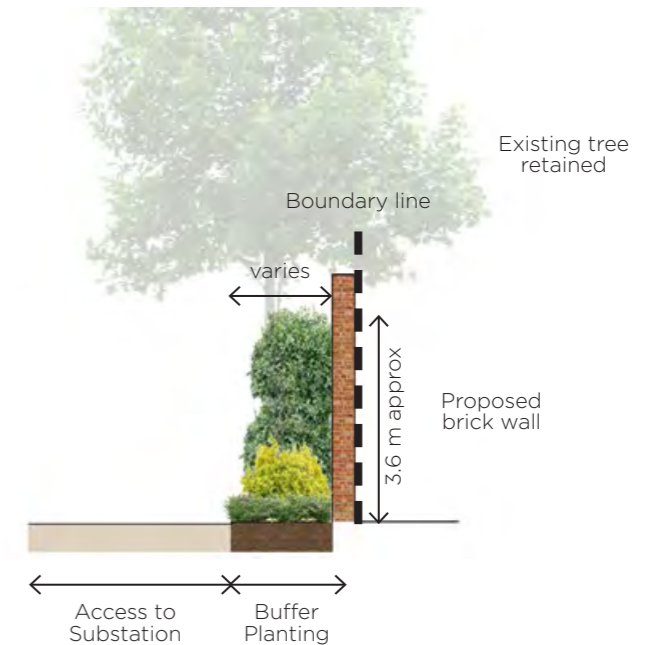
Section A - Eastern boundary



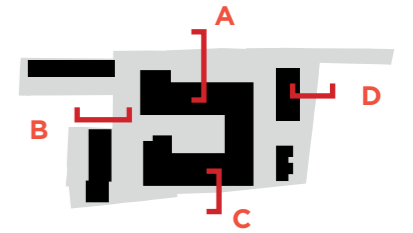
Section B - Northern boundary



Section C - Western boundary



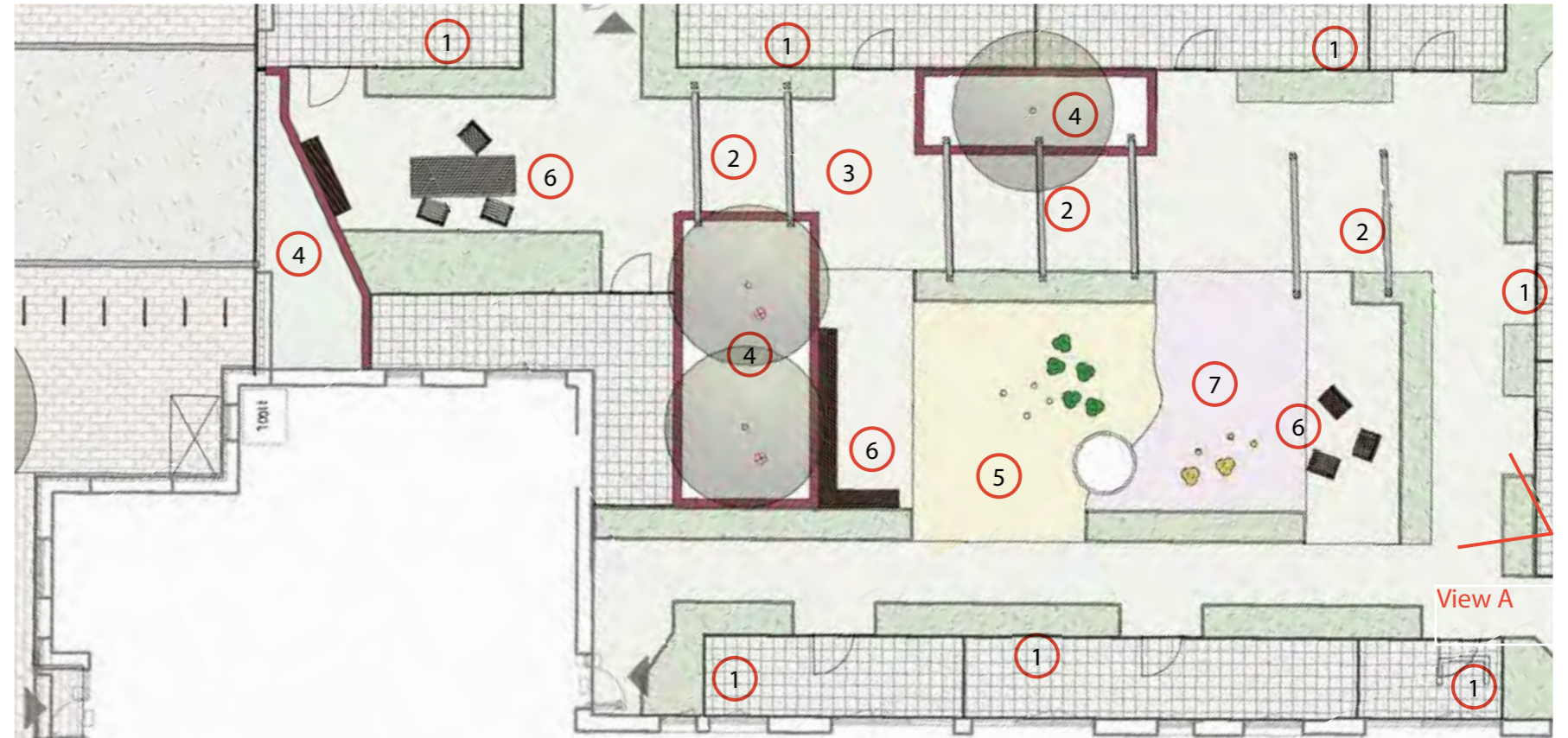
Section D - Southern boundary



6.9 PODIUM GARDEN

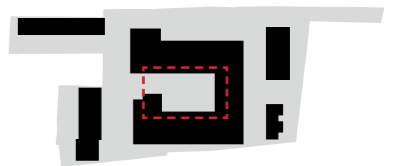
KEY DESIGN PRINCIPLES

- Private terraces have gated access to the shared amenity space and are bounded by fencing with railings and areas of hedge planting
- Provide opportunities for informal play (stepping stones along footpaths, boulders etc.).
- Create visual interest by adding colour and variety in play surfaces (rubber surface and loose gravel)
- Provide seating in close proximity to the play features
- Allow for nature, wildlife attractive features as part of the play experience
- Footpaths and seating areas for the residents to walk, rest, relax and socialise
- Allow for nature, wildlife attractive features as part of the play experience
- Provide variety and interest. This will be achieved by including a number of different play features including natural play features and more formal prescriptive equipment, and features which promote a range of movement e.g. balancing, jumping and spinning.

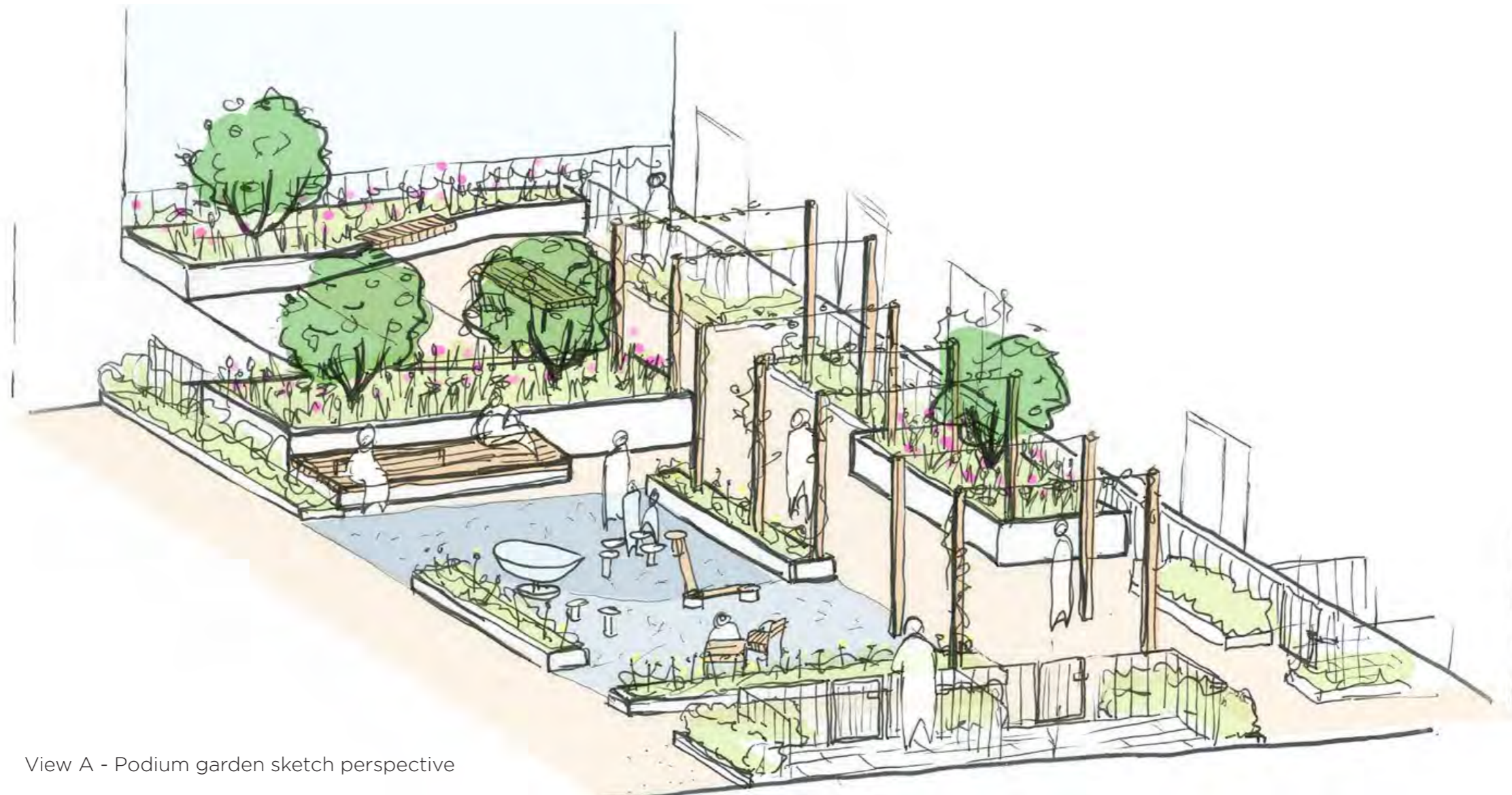


KEY

- ① Hedge planting at private terraces
- ② Pergola structure
- ③ Resin bound gravel - permeable surface
- ④ Raised planters
- ⑤ Lawn area - informal play
- ⑥ Seating area
- ⑦ Play area - play surface



6.9 PODIUM GARDEN



View A - Podium garden sketch perspective



6.10 STREET FURNITURE

The site will be as 'clutter' free as possible, avoiding civic qualities apart from two bollards that will clearly indicate that the parking court allows for no through route.

Some carefully located timber top seating will continue to soften the space and allow comfort and rest along the green link walking route.

On the podium garden benches, seats, decks, picnic tables and a pergola feature will be suitable to the residential character of the site and create an open, interesting and usable space for all ages.



Bench at public realm



Timber seating



Informal podium seating



Removalbe bollards

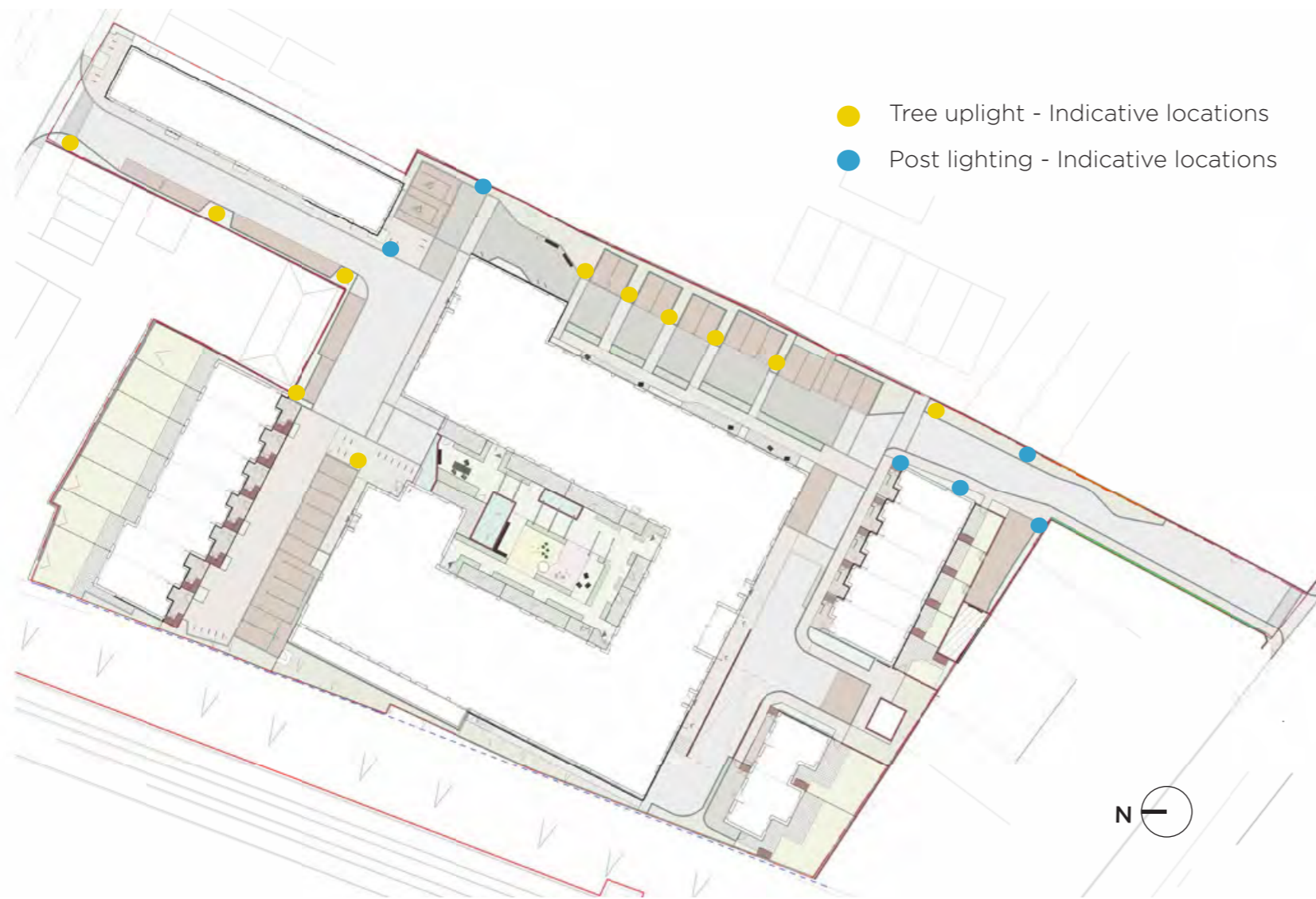
6.11 EXTERNAL LIGHTING STRATEGY

Post-top columns are proposed for areas of vehicular circulation and parking to reflect the increased levels of light required. Also, for the public route between Holly Road and Windmill Road, post luminaires are proposed so as the street is well lit alongside with tree uplights to highlight the entrances to the site.

