

AVALON HOUSE

DESIGN & ACCESS STATEMENT

ANOMALY



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AVALON HOUSE SUMMARY

This Design and Access statement has been prepared in support of the planning application for the development of Avalon House, Richmond.

The existing building is currently tired and in need of refurbishment. There is an opportunity to retrofit and extend the building to secure its long term future as an employment generating asset within close proximity to Richmond's town centre.

The project brief was to create a high quality office space that has sustainability at its core. Combined with the residential setting and location connection to Kew Gardens the proposed scheme looks to re-position Avalon House as 'The Greenhouse'.



ANOMALY

THE CLIENT

THE TRUSTEES OF STAGECOACH PENSION FUND, C/O BARINGS

APPLICANT OVERVIEW

Formally Cornerstone, before re-branding in 2016, Barings has a global real estate presence, engaged across sectors in delivering high quality developments, with a growing focus on retrofit assets, including numerous schemes in London and the UK in general.

With a focus on sustainability that underpins all their developments, they have committed to a fully integrated ESG approach ensuring an environmentally positive project, with wider benefits including social impacts to ensure scheme have a long lasting impact both directly on their schemes, and the community around. They have over 25 years of experience investing and managing private real estate.

Notable schemes include:



25 MOORGATE

Location: City of London, London
Size: 80,000sqft

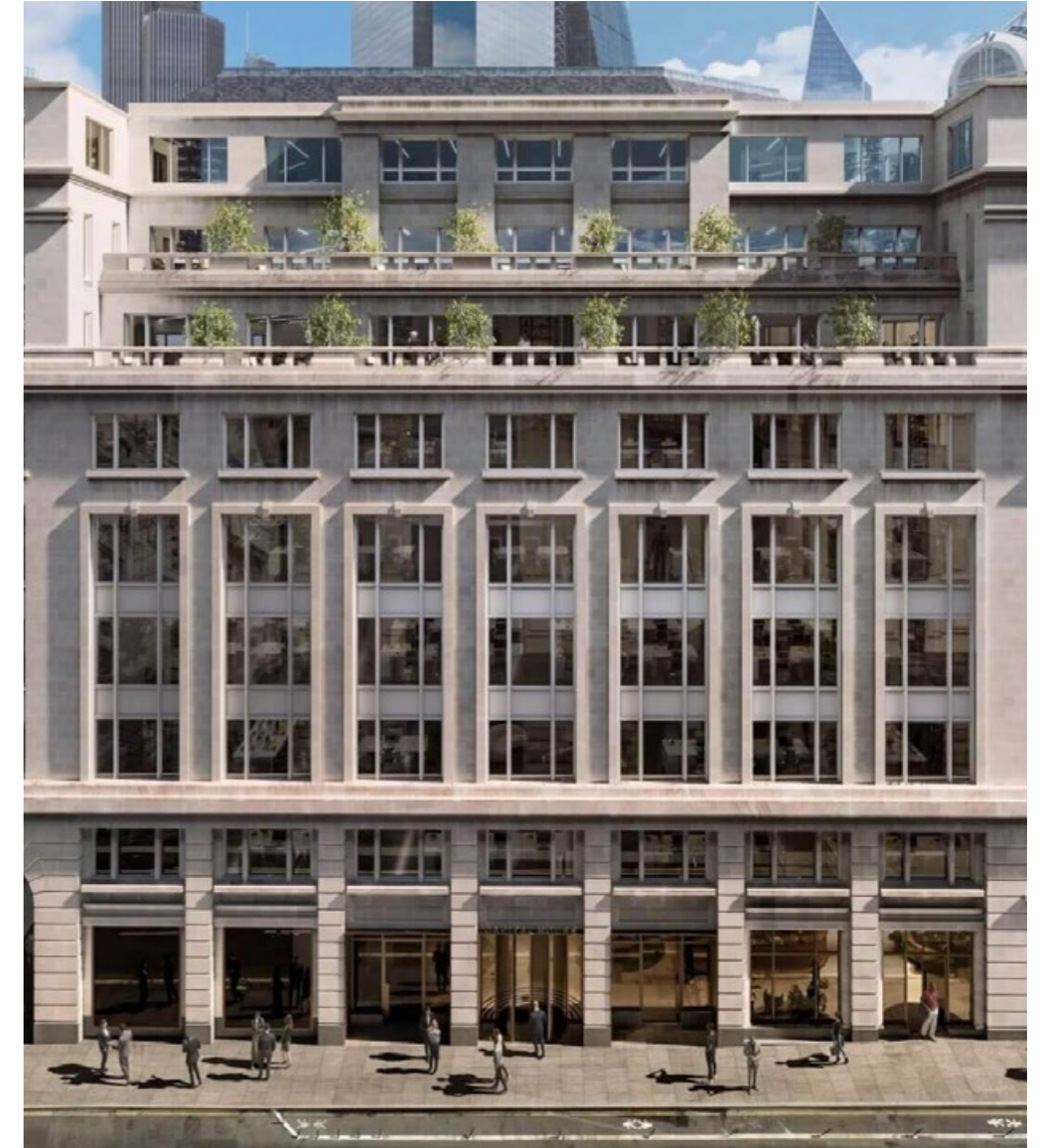
An 80's office building, the scheme is delivering a comprehensive retrofit including massing and a new facade, working with the existing frame, to deliver a high quality office space that operates on a zero carbon operating cost.



SOAPWORKS

Location: Bristol
Size: 100,000+sqft

A masterplan that includes a new build residential block, a facade retention and new build office, and a comprehensive refurbishment of a Grade II listed Victorian building as part of major new offering in the heart of Bristol.



CAPITAL HOUSE

Location: City of London, London
Size: 120,000sqft

A unique building in the City of London, the scheme delivered a full retrofit and additional floors to deliver a best in class office space that , and enhancing the internal office spaces to modern standards and achieving BREEAM excellent as part of the development.

THE CLIENT BRIEF BARINGS

PROJECT BACKGROUND AND BRIEF

The building was constructed over 20 years ago as part of a master plan to redevelop the former Council depot (LPA Ref: 97/1106/OUT). This development also saw the construction of the residential buildings directly adjoining the Site to the rear (south), along with the creation of Tersha Street and associated landscaping works including the hardstand vehicular parking.

The existing building is now very dated and the remainder of the existing tenancies are due to expire in 2025. The building in its current state is not up to today's standards of office accommodation and therefore is in need of investment to secure its long term viability as a high quality commercial office space in Richmond.

This scheme is therefore being progressed as a long-term investment in the building to retrofit, reposition, and future proof the asset to enhance its sustainability credentials and employment capacity. These elements of the brief all form part of the wider objective to deliver end-user focused, modern, fit-for-purpose and future-proofed commercial accommodation.

Barings have tasked the design team to evaluate a range of design options guided by these principles, with achieving best in class sustainability metrics and enhanced biophilia being at the heart of the scheme. This has included reviewing whether additional massing can be provided at roof level and to the rear, improving the overall design quality of the facade through a new cladding system, considering how end user wellbeing, wellness and end of journey facilities can be provided, and also ensuring the building is energy efficient, sustainable and resilient through refurbishment works.

The Applicant wishes for the scheme to be known as 'The Greenhouse' and become an exemplar for how to approach a sustainable retrofit and repositioning of commercial assets in the London Borough of Richmond-upon-Thames.



KEY PROJECT OBJECTIVES



THE PROJECT TEAM

CONSULTANT TEAM

The design approach for the site has been based on a detailed series of design workshops which have included input from architectural, daylight and sunlight, structural, MEP and sustainability, and town planning specialists as set out opposite, which have determined that the best way to achieve the Applicant's objectives are through retrofitting, refurbishing, and extending the building.

The Applicant and design team look forward to working with officers to develop this scheme as part of the planning application submitted in mid 2024.



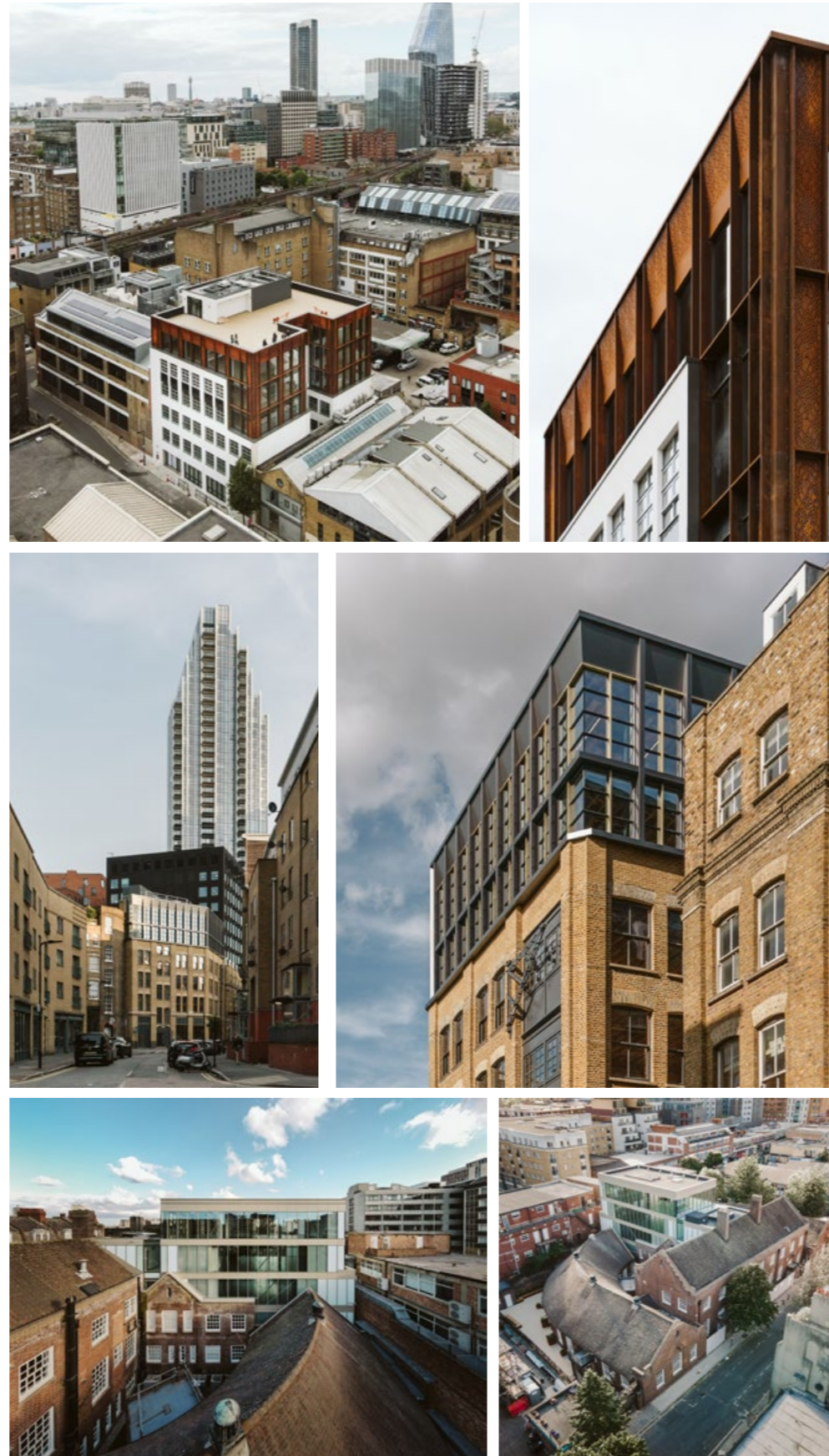
THE ARCHITECT ANOMALY

OUR PROCESS

As experts in retrofit, we enjoy the rare privilege of time-travel. Simultaneously uncovering history and creating a new future. It's a journey we love to take our clients on so they can tell their own story. Our lack of rules and house style is deliberate.

