



ON BEHALF OF

URBANA PARTNERS

PROJECT NO. 1451

63 KEW ROAD
PROPOSED TERRACE
DESIGN AND ACCESS STATEMENT

APRIL 2024

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Date: 27 April 2024, v2

Compiled: DM

Checked: JD

Authorised: JD

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INTRODUCTION



1.1 EXECUTIVE SUMMARY

This Design and Access Statement (DAS) is submitted in support of a Full planning application, made of behalf of Urbana Partners, for the external improvements to 63 Kew Road, Richmond, TW9 .

The proposals within this document comprise of the enhancement to the rear car park and its westerly elevations only.

63 Kew Road is an existing commercial office development consisting of circa. 30k sq ft of Grade A office space arranged over 4 storeys, ground to third floor. The reception is situated on the eastern edge of the site, facing Richmond Circus roundabout with offices either side, and floors above. The proposals in this DAS relate to an external terrace area to the rear of a proposed business lounge, that will occupy a portion of the ground floor office demise.

The original building was built in late 1980s and has undergone several updates in more recent years - 2013 facade updates, 2021 reception, entrance and amenities updates. All of these updates have allowed the office building to reposition itself as the commercial adapts to an ever-changing market and tenant demands.

The proposed terrace will seek to address the demands from tenants for access and supply of good quality outdoor space, as part of the amenity offer with the existing commercial office building.



— Ownership Boundary

Aerial photo of AMP House in context

1.2 CLIENT'S BRIEF & VISION

The client's brief was to deliver an outdoor amenity space, open and accessible to all building users, utilising existing external space within the car park of 63 Kew Road. This outdoor element forms part of two linked amenity interventions within the site, with the transformation of a small office demise into a Business Lounge internally, adjacent to the buildings reception area.

The outdoor space must have limited impact on the existing car parking bays numbers while delivering a comfortable and valuable external asset to the building. Both this external space and the Business Lounge should appeal to forward thinking occupiers who aspire to locate their businesses within amenity rich, collaborative environments which can support recruitment, retention, sustainability and productivity. It should optimise the site through both sound design and place-making principles.

It shall provide unique space that enhances the existing building while enhancing the aesthetics of the existing car park area.

It will be respectful and contemporary in design which blends seamlessly into the previous upgrades that have been completed since 2013 while delivering and comfortable outdoor space for building users.



Existing office building



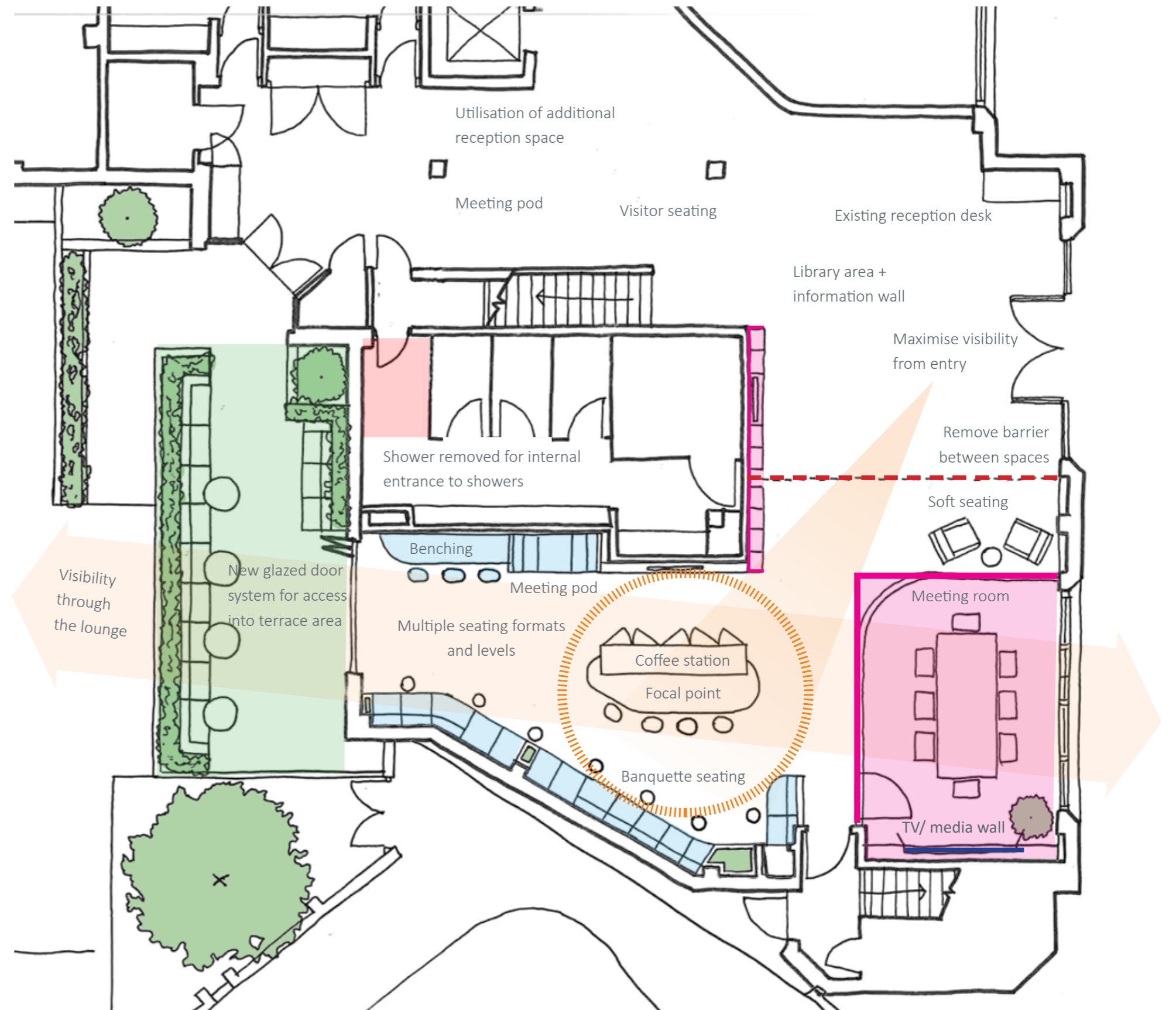
Existing car park areas



1.3 DEVELOPMENT OBJECTIVES

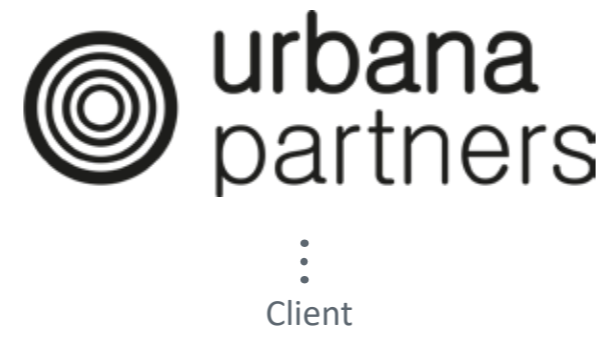
The development objectives are as follows:

- Enhance this valuable existing office building in a key gateway position to the centre of Richmond, to align with many of the new commercial offices development of Richmond and wider afield.
- Ensure the design delivers a comfortable and usable external co-working space, within the existing car park, alongside the formation of a Business Lounge internally.
- Enhance the entry experience to and from the car park areas and improve the accessibility arrangements.
- Offer building users a private, working space outside the building and away from the busy neighbouring road network, while being directly linked to the new Business Lounge within the building.
- Improve the outlook from ground floor office spaces into the car park.



