AVALON HOUSE
DESIGN & ACCESS STATEMENT

TRANSPORT AND SERVICING

ANOMALY

CAR PARKING
PROPOSED PLAN

CAR PARKING

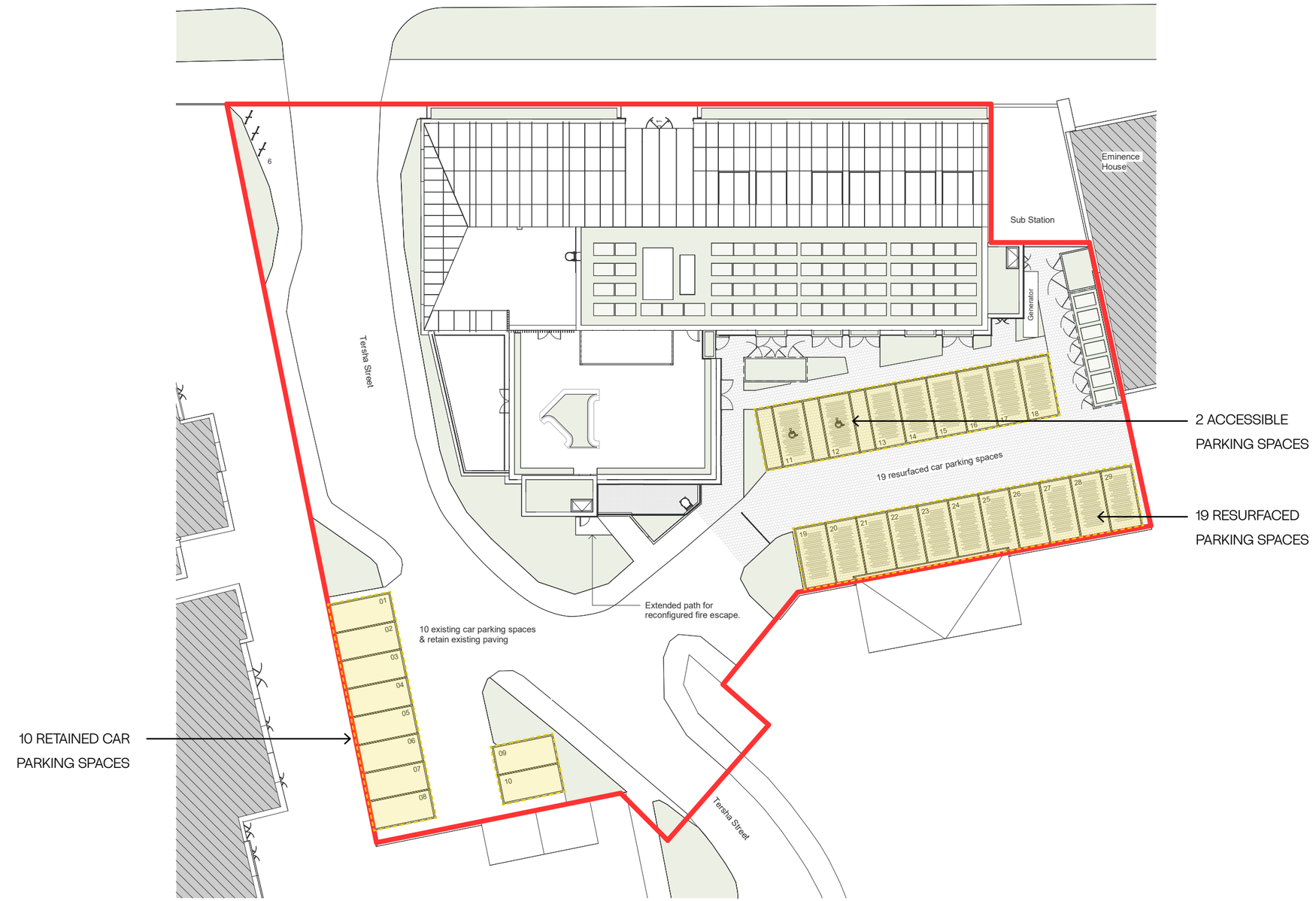
Richmond car parking policy in the adopted local plan references the London Plan. Policy T6 of the London Plan states that development should be car-free with the exception of parking for disabled persons (5% of total parking provision or at least 1 space). The draft local plan references car free development as being appropriate for sites with a PTAL of 3 or higher. Our site has a PTAL of 6a. So the new floorspace will be car free so no additional car parking spaces are proposed with the new design.