While the process is methodical, our ideas are unrestricted and outcomes unexpected. Working like this means we end up with basketball courts on sea-containers and panoramic rooftop views from Victorian schoolhouses. It's also why many of our spaces secure tenants before work is complete.

Our process ensures our spaces are distinctive, beautiful, functional, and commercially viable.



The
greenest
building
is the
one that
already
exists

#RetroFirst



SITE CONTEXT & EXISTING BUILDING

SITE LOCATION

SITE CONTEXT

The site sits within the London Borough Richmond Upon Thames Council (LBRUT) and the Greater London Authority (GLA). The property is not listed and does not fall within a Conservation Area.

The building is located on the southern side of Lower Mortlake Road, on the corner of the junction with Tersha Street. It is approximately an 8 minute walk from Richmond Station and 12 minute walk to North Sheen Station.

The wider site area is predominately residential and to the north the green expanse that is made up of Kew Gardens, the Old Deer Park Sports Grounds, Royal Mid-Surrey Golf Club and Richmond Athletic Association.



LOCAL CONTEXT

'A RESIDENTIAL SETTING'

The immediate context is predominately residential with a mixture of 2/3 storey terrace houses.

To the east sits a series of larger buildings, Eminence house, Independence House and Vetro House, which are 3/4/5 storey buildings with larger floor to ceiling heights.

Avalon House is a predominantly three-storey office building with a large 'pop-up' taller element at fourth floor level. The site encompasses two ancillary car parking areas to the rear of the building.



EXISTING SITE

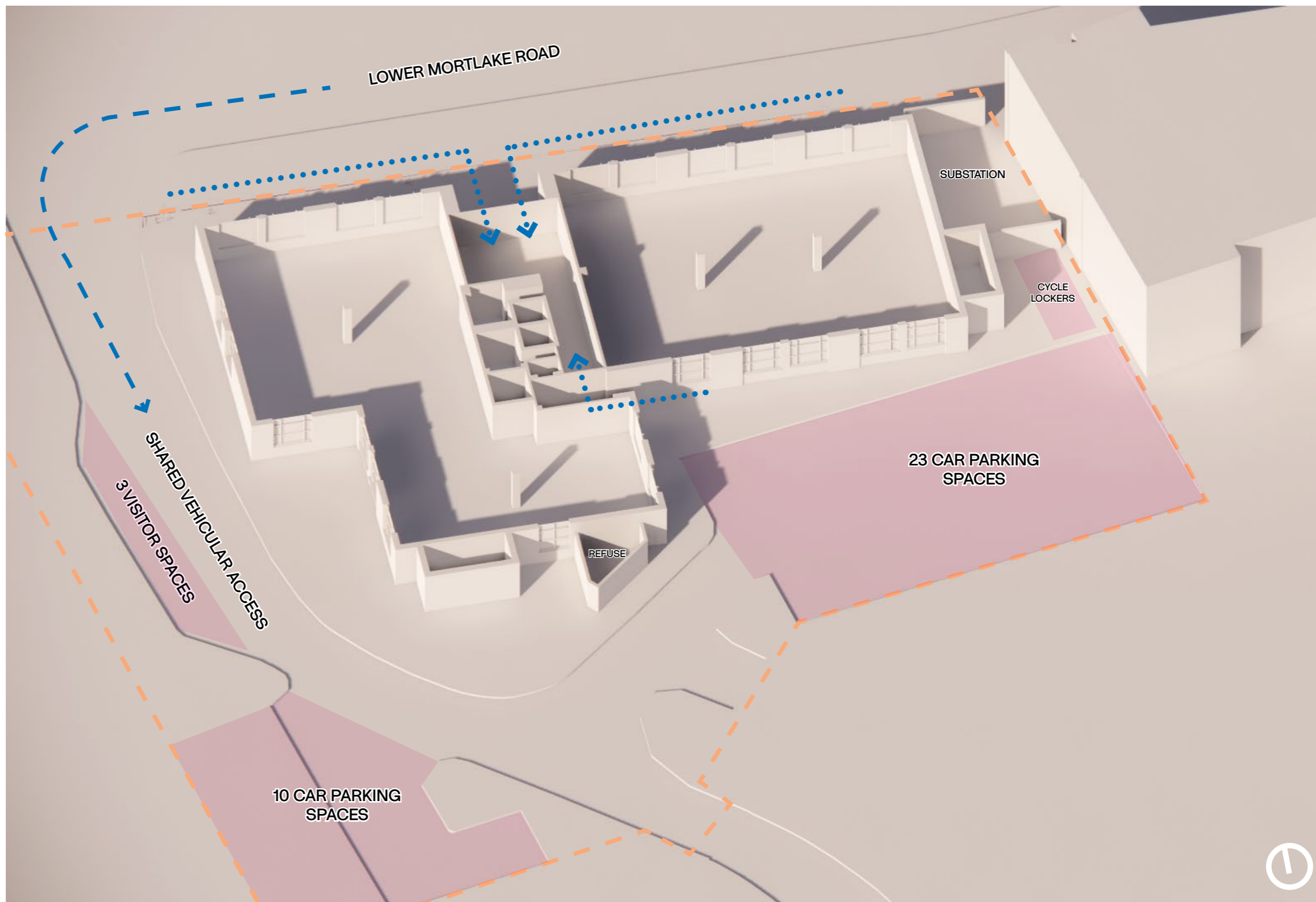
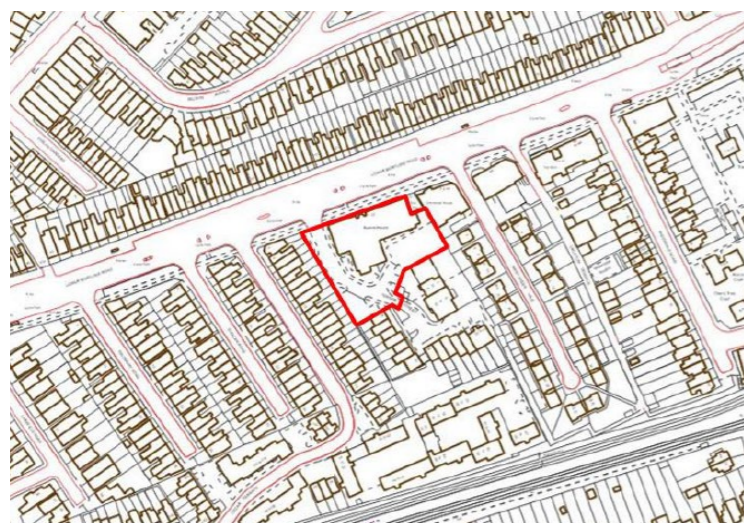
SITE AMENITY

There are two car parks to the rear of the building which provide 33 car parking spaces for the building which is currently an over provision based on the existing areas and London Plan (1 per 100sqm, 26-27 spaces). There are 3 additional visitor spaces in the lay-by on Tersha Street.

There are currently some external cycle lockers located off of the car park to the East of site which provides circa 10 Cycle Spaces.

There is currently only one shower within the core space and no other EOJ facilities.

A refuse store is located externally to the building to the south.



EXISTING BUILDING

SITE PHOTOS

The pedestrian approach to the building is along Lower Mortlake Road. The front elevation is heavily screened with existing trees and there is no clear 'arrival to the site' with very minimal way finding.

The planting buffer continues along the boundary of Tersha Street, leading you into the larger of the car parks.

Architecturally the building comprises of Ground and 1st as brick/stone massing, the existing 3rd and large roof extents is then clad in a grey metal. To the rear the roof has a dormer which is where the current plant is located. The 'entrance' bay is expressed with a semi circular extrusion which pops up and creates a usable meeting space at 4th floor.



01. View looking East along Lower Mortlake Road
02. View looking North at the back of the building
03. View looking East along Lower Mortlake Road
04. View looking West along Lower Mortlake Road

EXISTING BUILDING

NORTH FACADE RHYTHM

The building has a very strong rhythm to the facade, clearly defined into structural bays.

The existing windows are in good condition. The ground and first floors are expressed together with the window connected as a double height bay. The upper floor and roof have a slightly different window rhythm and are clad in a grey metal.

The facade is split along the front with the semi-circular entrance bay breaking the brick and stone form. The street is heavily planted, which screens much of the facade from the street.





BUILDING DETAILS

Selection of building photos picking up key details across the existing building both form and materiality.