Lighting positions are thoroughly selected, creating a 'warm' atmosphere and a pleasant environment for residents to walk through. Also, lighting has been positioned and specified so as to reduce light spread to neighbouring properties, particularly along the green link along the eastern boundary.

New planting will be specified and maintained to a height which will allow light to be thrown across the width of footways. New trees will also have a clear-stem to ensure clear sight lines.

To ensure wildlife disturbance is kept to a minimum, existing trees will not be up-lit, and downward facing lighting will be specified.



Examples of bracket mounted lighting unit



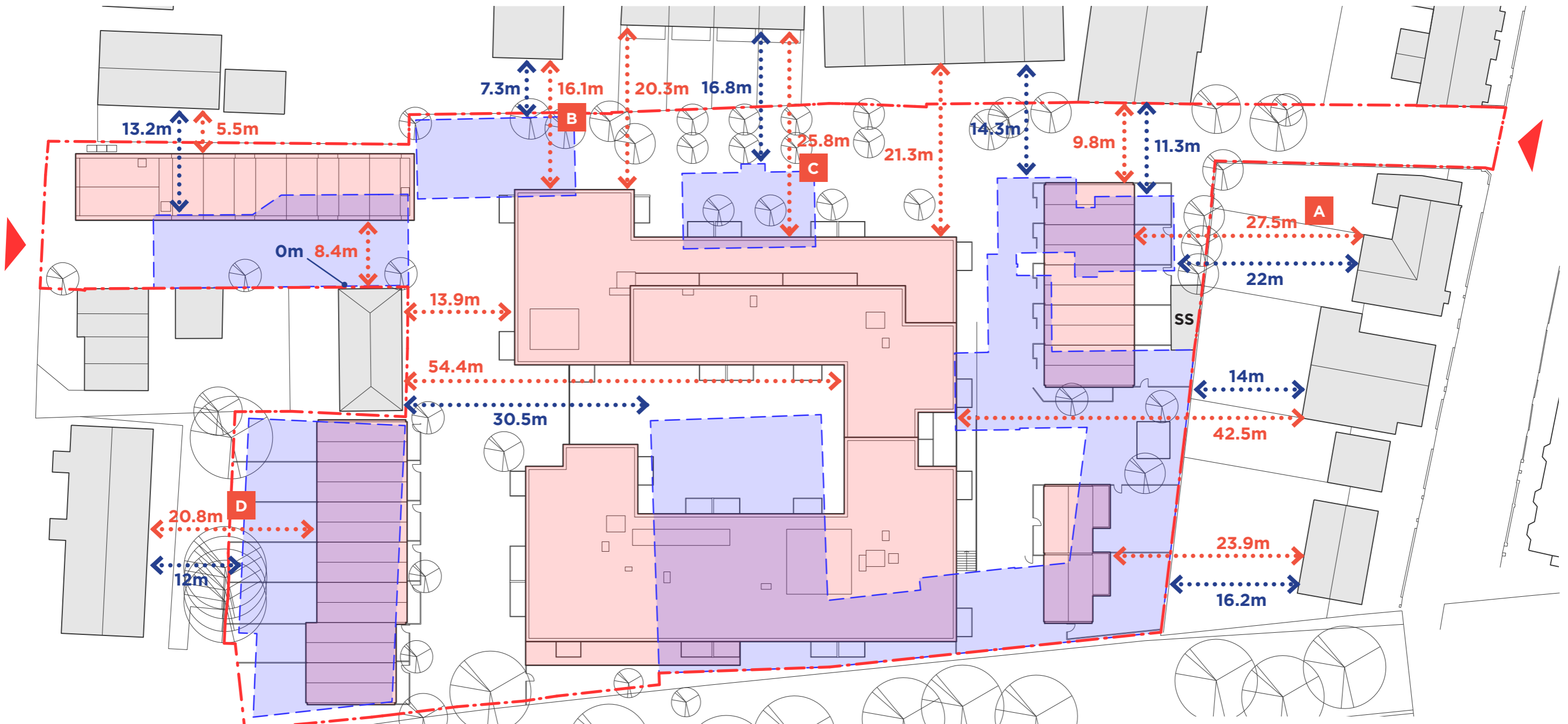
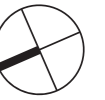
Post-top luminaire



An architectural line drawing of a multi-story residential building. The building features a grid of windows and balconies with vertical railings. In the foreground, a person is riding a bicycle on the left, and a group of people is walking on the sidewalk to the right. The drawing is rendered in a simple, sketchy style with dark lines on a light background.

7.0 SAFEGUARDING RESIDENTIAL AMENITY

7.1 EXISTING AND PROPOSED FOOTPRINT



KEY

- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- DISTANCE TO EXISTING BUILDINGS
- DISTANCE TO PROPOSED DEVELOPMENT
- SS** EXISTING SUB-STATION

Comparison of existing and proposed buildings footprint reveals that distances to adjacent residential properties have been increased in most cases. Therefore, all crucial locations will benefit from improved amenity and views.

Refer also to section 7.2 for detailed site sections A-D illustrating crucial interference points.

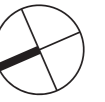
7.2 PRIVACY PROTECTION

Detailed site sections highlighting relationship between the proposed development and existing residential properties.

Blue lines indicate lower edge of visible sky from GF windows.



7.2 PRIVACY PROTECTION

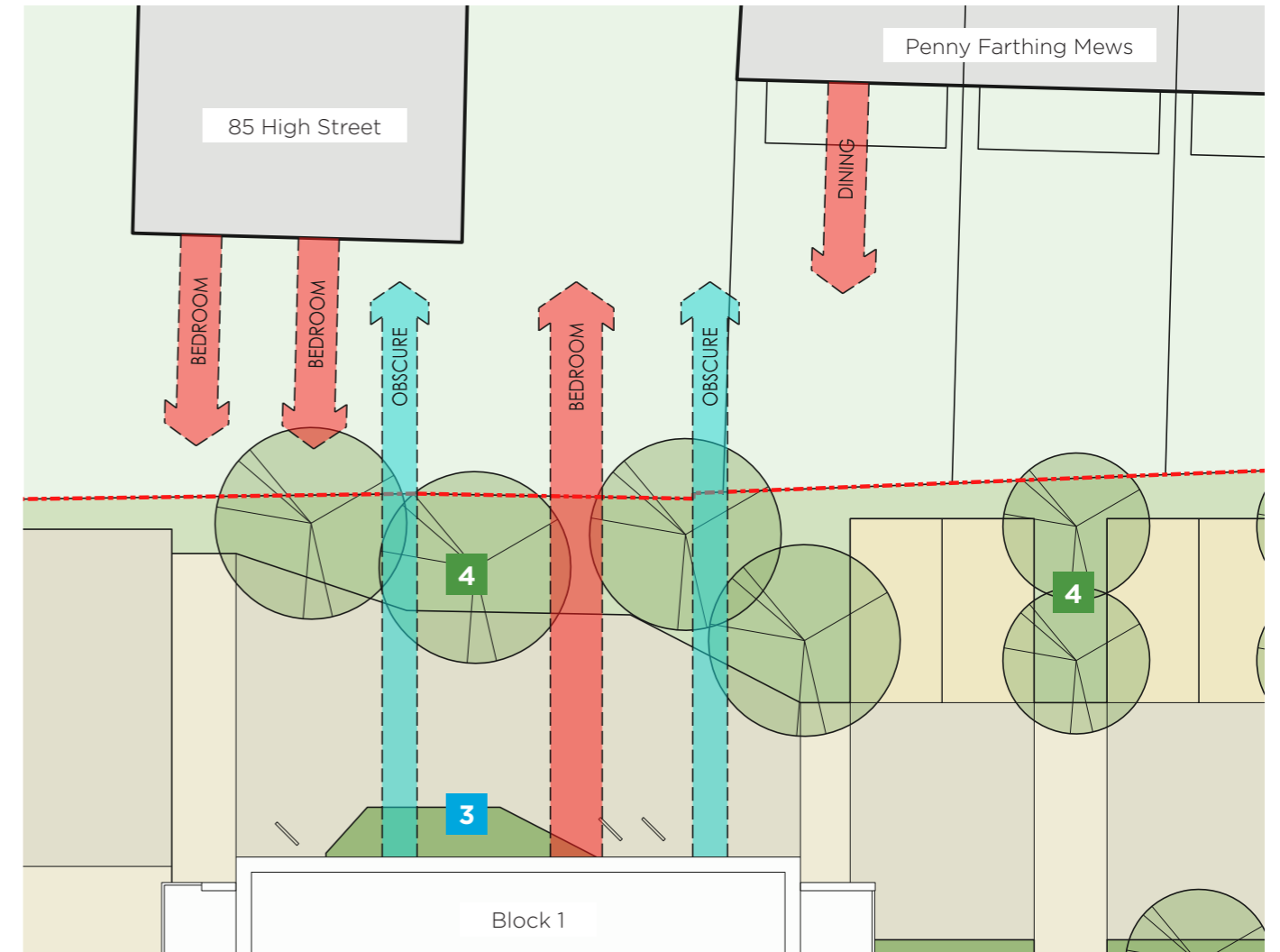
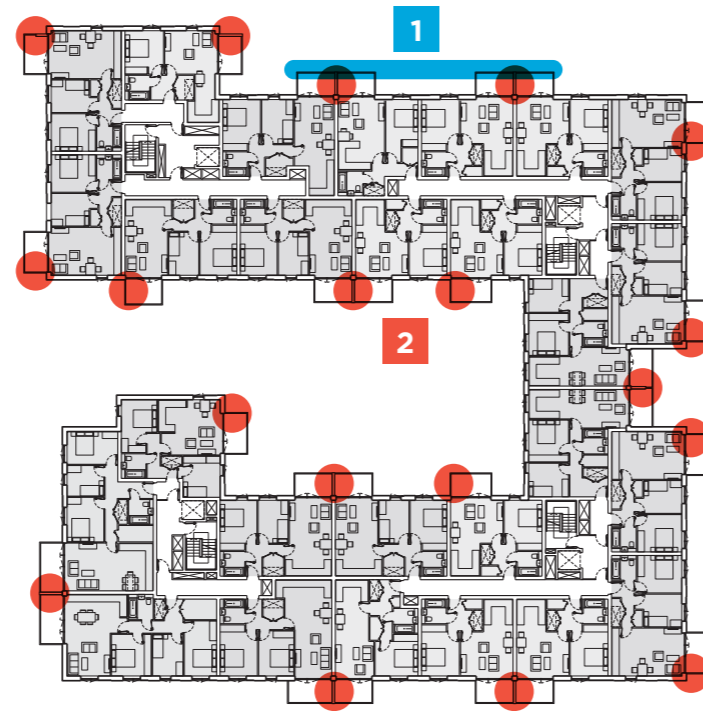


LBRT's planning policy seeks a distance of at least 20 metres between habitable room windows on neighbouring properties.

Due to the proximity to existing residential buildings, while detailing the proposal, particular consideration has been given to preventing overlooking of adjacent buildings.

Main measures adopted to mitigate overlooking are:

- metal mesh balustrades in sensitive locations in Block 1 (1)
- etched metal privacy screens adjacent to balconies in Block 1 (2)
- strategic locations of primary windows and obscure glazing to selected secondary windows (3)
- careful landscape design and strategic positioning of new trees to create visual buffers (4)
- smaller windows introduced to the rear of townhouses (5)
- opaque windows introduced to the west elevation of commercial building overlooking Library Mews (6)



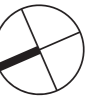
ASPECT CONTROL - FIRST FLOOR LEVEL

KEY

- CLEAR WINDOWS
- OBSCURE WINDOWS



7.2 PRIVACY PROTECTION

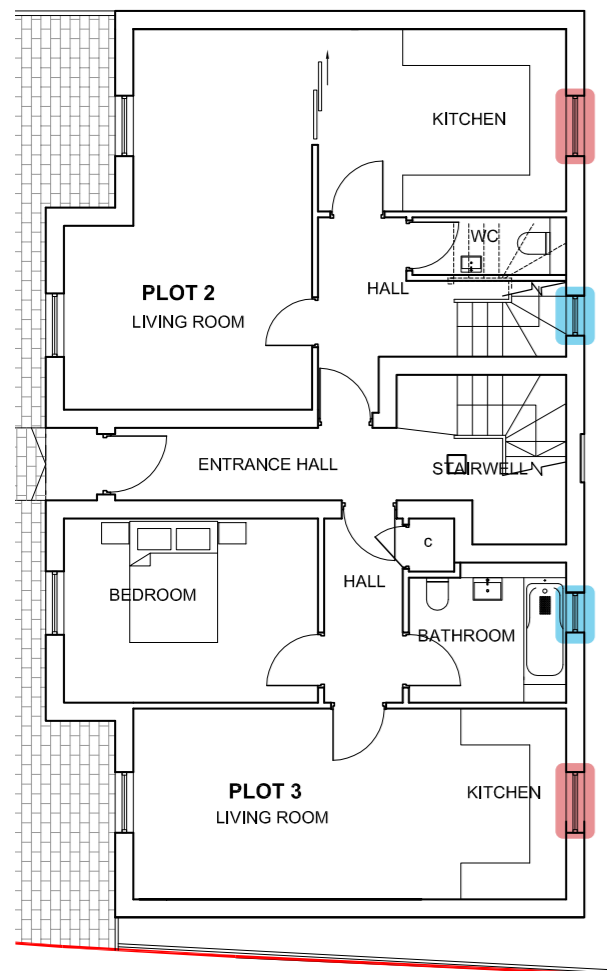


In the Appeal Decision APP/L5810/W/21/3278412 (points 33-38), Planning Inspector emphasized a requirement to protect the privacy of residents of the adjacent apartment building at 1-3 Library Mews.

