

DESIGN + ACCESS STATEMENT

4 NEW BUILD APARTMENTS AT HUNTER'S LODGE, FRIARS LANE, RICHMOND, TW9 1NX

APP 3



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1.0 PROJECT DETAILS

PROJECT TEAM

Architects	50° North Architects Richmond Surrey
Client	Richmond Green Developments
Transport consultant	Alexander Osborn - Kronen
Heritage and Design Consultant	HCUK
Arboricultural	Guy Stephens - GRS Trees
Planning Consultant	Fiona Jones - Cameron Jones Planning

SITE ADDRESS

Hunters Lodge
Friars Lane
TW9 1NX

SITE TECHNICAL DATA

Site area	1707 sq M / 18374 sq FT
Current / Proposed Use	Residential
Conservation status	Yes
Flood risk status	Zone 1
Unit mix	4No. units (2no 2 bed and 2no 1 bed)

2.0 INTRODUCTION

2.1 SUMMARY OF THE PROPOSALS



FIG 2 - ABOVE - ARTISTS IMPRESSION OF THE PROPOSALS ILLUSTRATING THE FRONT/SIDE ELEVATIONS

This is a proposal for the development of a site near Richmond Green (the rendered view left shows the proposal viewed from Friars Lane, just off the Green, for reference). Our client would like to develop the site replacing the existing, poor quality, unappealing flat and 4 garage spaces with a series of apartments, associated amenity space, landscaping and storage. We will show how the design maximises the use of the site while taking into account the adjacent buildings and making best use of the geography and surrounding context. Using the suburban character and nearby heritage setting as our guide we have developed a proposal using feedback given during a pre-application submissions and previous submissions (refused). Our design is a sympathetic one using form, materials and scale commonly found in the area.

The proposals blend the features found locally with a traditional palette of materials and textures to produce a new piece of architecture complimenting the existing street scene and adjacent terraces. The owner of the site is keen to create a building that enhances the area and street leaving an inspiring legacy. We have used the geography to our advantage while being considerate to the adjacent buildings and their owners. Our scheme contains a mixture of apartment types with communal and private amenity space, bike storage and refuse areas while presenting a traditional and visually interesting street elevation that enhances the street scene and wider conservation space. We hope you enjoy reading about our proposals and how we have arrived at this design which has been a collaborative journey which we hope will end in a successful planning application and an inspiring new building on the street.