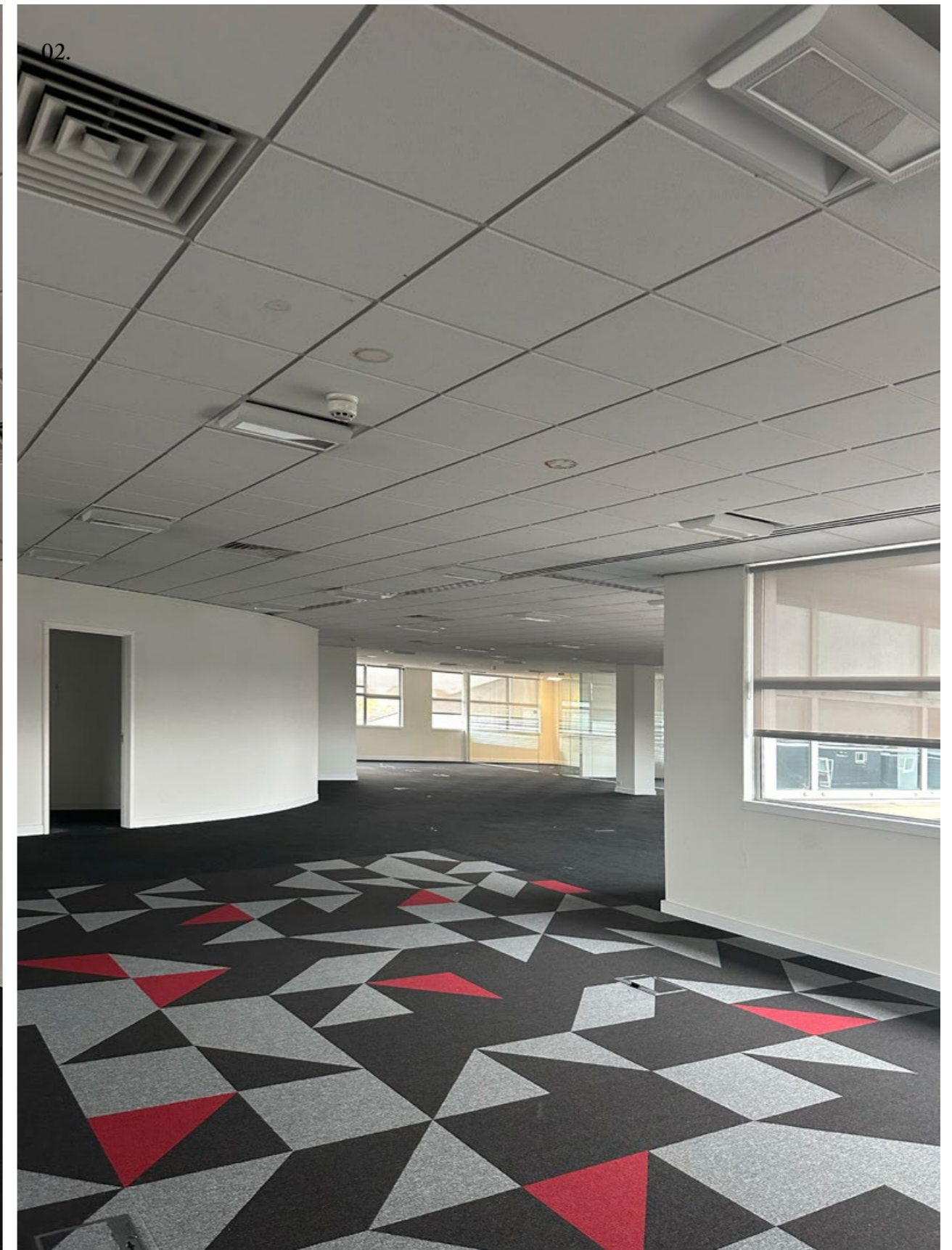
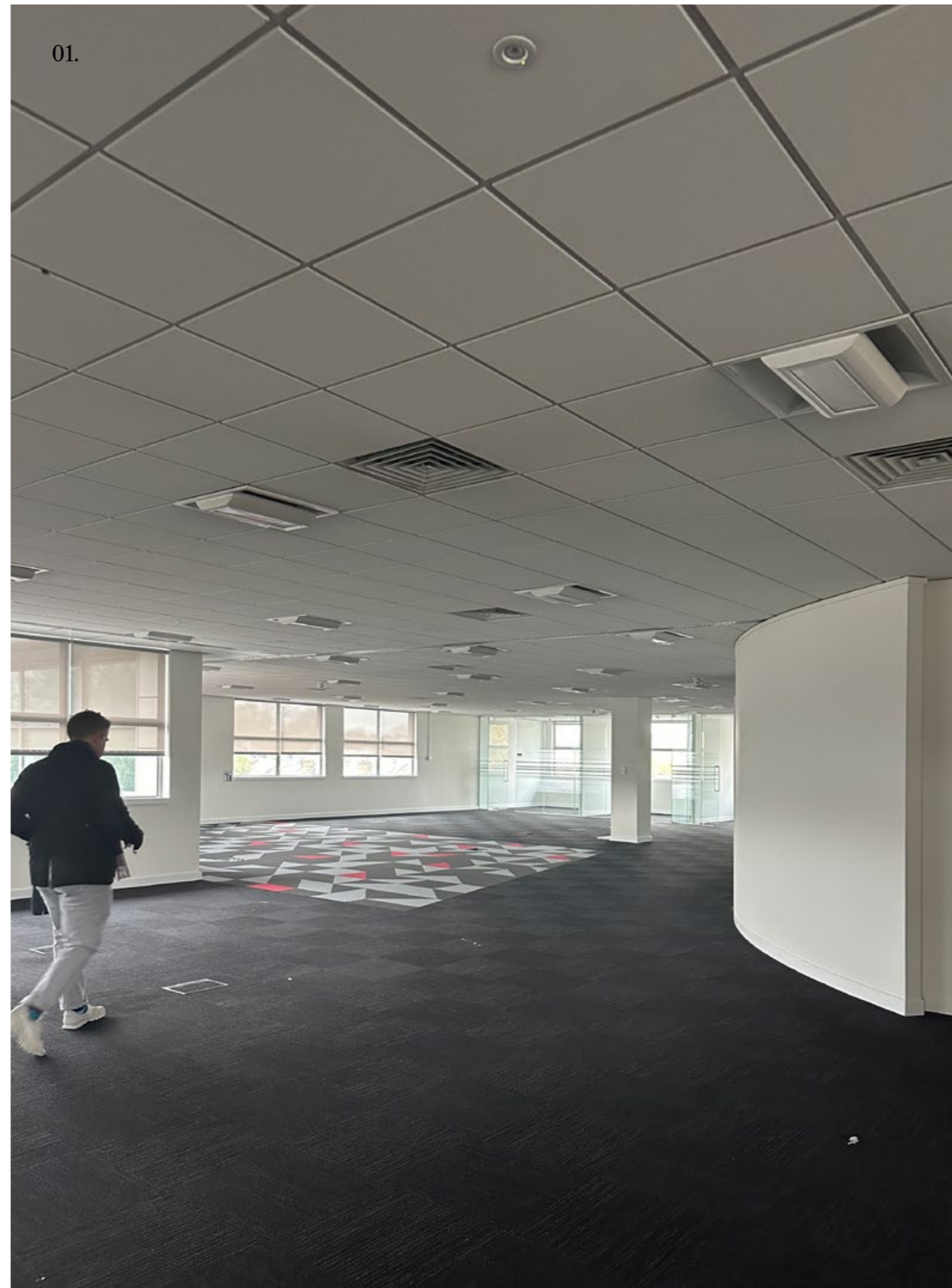
The existing way finding to the building is very poor and there is an opportunity to improve this.

- 01. Ground and first floor window sill, lower floor sandstone cladding
- 02. Window bay with profiled stone break detail
- 03. Rear 'dormer' with inset plant
- 04. 4th Floor rotunda space
- 05. Stone detailing to the ground floor
- 06. Semi-circular entrance bay detail with building signage

EXISTING BUILDING

INTERIOR

As evident in these images, the existing interior is tired, with low floor to ceiling heights, inefficient layouts, and outdated finishes, making it no longer fit for modern office practices.



01. Existing level 02 interior looking north-west
02. Existing level 02 interior looking south-east

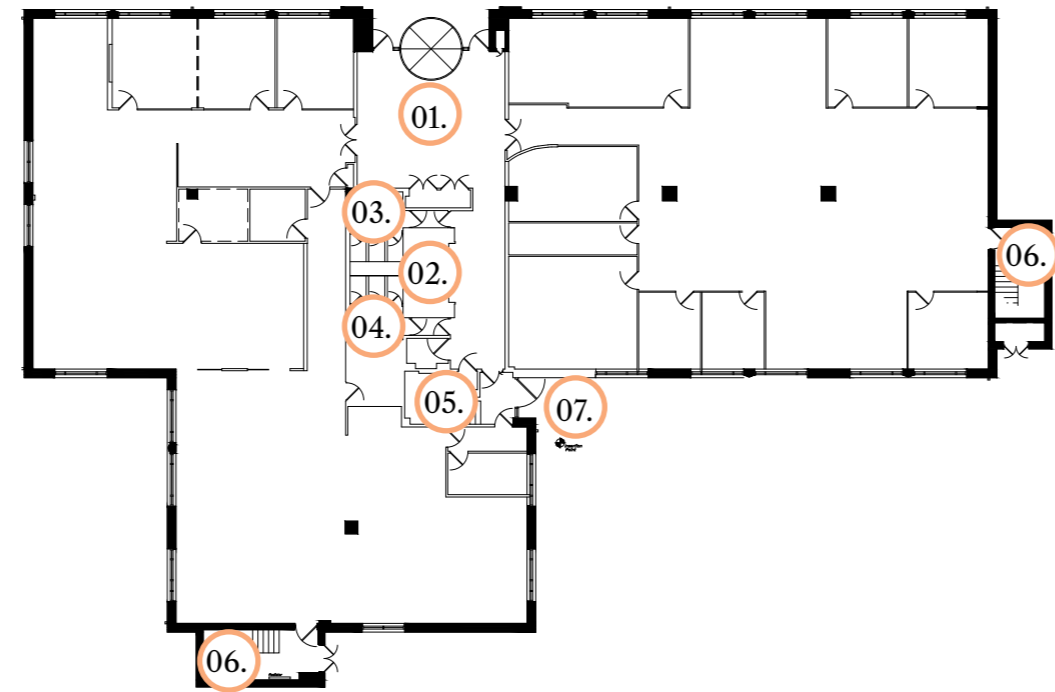
EXISTING BUILDING

EXISTING PLANS

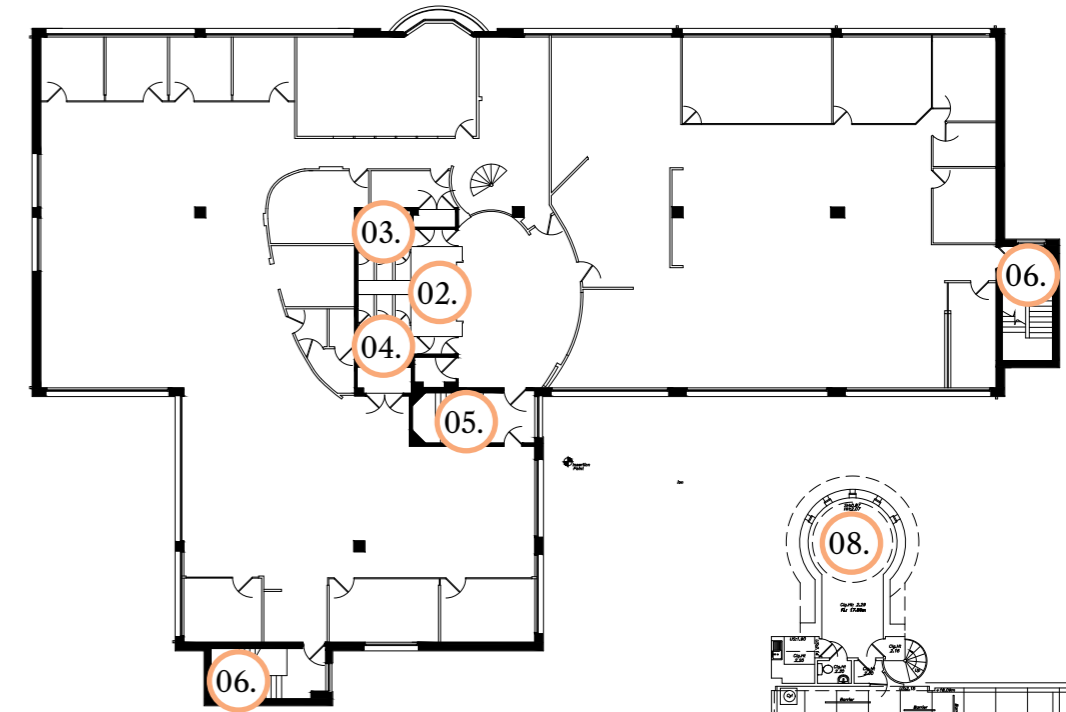
The existing plan layout set out a very efficient plan form for the building with a centralised core and WC block.