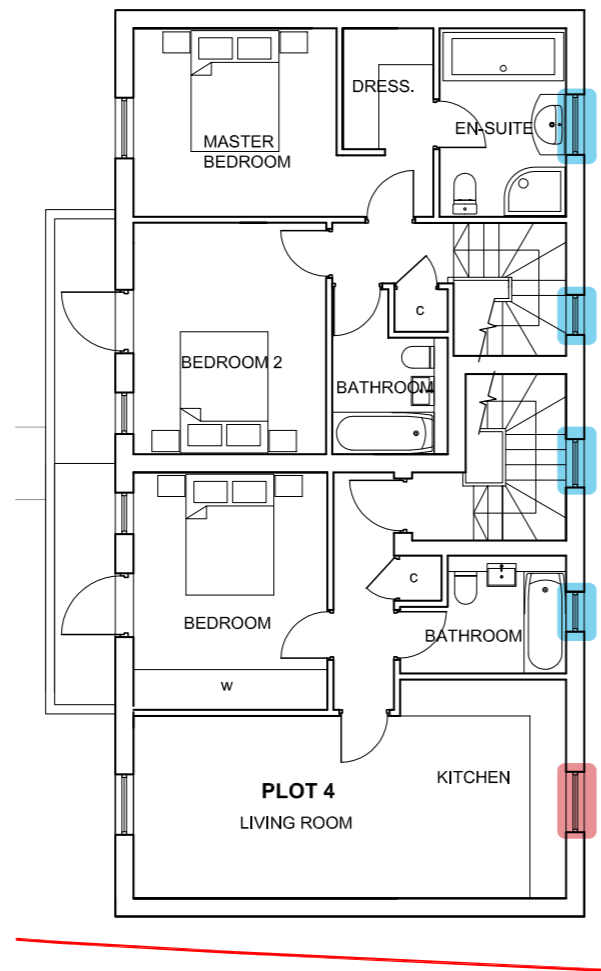
The original plans for Library Mews building confirm there are no primary habitable room windows overlooking proposed site.

The diagram opposite illustrates that, despite close proximity of 13.9m from northern elevation of proposed Block 1, there is no direct overlooking between apartments at 1-3 Library Mews and new homes located in Block 1.

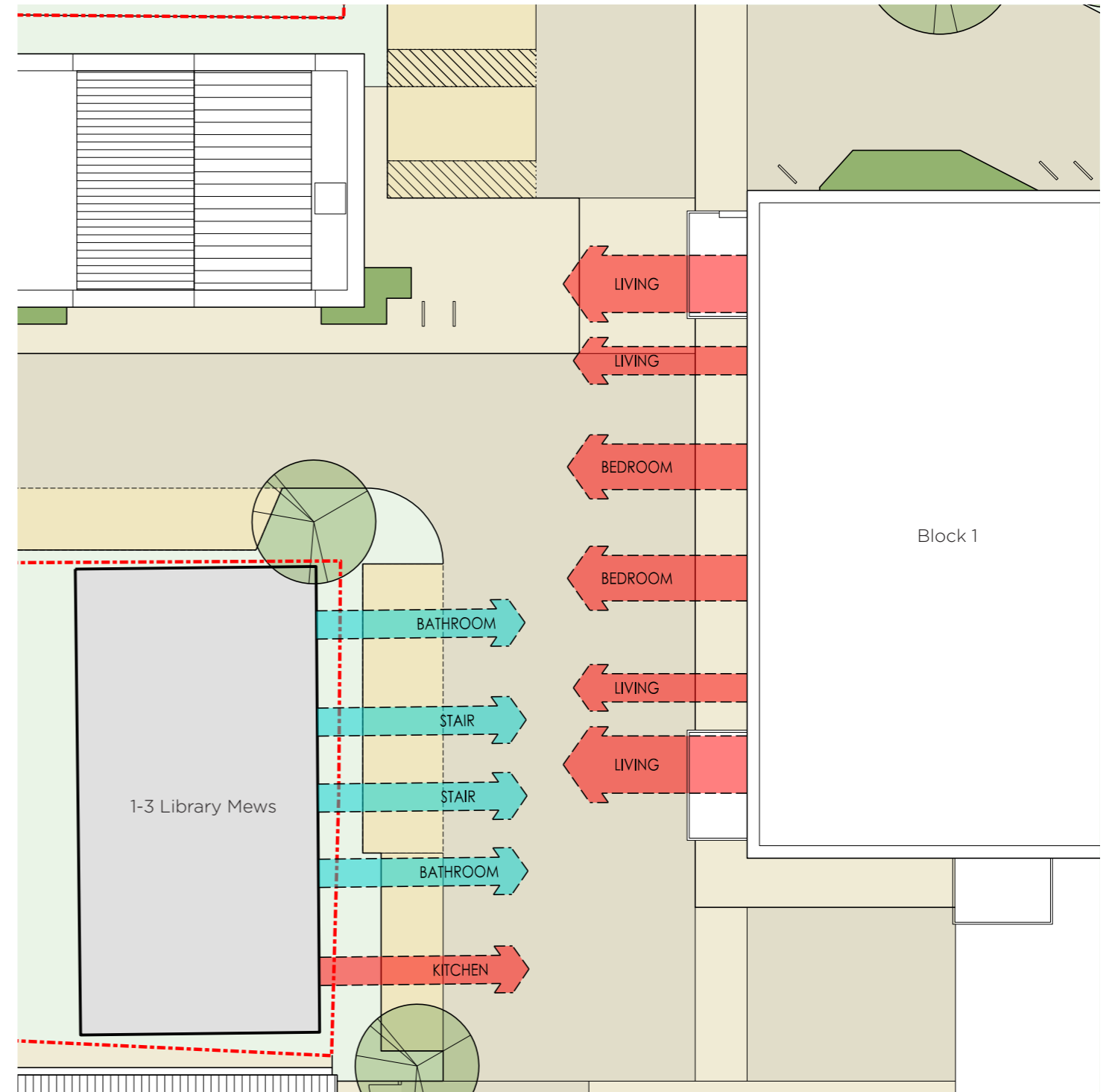
LIBRARY MEWS HOUSES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ASPECT CONTROL - FIRST FLOOR LEVEL

KEY

- WINDOWS TO HABITABLE ROOMS
- WINDOWS TO NON-HABITABLE ROOMS

7.3 DAYLIGHT/SUNLIGHT ANALYSIS

The following surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- 20, 18, 16, 14, 12, 10A, 10, 8 Windmill Rd
- Burnham House, Archer Mews
- 19A, 21, 21A, 23, 23A, 23B Windmill Rd
- The Old Library, 13 Windmill Rd
- 1-3 Library Mews
- 85 High St
- 1, 2, 3, 4 Penny Farthing Mews
- 1, 2, 3, 4 The Mews, 53 High St
- 14, 16, 18, 24, 26, 28, 30, 32, 34-36, 38-40 Holly Rd
- 43, 41, 39, 37, 35, 33, 31, 29, 27, 25 Holly Rd
- 2, 4, 6, 8, 10, 12, 14, 16 Myrtle Rd
- 63-71 High St

Point 2 and AHR Architects have worked closely to ensure that all surrounding residential properties maintain sufficient daylight and sunlight amenity, developing a proposal which respects its environment.

All rooms material for assessment remain fully BRE compliant for Annual Probable Sunlight Hours.

Throughout the design process, special consideration has been given to constraints resulting from proximity to existing residential properties and daylight provision.

Block 1 underwent several stages of redesign to respond to feedback from local community consultation.

Setbacks were introduced on 3rd and 4th floors and detailed height studies have been carried out, ensuring any element does not obstruct the views from neighbouring properties.

Additionally, the proposed scheme takes advantage of existing level differences

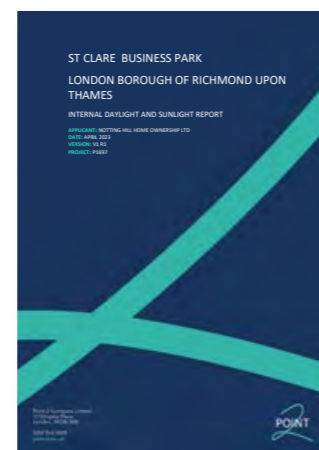
on site to accommodate Block 1 various uses (garage, commercial, residential) and required internal headheights, resulting in minimal ground works and optimal external volume.

The revised application has removed an entire floor of residential accommodation to the elevation facing Penny Farthing Mews. Outline of the previous refused massing is shown in red outline in the section opposite.

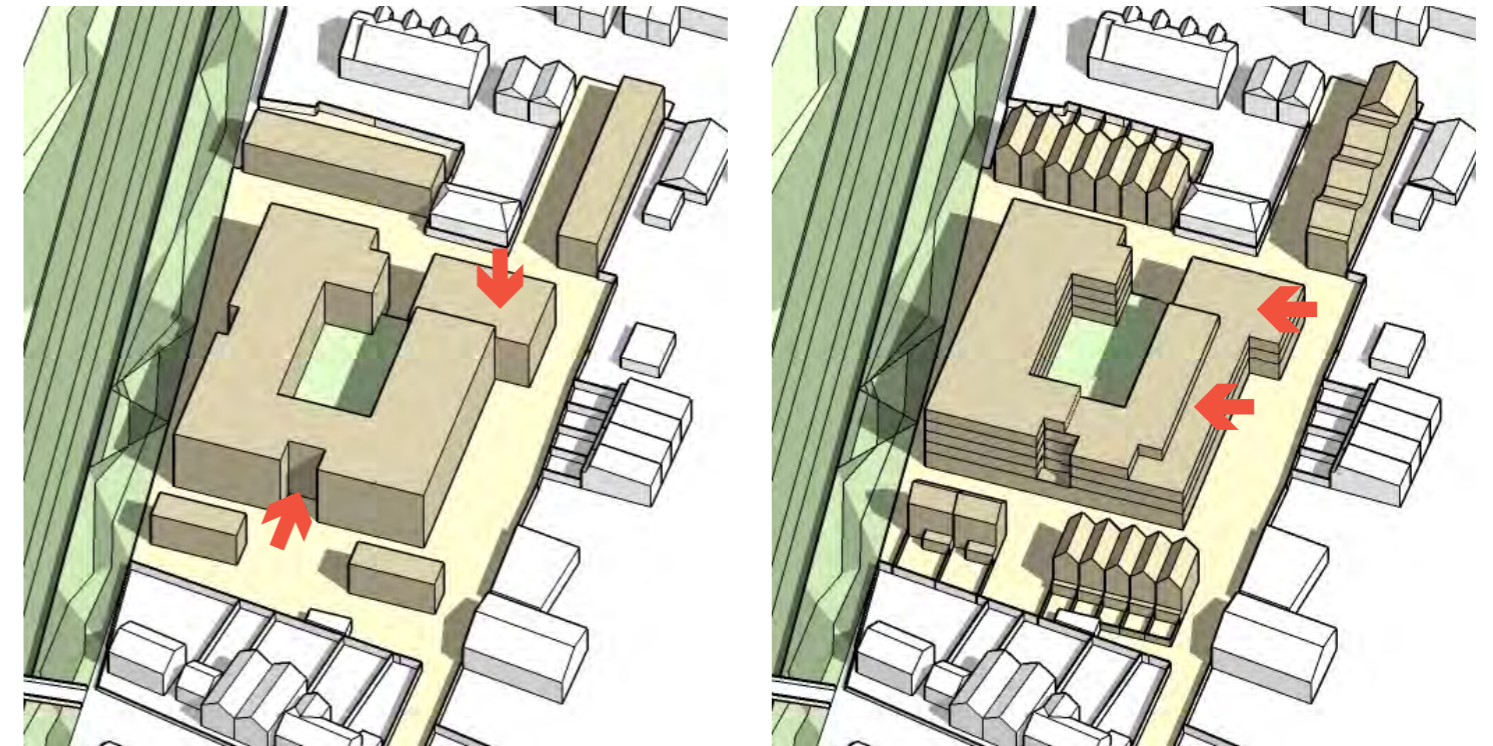
Internal daylight and sunlight

Reprot summary and conclusions:

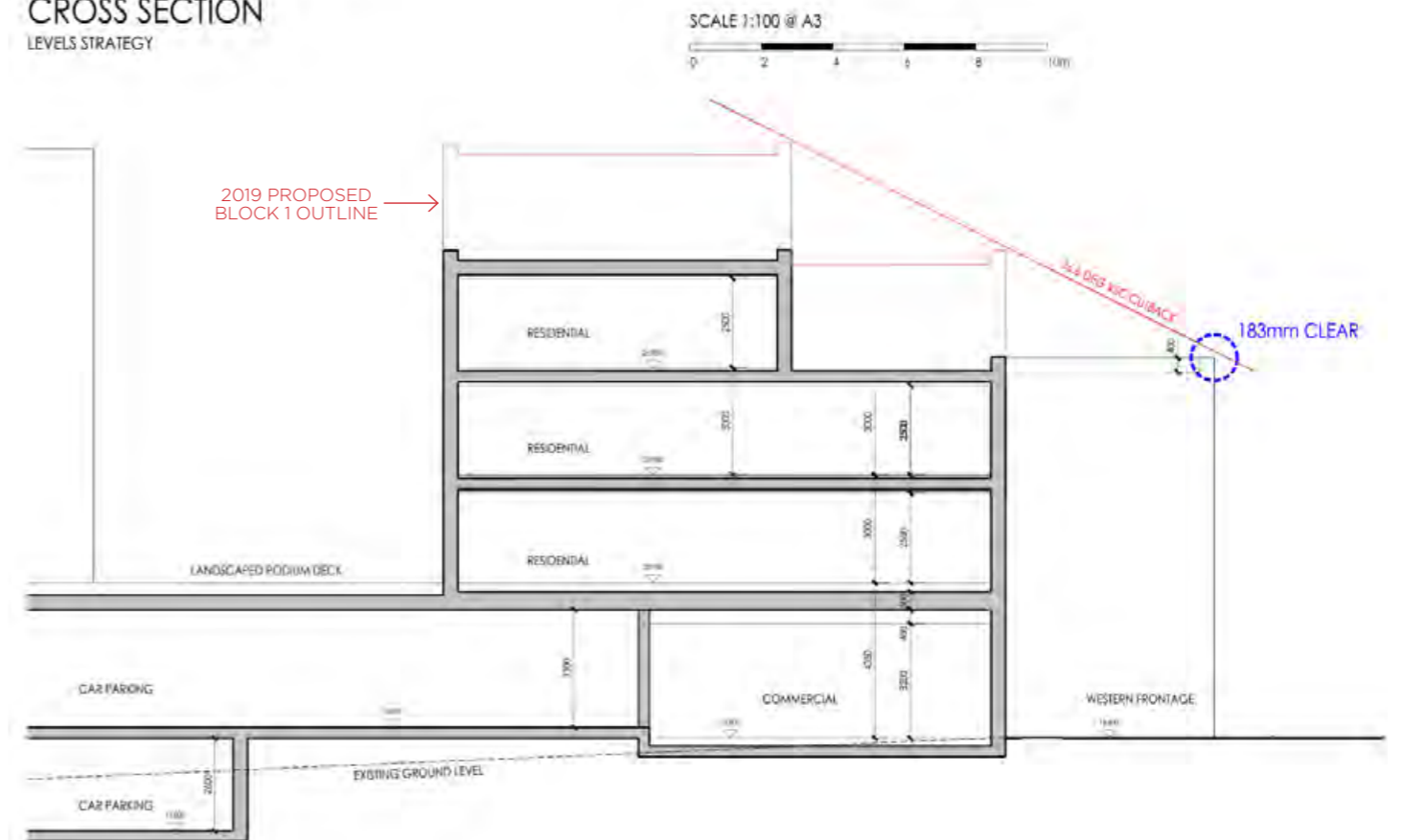
- Sunlight exposure results show that the proposed scheme demonstrates excellent compliance with the BRE guidance in terms of internal daylight and sunlight.
- The scheme has been well designed to allow for good levels of daylight to penetrate into the proposed units and distribute throughout the rooms efficiently, especially in consideration of the size of the site and being in an urban area. Where rooms do fall short of the target daylight and/or sunlight values, they are located underneath overhanging balconies and many of these are also oriented north, both of which restrict the availability of skylight.
- We fully support this scheme in terms of internal daylight and sunlight amenity.



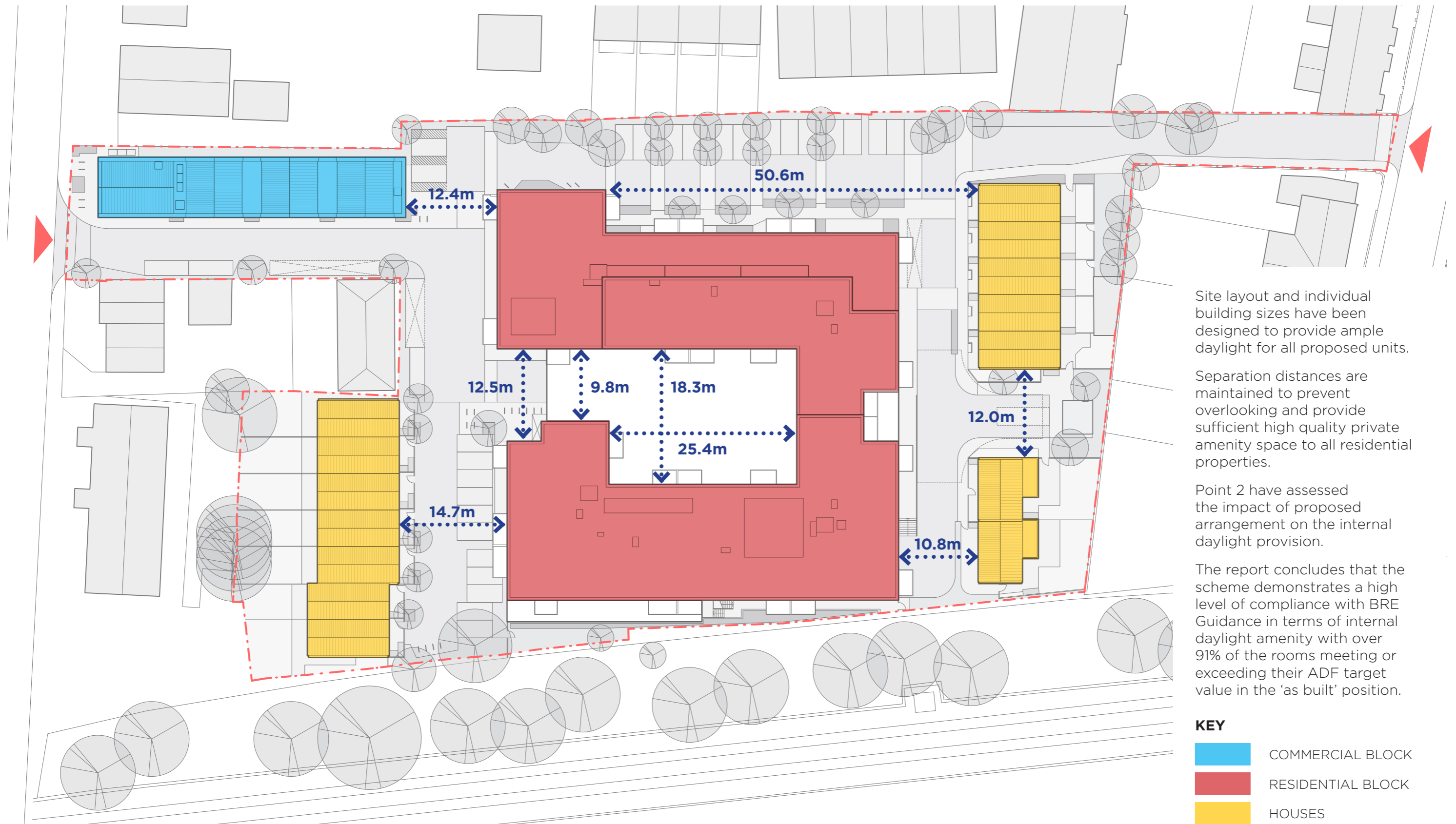
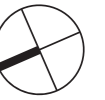
For more information, refer to the April 2023 Internal Daylight and Sunlight report by Point 2



CROSS SECTION LEVELS STRATEGY



7.4 DISTANCES WITHIN THE PROPOSAL



Site layout and individual building sizes have been designed to provide ample daylight for all proposed units.

Separation distances are maintained to prevent overlooking and provide sufficient high quality private amenity space to all residential properties.

Point 2 have assessed the impact of proposed arrangement on the internal daylight provision.

The report concludes that the scheme demonstrates a high level of compliance with BRE Guidance in terms of internal daylight amenity with over 91% of the rooms meeting or exceeding their ADF target value in the 'as built' position.



7.5 VISUAL ASSESSMENT FROM SURROUNDING AREAS

We have analysed a number of views from key points in the surrounding area.

Our studies and analysis show that the proposed development will not adversely affect any existing street scenes or key views.

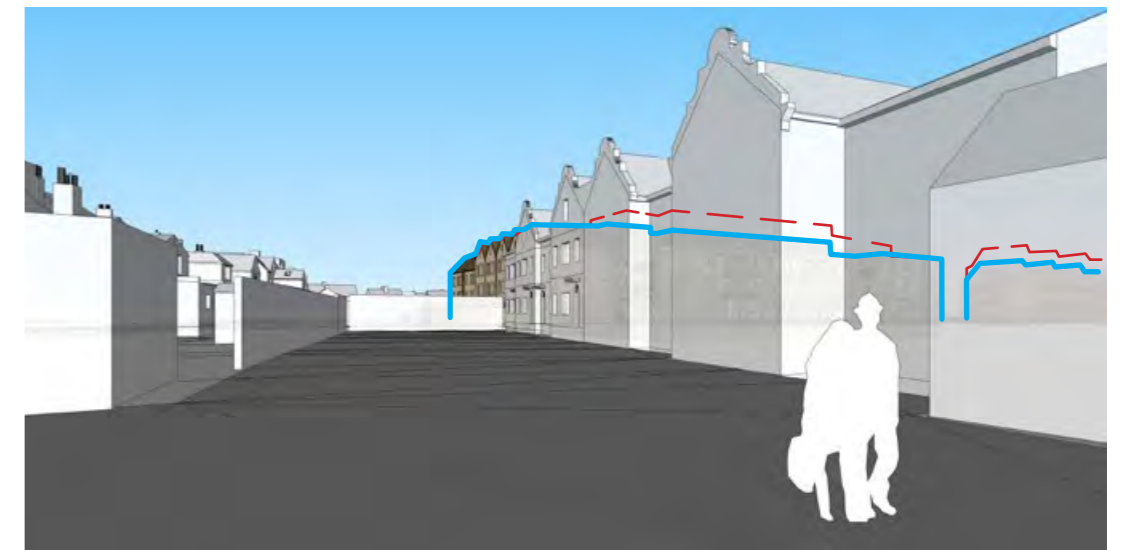
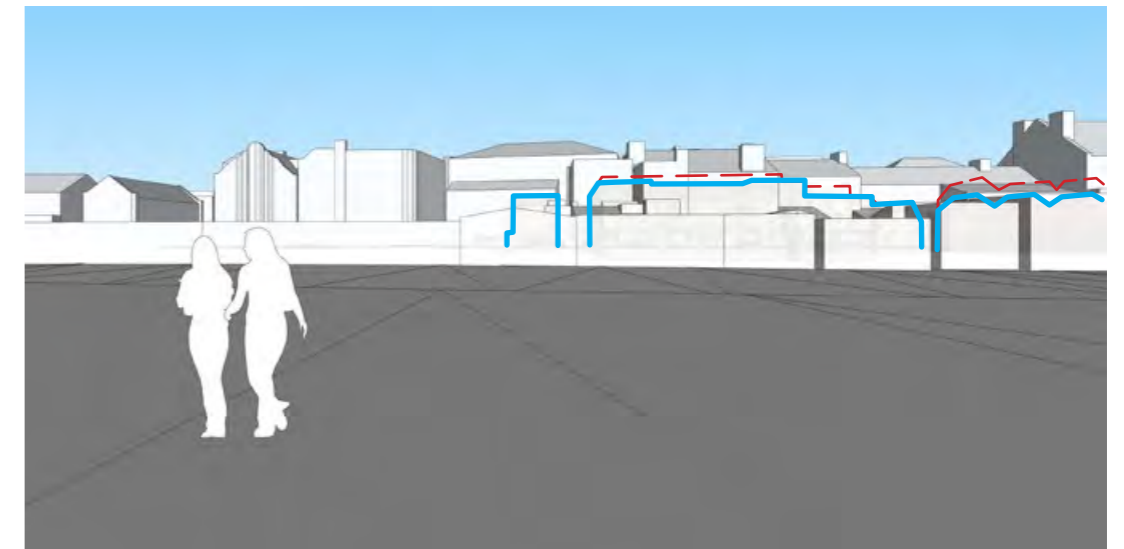
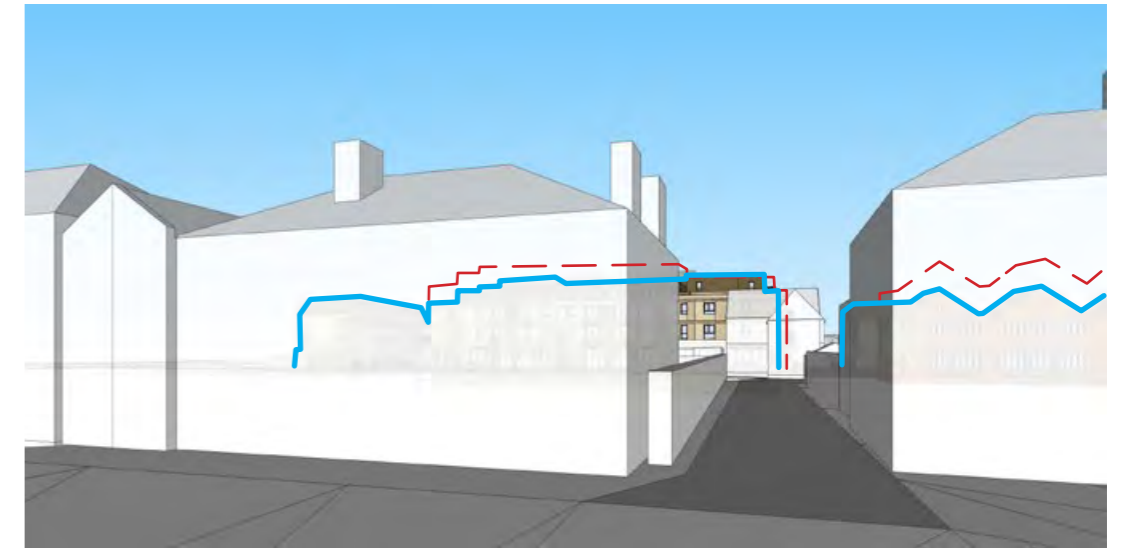
Indeed, the development will replace the existing poor quality buildings on site with architecture designed to respect local character, and introduce new landscaping. The Holly and Windmill Road frontages, in particular, will be enhanced by these works.