3.0 THE SITE + CONTEXT

3.1 LOCATION

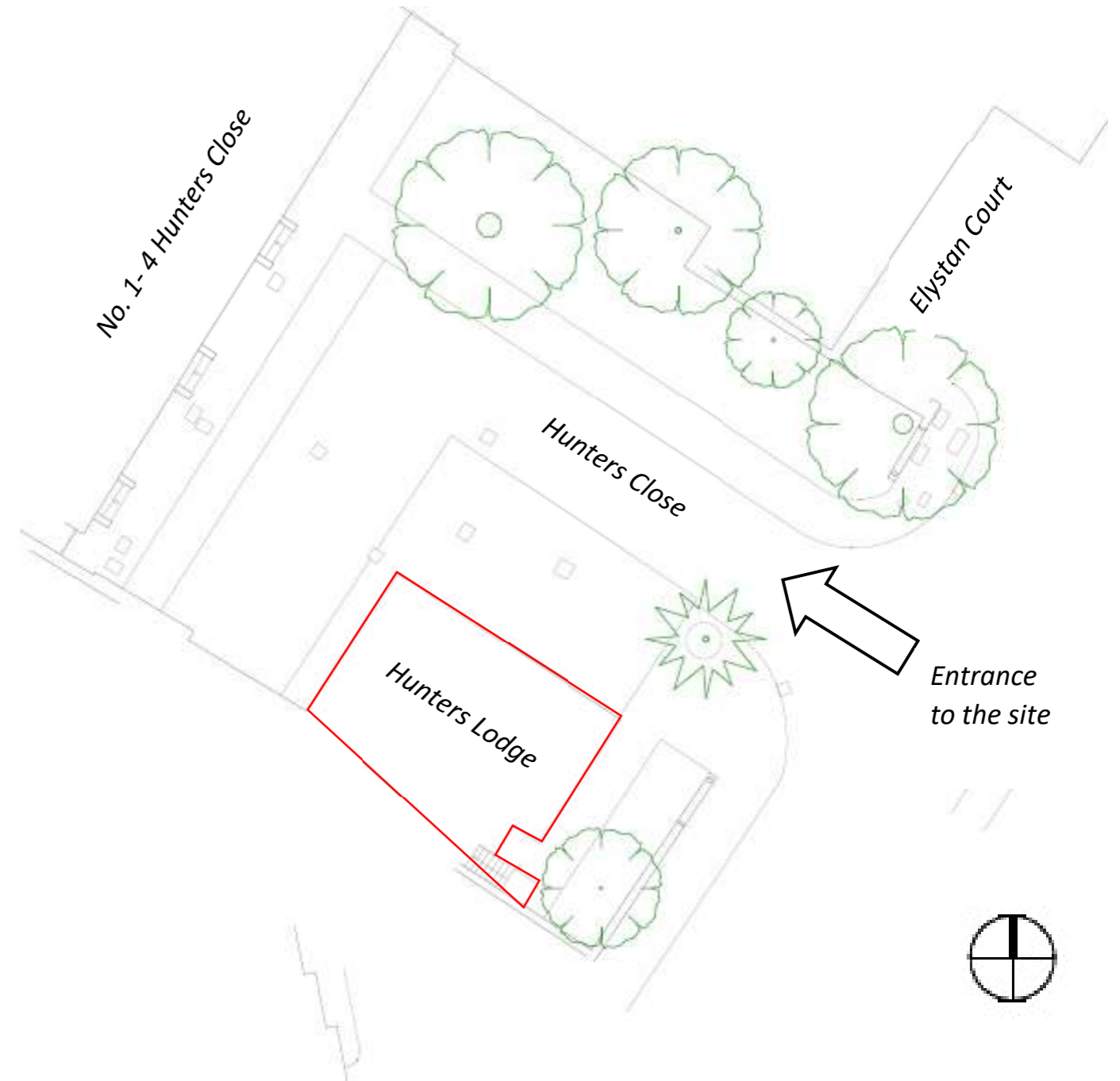


FIG 3 LEFT - THE SITE IS SITUATED ON THE NORTHEAST SIDE OF FRIARS LANE WHICH PROVIDES THE MAIN ACCESS TO THE SITE. FIG 4 ABOVE - THE SITE CONSISTS OF HUNTERS LODGE (THE PROPOSED DEVELOPMENT) AND NO. 1-4 HUNTERS CLOSE. THE SITE PLAN OF THE EXISTING PROPERTY IS SHOWN IN RED ALONG WITH ADJACENT BUILDINGS AND STRUCTURES.

3.2 CONTEXT

As this aerial photo shows, the site is enclosed by the existing Grade II Listed Wall on the south and west, no.

1-4 Hunters Close on the east, and Elystan Court to the north east. The existing property contains storage space on the ground floor and a residential flat on the first floor that is accessed via an external staircase to the south east.

The existing flat benefits from an external private amenity space in the form of a terrace that is situated at the rear. There is an existing green area opposite Hunters Lodge which is a communal green space.

The site provides car parking for the residents of Hunters Lodge & 1-4 Hunters Close. The existing buildings on and around the site are characterised by a mixture of types of residential property with brick, hanging tiles, window and door surround detailing.