The building has 3 full office floors with a small area at 3rd floor within the rear dormer extension and front entrance bay rotunda. The front office space is currently internally connected to the 2nd floor office space.

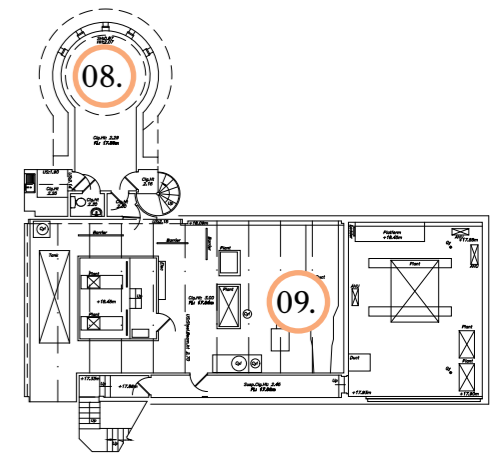
The roof is currently full accessible, accessed from within the existing plant space.



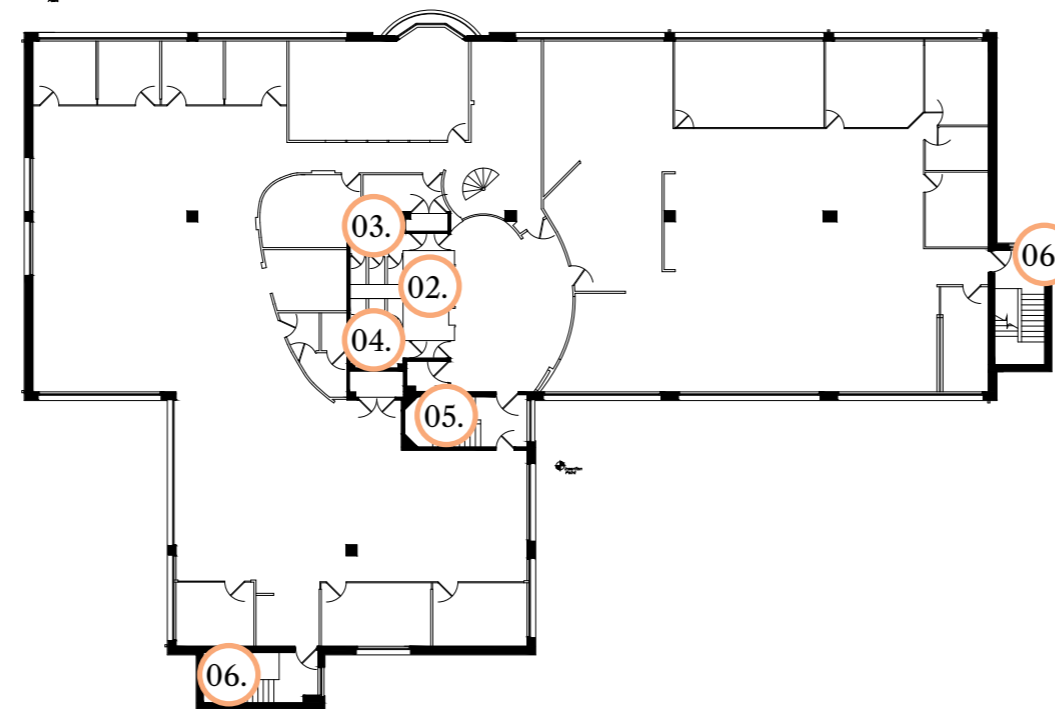
GROUND FLOOR PLAN



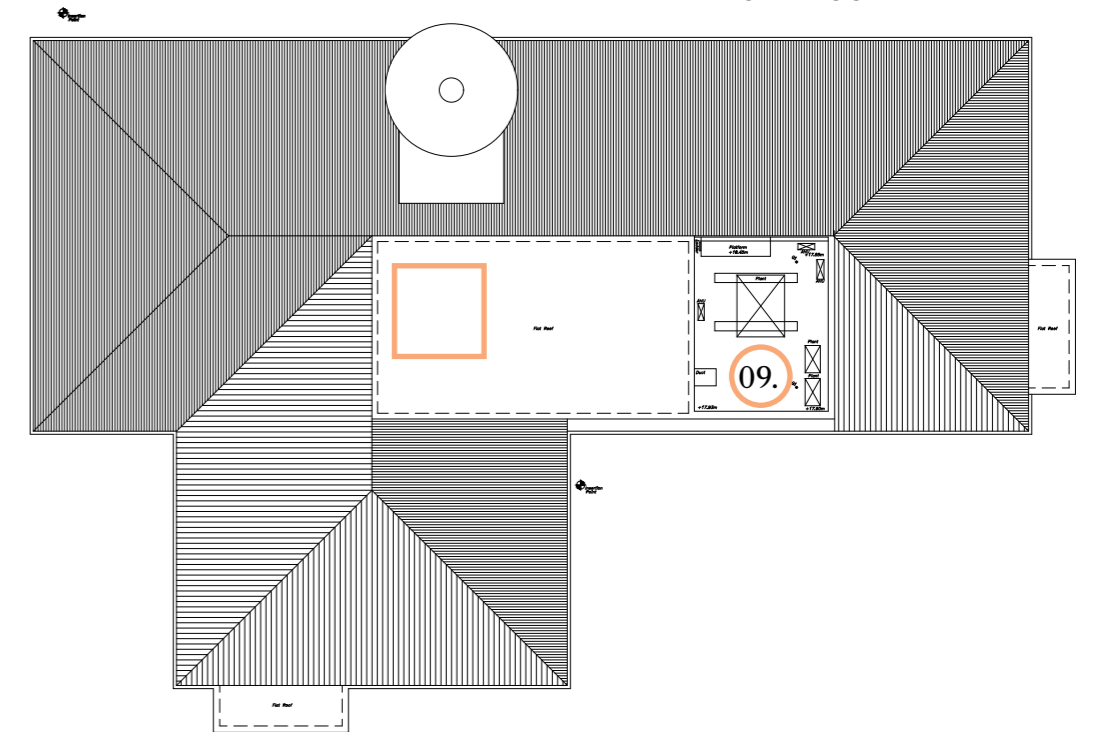
FIRST FLOOR PLAN



3RD FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

- 01. Reception
- 02. Double lift bank
- 03. Male WC's
- 04. Female WC's
- 05. Main stair core
- 06. Fire stair
- 07. Rear Entrance
- 08. Meeting area
- 09. Open plant

A BUILDING OF TWO SIDES

CONTEXTUAL ANALYSIS

The building is surrounded by two different contexts: the busier, more urban frontage along Lower Mortlake Road to the north, and a quieter residential typology to the south.

The building massing and facade design have been developed in response to this dual context, as illustrated through the following massing and facade studies. A more prominent and contextually appropriate design is incorporated to the north side, whilst the massing is strategically set back around the southern facades to provide a more residential feel to the rear of the building.



IMMEDIATE CONTEXT

'A RESIDENTIAL SETTING'

The immediate context is predominately residential with a mixture of 2/3 storey terrace houses.

To the east sits a series of larger buildings, Eminence house, Independence House and Vetro House, which are 3/4/5 storey buildings with larger floor to ceiling heights.

Independence House recently got planning approval for additional storey and full refurbishment.

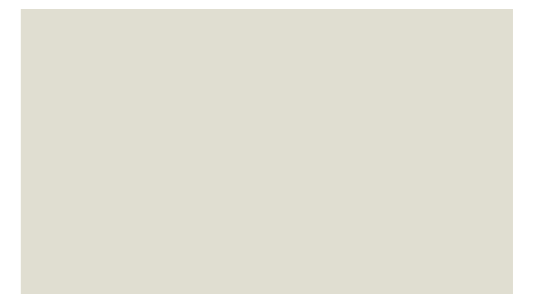
Avalon House is a predominantly three-storey office building with a large 'pop-up' taller element at fourth floor level. The site encompasses two ancillary car parking areas to the rear of the building.



SURROUNDING CHARACTER

LOCAL CONTEXT

The site is surrounded by a mix of smaller residential buildings and larger urban sites. This range of local characteristics will be integrated into the proposed design to create a contextually sensitive building, and references will be made to the predominant local palette of warm, neutral toned building materials and widespread greenery.

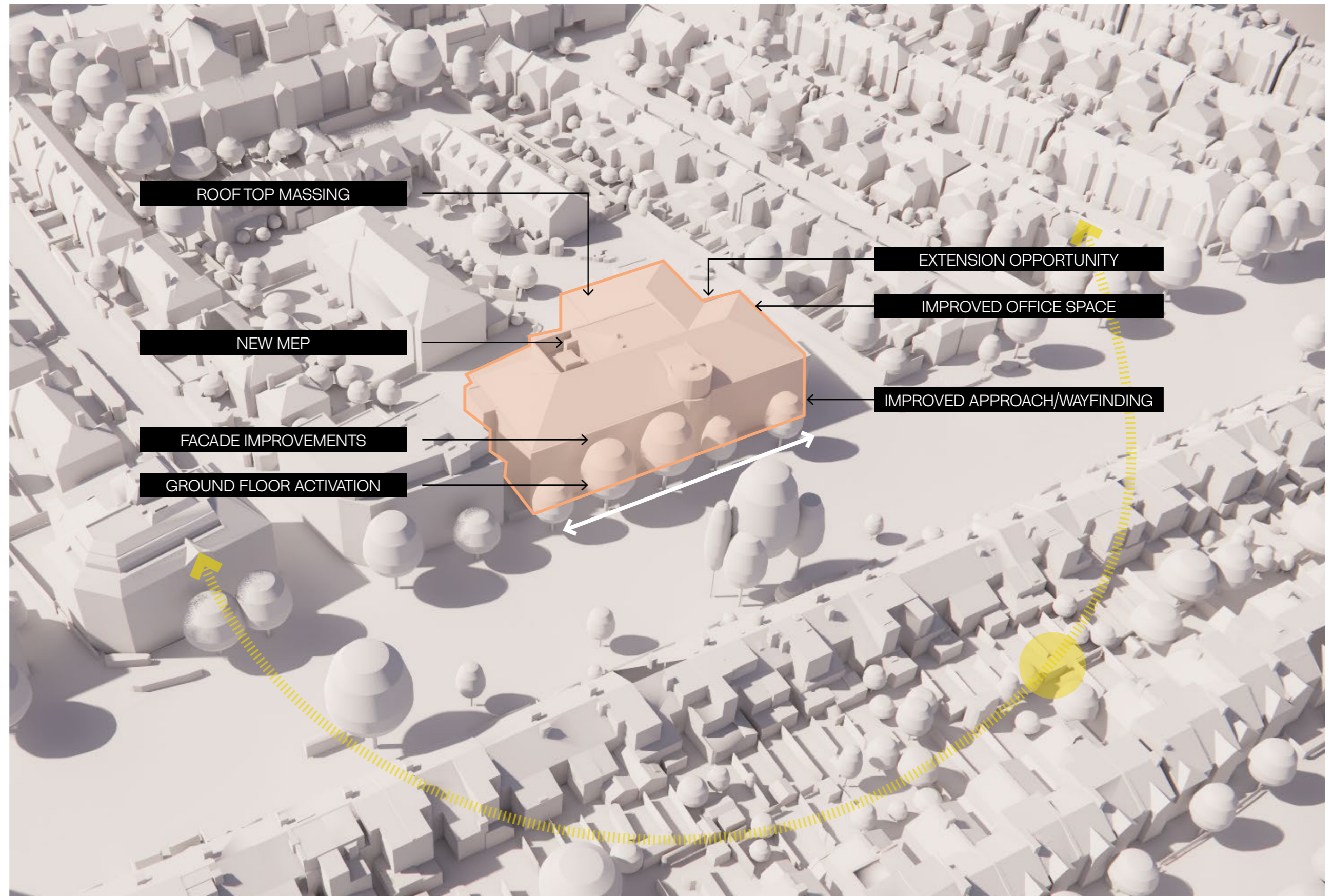


KEY OPPORTUNITIES

THE WHAT

The existing has huge opportunity for redevelopment and overall improvements and enhancements to the site in order to create a best in class sustainable office development. These include;