KEY

-  OCTOBER 2019 SUBMISSION
-  CURRENT SUBMISSION



7.5 VISUAL ASSESMENT FROM SURROUNDING AREAS



KEY

- OCTOBER 2019 SUBMISSION
- CURRENT SUBMISSION

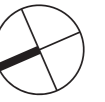




8.0 ACCESS

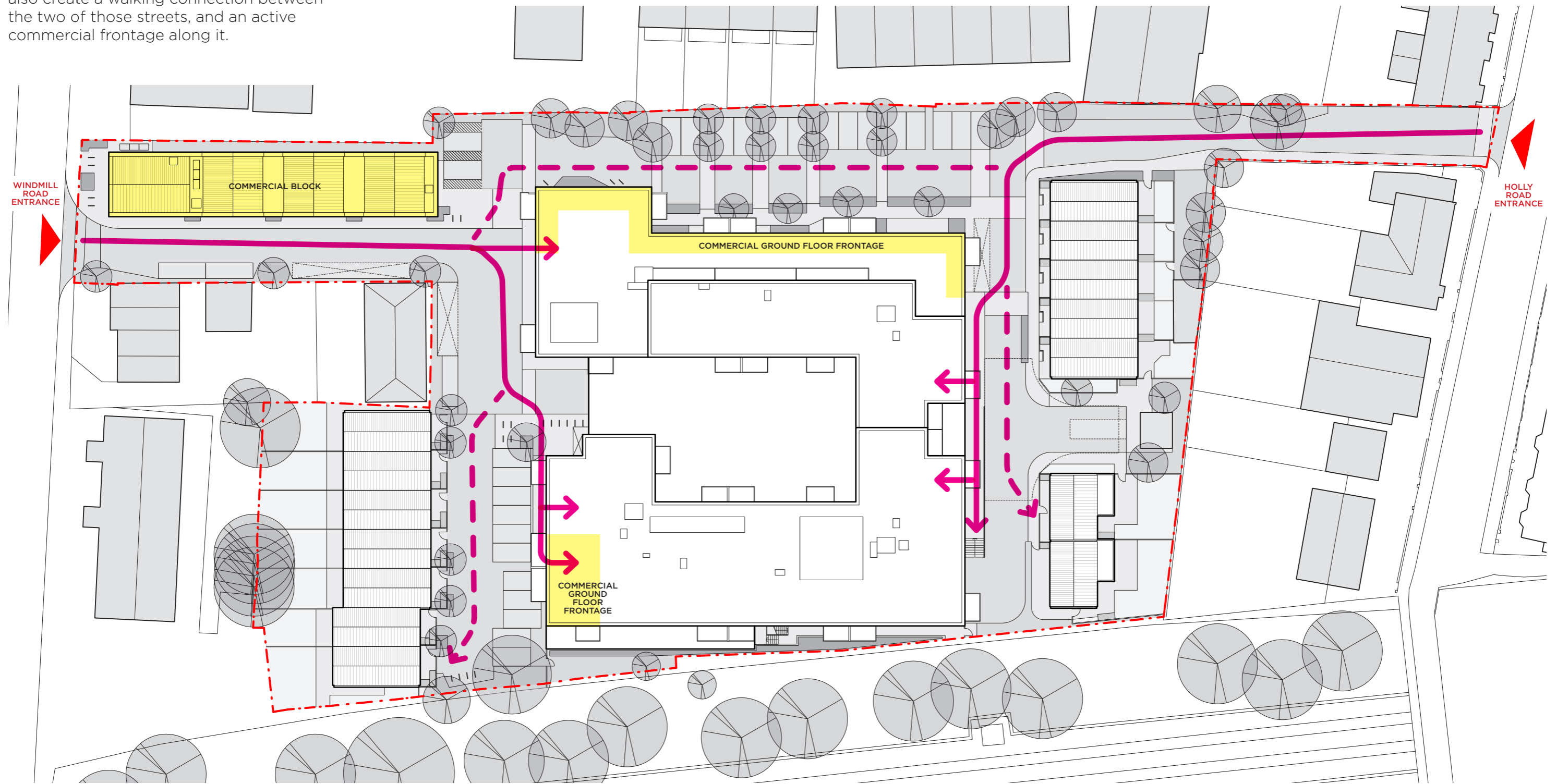


8.1 PEDESTRIAN ACCESS STRATEGY



There is currently no public access to the site.

The proposed development will not only provide pedestrian access to the site from both Windmill Road and Holly Road, but also create a walking connection between the two of those streets, and an active commercial frontage along it.



8.2 CAR ACCESS AND PARKING STRATEGY



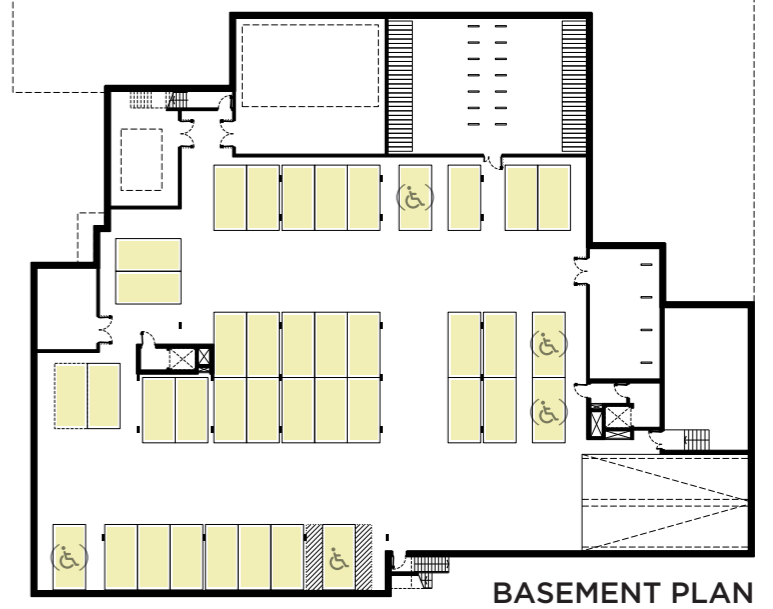
There are 96 car parking spaces in total provided throughout the site, both in basement and podium garages, and as surface parking.

Of those, 83 spaces are designated as residential, 12 as commercial, and one space dedicated to a car club.

In total, 8 of these spaces are wheelchair accessible, with additional 4 spaces designated as future potential wheelchair provision.

For more information, refer to transport report by Curtins.

KEY	BASEMENT CAR PARK			PODIUM CAR PARK		SURFACE PARKING		SUM
	STD	♿	(♿)	STD	♿	STD	♿	
FLATS	34	1	4	22	5	3	-	69
HOUSES	-	-	-	-	-	14	-	14
COMMERCIAL	-	-	-	-	-	10	2	12
CAR CLUB	-	-	-	-	-	1	-	1
TOTAL		39		27		30		96





9.0 RESIDENTIAL STANDARDS



9.1 AFFORDABLE HOUSING TENURE MIX

In terms of tenure split, all London Affordable Rent units are contained within Core 1.

Shared ownership units are located in Core 2, as well as on top floor of Core 1.

TENURE KEY

	LONDON AFFORDABLE RENT	15
	SHARED OWNERSHIP	20
	MARKET	51

1st FLOOR



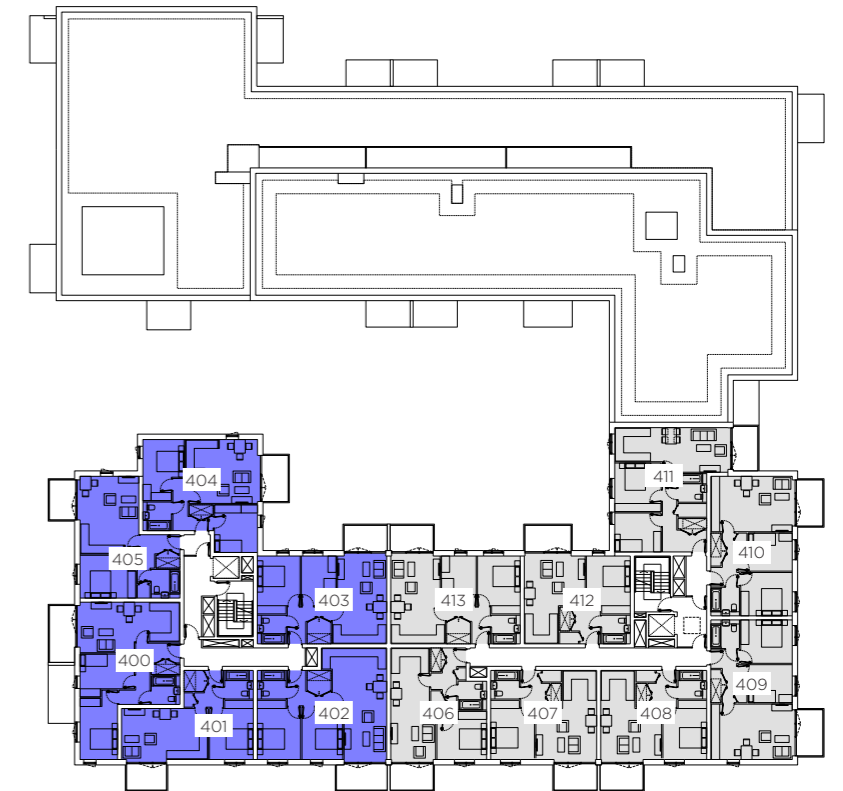
2nd FLOOR



3rd FLOOR



4th FLOOR



9.2 ACCOMMODATION SCHEDULE

Zone	Plot no.	Core	Level	Unit Type	Unit Code	Unit Size (in acc. with National Space Standards)		Amenity Area		
						sq m	sq ft	sq m	sq ft	
Block 1	FIRST FLOOR									
	101	1	1	3bed	3A	86.1	927	45.3	488	
	102	1	1	2bed	2A+	70.0	753	27.6	297	
	103	1	1	1bed	W1	61.3	660	13.5	145	
	104	1	1	1bed	1F	53.9	580	19.2	207	
	105	1	1	3bed	3B	86.4	930	8.1	87	
	106	2	1	1bed	1B	53.8	579	9.4	101	
	107	2	1	1bed	1A	50.9	548	6.1	66	
	108	2	1	1bed	1A	50.9	548	6.1	66	
	109	2	1	1bed	W2	61.2	659	6.3	68	
	110	2	1	1bed	W2	61.2	659	13.4	144	
	111	2	1	1bed	W4	59.4	639	20.7	222	
	112	2	1	1bed	1A	50.2	540	6.8	73	
	113	2	1	2bed	2A	61.3	660	20.7	223	
	114	3	1	1bed	W4	59.4	639	18.9	203	
	115	3	1	1bed	W2	61.2	659	13.4	144	
	116	3	1	1bed	W2	61.2	659	6.3	68	
	117	3	1	1bed	1A	50.9	548	6.1	66	
	118	3	1	1bed	1A	50.9	548	6.1	66	
	119	3	1	1bed	1C	51.1	550	6.1	66	
	120	3	1	1bed	1A	50.2	540	17.2	185	
	121	3	1	1bed	1A	50.2	540	6.8	73	
	122	4	1	1bed	W2	61.2	659	6.3	68	
	123	4	1	1bed	1A	50.2	540	13.2	142	
	124	4	1	1bed	W1	61.3	660	18.8	202	
	125	4	1	1bed	W3	63.9	688	6.1	66	
	126	4	1	1bed	1E	50.3	541	6.1	66	
127	4	1	1bed	W2	61.2	659	6.3	68		
Block 1	SECOND FLOOR									
	201	1	2	3bed	3A	86.1	927	8.1	87	
	202	1	2	2bed	2A+	70.0	753	7.2	78	
	203	1	2	2bed	2A	61.3	660	6.1	66	
	204	1	2	2bed	2D	61.4	661	6.3	68	
	205	1	2	3bed	3B	86.4	930	8.1	87	
	206	2	2	1bed	1B	53.8	579	6.1	66	
	207	2	2	1bed	1A	50.9	548	6.1	66	
	208	2	2	1bed	1A	50.9	548	6.1	66	
	209	2	2	2bed	2B	61.2	659	6.3	68	
	210	2	2	2bed	2B	61.2	659	6.3	68	
	211	2	2	2bed	2C	66.7	718	6.1	66	
	212	2	2	1bed	1A	50.2	540	6.3	68	
	213	2	2	2bed	2A	61.3	660	6.1	66	
	214	3	2	2bed	2C	66.7	718	6.1	66	
	215	3	2	2bed	2B	61.2	659	6.3	68	
	216	3	2	2bed	2B	61.2	659	6.3	68	
	217	3	2	1bed	1A	50.9	548	6.1	66	
	218	3	2	1bed	1A	50.9	548	6.1	66	
	219	3	2	1bed	1C	51.1	550	6.1	66	
	220	3	2	1bed	1A	50.2	540	6.1	66	
	221	3	2	1bed	1A	50.2	540	6.3	68	
	222	4	2	2bed	2B	61.2	659	6.3	68	
	223	4	2	2bed	2A	61.3	660	6.2	67	
	224	4	2	2bed	2A	61.3	660	6.1	66	
	225	4	2	2bed	2A-	63.9	688	6.1	66	
	226	4	2	1bed	1E	50.3	541	6.1	66	
227	4	2	2bed	2B	61.2	659	6.3	68		