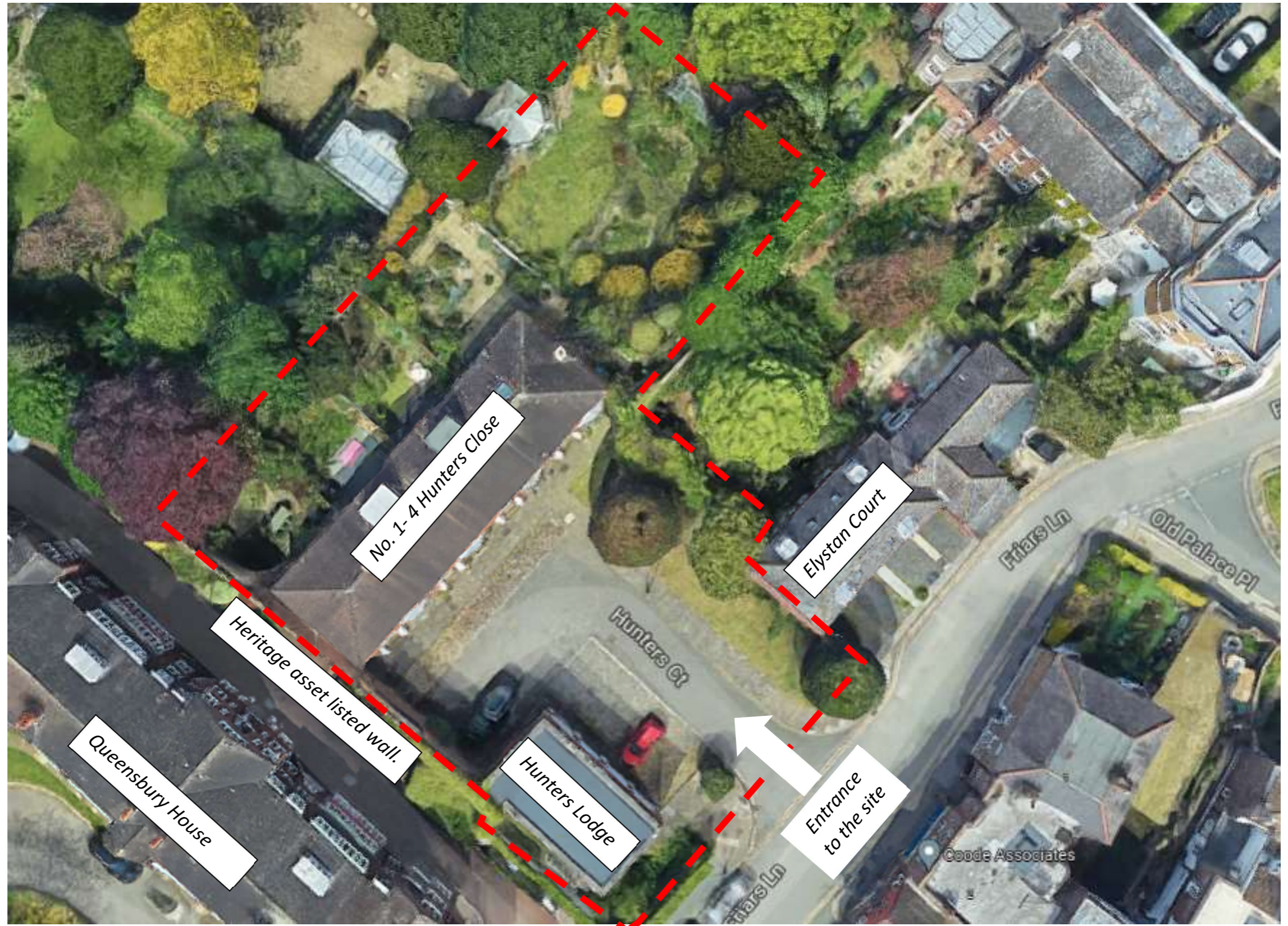


FIG 5 - ABOVE - CLOSE UP AERIAL VIEW OF THE SITE TO ILLUSTRATE THE RELATIONSHIP OF THE BUILDING TO THE HERITAGE WALL AND HUNTERS COURT

The existing sunlight orientation onto the site is reasonably unobstructed as there are sufficient gaps between the buildings on site. Hunters Lodge benefits from daylight from the east, south and west. The existing Grade II listed wall provides shadow to most of the rear ground floor which has meant that we have positioned the secondary spaces in these locations. The main living spaces for the flats are located along the north east and north west elevations. We have undertaken a photo study an extensive topographical survey of the existing site and existing property which has formed the basis of our understanding of the site. This research, which we undertake for all projects of this scale and type, shows us how the site sits within the area and how it relates to adjacent buildings.

3.3 CONTEXT / PHOTOS



FIG 6 - The photo above shows the front elevation of the existing building (Hunters Close) which is set back from the pavement line on the street. This photo shows the existing Grade II listed wall (covered in ivy) which forms the east and southern boundary of the site. There is an existing gap between the Grade II listed wall and Hunters Lodge which provides access to the first floor flat. This is maintained in our proposals to protect the wall.

FIG 7 - The photo on the right is taken from the south end of Friars Lane and it shows the visible part of the roof of Hunters Lodge above the Grade II Listed Wall.



4.0 EXTERNAL FEATURES

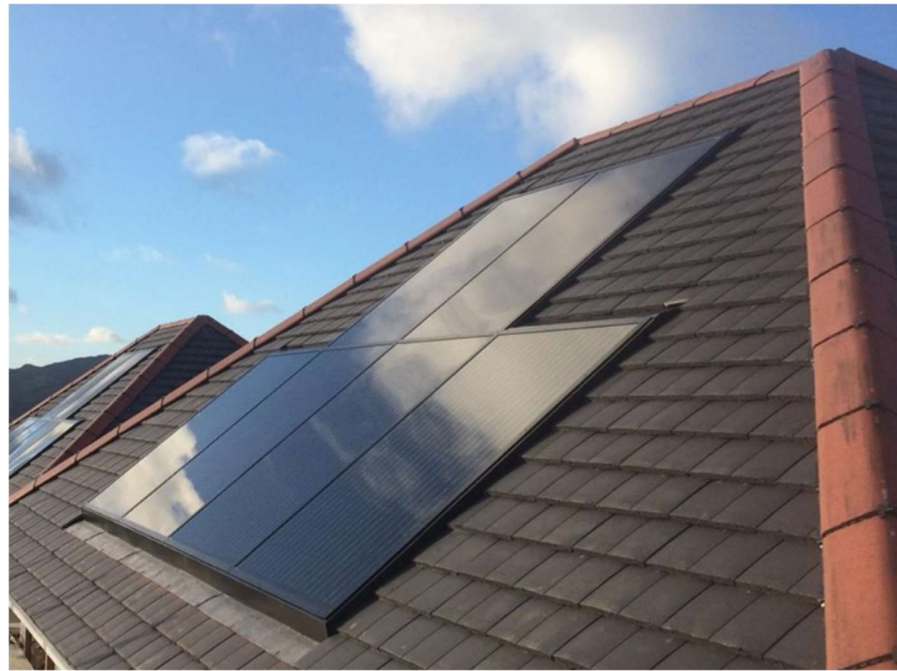


FIG 8 - AN EXAMPLE OF INTEGRATED PV WE MAY ADOPT



FIG 9 - FULLY INTEGRATE PV MAY BE SPECIFIED ON THE SPOUTH ROOF



FIG 10 - A DETAIL OF THE BASE OF THE REFUSE STORE/BIKE STORAGE



FIG 11 - AN EXAMPLE OF THE BIN STORE SPECIFICATION



FIG 12 - SECURE BIKE STORAGE EXAMPLE WITH GREEN ROOF



FIG 13 - ANOTHER DETAIL OF THE REFUSE STORE SPECIFICATION

5.0 THE PROPOSALS

5.1 SITE PLAN

Right is the proposed site plan which has been developed following the previous submissions and the pre-application discussion as well as the input of the project team and it shows the footprint of the proposed building; the outline of the access (pedestrian and vehicular) onto the site; amenity spaces; refuse storage and bicycle storage.