Concept proposals

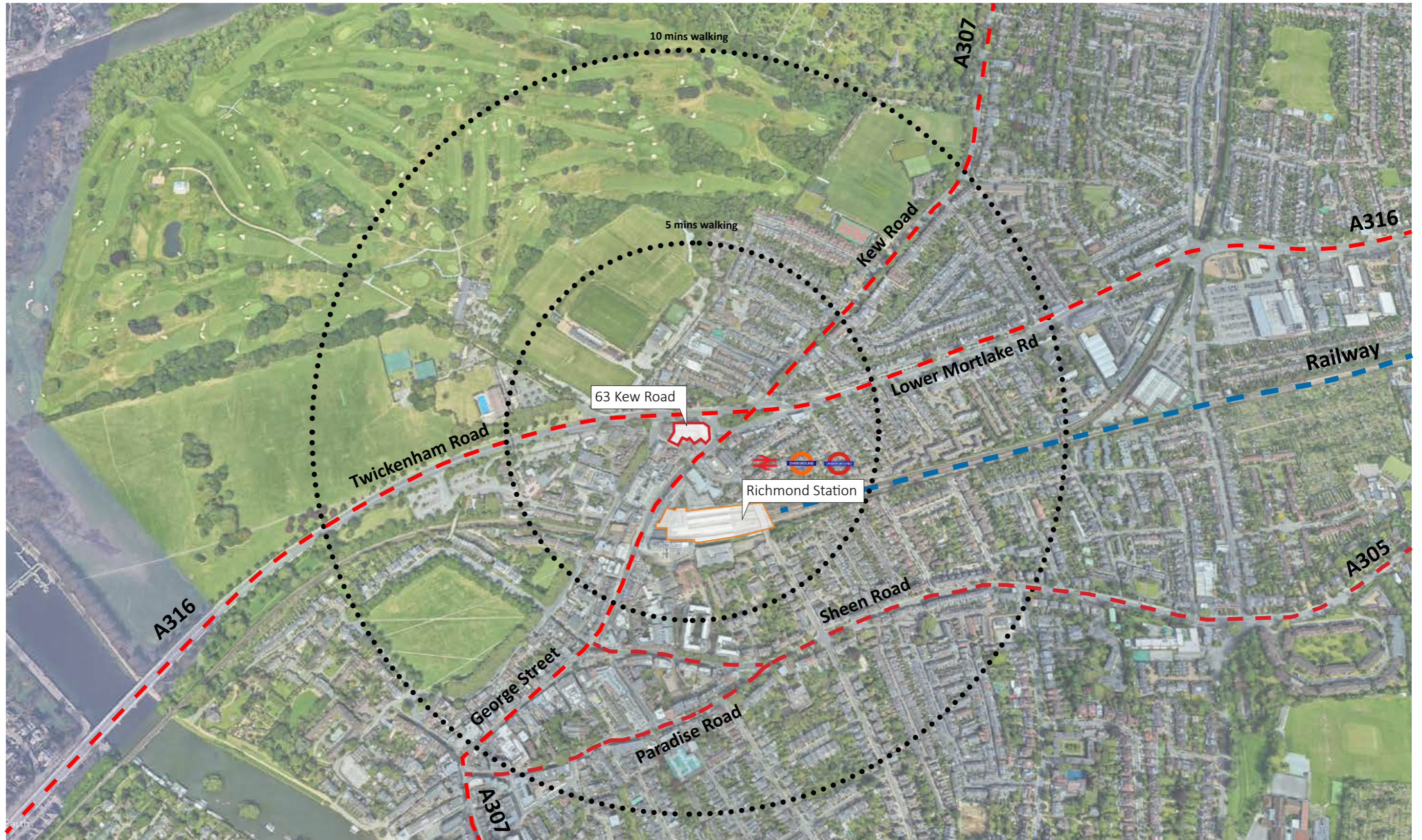
1.4 THE TEAM



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SITE + CONTEXT

2.1 SITE LOCATION



2.2 SITE CONTEXT

Existing Site

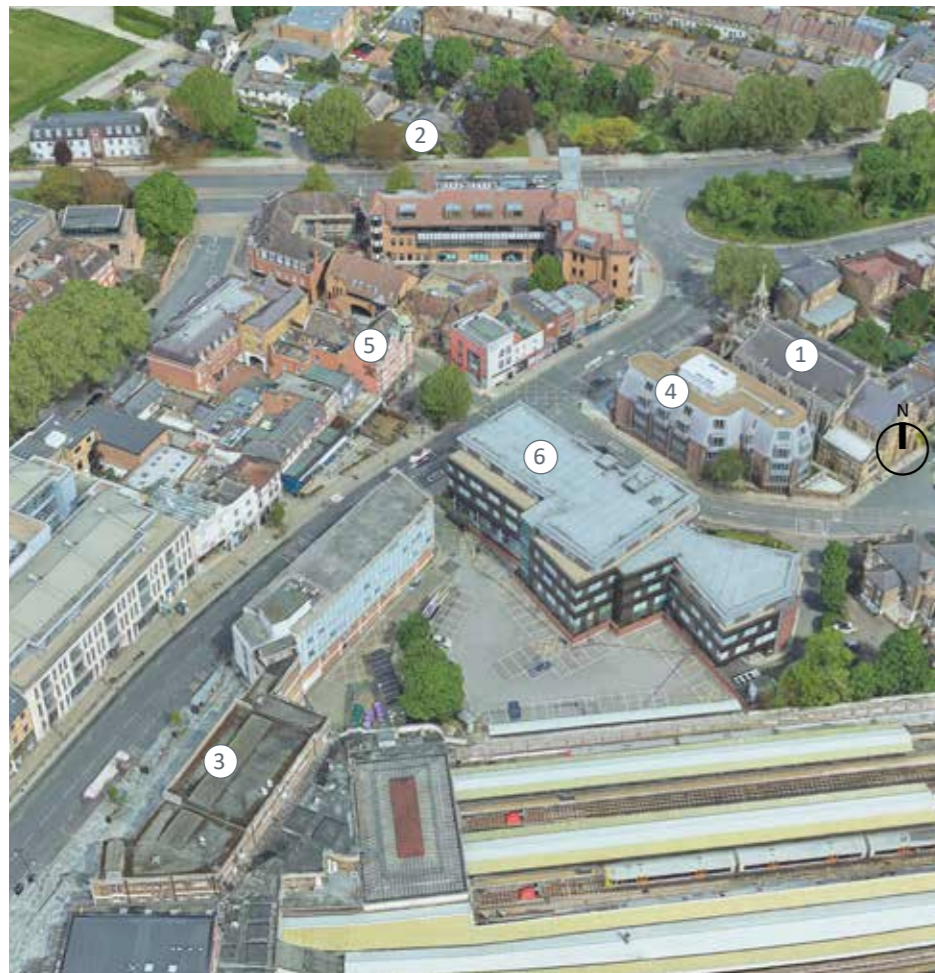
The site is located to the northern edge of Richmond's centre and to the north of Richmond Station. The building faces Richmond Circus roundabout and adjoins Twickenham Road (A316) to the north and Kew Road (A307) to the South.

Context

The Richmond centre area is made up of mainly commercial and retail properties. There are various building heights and architectural styles.

The site itself is not statutory or locally listed and does lie in a designated conservation area, CA17 Central Richmond. There are several locally listed buildings adjacent to the site, Church of St John The Divine and 7-9 St Johns Grove, alongside many buildings of townscape merit including the Orange Tree public house, Richmond Adult Community College and Richmond Station.

Although the site lies in Flood Zone 1 (low probability of flooding), the site does sit in a critical drainage zone.



1. Church of St John The Divine- Listed Building.



2. 7-9 St Johns Grove.



3. Richmond Station.



4. The Boutique Workplace Company, 18-20 Kew Road.



5. Orange Tree public house.



6. Thameslink House, 1 Church Road.

2.3 RICHMOND OFFICE DEVELOPMENTS

In Richmond, the commercial office markets has gained some new and approved offering within the market in recent years. The majority of these focus on the re-purposing or reuse of existing office structure and clever low-carbon initiatives to produce some attractive and much needed office developments within the centre of Richmond. The new office developments boast a mixed offering of amenity spaces, which reflect market demands, but all offer an element of access to outdoor space.

Whether this be floor based terrace or full garden spaces, it is now important to many company's ESG targets to occupy high quality office space with access to good quality internal and external amenities. It is therefore important to all proposed commercial office schemes that these market needs are met to ensure a building longevity in this ever-changing market.



The Gosling, 80 George Street.



Explore Richmond, 18-24 Paradise Road.



Frameworks, 2 Sheen Road.



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ANAYLSIS

3.1 CURRENT CONDITION - EXTERNAL



The current car park performs as an accessible route into the building



Current ramped position is in adequate and potentially dangerous.











3.5 OPPORTUNITIES - CAR PARK

The design strategy is based on taking the opportunity to significantly improve the building's outdoor amenity and view out into the car park from the office plates. The scheme seeks to deliver a terrace area, accessible to all buildings users, while refreshing the parking provisions and landscaping within the car park.

Opportunities:

- Create separate and screened terrace area within the curtilage of the existing car park.
- Create an outdoor amenity space which is an extension of the new internal Business Lounge.
- Improve the entry arrangement into the building from the car park.
- Improve the presentation of the car park environment by refreshing the lighting, surface markings, landscaping and introducing natural screening.

KEY:

- Views out 
- Planting improvement areas 
- Existing trees 
- Natural screening areas 
- Additional external storage 
- Potential terrace area 
- Parking surface markings 
- New access arrangements 
- New access route into showers 
- Refresh to existing lighting + potential new elements 



3.3 CONSTRAINTS - CAR PARK

Given its an existing car park that has been well used, when the building was occupied, there are many constraints within this tight car park and the surrounding boundaries.

Constraints:

- Existing manhole covers which need required access.
- Sensitive boundaries with adjacent properties including residential.
- Significant level difference between the buildings finish floor level and the car park.
- Quantity of car parking bays in relation to office space.
- Existing mature planting including trees.
- Existing access to shower block- part of the 2021 reception and amenity updates.
- Existing fire exit routes or muster points.