Zone	Plot no.	Core	Level	Unit Type	Unit Code	Unit Size (in acc. with National Space Standards)		Amenity Area		
						sq m	sq ft	sq m	sq ft	
Block 1	THIRD FLOOR									
	301	1	3	3bed	3A	86.1	927	8.1	87	
	302	1	3	2bed	2A+	70.0	753	7.2	78	
	303	1	3	2bed	2A	61.3	660	6.1	66	
	304	1	3	2bed	2D	61.4	661	6.3	68	
	305	1	3	3bed	3B	86.4	930	8.1	87	
	306	2	3	1bed	1B	53.8	579	6.1	66	
	307	2	3	1bed	1A	50.9	548	6.1	66	
	308	2	3	1bed	1A	50.9	548	6.1	66	
	309	2	3	2bed	2B	61.2	659	6.3	68	
	310	2	3	2bed	2B	61.2	659	6.3	68	
	311	2	3	2bed	2C	66.7	718	6.1	66	
	312	2	3	1bed	1A	50.2	540	6.3	68	
	313	2	3	2bed	2A	61.3	660	6.1	66	
	314	3	3	2bed	2C	66.7	718	6.1	66	
	315	3	3	2bed	2B	61.2	659	6.3	68	
316	3	3	2bed	2F	61.1	658	13.9	150		
317	3	3	2bed	2G	70.3	757	15.6	168		
318	3	3	2bed	2H	70.6	760	12.0	129		
Block 1	FOURTH FLOOR									
	400	1	4	2bed	2E	66.1	712	8.0	86	
	401	1	4	1bed	1G	50.4	543	5.7	61	
	402	1	4	2bed	2A+	70.0	753	7.2	78	
	403	1	4	2bed	2A	61.3	660	6.1	66	
	404	1	4	2bed	2D	61.4	661	6.3	68	
	405	1	4	1bed	1H	52.6	566	5.7	61	
	406	2	4	1bed	1B	53.8	579	6.1	66	
	407	2	4	1bed	1A	50.9	548	6.1	66	
	408	2	4	1bed	1A	50.9	548	6.1	66	
	409	2	4	2bed	2B	61.2	659	6.3	68	
	410	2	4	2bed	2B	61.2	659	6.3	68	
	411	2	4	2bed	2C	66.7	718	6.1	66	
412	2	4	1bed	1A	50.2	540	6.3	68		
413	2	4	2bed	2A	61.3	660	6.1	66		
TOTAL FLATS						5182.1	55780.1	740.1	7966.1	
						86				

Zone	Plot no.	Core	Level	Unit Type	Unit Code	Unit Size (in acc. with National Space Standards)		Amenity Area		
						sq m	sq ft	sq m	sq ft	
Houses	H01	n/a	n/a	3bed	H1n	130.4	1,404	79.4	855	
	H02	n/a	n/a	3bed	H1n	130.4	1,404	61.1	658	
	H03	n/a	n/a	3bed	H1n	130.4	1,404	62.3	671	
	H04	n/a	n/a	3bed	H1n	130.4	1,404	63.0	678	
	H05	n/a	n/a	3bed	H1n	130.4	1,404	66.3	714	
	H06	n/a	n/a	3bed	H1n	130.4	1,404	53.1	572	
	H07	n/a	n/a	3bed	H1n	130.4	1,404	92.9	1,000	
	H08	n/a	n/a	3bed	H1s	130.4	1,404	31.0	334	
	H09	n/a	n/a	3bed	H1s	130.4	1,404	30.2	325	
	H10	n/a	n/a	3bed	H1s	130.4	1,404	30.2	325	
	H11	n/a	n/a	3bed	H1s	130.4	1,404	30.3	326	
	H12	n/a	n/a	3bed	H1s	130.4	1,404	60.3	649	
	H13	n/a	n/a	3bed	H2	131.2	1,412	83.5	899	
	H14	n/a	n/a	3bed	H2	131.2	1,412	109.2	1,175	
TOTAL HOUSES						14	1827.2	19668.0	852.8	9179.5

TOTAL RESIDENTIAL UNITS					100	
COMMERCIAL					GIA	
					sq m	sq ft
Block 1	BSM			110.0		1184
	G			1201.1		12929
Block 2	G			297.5		3203
	1			297.5		3203
					1906.2	20,518

TENURE KEY

	LONDON AFFORDABLE RENT	15
	SHARED OWNERSHIP	20
	MARKET	65

ACCESSIBILITY KEY

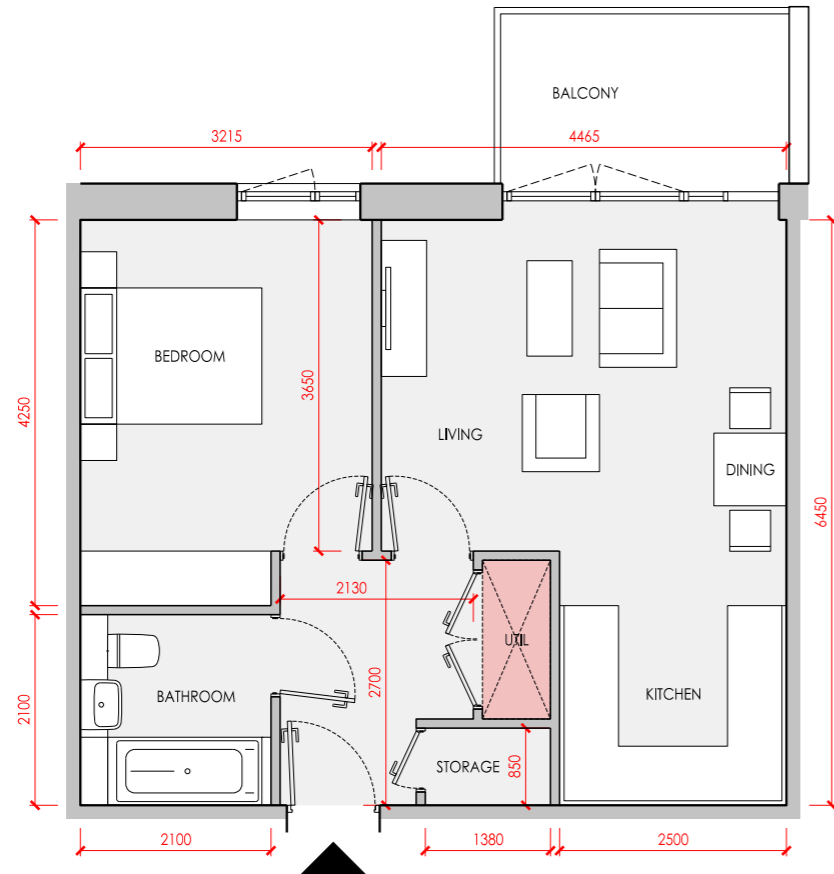
	STANDARD	90
BR M4(2) COMPATIBLE		
	WHEELCHAIR	10
BR M4(3) COMPATIBLE		

SUMMARY

	GIA	GEA
residential	11294.7	12107.1
commercial	1906.2	2119.1
SUM	13200.9	14226.2
	GIA	GEA
block 1	10778.6	11387.7
houses	1827.2	2165.2
block 2	595.1	673.3
SUM	13200.9	14226.2