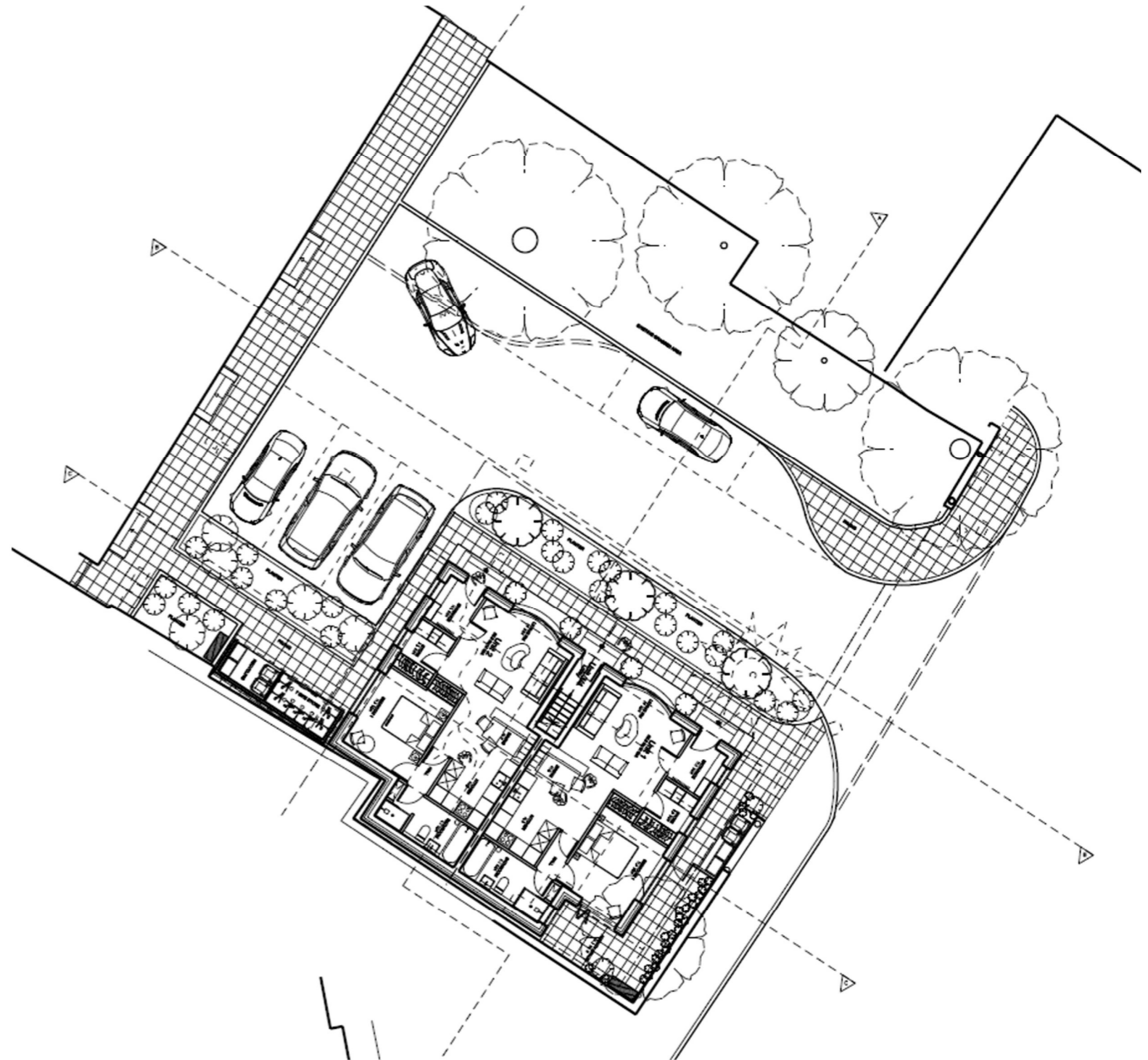
The main vehicular and pedestrian access to the site will remain as existing. There will be shared surface for cars and pedestrians which would allow us to maximise the front garden of the new units as well as to introduce a new green space between the new development and no. 1 Hunters Close. The existing car parking on site will remain but will be formalised to provide car spaces for no. 1-4 Hunters Close. The proposed hard and soft landscape has been considered carefully in relation to the tree root protection zones of the existing trees. The parking arrangements are supported by a highways and traffic consultant report which is submitted as part of this pre-application documentation.

The green area opposite the development will be retained and renovated while the remainder of the clients land is to be landscaped as per the landscape design. Please note the new building will be set away from the existing Grade II listed wall as per the pre-application recommendation and discussion.

The main access to units 3 & 4 (located on the first/second floors) will be from the front central communal door and stairwell. These units will benefit from external terraces which will be screened from each other and the neighbouring properties (as per the notes on our drawings).

The proposed development will impact two of the existing trees on site (T1 & T6 as shown on the arboricultural report) however a strategy for replanting and overall site landscape enhancement is considered as part of the development.