KEY:

Sensitive boundary



Level difference



Existing trees



Manhole locations



Existing parking bays



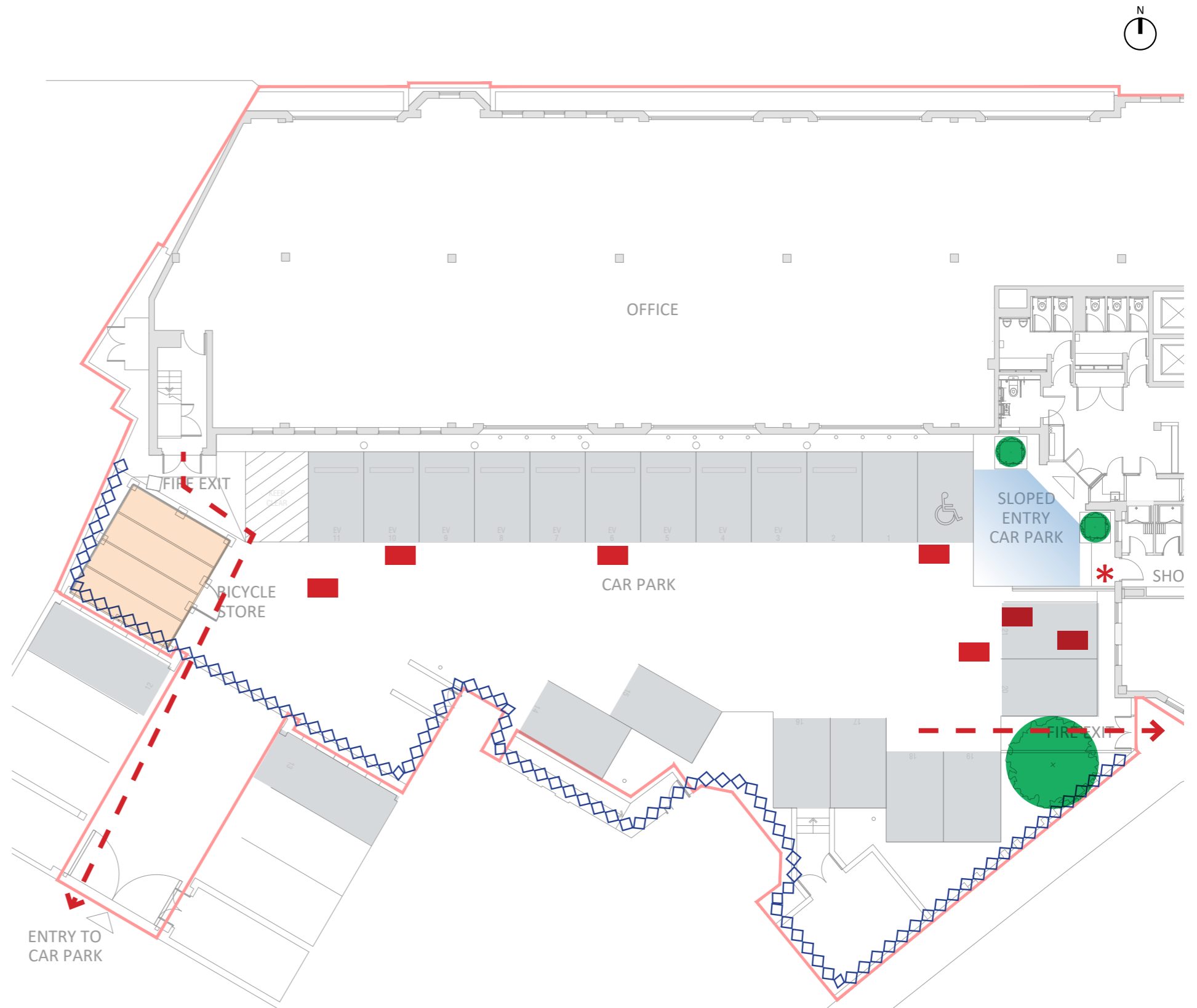
Existing cycle storage



Existing fire escape route from car park



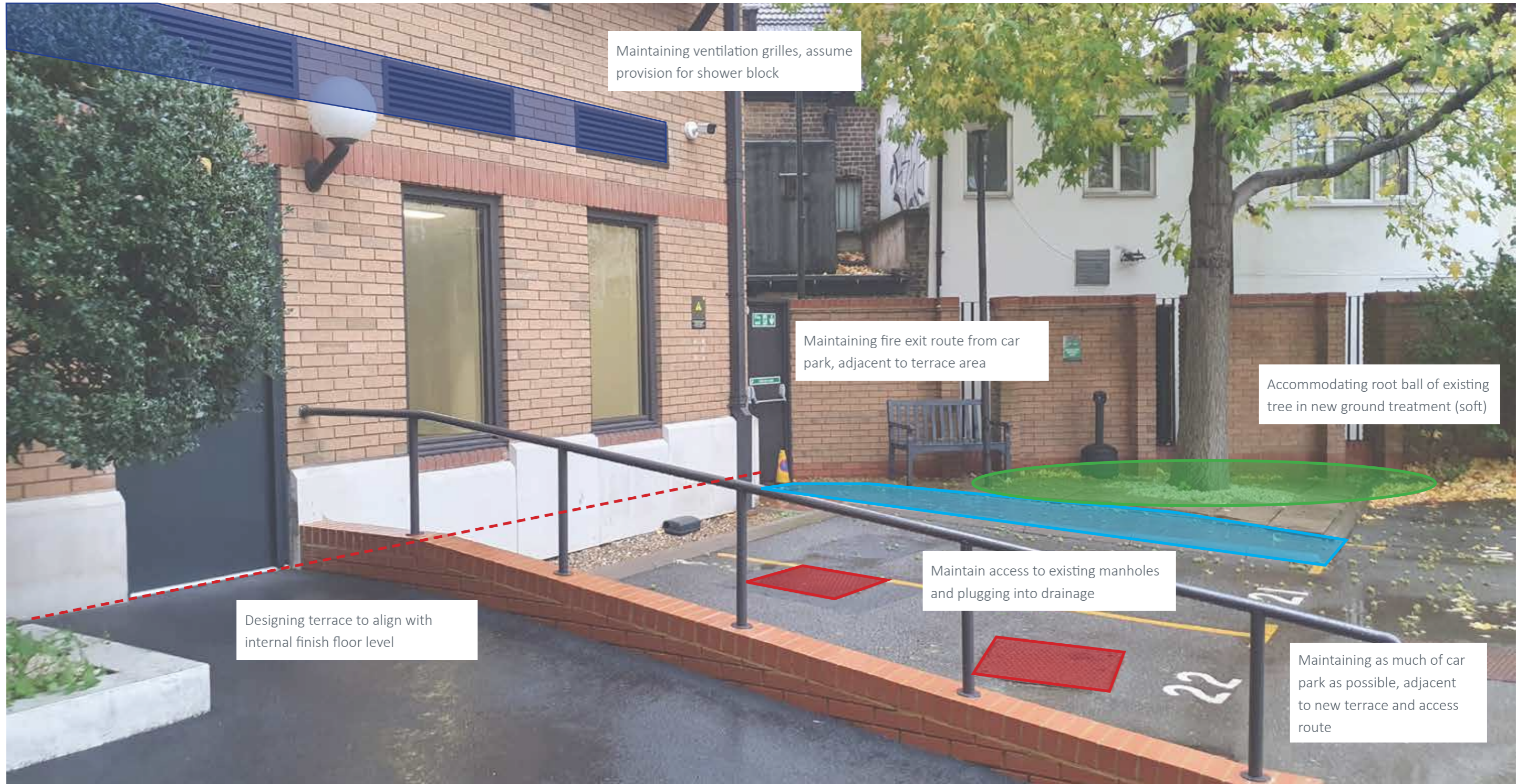
Existing access to showers



3.4 TERRACE - SCOPE



3.5 TERRACE - CONSTRAINTS



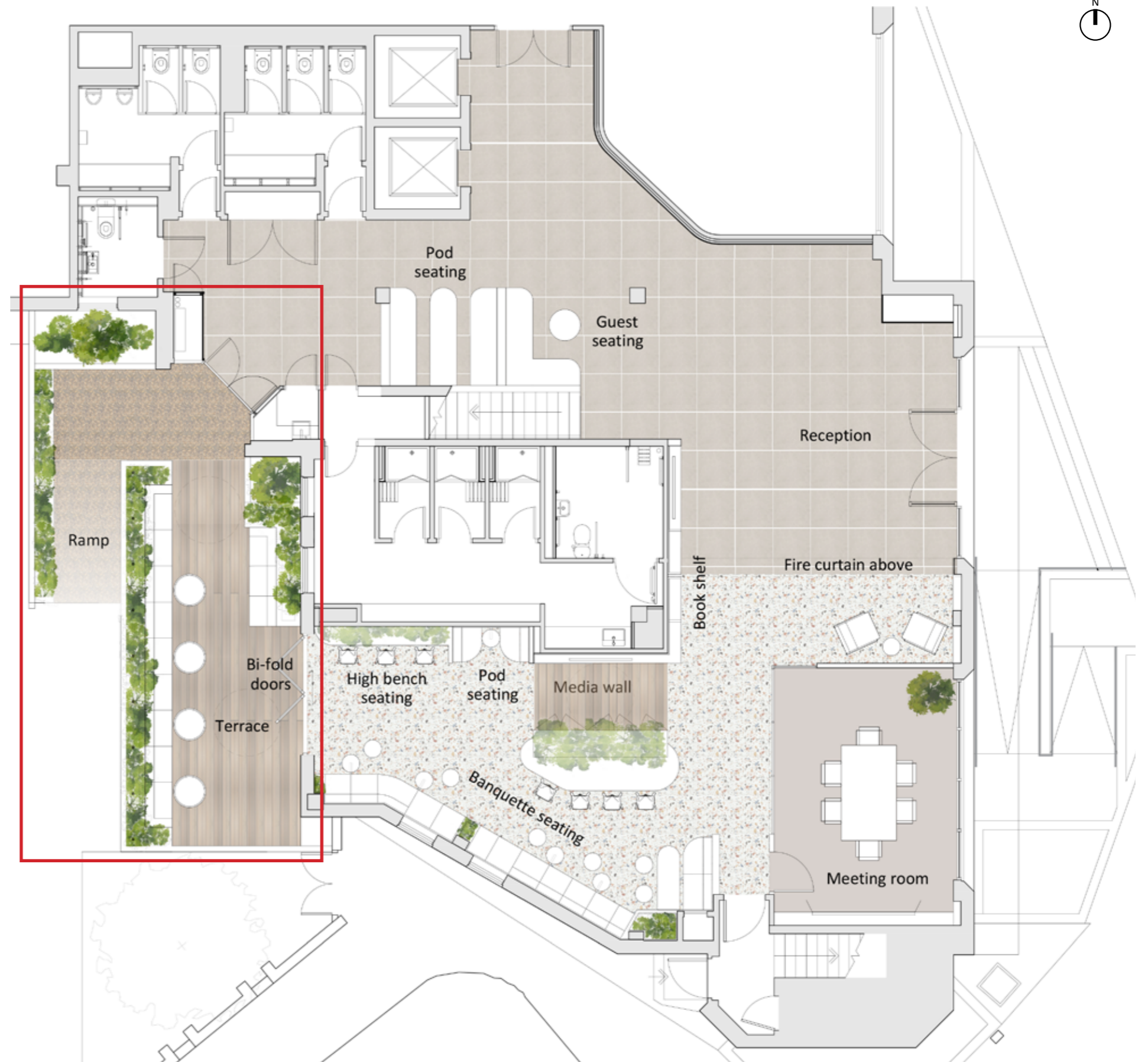
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DESIGN
DEVELOPMENT

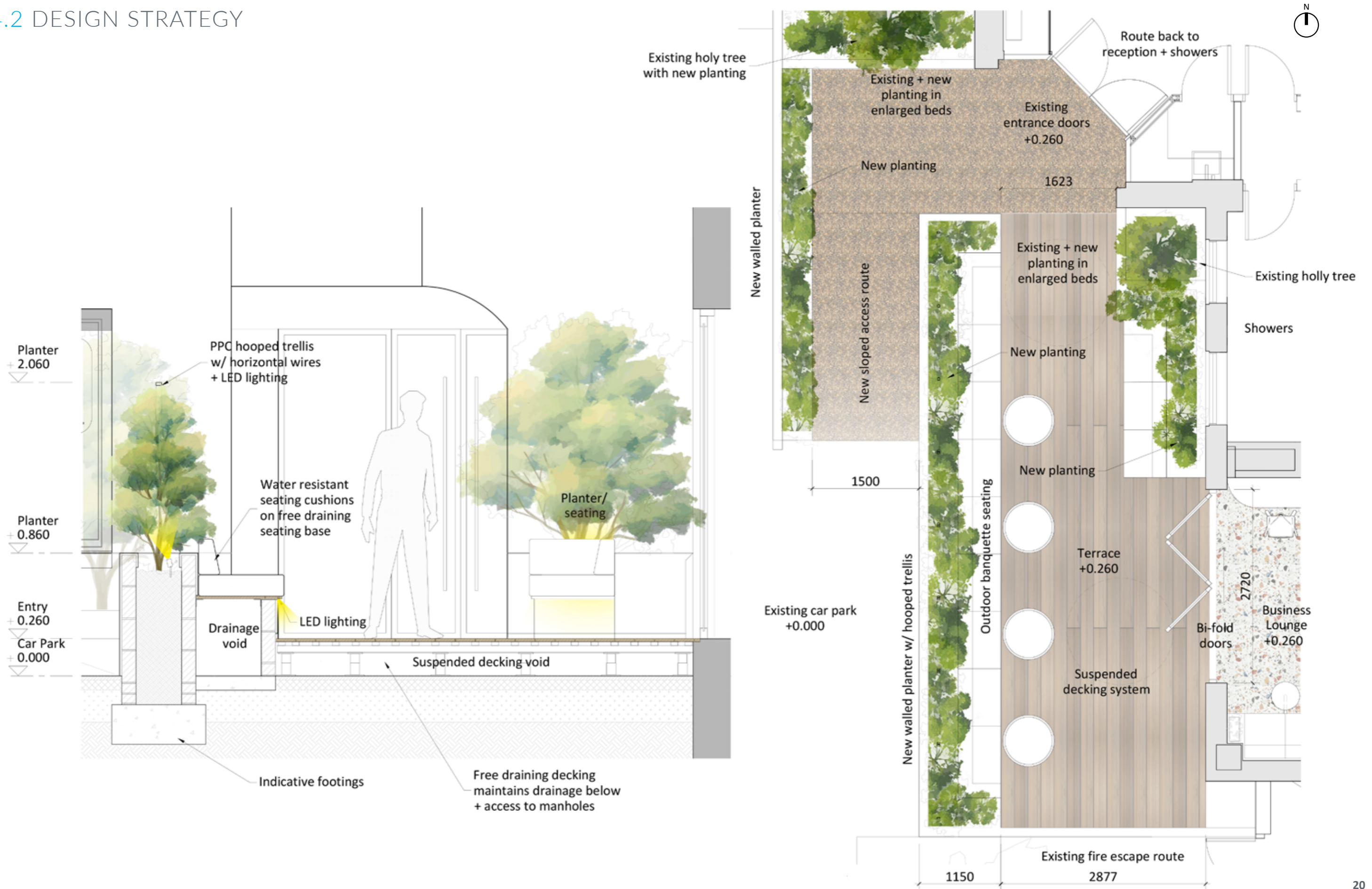
4.1 TERRACE DESIGN

The aspirations of the terrace is to function as an external extension to the internal Business Lounge. In doing so that requires the following design principles to be achieved:

- Introduction of new door arrangement to the existing southern elevation by the removal of 2 No existing windows and removal of 1 No pier between them, creating a wider opening for bi-fold doors or similar.
- Re-installment of former window in lieu of previous door installation. Utilise existing pre-cast plinth from adjacent window removals.
- Lifting of external terrace levels to ensure a level access is achieved between the external and internal spaces.
- Terrace surface to allow maintenance access to existing manhole location below by use of removable panels in decking.
- Introduction of robust surface to sloped and entry areas to ensure wheelchair users and pedestrians can negotiate this route in any weather conditions. Opportunity to utilise existing surface built up underneath following removal of asphalt topping.
- Improvements to external lighting within car park by utilising existing lighting columns or wall mounted positions, while introduce low level and focused LED, limited output lighting to illuminate the terrace surface and feature planting only.
- Use of fire rated products and materials to limit any additional risks to the building.



4.2 DESIGN STRATEGY



4.3 DESIGN ELEMENTS



Decking System

A1 fire-rated, wood effect decking system for waterproofed substrates.
Colour to match timber-effect ceramic tiling in Business Lounge.

Bi folding Door System

Polyester powder coated aluminium bi-folding door system.
3 panels, outward opening, right hand orientation.
Black-brown colour to match windows (tba).