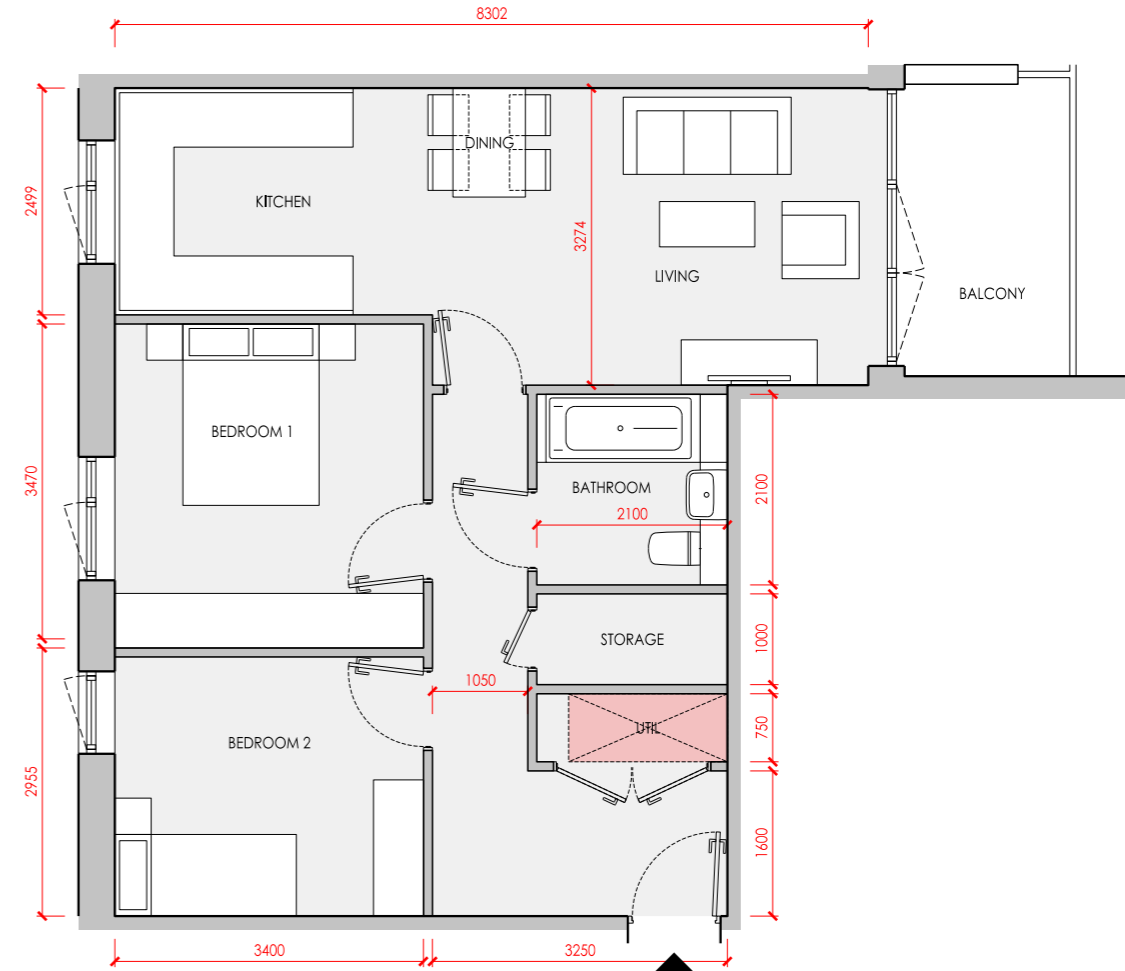
9.3 RESIDENTIAL UNIT TYPOLOGY

1A 1 BEDROOM FLAT
TYPE A
area 50.2 m²



ROOM	AREA
LIVING + DINING + KITCHEN	23.9 m ²
BEDROOM	13.0 m ²
STORAGE	1.7 m ²
AMENITY	6.2 m ²

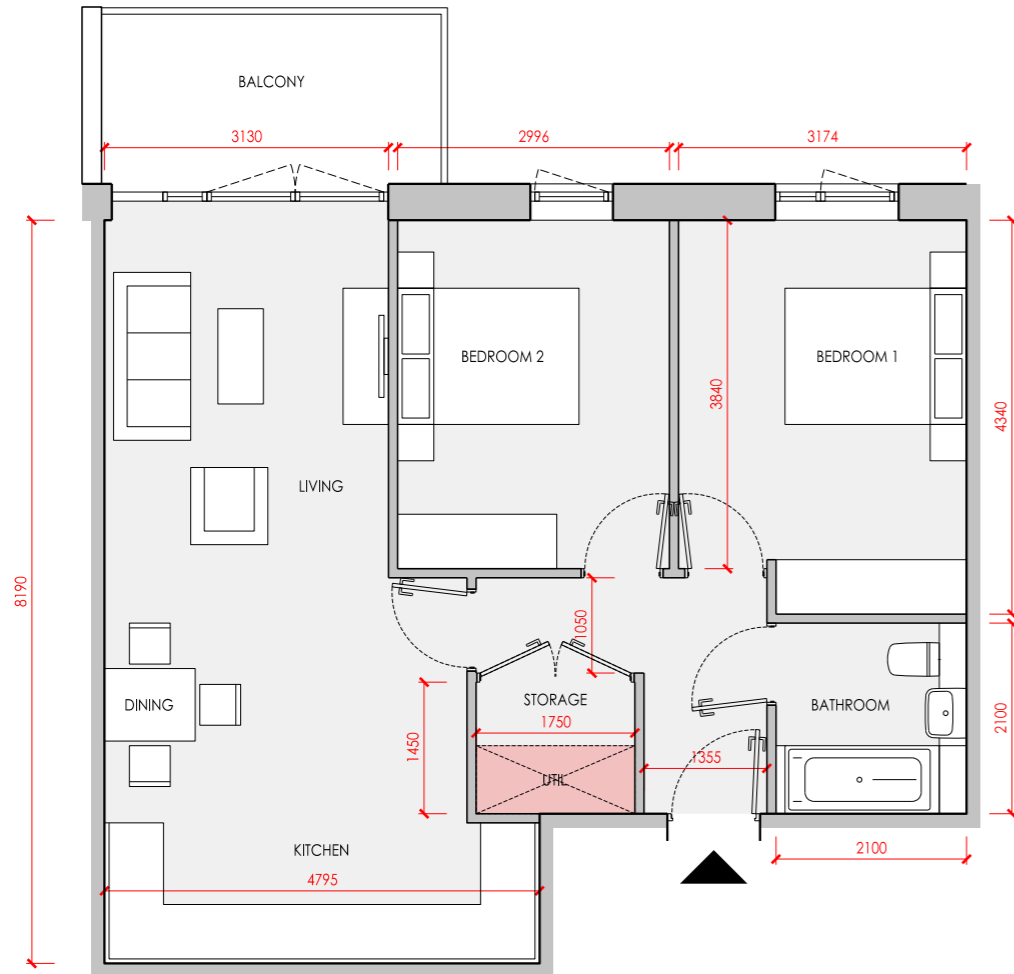
2C 2 BEDROOM FLAT
TYPE C
area 66.7 m²



ROOM	AREA
LIVING + DINING + KITCHEN	25.1 m ²
BEDROOM 1	12.0 m ²
BEDROOM 2	10.2 m ²
STORAGE	2.1 m ²
AMENITY	6.1 m ²

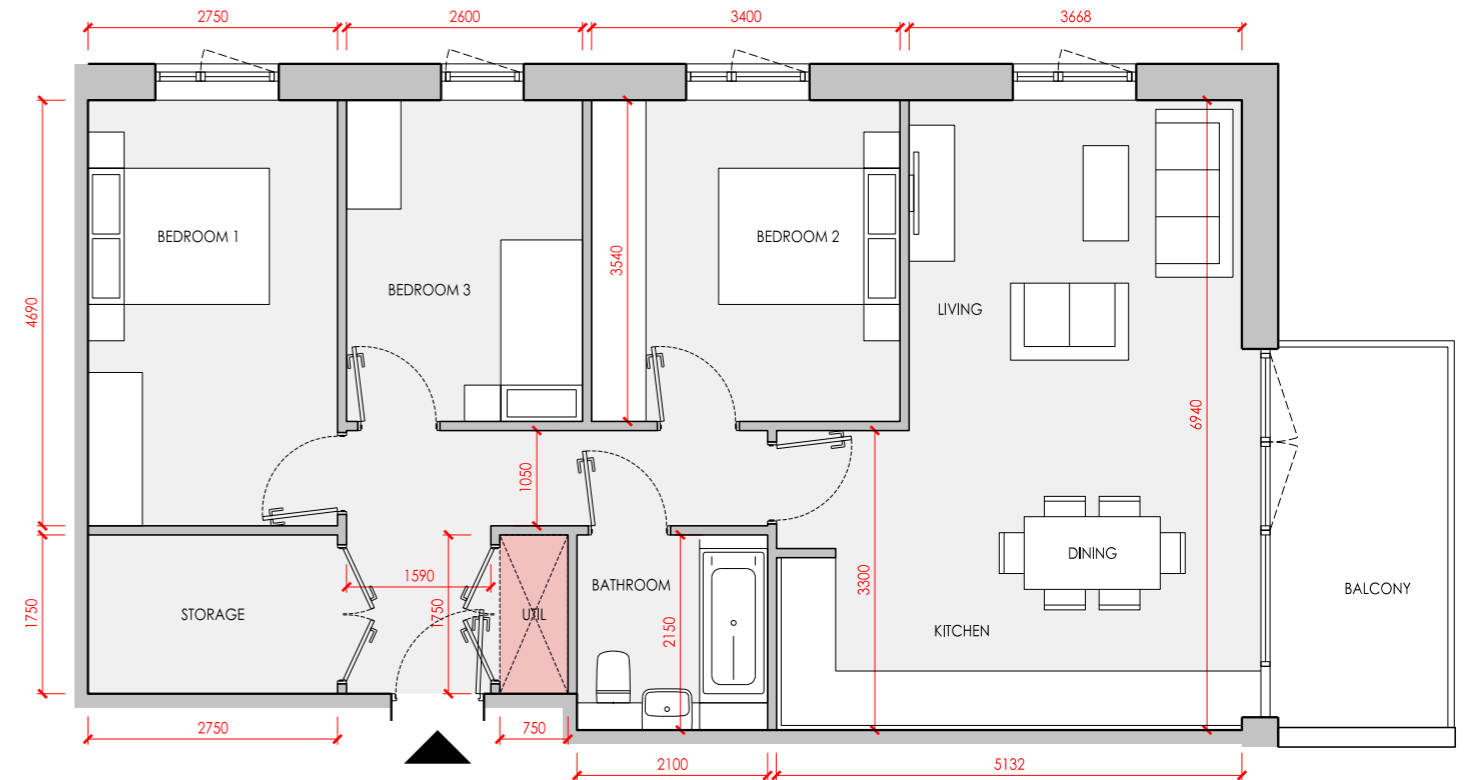
9.3 RESIDENTIAL UNIT TYPOLOGY

2A+ 2 BEDROOM FLAT
TYPE A+
area 70.0 m²



ROOM	AREA
LIVING + DINING + KITCHEN	31.2 m ²
BEDROOM 1	13.2 m ²
BEDROOM 2	11.5 m ²
STORAGE	2.5 m ²
AMENITY	7.1 m ²

3A 3 BEDROOM FLAT
TYPE A
area 86.1 m²



ROOM	AREA
LIVING + DINING + KITCHEN	31.1 m ²
BEDROOM 1	12.9 m ²
BEDROOM 2	12.0 m ²
BEDROOM 3	9.2 m ²
STORAGE	4.8 m ²
AMENITY	8.2 m ²

9.4 WHEELCHAIR ACCESSIBLE UNITS

The proposal is providing 10 wheelchair accessible flats (which is 10% of overall number of residential units in the scheme).

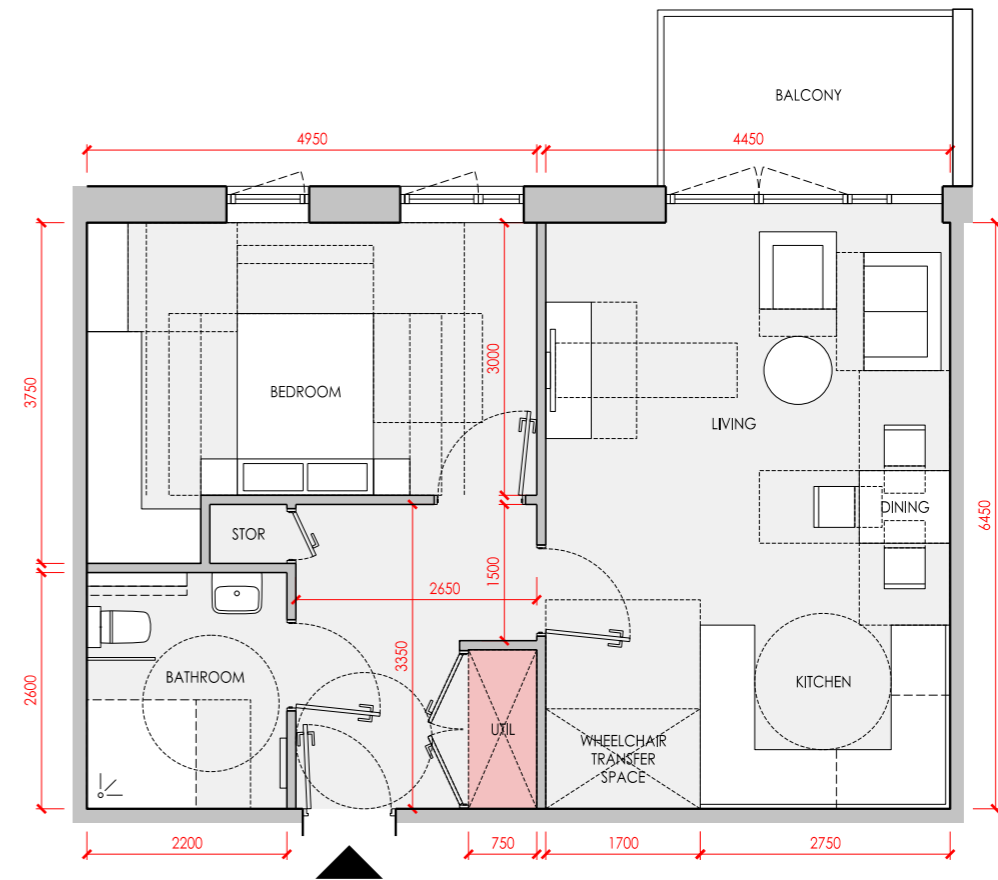
All accessible flats are located on the 1st floor of Block 1 and have level access to the podium deck. This way, they can take advantage of podium access to lifts in other cores, in the event that a lift in their core is out of service.

The proposed accessible units are spread across all three tenure types.

All wheelchair accessible flats comply with Building Regulations Part M4(3).



W1 1 BEDROOM WHEELCHAIR ACCESSIBLE FLAT
area 61.3 m²

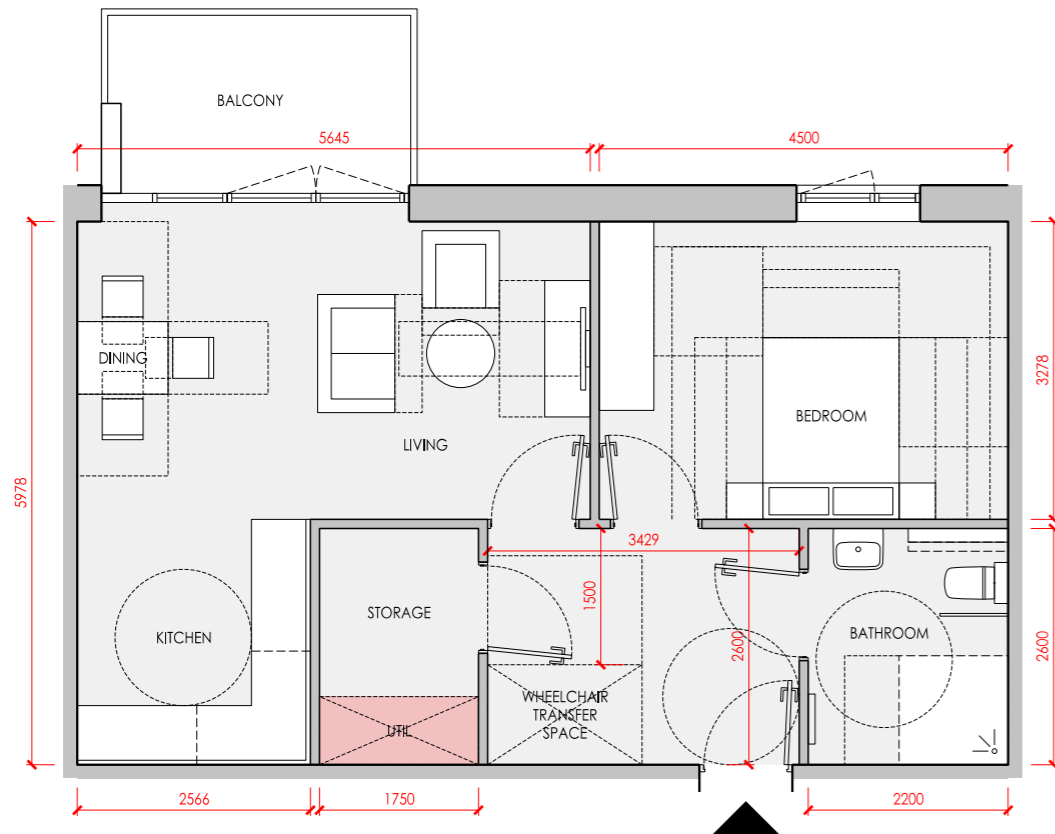


ROOM	AREA
LIVING + DINING + KITCHEN	28.7 m ²
BEDROOM	15.8 m ²
STORAGE	1.8 m ²
AMENITY	6.2 m ²

9.4 WHEELCHAIR ACCESSIBLE UNITS

W2

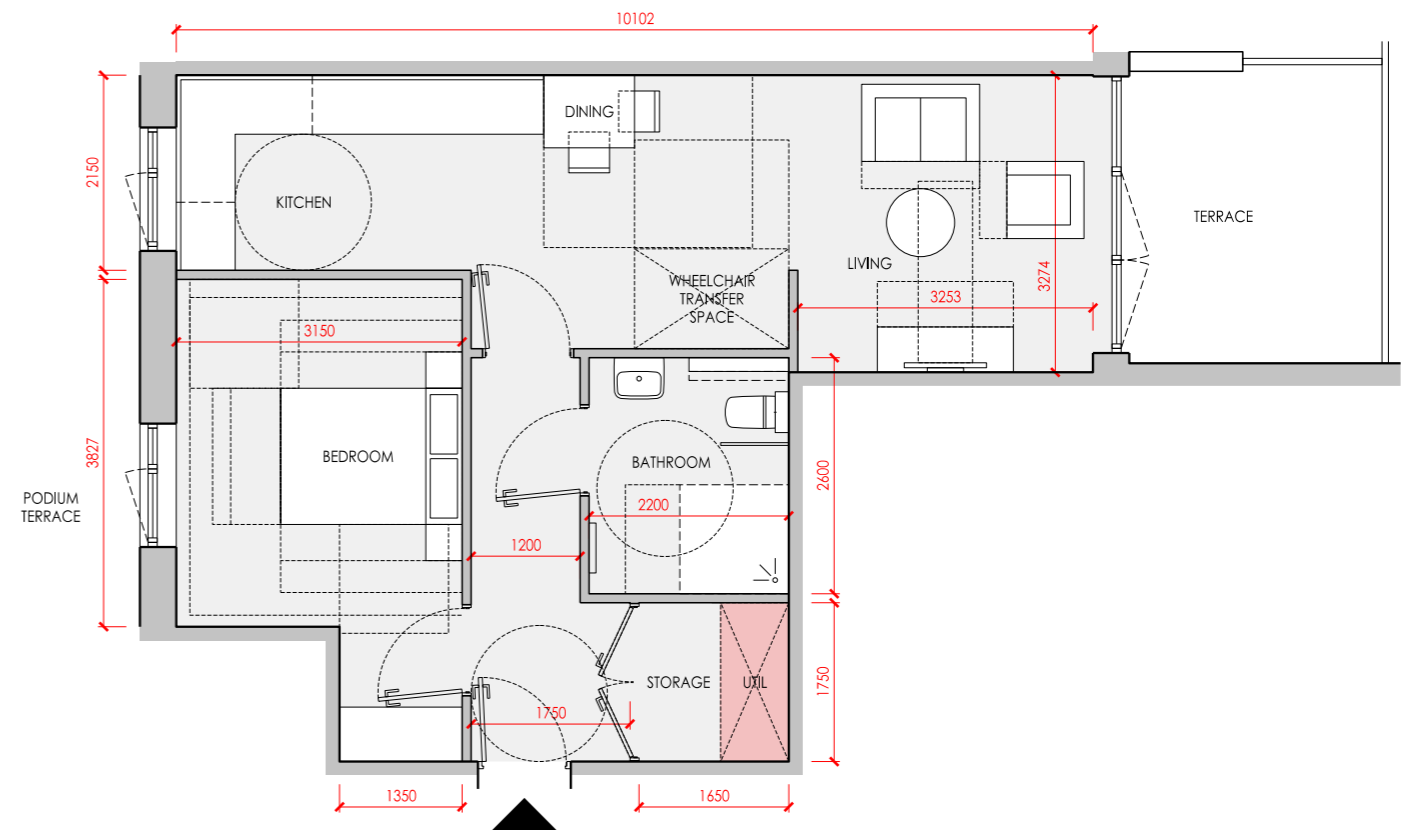
1 BEDROOM
WHEELCHAIR ACCESSIBLE FLAT
area 61.2 m²