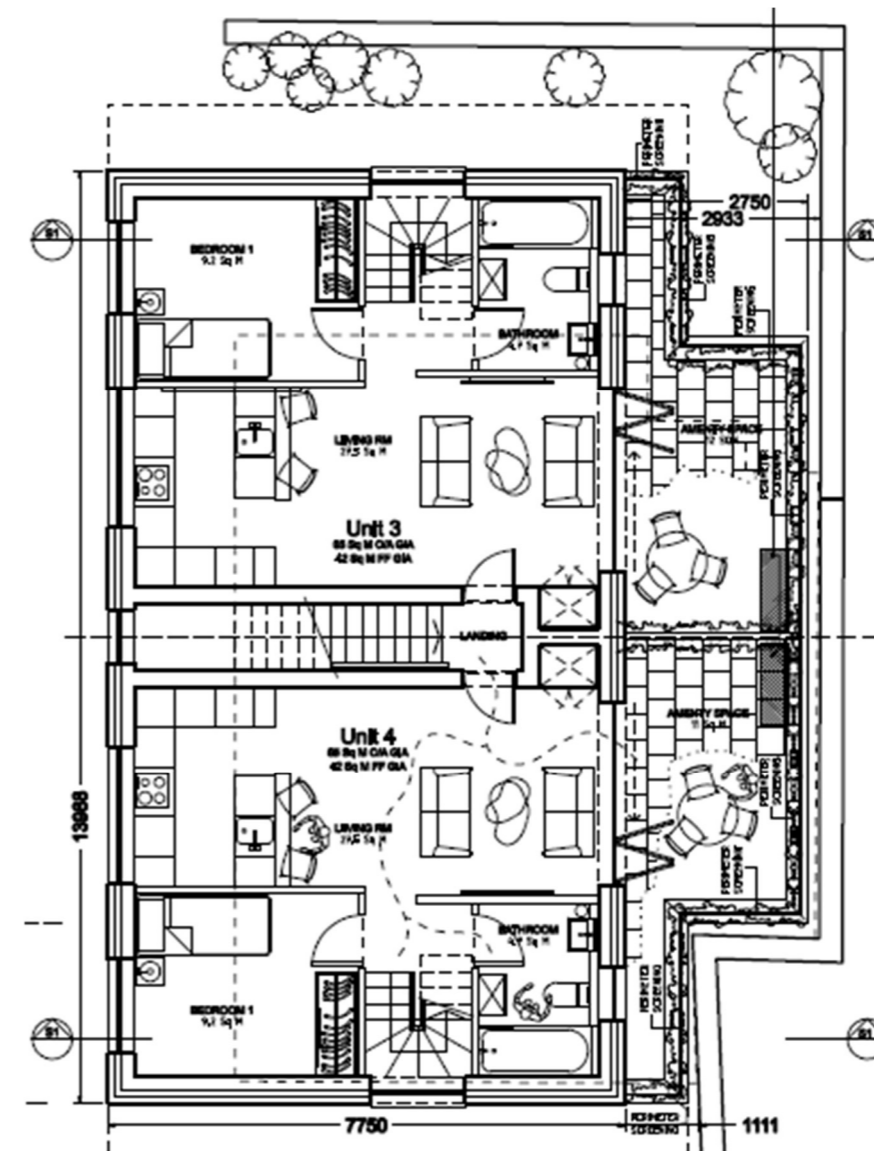
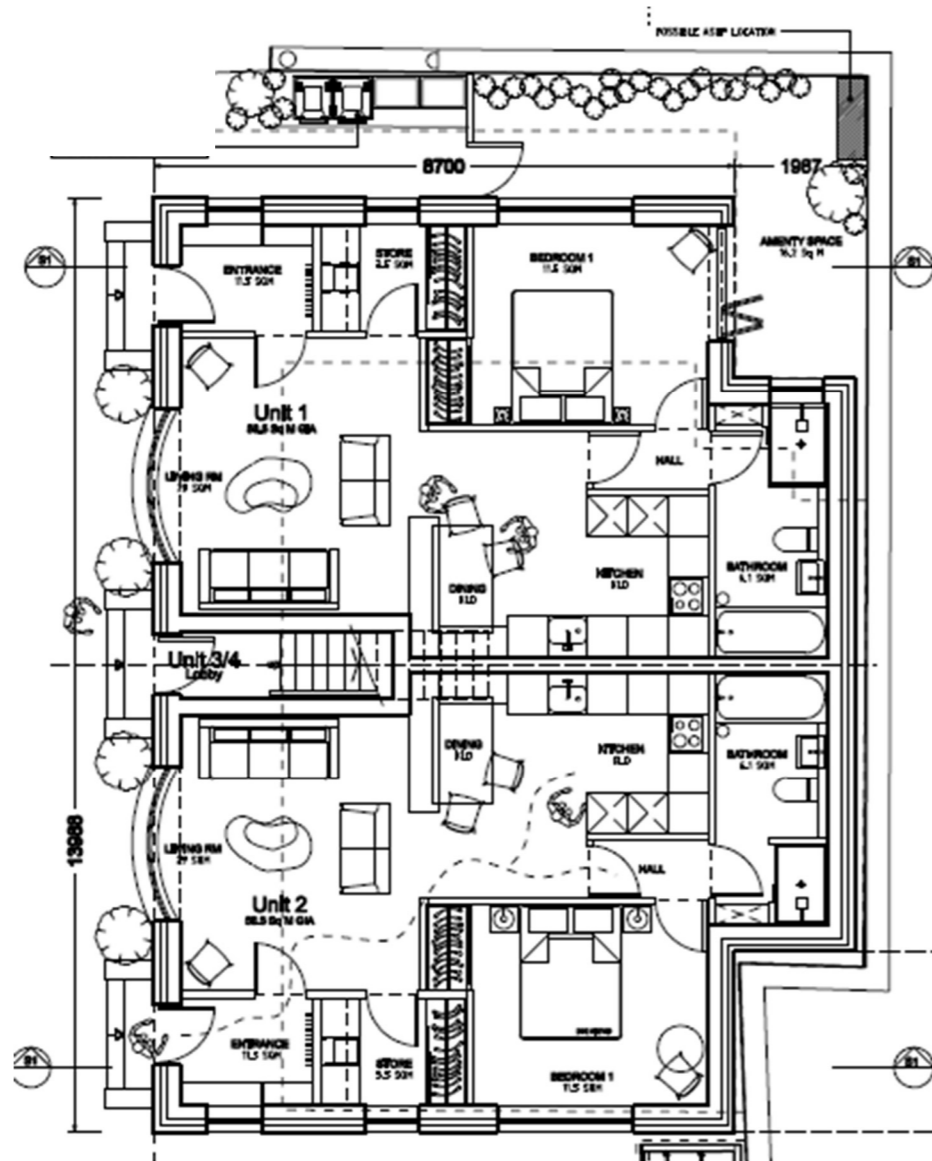
An extension to the existing Grade II listed wall collonade is proposed on either side of the entrance to Hunters Close. The proposed collonade will establish the entrance to the site as well as provide a clear barrier between the private and public realm. Recent changes to the footprint of our proposals pull the gable ends away from both Hunters Court and the street.