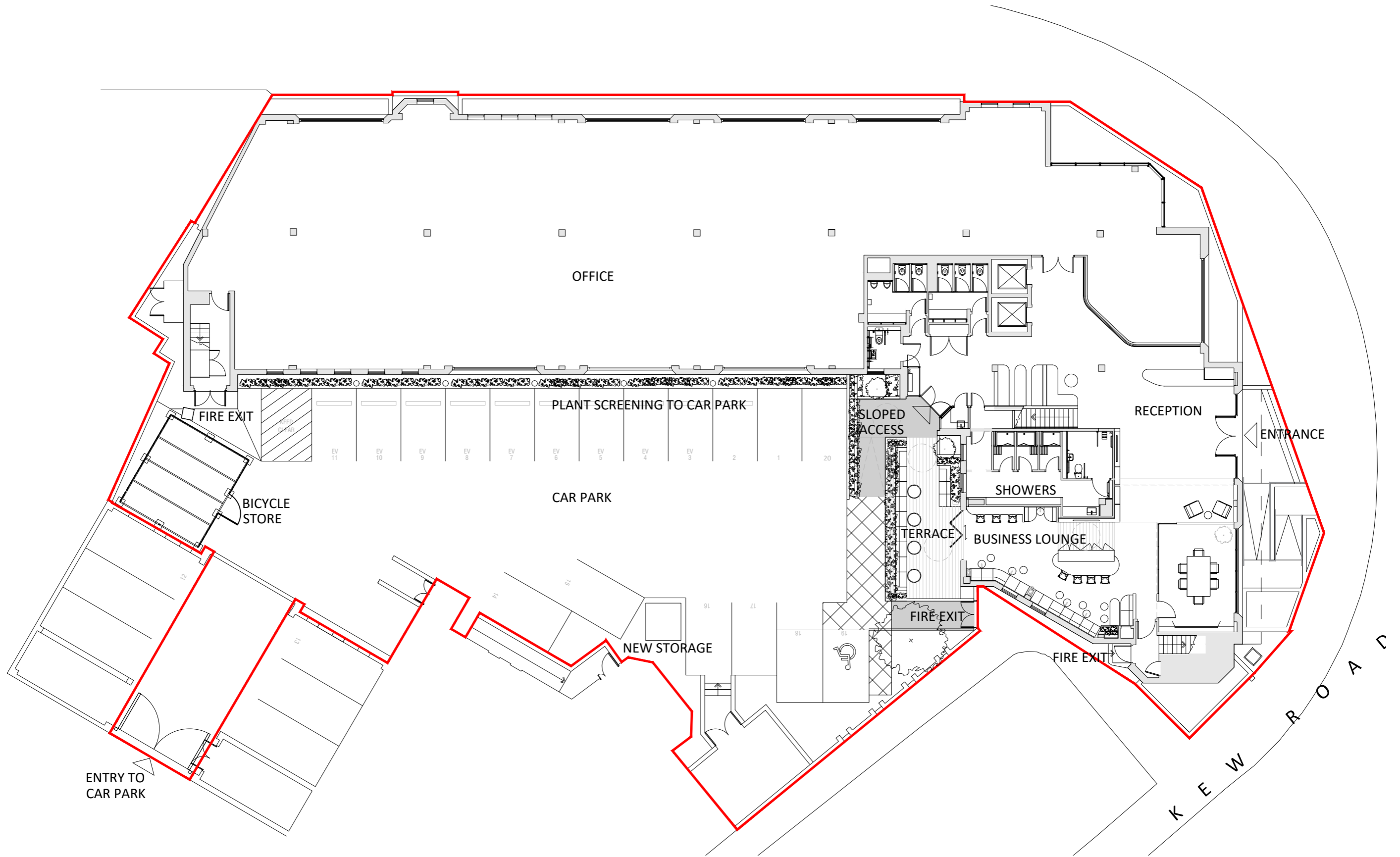
Green Screen proposals

Polyester powder coated steel hoops, flat bar or square sections, with stainless steel wires spanning within the arch or hoop, to allow climbing plants to spread to form 'green screen'. Steel hoops to be secured within the planters, prior to filling and planting, and screen car park up to approx. 1.8m in height.

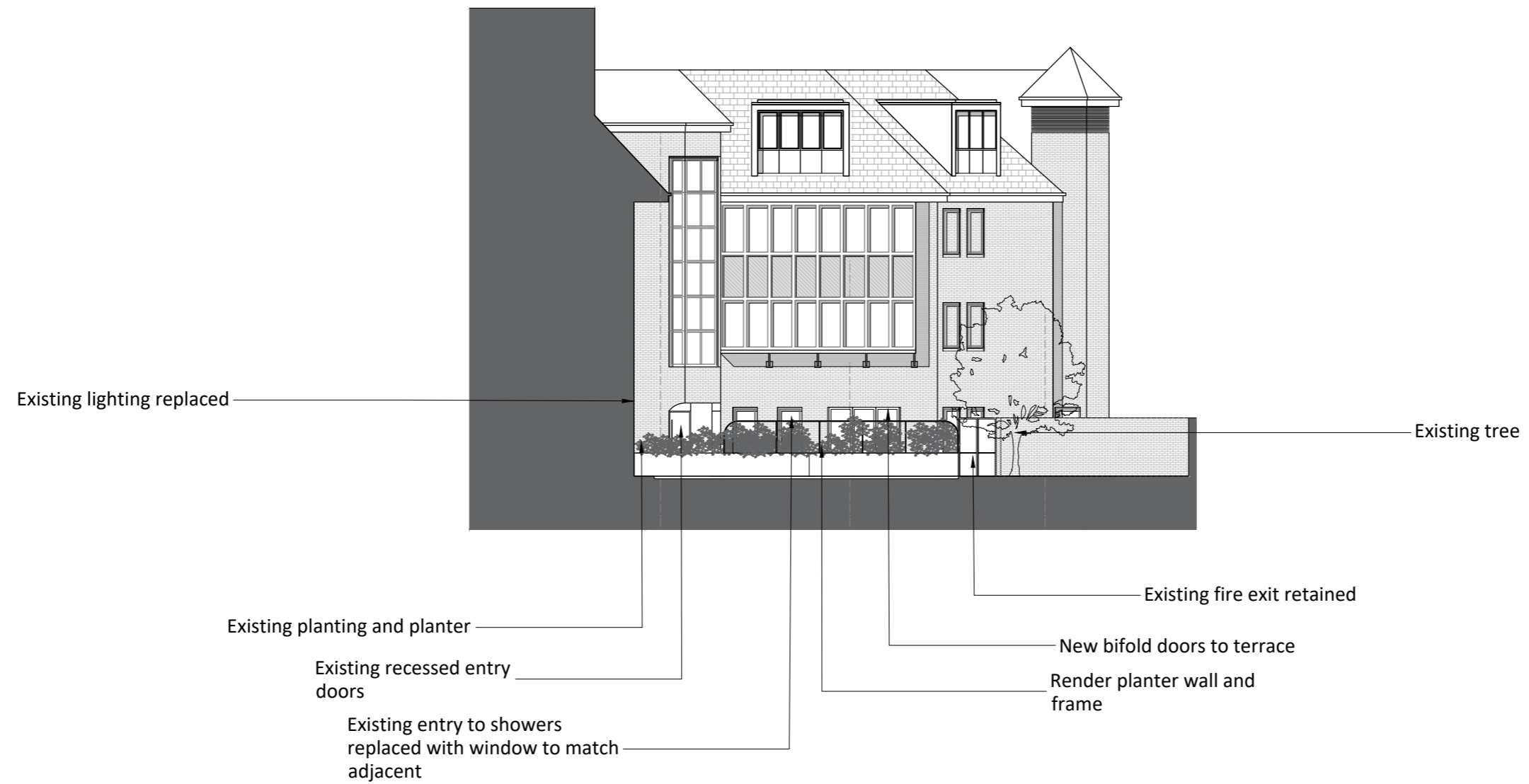
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PROPOSED DRAWINGS