The existing building has 33 car parking spaces.

In the proposed scheme, there are a total of 29 car parking spaces, including 2 accessible spaces. 10 spaces to the south west of the site will be retained, and 19 spaces in the car park to the south east will be resurfaced. Additional space has been allowed in the car park for secured, covered cycle parking to create a better balance of transport options for building users.

Current provisions - 33 spaces + 3 visitor
Proposed provisions - 29 spaces + 3 visitor

All resurfaced car parking spaces will have the capacity for EV charging.



CAR PARKING SPACES

CYCLE PARKING
PROPOSED PLAN

The existing building has limited cycle storage, with no internal provision and a small secure provision in the car park.

The proposed scheme includes a total of 66 long stay spaces, including 4 accessible spaces, and 6 short stay spaces for visitors. The long stay spaces are located both within the internal end of journey space at ground floor, and externally in secure, covered enclosures in the car park. The short stay spaces are located close to Lower Mortlake Street and the main building entrance, so as to be convenient for short stay building visitors. The spaces are provided as follows:

Internal EOJ Space
- 1 sheffield stand (2x accessible spaces)
- 8 wall hung vertical spaces

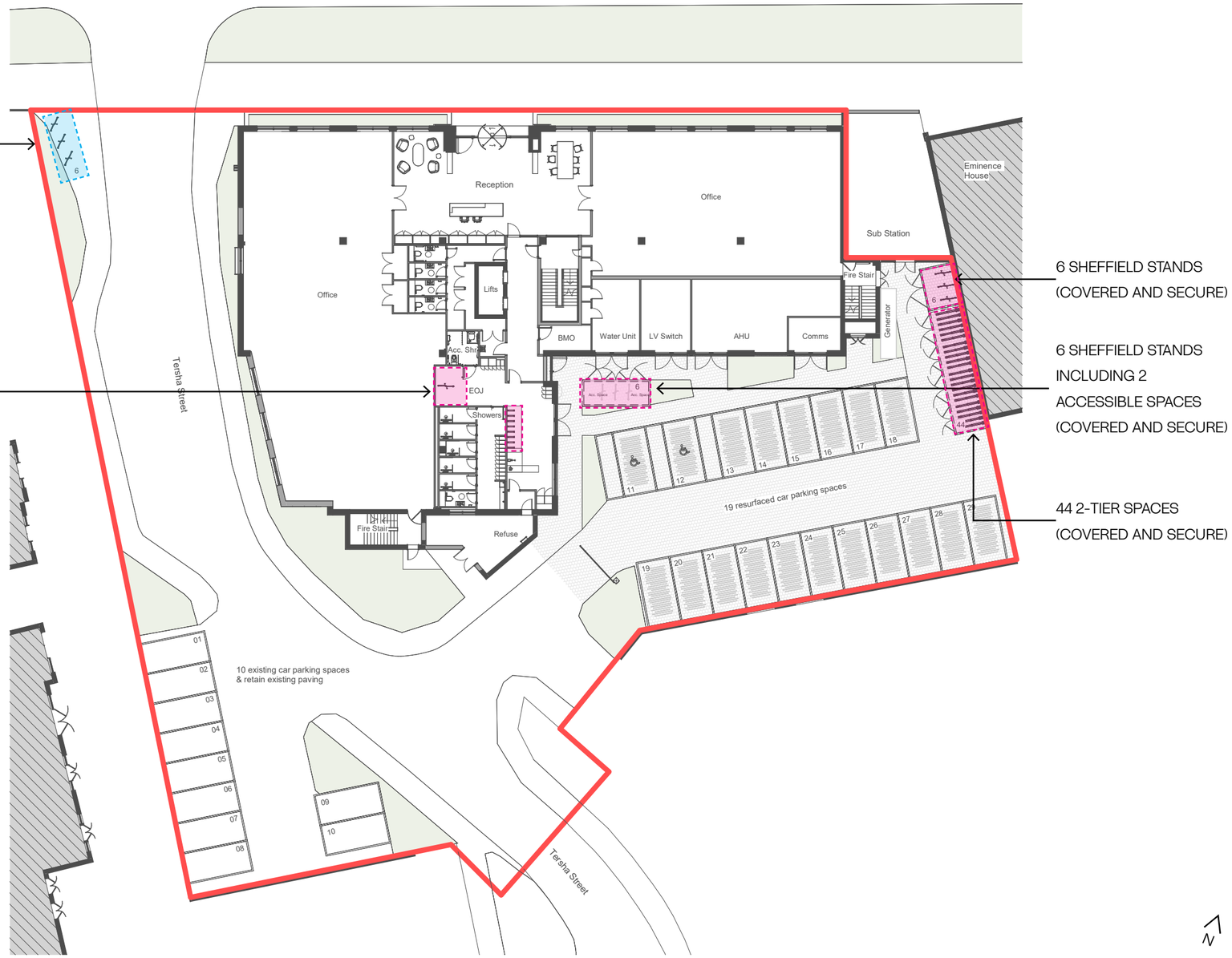
External Long Stay Spaces
- 6 sheffield stands (12 spaces including 2 accessible)
- 22 double stack racks (44 spaces)