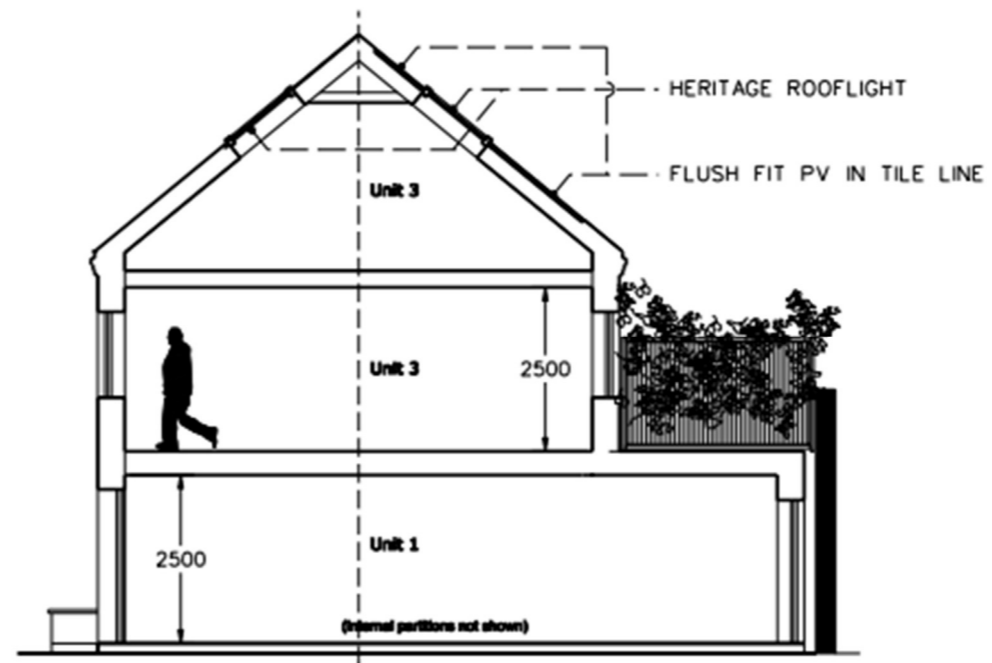
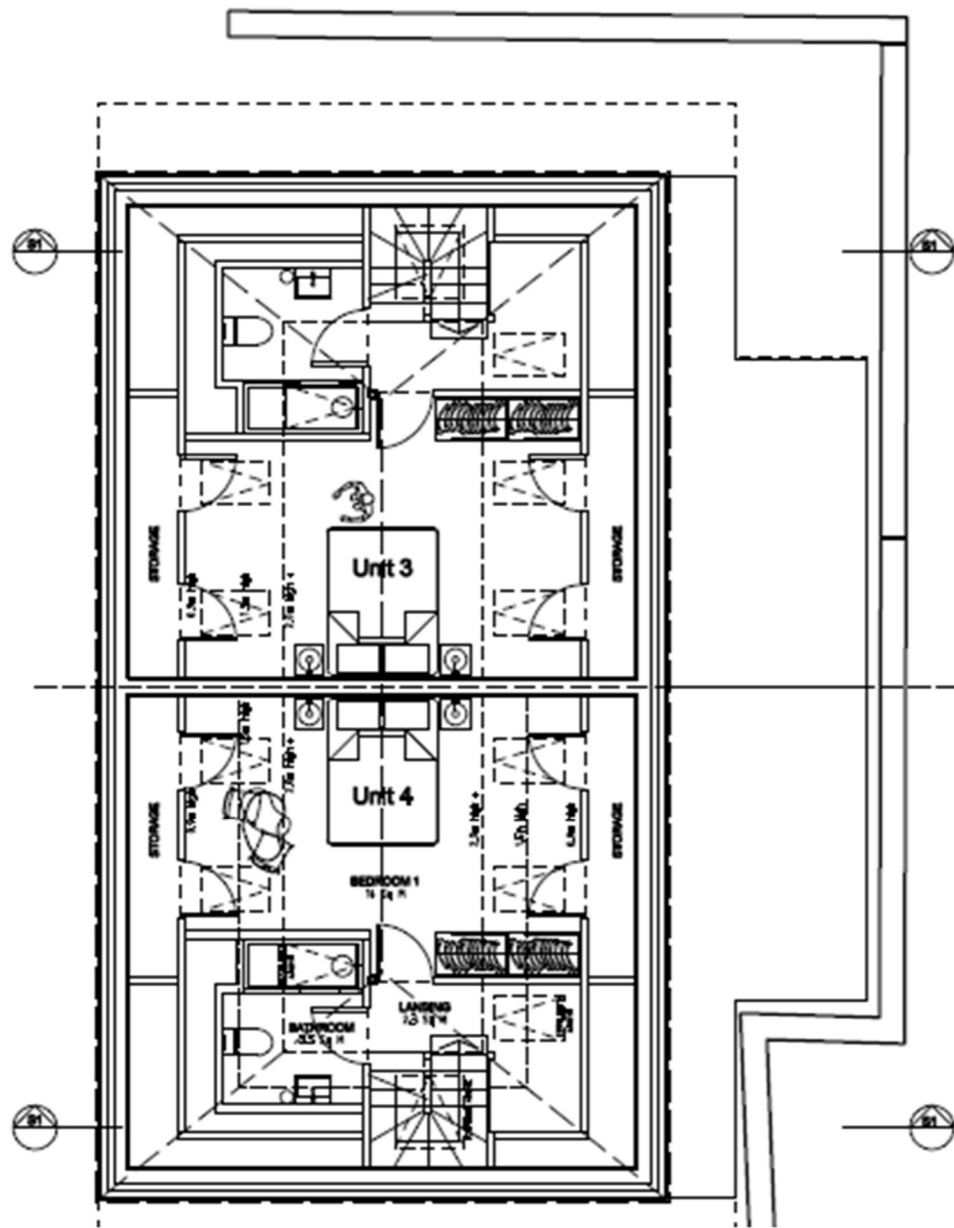
5.2 PLANS