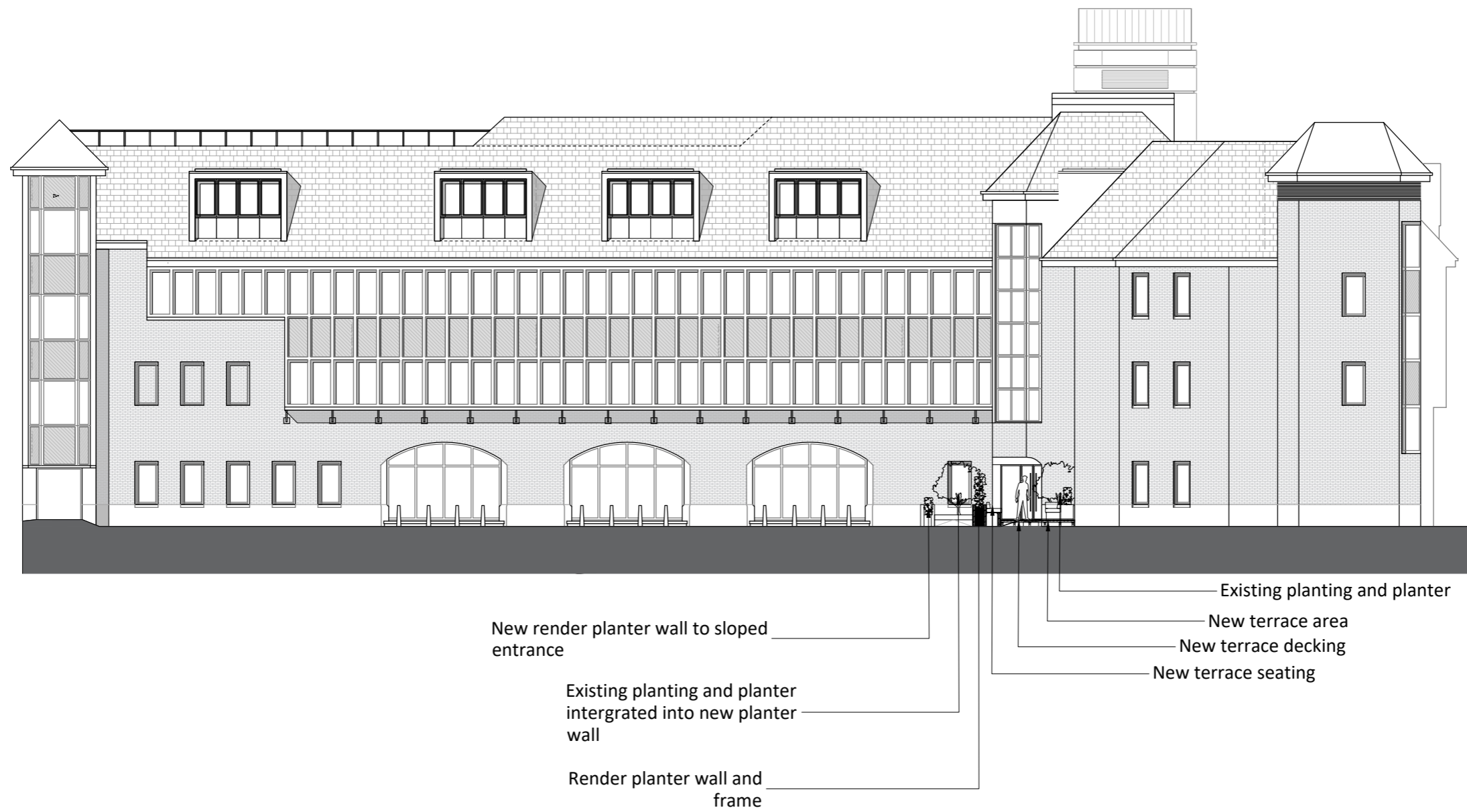
5.1 GROUND FLOOR/ SITE PLAN



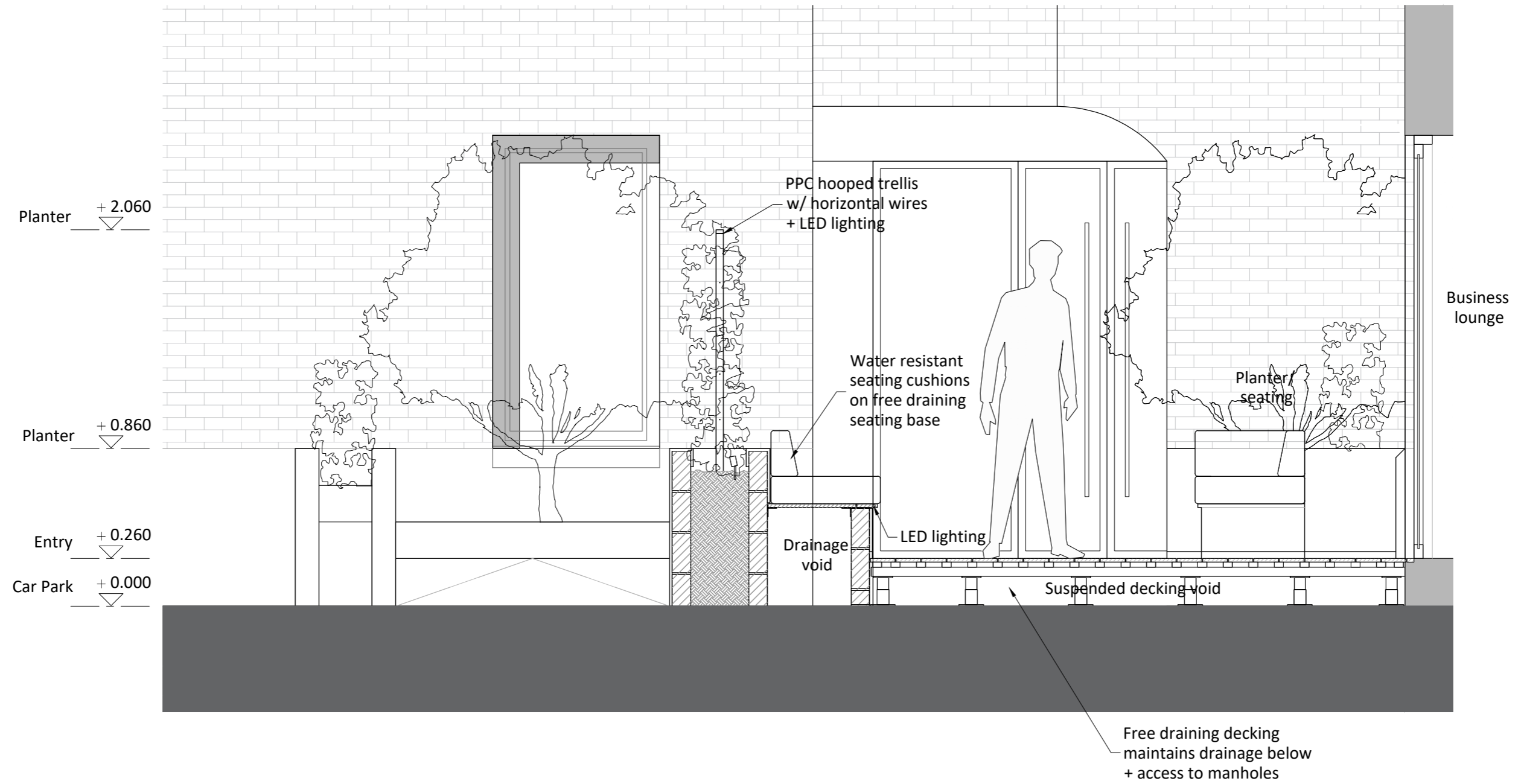
5.2 WEST ELEVATION



5.3 SOUTH ELEVATION



5.4 DETAIL SECTION

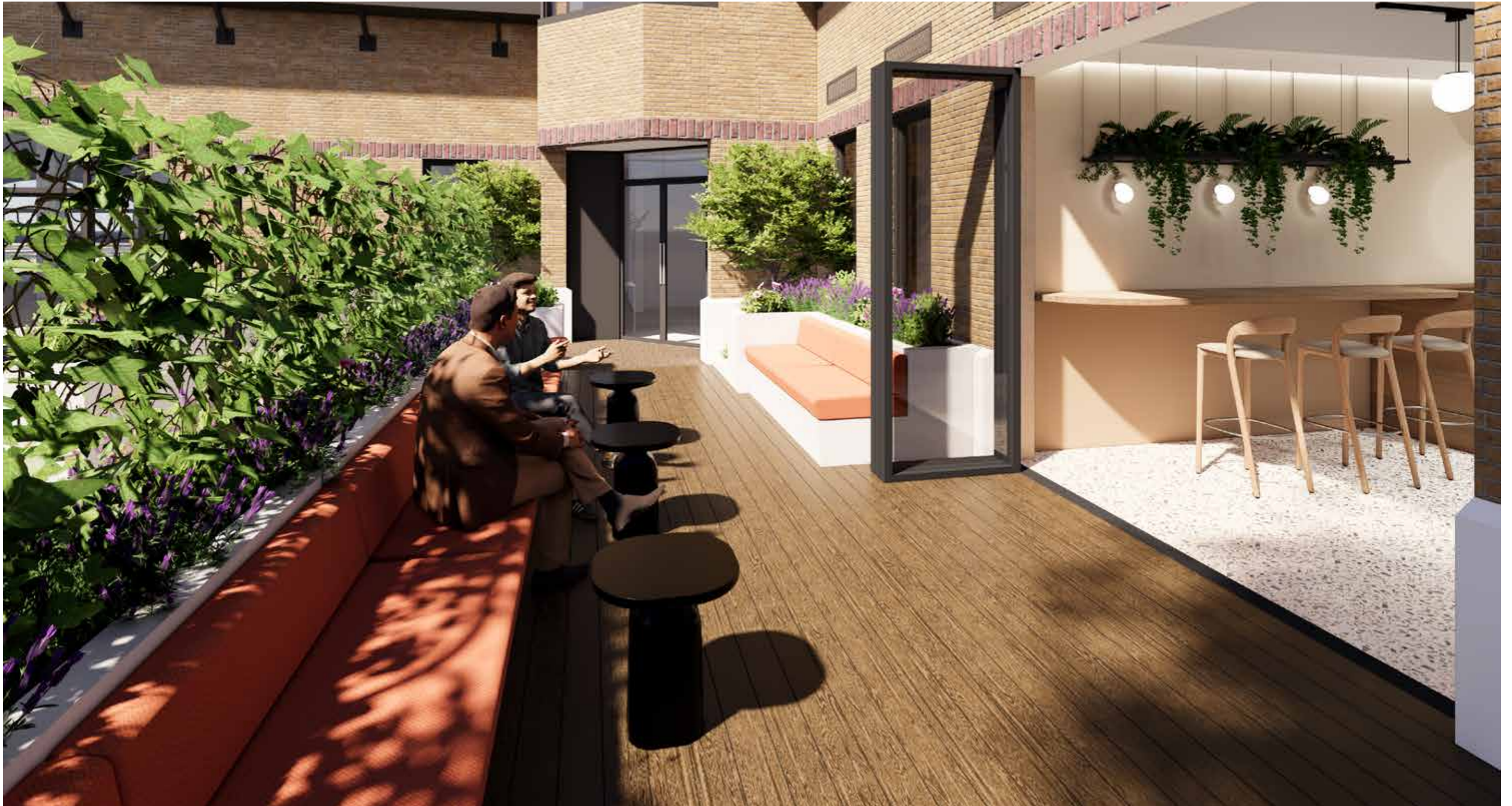


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PROPOSALS

6.1 THE PROPOSAL

The proposals provides a clear and defined outdoor amenity asset for all building users and an improved access arrangement to and from the existing car park. The proposal also include updates to the existing wall mounted exterior lighting to the car park, new low level and focused lighting within the seating and planting, alongside general improvements to the car park area.



6.2 CHARACTER + MATERIALS

The predominant materials of AMP House are concrete and glass curtain walling, which lack vibrancy in comparison to the surrounding recent high-rise developments. The material palette has been carefully chosen to complement to the existing building, but definitive to create a visible and welcoming entry.

The selected material palette for the proposal is the introduction of light stone cladding following a similar tone to the existing concrete, but bringing a new texture and tile format to the facade. The uniformity of the canopy and ceiling in colour and tone, through metallic framing, curtain walling and the door, leading to the interior. Stained timber and anodised bronze will add sophistication to the interior, whilst biofilia and green fabrics will add vibrancy.

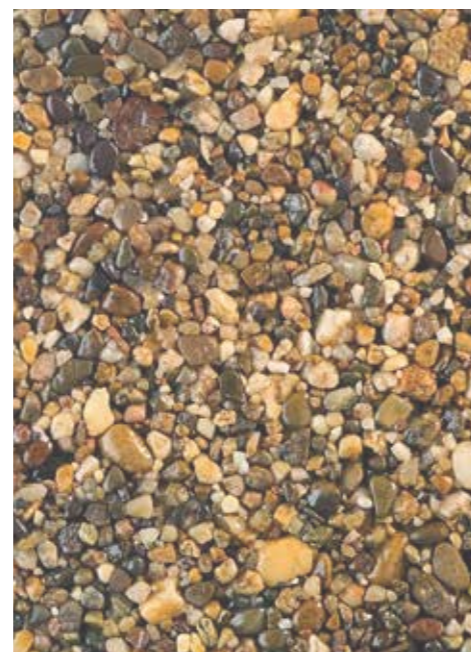
Seating fabric (water resistant)