- Rooftop massing
- Extension opportunities
- Building amenity and EOJ
- Facade and ground floor improvements,
- New MEP
- Landscaping improvements
- Enhanced cycle parking
- Improved plan form
- Improved office accommodation



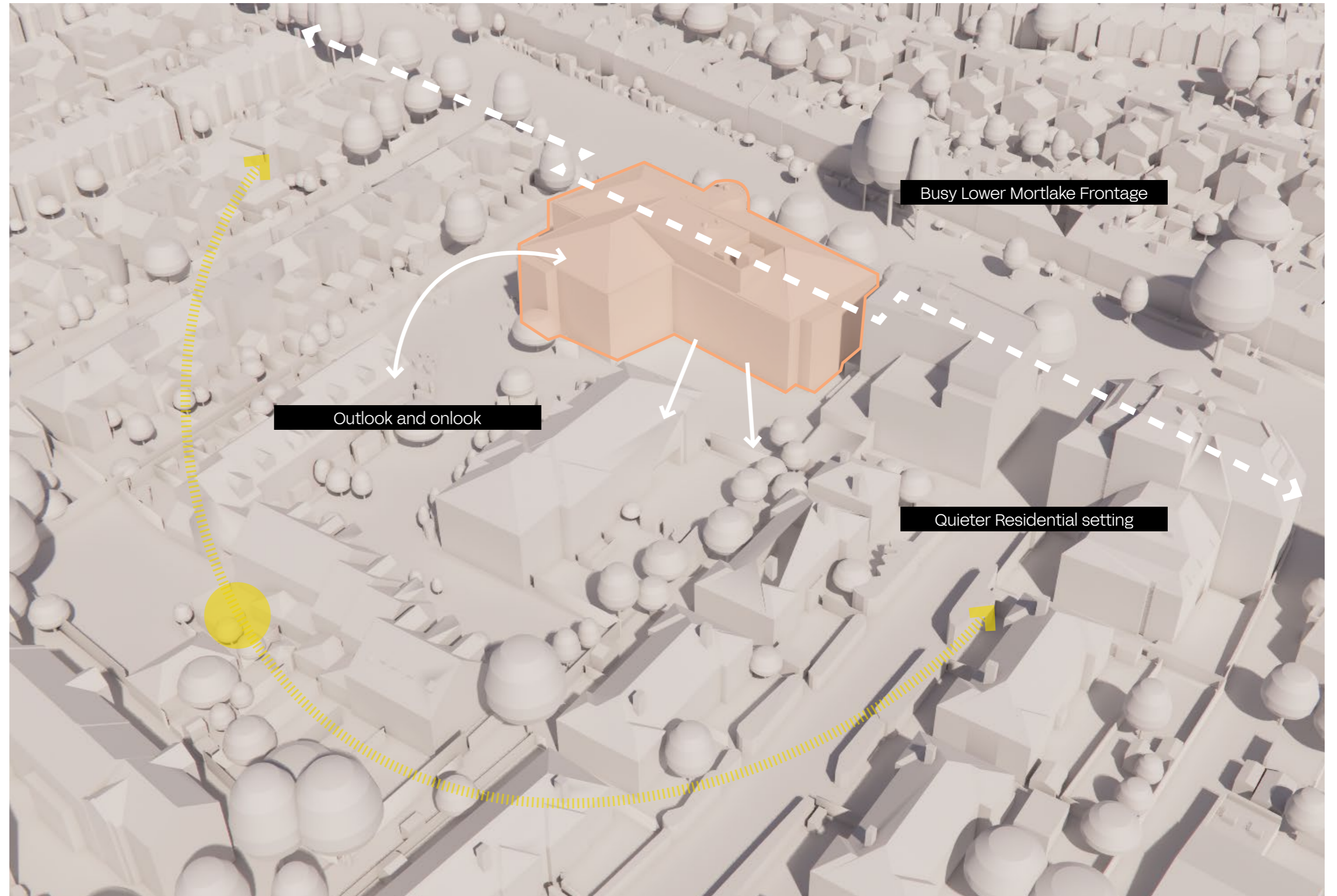
KEY OPPORTUNITIES

THE WHAT

Building of two halves with two slightly different context conditions as well as outlook.

To the North is the busy Lower Mortlake Road and to the quieter more residential setting to the South off Tersha Street. This play of two halves has played into the design development of the proposed design.

The design has also been carefully developed in order to minimise overlooking with neighbouring properties whilst also looking to improve outlook.



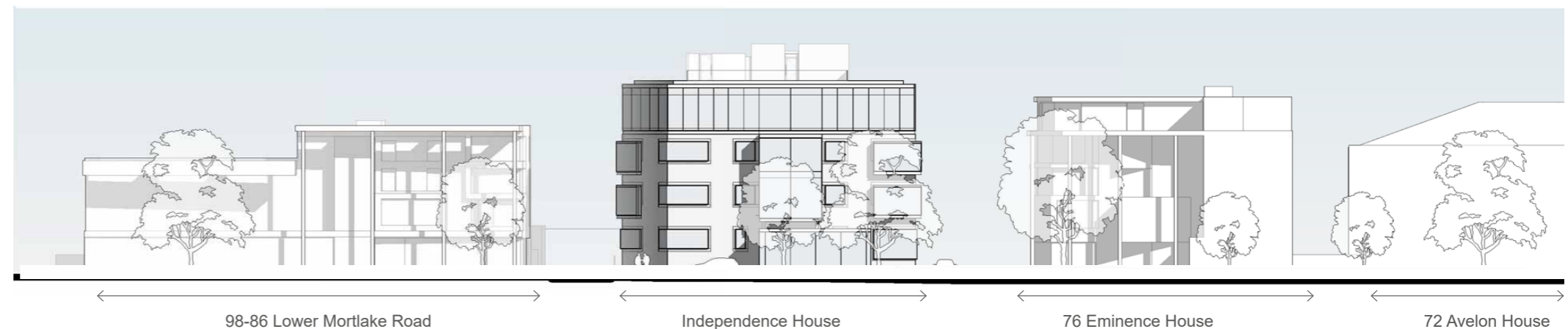
PLANNING CONTEXT

KEY FUTURE DEVELOPMENTS

INDEPENDENCE HOUSE

There is a current live planning application for Independence House (84 Lower Mortlake Road), for change of use of the building from Class E (Commercial) to Class C3 (Residential).

This site was also granted permission in 2021 (LPA Ref: 20/3359/FUL) for rebuilding and extensions to the existing fourth floor and rear extensions to provide additional office space and external terraces. Refer to images opposite.



DESIGN DEVELOPMENT

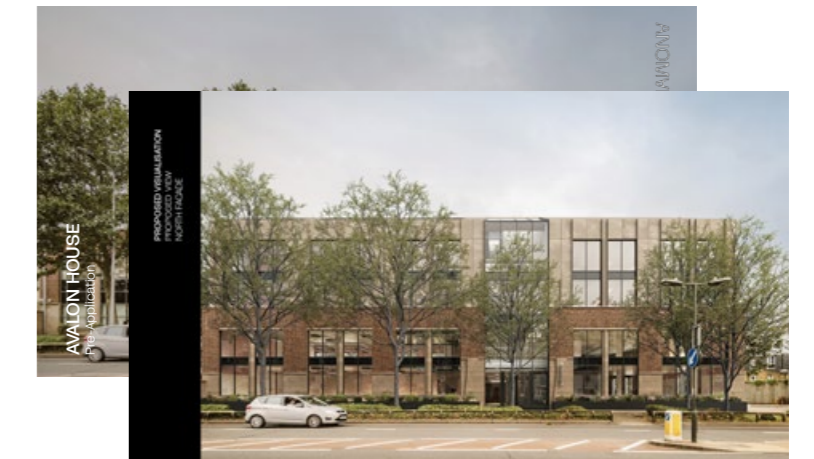
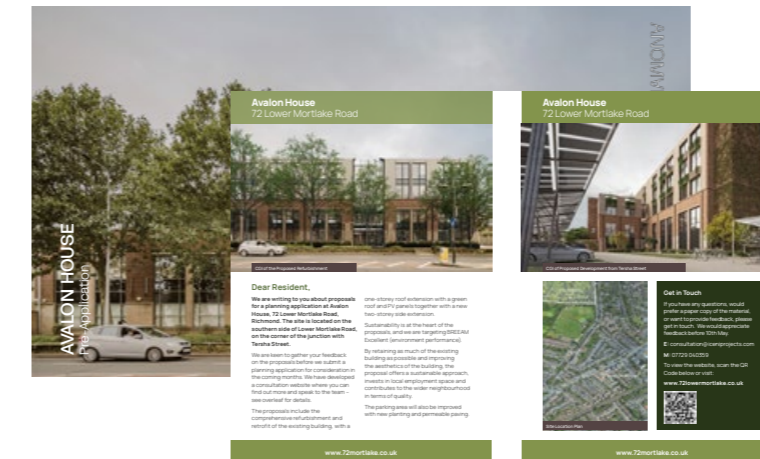
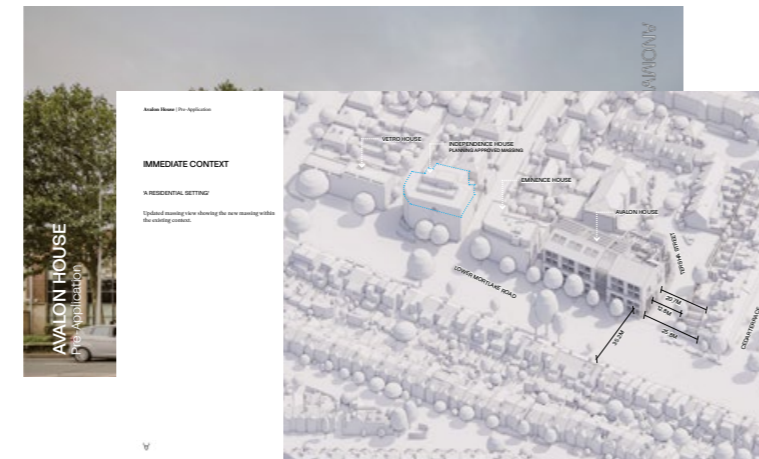
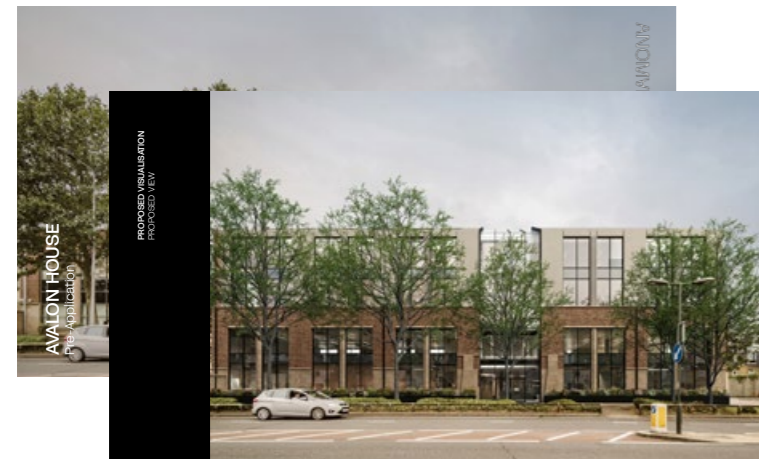
PROJECT TIMELINE