The ground floor plan shows the entrance to flats 1 & 2 as well as the bedroom and living spaces arrangement. Ground floor units have dual aspect, Unit 1 bedroom has dual aspect also. The designs meet nationally prescribed space standards and have ample storage facilities. Unit one has amenity space. The external front entrances to flats 3 & 4 are located in the centre of the front elevation of the new development. First floor units will be accessed via the internal staircase.

The first plan below shows the access to the first-floor flats via the central staircase. The main living spaces have an open plan arrangement and dual aspect leading to an amenity space which is screened. A staircase leads to a generous second floor bedroom and bathroom space with ample storage. These units are dual aspect with a large window onto the stairwell to ensure good levels of daylight. The external spaces have larger doors opening on to them for high levels of indoor/outdoor living.



The second-floor plan below shows the second bedrooms of each first floor flat which will benefit from dual aspect via heritage rooflights. This floor occupies the whole of the roof void with light coming in through rooflights. Solar panels will be installed on the south part of the roof. The roof will be finished in tiles.



FIGS 18-22 - ABOVE - SHOWING THE PROPOSED ELEVATIONS AND SECTION WHICH ILLUSTRATE THE FENESTRATION AND LOCATION OF KEY EXTERNAL ELEMENTS.

5.3 ELEVATIONS + MATERIALITY

This site elevation illustrates the overall concept of traditional forms, sympathetically introduced to Hunters Close, mimicing Hunters Court next to it. Heritage rooflights, fenestration and door detailing, with traditional materials combine to give a local, formal aesthetic and form which has been developed looking at the architecture immediately around the site. The proposal will be finished in brick throughout with a tiled roof. The windows will be white painted timber sash windows that are a common feature in the area. A series of lintels and brick detailing will be introduced above the openings. ground and first floors. Cast iron rainwater goods will be used throughout the development. The roof will be finished in tiles with traditional fascia and bargeboard details. A chimney stack will be introduced at roof level to compliment the vernacular architecture. The new collonade materials will match the existing of brick and stone.



FIG 23 - ABOVE - A VIEW AT EYE LEVEL FROM THE NORTH EAST SHOWING THE FRONT ELEVATION AND NEW COLONNADE TO THE LEFT

FIG 24 - RIGHT - THE VISUALISATION WE HAVE PRODUCED CLEARLY EXPLAINS THE AESTHETIC AND MATERIALITY OF THE PROPOSALS WHICH HAS BEEN DEVELOPED THROUGH FULL DIALOGUE WITH THE PLANNING AND CONSERVATION TEAM.