Outdoor portable table lamps



Climbing plants



Resin bound gravel



Terrazzo loose furniture

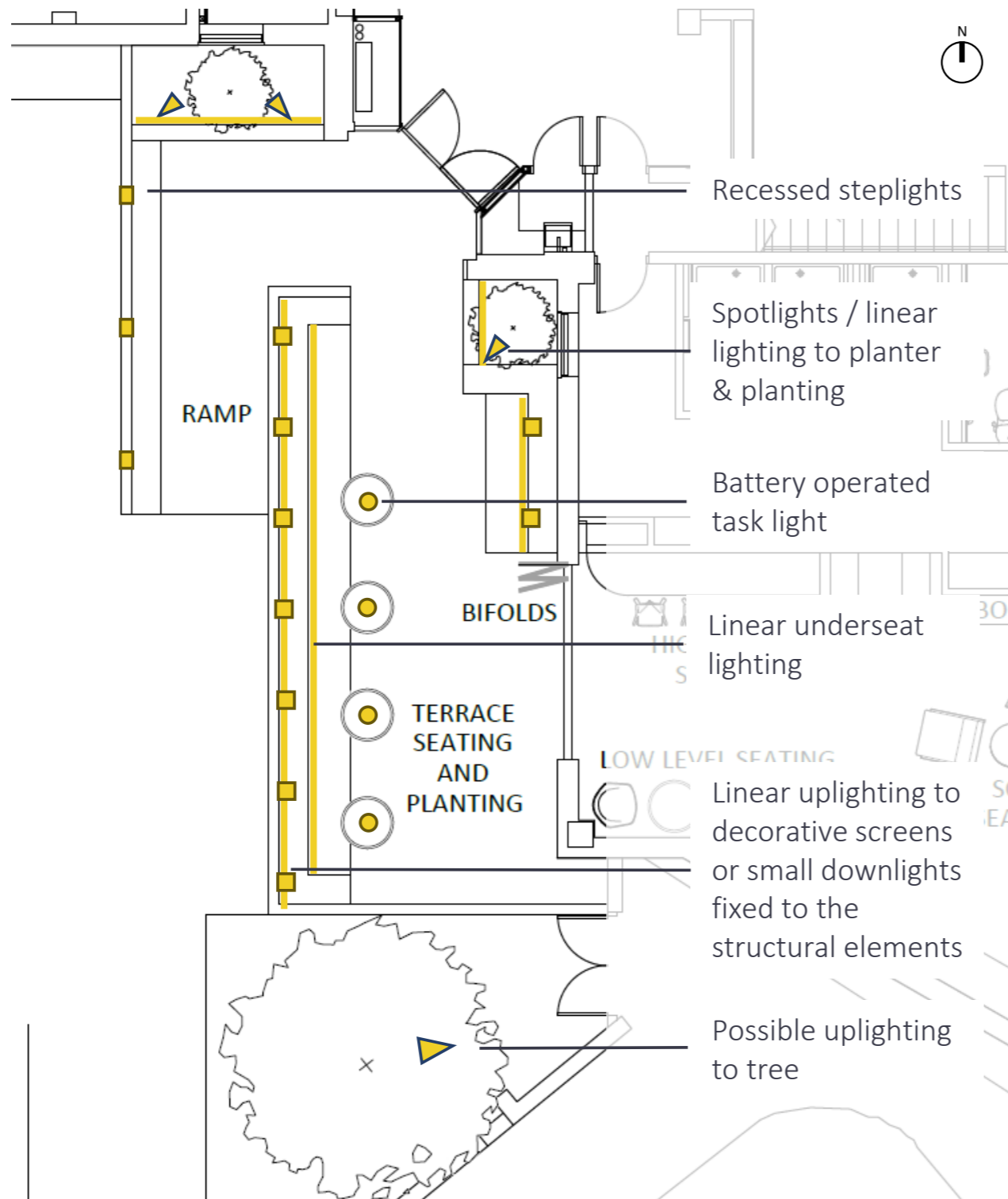
Dark timber composite decking



Outdoor wall mounted luminaires

White textured render

6.3 LIGHTING STRATEGY



Lighting Strategy- Plan



Wall mounted luminaire

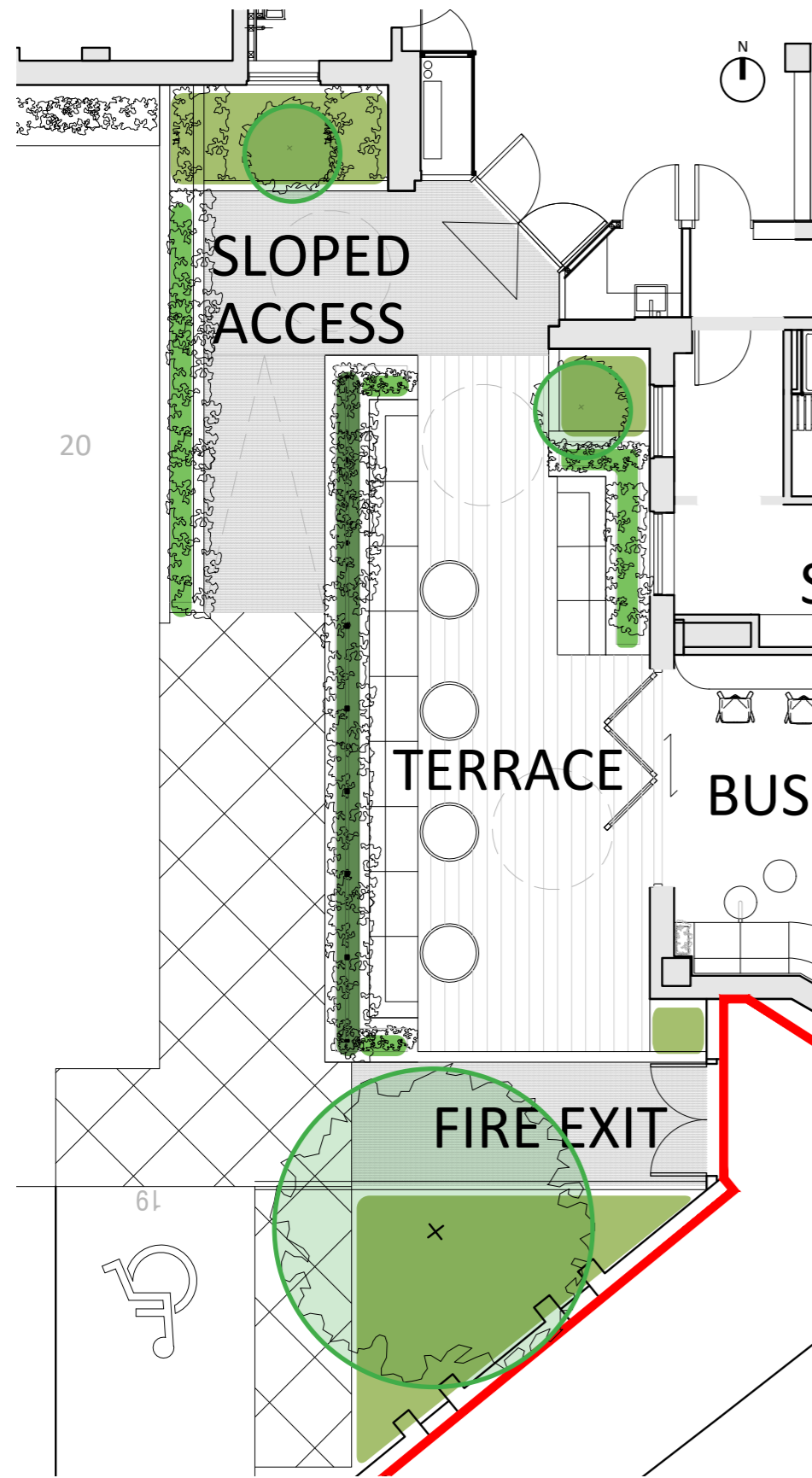


Landscape uplight luminaire



Seating strip LED downlighting

6.4 LANDSCAPING STRATEGY



Landscaping Strategy- Plan

Climbers:



Lonicera japonica 'Halliana'



Lonicera periclymenum 'Graham Thomas'

Other planting:



Lavendula angustifolia 'Hidcote'

Ground cover:



Geranium macrorrhizum 'Ingwersen's Variety'







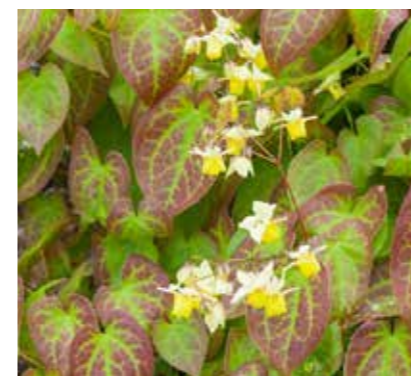
Vinca minor



Hedera helix 'Glacier'

KEY:

- Climbers 
- Other planting 
- Ground cover 
- Existing trees 



Epimedium x versicolor 'Sulphureum'



Cyclamen hederifolium var. *hederifolium* f. *albiblorum*



Galium oderatum

6.5 ACCESS STATEMENT

Introduction

The proposed alterations will be designed in accordance with best practice guidance on inclusive design, and are designed to be accessible in accordance with Part M of the Building Regulations as a minimum.

Access

Access from the car park into the building will be improved by a dedicated sloped surface from the car park level to ground floor finish floor level.

The use of appropriate hard landscape surfaces will be deployed on external circulation routes to ensure ease of access for pedestrian and wheelchair users. The palette of external materials will be carefully selected to avoid any risk of slipping in wet conditions.