PRE-APPLICATION
DECEMBER 2023

PRE-APPLICATION
RESPONSE DOCUMENTS
FEBRUARY 2024

PUBLIC ENGAGEMENT
APRIL - MAY 2024

PLANNING APPLICATION
JUNE 2024



MASSING DEVELOPMENT

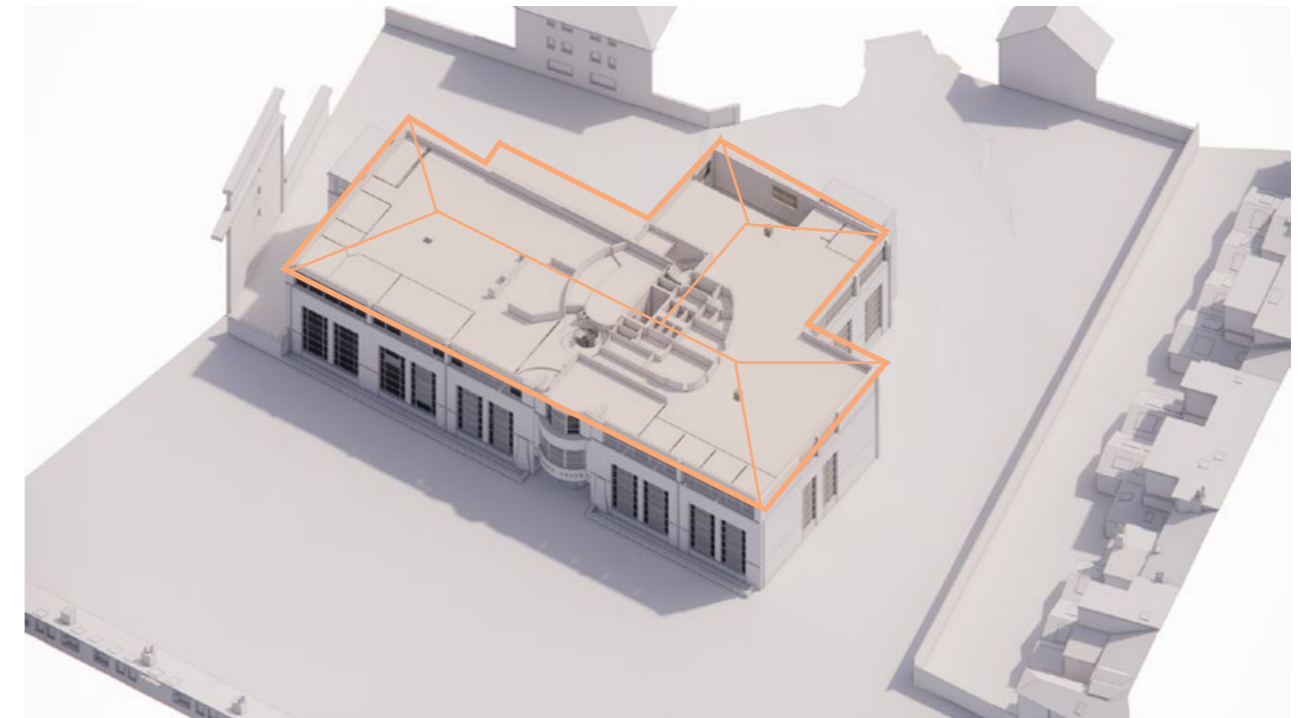
RETENTION OF THE EXISTING

The images opposite set out the massing steps for the existing building with the;

1. Removal of the existing roof
2. Removal of the semi-circular central bay
3. Second floor windows removed - structure retained



EXISTING MASSING



1. EXISTING ROOF REMOVED



2. CENTRAL BAY REMOVED



3. WINDOWS ON EXISTING SECOND FLOOR REMOVED

MASSING DEVELOPMENT

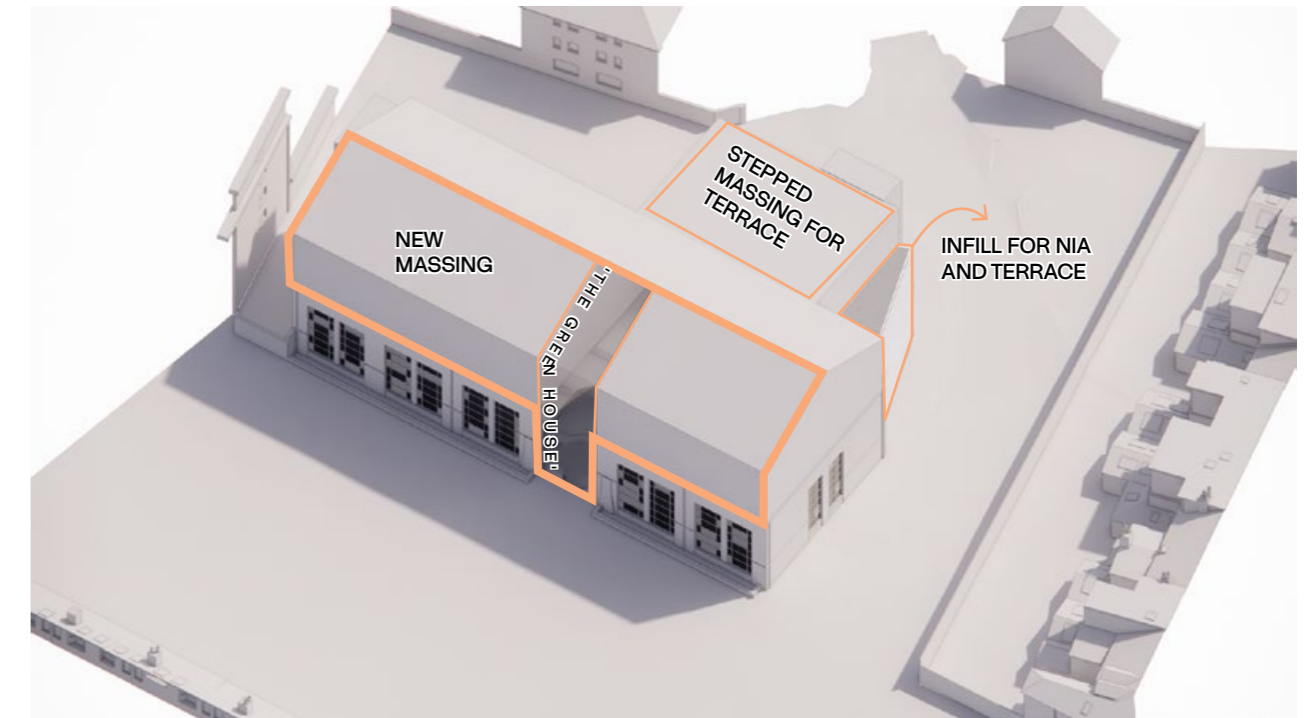
NEW FORM

Exploring how a new form could sit on top of the existing building. Re-extruding the form of the existing massing and extending it up.

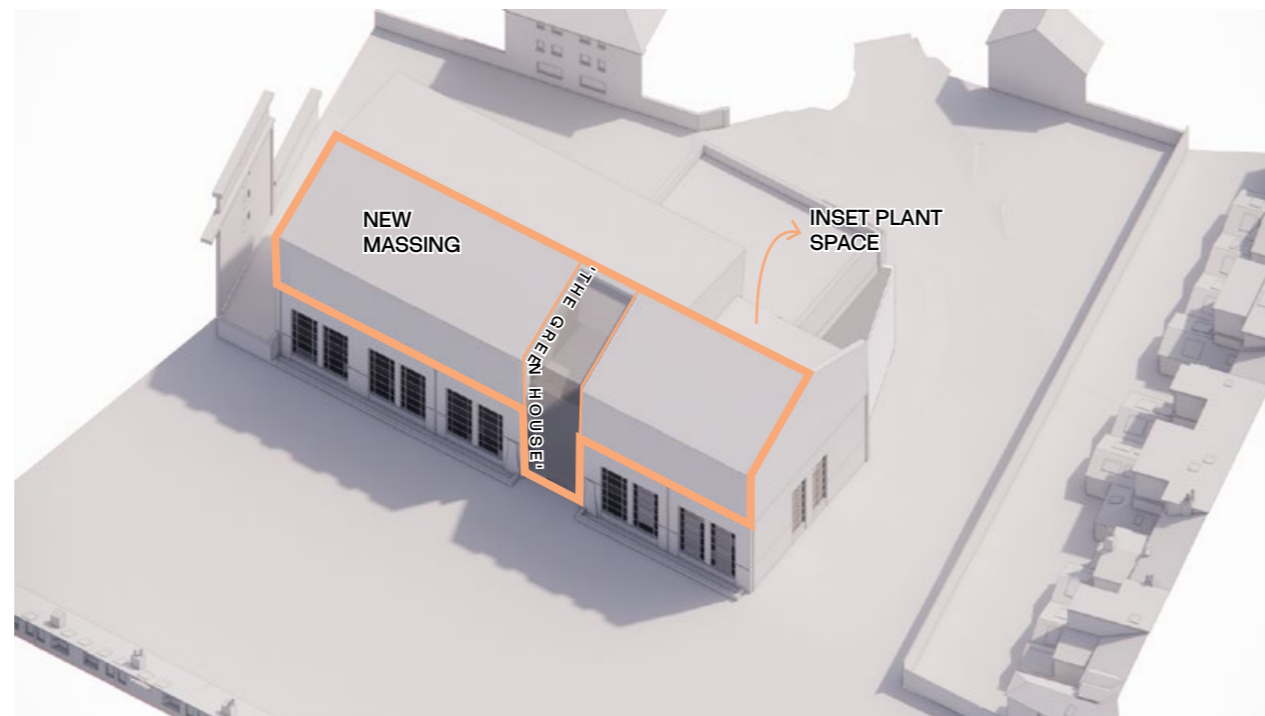
Pulling in the massing from the south to provide a communal terrace. The idea is to then set in any plant space into the roof form to minimise its visibility and impact.