Short Stay Spaces
- 3 sheffield stands (6 spaces)

This provision has been measured against the proposed GEA, in line with London Cycle Parking Standards, and provides an improvement on the minimum requirements.

SHORT STAY CYCLE PARKING

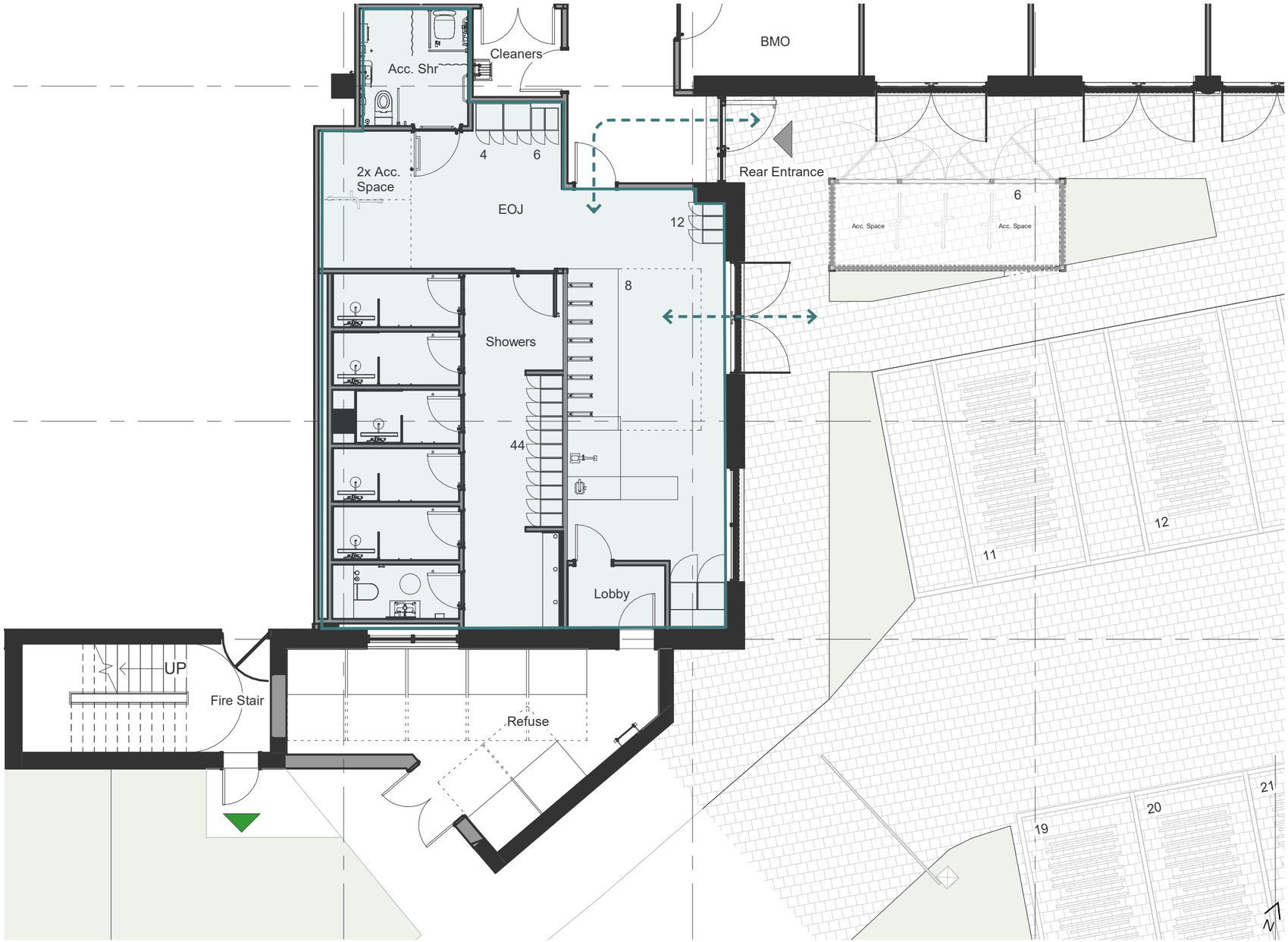
LONG STAY CYCLE PARKING



EOJ BLOCK
PROPOSED PLAN

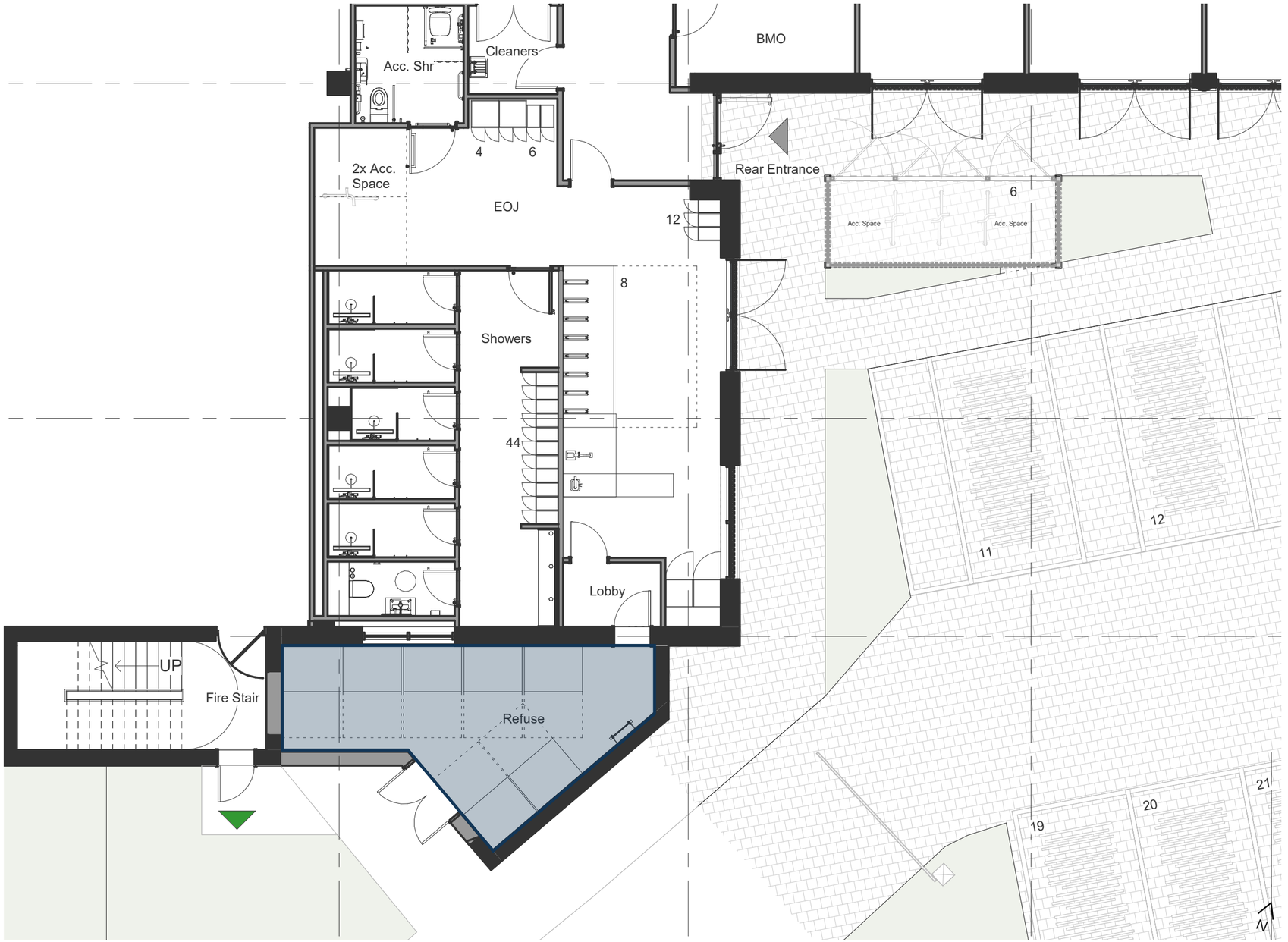
The existing building has no EOJ facilities. Our current proposed layout provides 5 new showers, 1 wc, and 1 accessible shower/wc.