Fire Escape

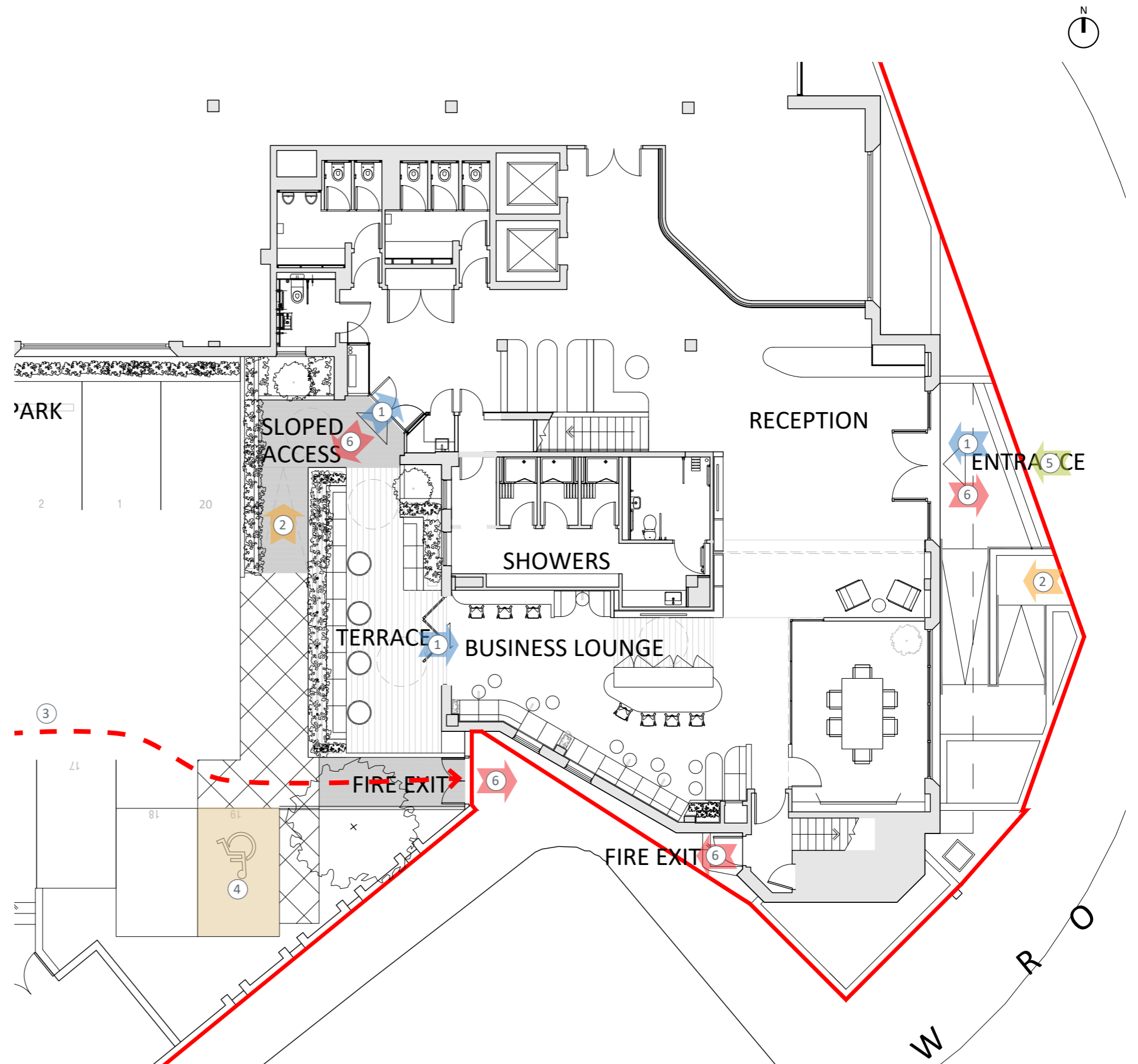
There is a fire escape route running through the car park to a gate on the southern boundary. This will be retained and resurfaced to improve the access to this egress from the car park.

Accessible Space Designation

Given the layout of the new access route, the accessible parking bay has been relocated to allow better designation in line with Part M guidance, and identification of a 'safe route' up the sloped access and into the building.

KEY:

1. Level threshold access points
2. Sloped access route
3. Fire escape route from car park
4. Accessible parking bay
5. Stepped access into building



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CONCLUSION

7.1 CONCLUSION

The proposal has been carefully designed to create a sensitive external scheme which enhances the amenity spaces available to tenants of 63 Kew Road.

Key points of the proposals include:

- Delivering a sensitive design which reflects its setting in the centre of Richmond and the building itself.
- Providing a high quality and usable outdoor space while boosting the standard of the office environment or workplace for future building users.
- Respecting the relationship with the surrounding buildings while enhancing the car park scape with both lighting and landscaping.
- Utilising sustainable materials while retaining access to existing building services.