1. BASE NEW MASSING FORM, NEW 3RD FLOOR AND ROOF MASSING



2. STEPPED DOWN AND INFILLED TO PROVIDE TERRACES



2. NEW ROOF FORM WITH INSET FOR PLANT AREA



4. NEW WINDOWS, DORMER AND HIPPED ROOF

PRE-APP SCHEME COMPARISON WEST ELEVATION



PREAPP MASSING



PROPOSED MASSING

In response to comments following the pre-application, the form of the west facade has been amended. The proposed end facade now hips to the top, which reflects the local architectural form of neighbouring residential buildings and reduces the impact of the end facade from the street.

PRE-APP SCHEME COMPARISON WEST ELEVATION



PREAPP VIEW
LOOKING EAST ON LOWER MORTLAKE ROAD



PROPOSED VIEW
LOOKING EAST ON LOWER MORTLAKE ROAD

This street view looking east on Lower Mortlake Road illustrates the impact of the change in roof massing from a straight pitched end wall to a hipped roof design. The hipped roof softens the impact of the massing and directly relates to local context as seen here on the end of Cedar Terrace.

EXISTING VS PROPOSED COMPARISON WEST ELEVATION

STREET VIEWS

These views have been taken from our 3D model and compare both the existing and proposed massing as you approach the site along Lower Mortlake Road.



EXISTING MASSING - VIEW 1



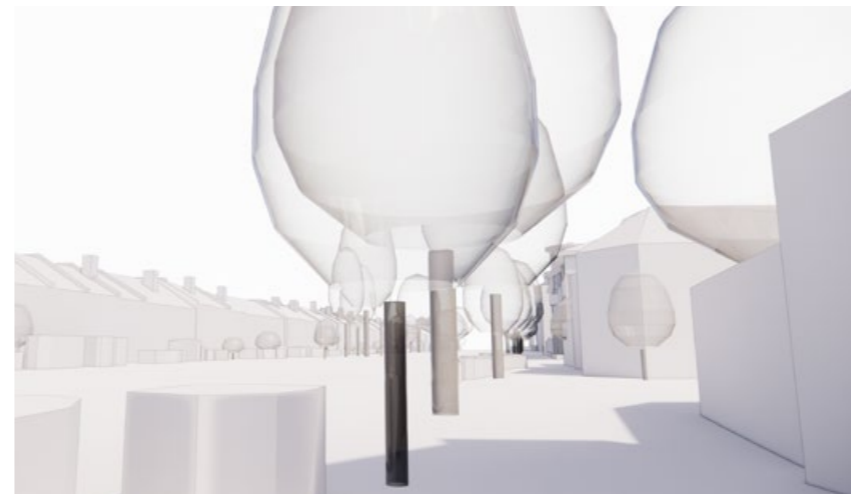
PROPOSED MASSING - VIEW 1



EXISTING MASSING - VIEW 2



PROPOSED MASSING - VIEW 2



EXISTING MASSING - VIEW 3



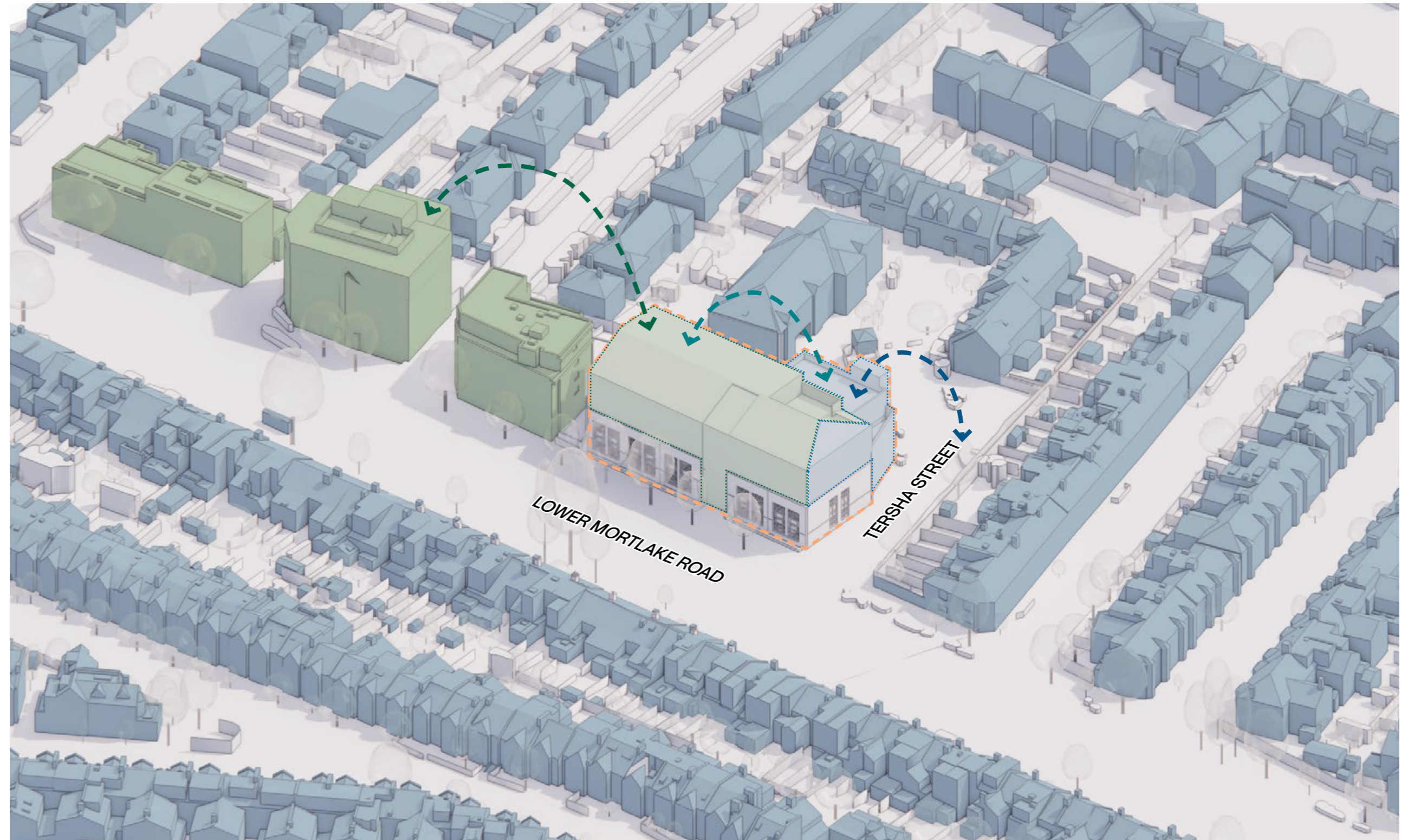
PROPOSED MASSING - VIEW 3



CONSIDERING OUR NEIGHBOURS

MASSING CONSIDERATIONS

This diagram illustrates the relationship of Avalon House to its immediate architectural context. The site sits on the junction of Lower Mortlake Road and Tersha Street.

The existing building's large floor plate and wide frontage relates closely to the larger buildings to the east of the site (as highlighted in green). The proposed massing considers the residential neighbours to the south and west (as highlighted in blue) by stepping down in the form of terraces and hipping the roof on the west elevation.






-  WIDER STREET SCENE AND TALLER URBAN CONTEXT
-  FINER RESIDENTIAL CONTEXT

CONSIDERING OUR NEIGHBOURS

MASSING AND MATERIAL CONSIDERATIONS

As part of the design development, and following the pre-application, the neighbouring properties to the site and some public comments have been taken into consideration and informed the massing and material choices on the scheme.

This diagram highlights some of the elements which have been developed and/or amended in direct response to the concerns of neighbours to the site. This has been done in order to develop a considerate and sensitive scheme which minimises any impact on neighbouring properties whilst also making visual improvements to the existing building and landscaping.

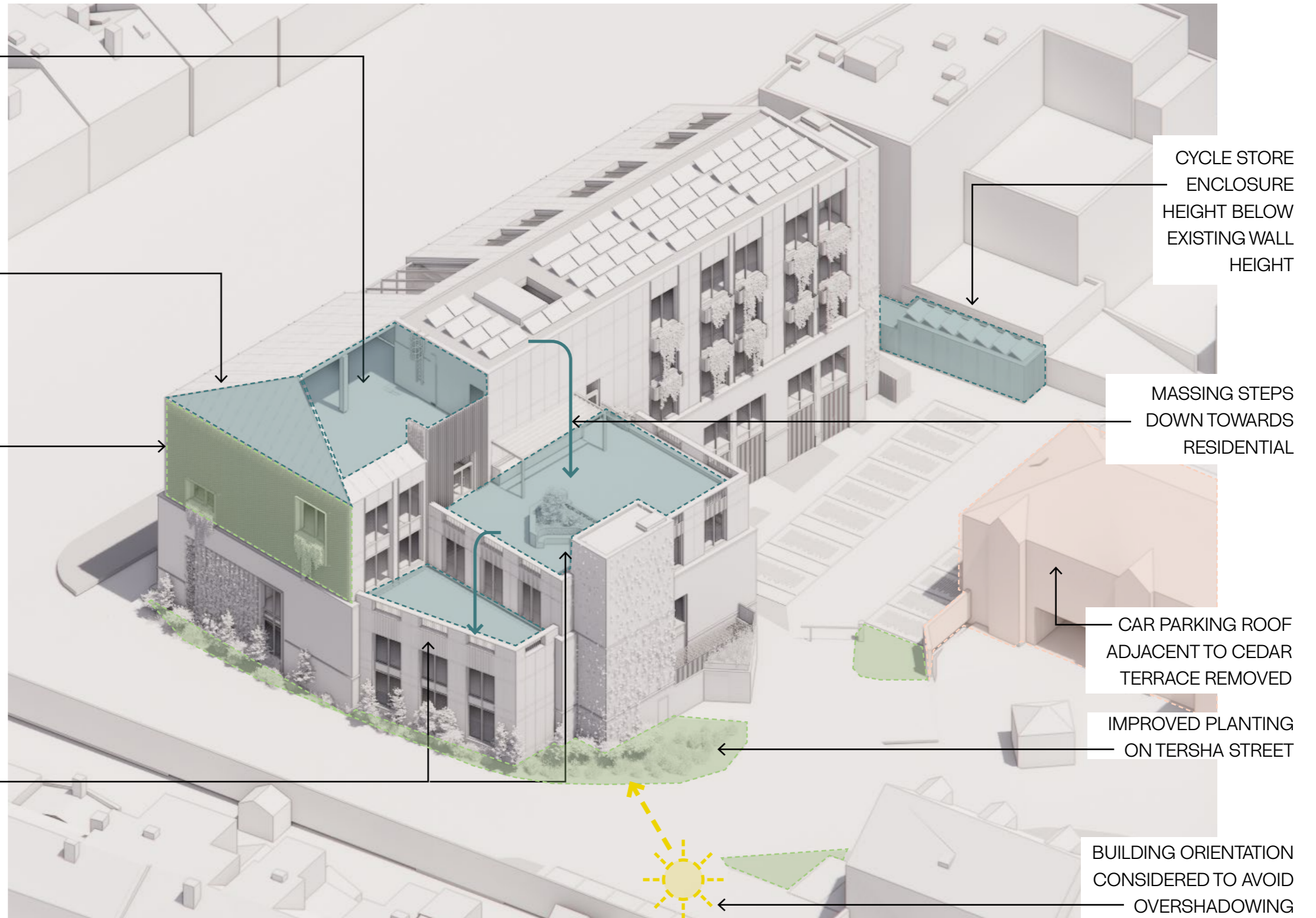
-  PROTECTED NEIGHBORING SPACE
-  MATERIAL CONSIDERATIONS
-  MASSING CONSIDERATIONS