ROOM	AREA
LIVING + DINING + KITCHEN	25.4 m ²
BEDROOM	14.7 m ²
STORAGE	3.2 m ²
AMENITY	6.3 m ²

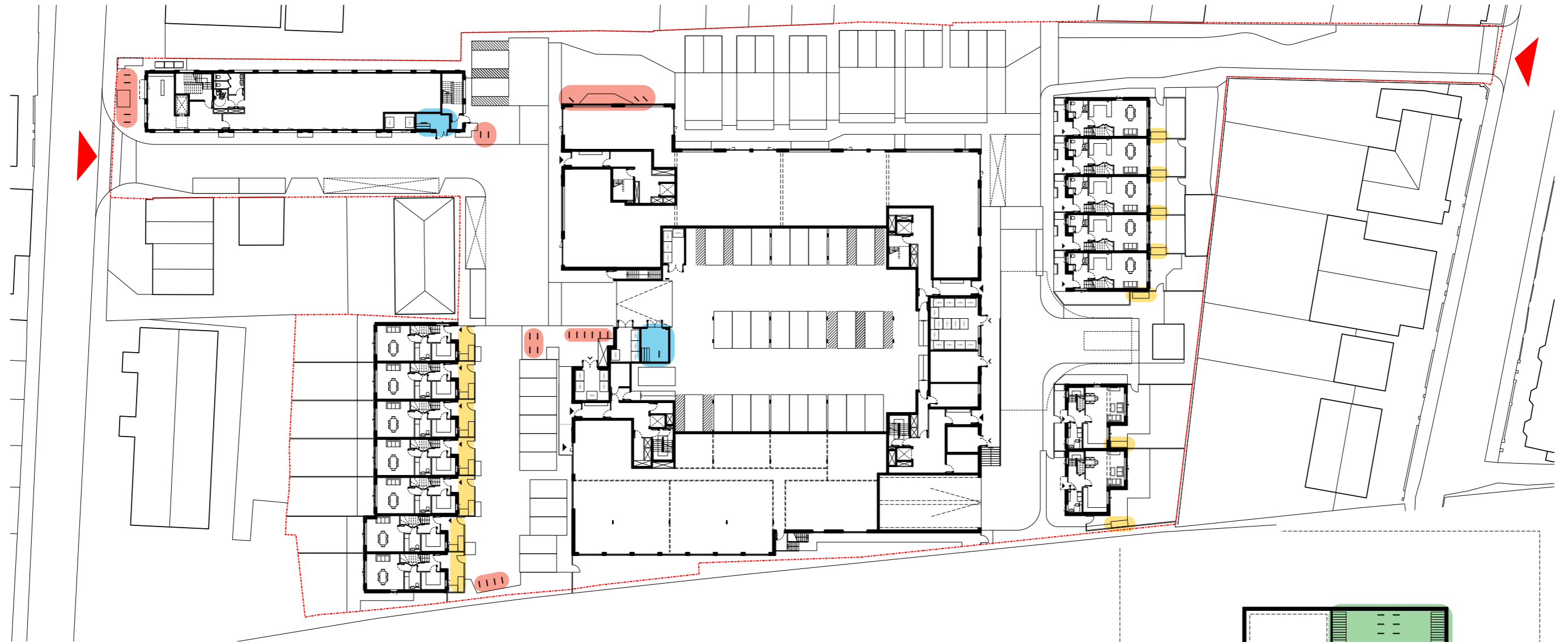
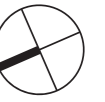
W4

1 BEDROOM
WHEELCHAIR ACCESSIBLE FLAT
area 59.4 m²



ROOM	AREA
LIVING + DINING + KITCHEN	28.5 m ²
BEDROOM	14.1 m ²
STORAGE	1.6 m ²
AMENITY	18.9 m ²

9.5 CYCLE STORAGE STRATEGY



Long-stay

Long-stay cycle storage for flats is located within basement car park, in separate lockable storage rooms, utilising double-stacking storage racks as well as standard Sheffield stands. There are 152 spaces in total, 8 of them are accessible.

Cycle storage for houses is provided within private gardens in dedicated storage sheds, providing two bike spaces for each house.

There are 13 commercial spaces located in dedicated stores on the ground floor level of Blocks 1 and 2. Ten of them utilise double racks, 3 are accessible.

Short-stay

There are Sheffield stands located throughout the site catering for residential and commercial short-stay requirements. For details, refer to section 6.5

KEY

LONG-STAY CYCLE STORES	STD	ACC	SUM
RESIDENTIAL - HOUSES	28	-	28
RESIDENTIAL - FLATS	144	8	152
COMMERCIAL	10	3	13
SHORT-STAY CYCLE PARKING			
SHEFFIELD STANDS			



9.6 REFUSE AND DELIVERY STRATEGY



Refuse and recycling

There are three residential refuse stores within Block 1 to minimise travel distances from each core.

Additionally, there are two separate bin stores in each block dedicated to commercial refuse.

Each house has an individual refuse storage located in the front garden.

Council Requirements

(LBRuT Refuse and Recycling Storage Requirements SPD, April 2015)

HOUSES (3 BED)

Refuse - 240 litres
 Recycling - 2x 55 litres | these will be provided in each front garden

FLATS

Refuse - 70 litres per bedroom
 Recycling - 2-6x 1100 l bins depending on number units using bin store

COMMERCIAL

Refuse - 1300 litres per 1000 m² GIA
 Recycling - 1300 litres per 1000 m² GIA

Servicing

There are two loading/servicing bays on each side of Block 1 to cater for commercial and residential requirements.

Additionally, dedicated servicing zones have been provided for the existing and proposed sub-station.

BINS CALCULATION

FLATS	units	beds	refuse	recycling
Core 1	21	44	3x 1100l	2x 1100l
Core 2+3	53	74	6x 1100l	6x 1100l
Core 4	12	17	2x 1100l	2x 1100l

COMMERCIAL	GIA [m ²]	refuse	recycling
Block 1	1311.1	2x 1100l	2x 1100l
Block 2	595.1	1x 1100l	1x 1100l



1100 litre wheellie bins will be used

9.7 SERVICING STRATEGY

This strategy has been produced in order to demonstrate how the site will be served in order for residents to live comfortably and ensure that the development is kept in good repair.

The strategies outlined below have been formed on the basis that the development will be unmanned, with the costs incurred with servicing the site being recovered from residents, via payment of the annual service charge.

Postal

Individual externally secure post boxes for all 86 flats will be located within the ground floor lobby of each core.

In line with the guidance provided by the Crime Prevention Officer and by Royal Mail, the postman will gain access to each block via a programmed fob, with access restricted to the ground floor only.

The postman will be responsible for the distribution of mail to each post box.

Window cleaning

As each unit has the benefit of an external balcony, all residents will be able to clean external opening doors and windows independently.

The windows/doors which can not be accessed internally (i.e. stair core windows), will be cleaned by the facilities management team every quarter.

Due to both residential and commercial blocks being medium-rise there is no requirement for a building maintenance unit.

A hose and pole cleaning strategy can be implemented at ground level to clean the lower levels.

ManSafe system has been provided to allow for abseiling methods to clean the upper floors, which will be inspected in line with health and safety requirements.

Parking management

To prevent unauthorised parking by residents with multiple cars, all units will be provided with an assigned parking space.

Groundskeeping

The facilities management team will be responsible for undertaking the following actions:

- Sweeping and litter picking
- Mowing of grassed areas
- Clipping and pruning of trees, hedges and shrubs
- Replacement of external light bulbs
- Re-planting (if required)
- Cleaning of bin stores

Dependant on seasons and weather conditions, as a minimum the above will be undertaken once a month.

External and internal maintenance

Internal and external maintenance will be reviewed annually by the management team and when required will be responsible for the procurement of maintenance services.



9.8 SECURED BY DESIGN

Integrated Approach

In preparing the layout, priority has been given to creating well lit public open spaces which can accommodate multiple uses, e.g. movement, recreation and parking. The lighting scheme will be designed to BS 5489, ensuring that good light levels are provided to all external highways, footpaths, communal and commercial seating areas, parking bays, doorways, storage rooms and internal circulation points. Consideration of crime prevention at the outset will avoid the need for installing physical measures at a later date.

Natural Surveillance

Clearly defined private defensible space has been provided to all houses and podium apartments through the use of planting and hedges.

All glazing to ground floor units and common ground floor glazed areas will have 6.4 mm laminated glass installed. Communal doors serving residential accommodation will comply with enhanced security specification PAS 24.

Open space and management

Public open spaces will be surrounded by apartments with principal frontages, therefore maximising natural surveillance.

Secured by Design review

The meeting with Secured by Design officer, Constable Ray Goodlett, was held on site on 17 September 2019.

The proposal was very well received and Mr Goodlett confirmed that the design in its current form has good potential to make the site self-policing.

Mr Goodlett has also made the following detailed observations:

- All 4 x communal entrances to the flats will have an airlock (as per the plans), with the front door to each core achieving LPS1175:SR2, the inner door can be an FD60, both doors to have an access controlled audio and video entry system.
- The 1st floor podium amenity space to have an access control system installed, an thumb turn on the inside is acceptable.
- Due to the permeability of the site, due diligence will have to be shown to the site being used as a cut through from Holly Road to Windmill Road.
- Lighting scheme to be confirmed.
- Bin and postal strategy is acceptable
- Bike storage within the car park to be within a brick built building with an LPS1175:SR2 rated door.
- All Town houses & flats to have a PAS24:2016 door with 3rd party test certification fitted to the front entrance.
- All other accessible doors and windows to be PAS24:2016 with 3rd party test certification
- SMART meters to be installed for both electricity and gas.



9.9 M&E STRATEGY



Electrical strategy: Existing sub-station to be retained. New sub-station to be provided in an individual building to the south of the site, with dedicated servicing bay in the front. Switch rooms for Block 1 to be located on the Ground Floor level.

Heating strategy: All commercial and residential units will have electrical heating provided by ASHP system located on the roof.

The commercial units will be heated via reverse-cycle heat pumps that will also be used to provide comfort cooling. Condenser units for Block 1 will be located on floor 3 roof level. Condenser units for Block 2 will be located to the east of the block.

Both basement and ground level garages to have mechanical smoke extract, located in dedicated rooms.

Water tanks for both commercial and residential element to be located in dedicated rooms on the basement level.

KEY

- GARAGE SMOKE EXTRACT ROOMS
- ELECTRICAL SUB-STATIONS
- GENERATOR ROOM
- SWITCH ROOMS
- A/C CONDENSER UNITS
- WATER TANK ROOMS
- PLANT ROOM



BASEMENT PLAN

9.10 ENERGY AND SUSTAINABILITY STRATEGY

Energy assessment summary

Silcock Dawson and Partners have been appointed by Notting Hill Home Ownership Ltd to provide an Energy Assessment for the proposed new development at St. Clare Business Park, Richmond. The Energy Assessment is submitted as part of an application for full planning consent.

The dwellings occupy the majority of the floor area and will be designed to be energy efficient and incorporate the following key features:

1. The annual heating demand will be reduced by using insulation values better than the Notional Building¹, internal walls and floor slabs between the conditioned spaces and unheated internal spaces such as the residential entrance lobbies and refuse stores will be insulated. The target air permeability is 3.0 m³/hr/m².
2. The dwellings will have a balanced ventilation system with heat recovery and automatic summer bypass.
3. The dwellings will be provided with 100% low energy luminaires.

The commercial units will also be provided with energy efficient LED lighting with daylight compensation controls where appropriate, in addition fabric U values will be better than the Notional Building values.

The London heat map has been consulted, and it is noted that the site is not close to an existing heat network and is over 700m away from the edge of the nearest heat map study area.

The site is within a developed sub urban area with a large number of terraced and semi detached houses. The London heat map identifies the site location within an area of low heat density, it is therefore unlikely that a district heating network will be extended to development.

However, a communal heating system is proposed for the apartments, comprising a roof mounted air source heat pump. The heat pump will be sized to ensure continuous operation and meet 100% of the annual heat demand.

As it is unlikely that a district wide heating system will be implemented, it would be more efficient to serve the houses from individual heat pump systems, because of the higher distribution losses that would be expected from the increased pipework necessary at smaller pipe sizes.

The commercial units will be heated via reverse cycle heat pumps that will also be used to provide comfort cooling.

A large PV array will be mounted on the roof of Block 1, with all power generated directed to the residential landlord supply. The total PV capacity for the development is predicted to be 53kWp.

The energy efficiency measures reduce the residential emissions by 13%, with a further 42% reduction from the heat pumps serving the dwellings plus a 8% reduction from the photovoltaic panel installations, resulting in a total CO₂ reduction of 55% or 61 tonnes when SAP 10 emission rates are applied.

The energy efficiency measures from the commercial units are greater at 24%, with a further 20% reduction from the air source heat pump installations.

The total CO₂ reduction as a result of the energy efficiency measures across the whole development is predicted to be 19 tonnes CO₂ or 15% below the baseline model, with a total emissions reduction of 69 tonnes or 54% once renewable energy measures are incorporated.

Following a review of the relevant National and Local Planning Policies, the Energy Assessment proposes a strategy that positively responds to Policy 5.2 of the London Plan 2021, Policy SI2, SI3 of the London Plan 2021, and Policy LP22 Sustainable Design and Construction of the London Borough of Richmond upon Thames Local Plan (2017).

The zero carbon homes CO₂ offset payment is calculated to be £171,321 based on £95.00 / tonne over a 30 year period.

BREEAM pre-assessment summary

The project currently targets a score of 73.7% which equates to an EXCELLENT rating and the minimum standards to achieve this rating have been met.





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