The EOJ space is directly accessible through a large door to the car park, and can also be accessed from the central core. The user experience journey has been considered from the point of access through the rear of the site via Tersha Street, with direct access to cycle parking spaces and the end of journey facilities, with easy access to the central core or main reception to continue their journey through the building.



REFUSE STRATEGY

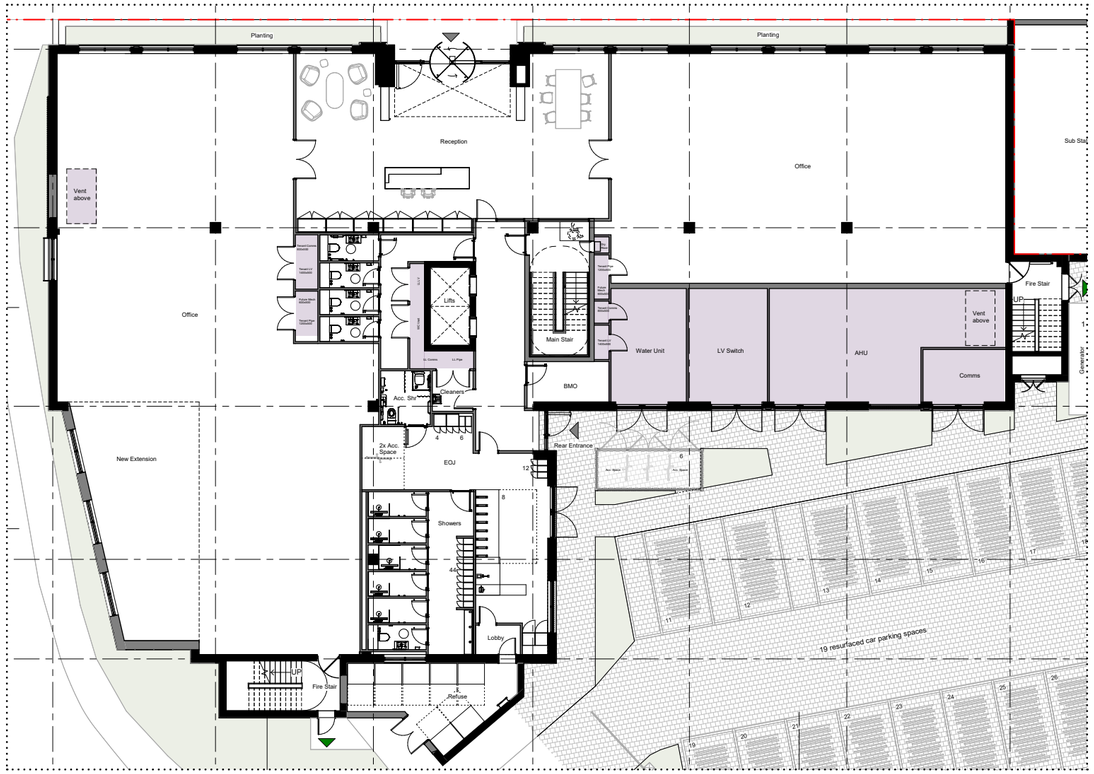
The existing refuse store to the south of the site will be retained and extended. This space is directly accessible through the EOJ space internally, with a dividing lobby, and opens up to the road access to the rear of the site for refuse collection.