PLANT INSET WITHIN ROOF MASSING TO REDUCE VISUAL IMPACT

HIPPED ROOF INTRODUCED TO WEST ELEVATION TO REDUCE MASSING IMPACT

CONTEXTUALLY INSPIRED MATERIALS INCLUDED ON WESTERN ELEVATION TO CONNECT TO NEIGHBOURING ARCHITECTURE

MASSING SET BACKS AT REAR TO RELATE TO LOWER HEIGHT OF NEIGHBOURING RESIDENTIAL PROPERTIES



CYCLE STORE ENCLOSURE HEIGHT BELOW EXISTING WALL HEIGHT

MASSING STEPS DOWN TOWARDS RESIDENTIAL

CAR PARKING ROOF ADJACENT TO CEDAR TERRACE REMOVED

IMPROVED PLANTING ON TERSHA STREET

BUILDING ORIENTATION CONSIDERED TO AVOID OVERSHADOWING

PRE-APP SCHEME COMPARISON WEST ELEVATION MATERIAL DEVELOPMENT

Since the pre-application the west facade materiality has developed in line with the changes to the roof form. The sustainable cladding which surrounds the front and back of the roof extension continues across the hipped roof of the current proposal, and a textured brick pattern is continued across the vertical element of wall to add texture to the facade and differentiate between the new and old building elements whilst remaining sensitive to local material context.



PREAPP DESIGN PROPOSAL



CURRENT DESIGN PROPOSAL

MASSING OVERVIEW

MIX OF ROOF FORMS AND
DOMINANT PLANT AREA



EXISTING BUILDING

As you approach the current existing building, its appearance is quite unassuming and bare. The entrance features an outdated rotunda at roof level. This presents a significant opportunity for enhancement in the proposed design.



NEW MASSING



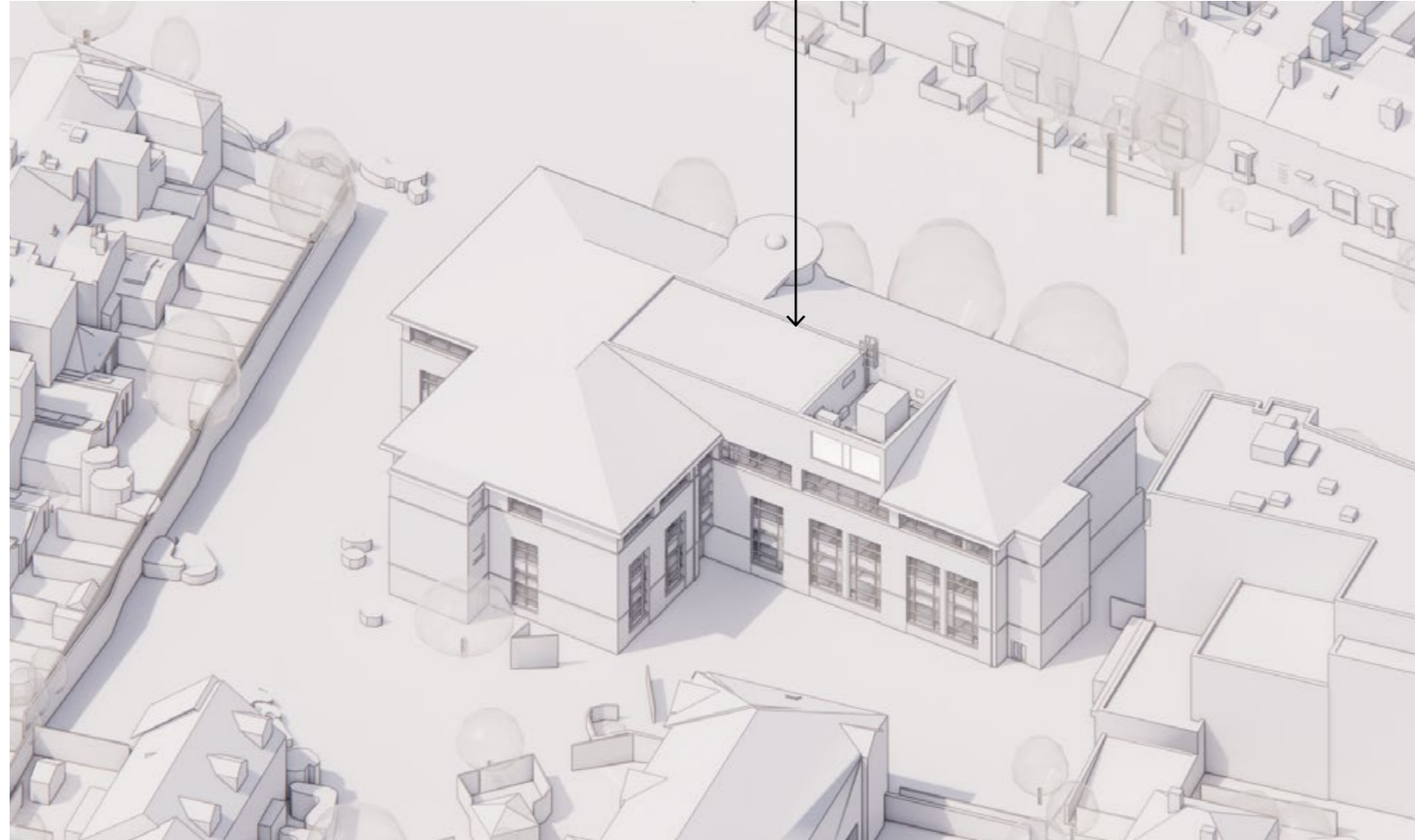
PROPOSED MASSING

Proposed design seeks to enhance the front and west facade as you approach the building along Lower Mortlake Road. The proposed new massing has minimal yet cohesive form. The design looks to enhance and introduce greenery as much as possible.

NEW AND ENHANCED
LANDSCAPING

MASSING OVERVIEW

MIX OF ROOF FORMS AND
DOMINANT PLANT AREA

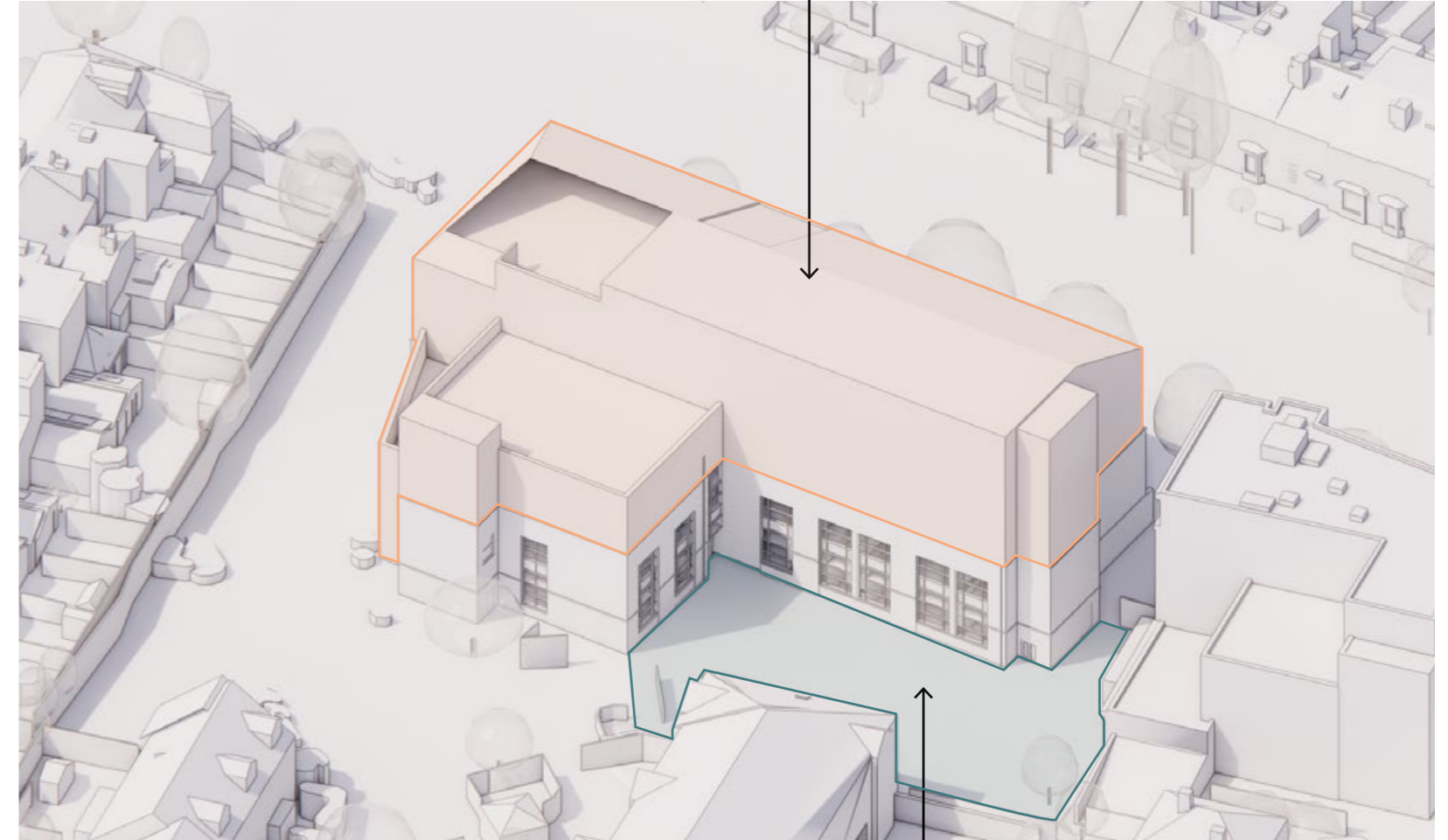


EXISTING BUILDING

The existing plant space is very prominent on the rear elevation with the set in 'dormer style' enclosure with a louvred panel. The rear of the building feels very bear and there is huge opportunity for this to be enhanced in the proposed design.



NEW MASSING



PROPOSED MASSING

Proposed design seeks to enhance the rear of the building. The design looks to introduce greenery as much as possible. The relocation of the plant to the South West corner also removes the dominance of this in this view.

NEW HARD AND
SOFT LANDSCAPING