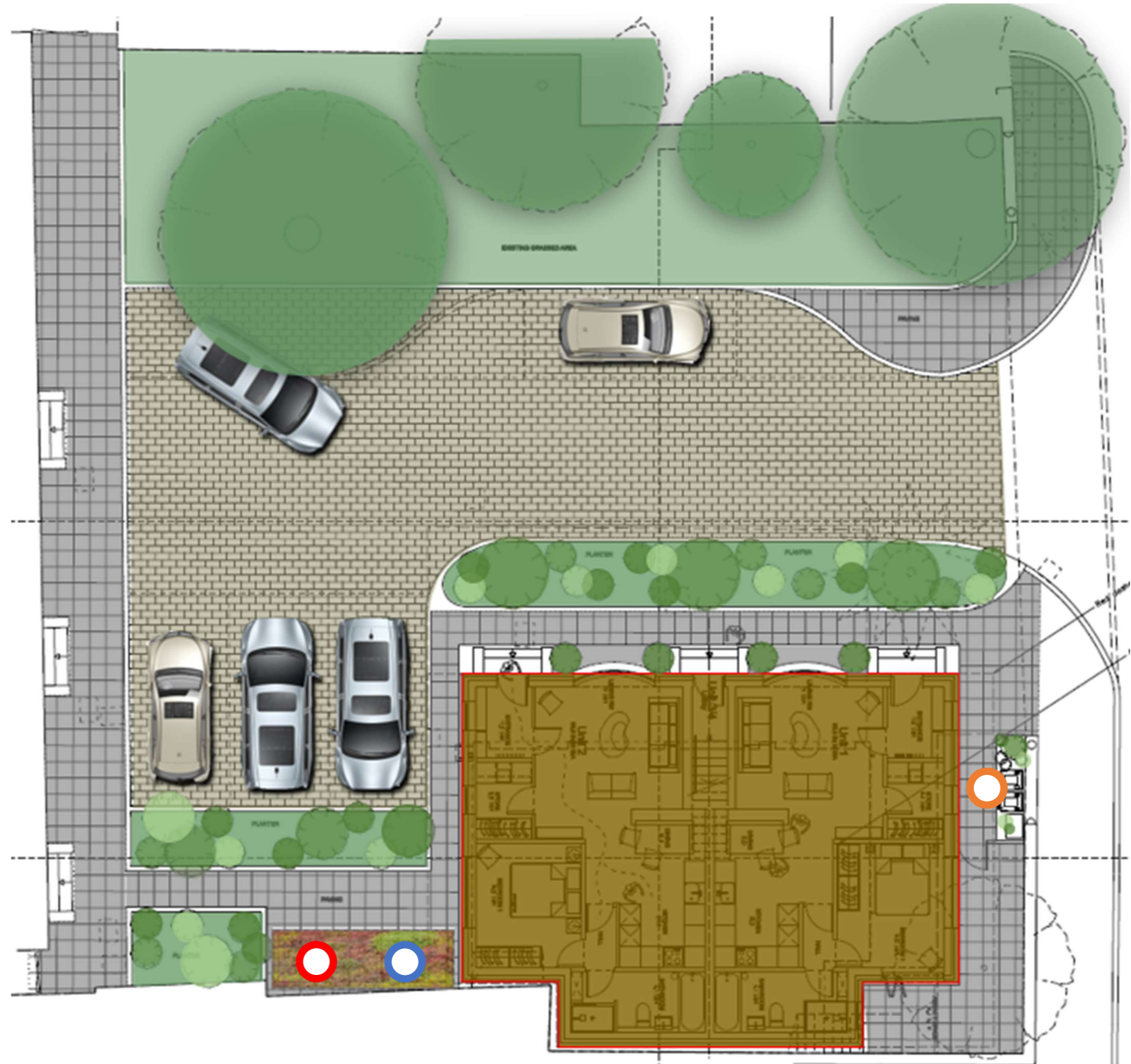
5.4 AMENITY, BIKE STORAGE + REFUSE

The site plan opposite illustrates the locations and relationships of parking, bin storage/recycling, and bicycle storage. These locations on site have been carefully considered so that they are practical and relate to the development conveniently.

The **bin storage** for flats 1 & 3 is located to the Friars Lane side of the proposal. The **bin storage** to flats 2 & 4 is located between the proposal and Hunters Court adjacent to the bicycle storage. This is in line with Richmond’s planning policy for refuse and recycling collections.

Bicycle parking is situated to the side of the building along an access path that is open to all residents of the development. This bike store will provide secure storage for 7 bikes.

The new development will be car park free but parking will be provided as part of the overall site development to no. 1-4 Hunters Close.



6.0 CONCLUSION

WHY IS THIS PROPOSAL APPROPRIATE?

We hope that this document, along with the associated drawings and illustrations, shows how this proposal will compliment and enhance the site and the immediate area around it. We have undertaken site analysis and contextual studies to understand the space around the site and show how our proposal fits into the street. We believe our design has evolved through open dialogue and that we have taken on board the policy and urban design advice we have been given. We have used our design skills and experience of designing new homes to propose a well considered and sensitive scheme and welcome constructive criticism.

The units we show on the plans meet and exceed space standards with ample levels of amenity and transport facilities. The arrangement of the units and internal unit layouts maximises the use of the site while being careful not to overshadow or overbear adjacent homes. The design takes into account the design guides references to scale, pattern of development and proximity to other homes.

We have aimed and delivered a scheme that sits well within the suburban setting and progresses the vernacular for the area without being a grand statement or an unsympathetic addition. We want the eventual residents of the scheme to feel proud of their new home and to integrate with the community. We have aimed to provide 4 new homes with excellent amenity and a relationship to nearby homes and gardens that will foster a sense of pride. Our work is an interpretation of the local aesthetic with traditional shapes and materials used in a progressive way to deliver striking new homes. Our client, the owner of the site, is keen to see the design realised on the site and turn this corner of Hunters Close into inspiring homes.

7.0 ABOUT 50° NORTH ARCHITECTS

ABOUT 50°NORTH ARCHITECTS + THEIR CLIENT

With over 30 years experience in residential architecture the practice principle has always relished turning sites and buildings into new, exciting homes. With both new build and refurbishment schemes in their portfolio the practice 50 North are specialists in residential design. The practice itself has been in existence for over 14 years and its small team delivers over 30 projects each year of varying sizes and styles. Combining their skills with a wide client base they have created mixed use projects, multi unit developments and some commercial designs. They specialise

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