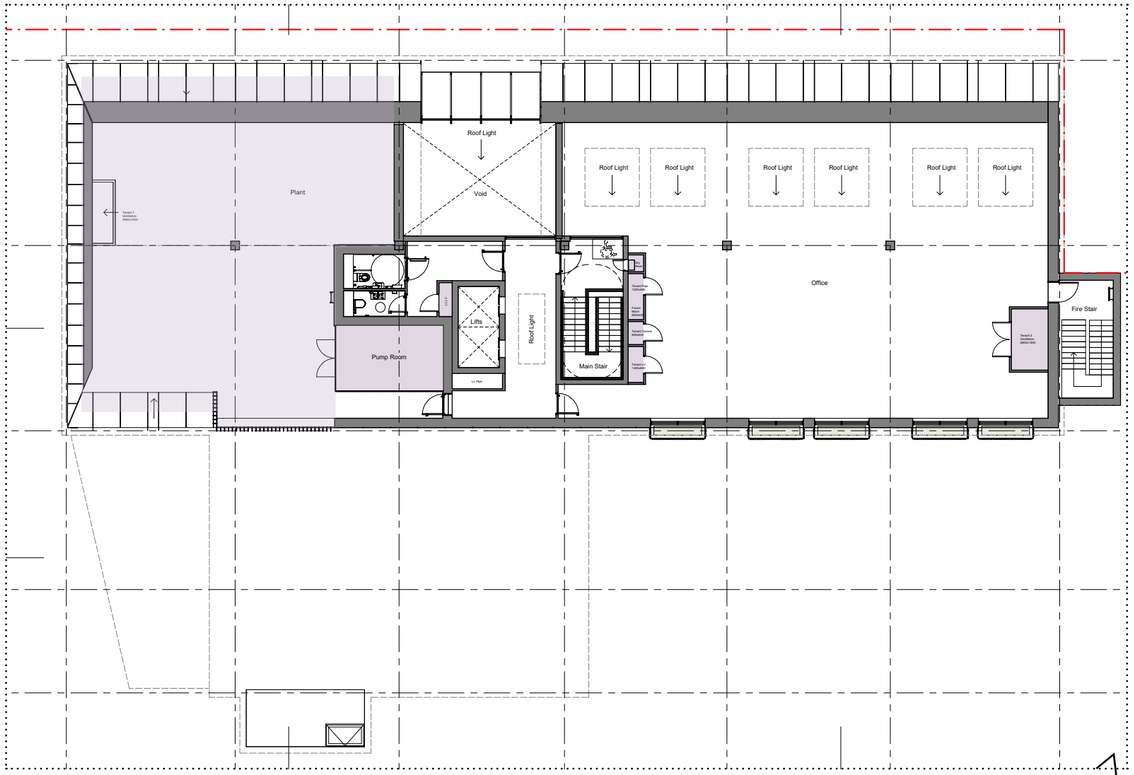
PLANT PROVISION

LEVEL 00 AND LEVEL 04

Space has been utilised on the ground and fourth floor for plant. At ground floor, new plant spaces open directly to the car park. At fourth floor, the plant space is set within the pitched roof, to conceal the required equipment with in the proposed structure. New risers will be provided through the building.



GROUND FLOOR



FOURTH FLOOR

AVALON HOUSE
DESIGN & ACCESS STATEMENT

M&E STRATEGY

ANOMALY

MEP SUMMARY

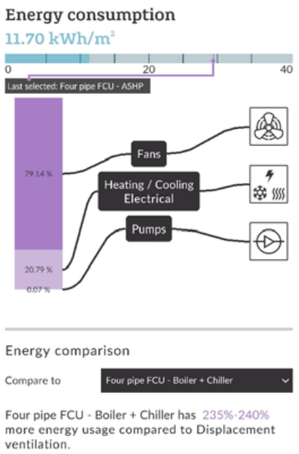
The building will utilise an all-electric energy strategy. Removing the buildings current reliance on fossil fuels, allowing the building to benefit from future grid decarbonisation and improving local air quality. Air Source Heat Pumps will be provided at roof level, which simultaneously generating heating and cooling.

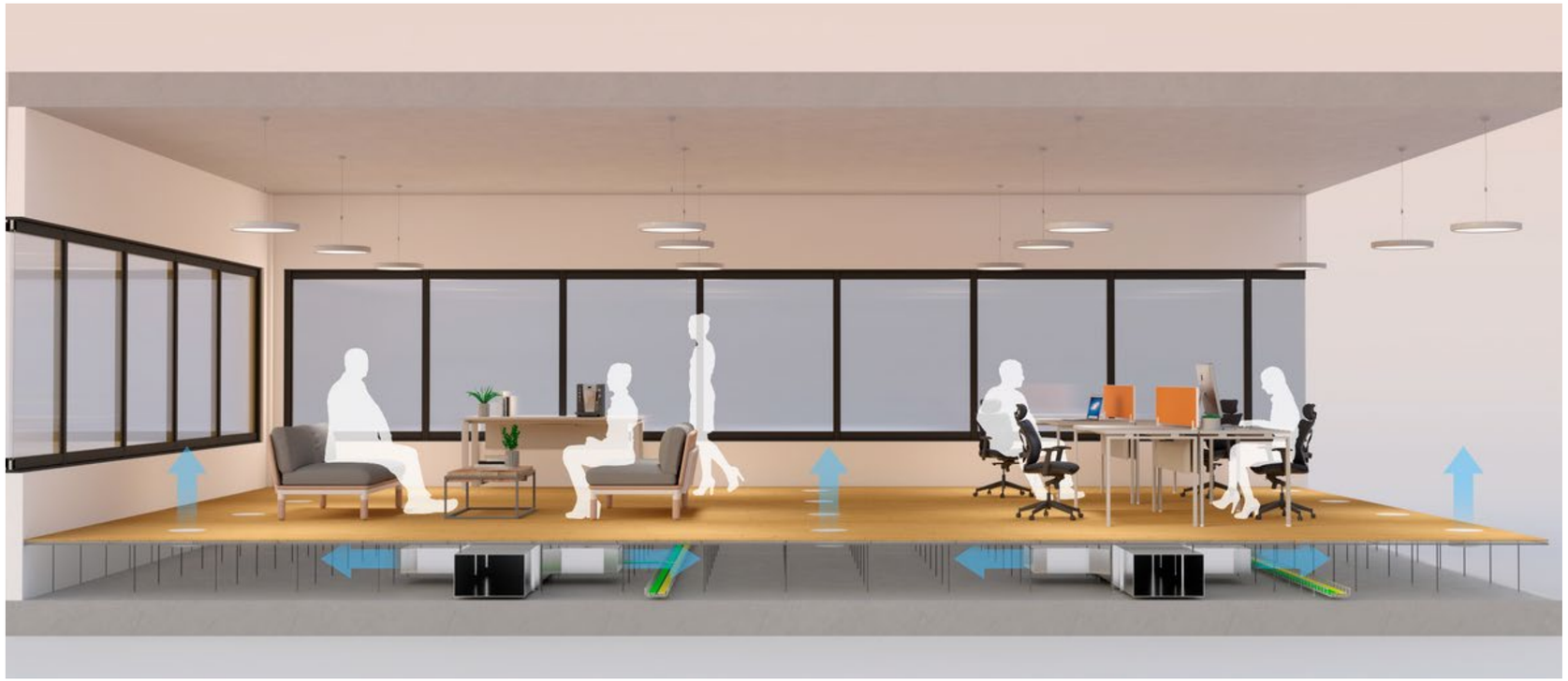
Air handling units will be provided at roof level, incorporating highly efficient heat recovery.

The office floorplates will utilise a displacement ventilation strategy, where conditioned air is supplied at low level within the space. This solution offers lower operational energy usage than typical solutions for offices, whilst also improving indoor air quality due to enhanced fresh air rates.

Photovoltaics panels will be provided at roof level, which will be used to run the landlord electrical systems.

Electric vehicle charging will be incorporated into the scheme in line with the London plan and Richmond Policy.





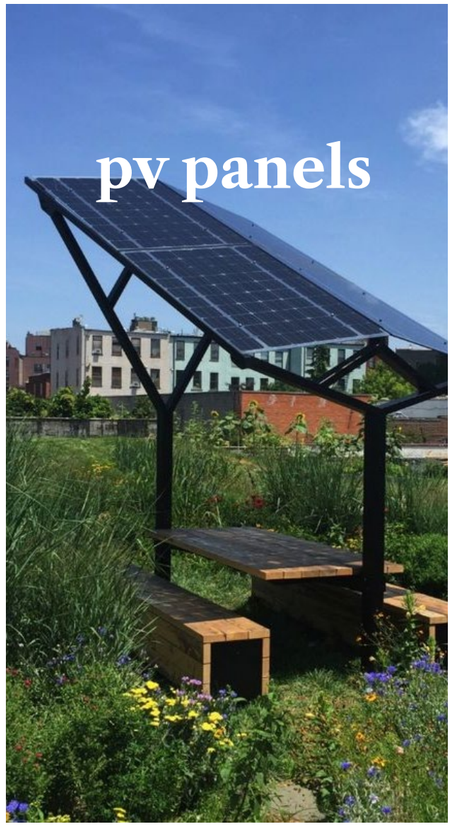
HOARE LEA

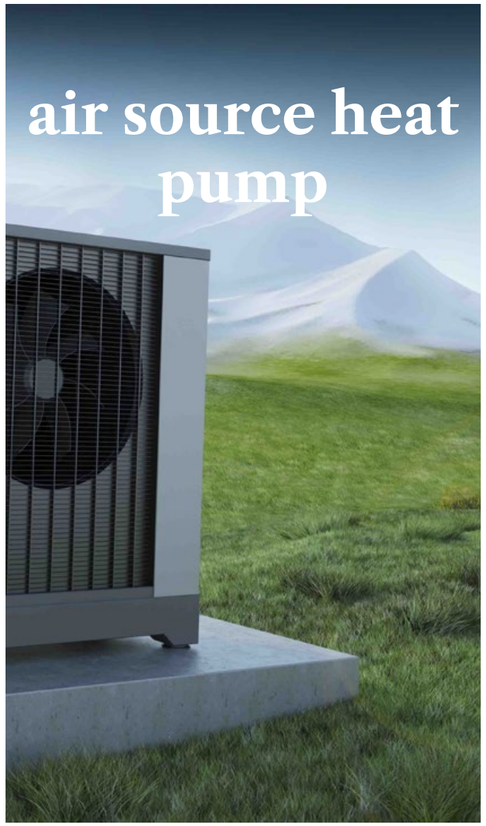
AVALON HOUSE
DESIGN & ACCESS STATEMENT

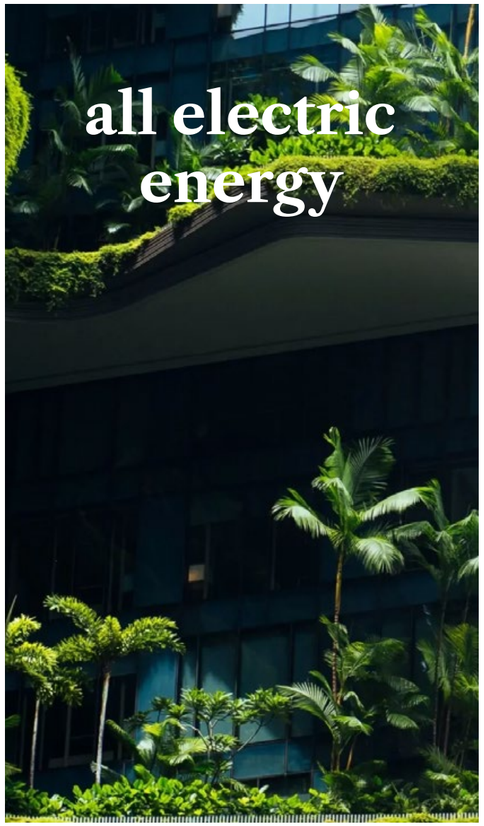
SUSTAINABILITY

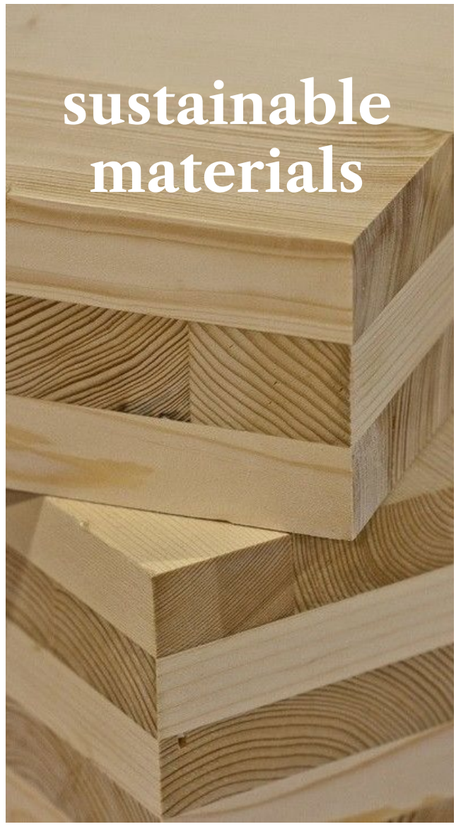
ANOMALY

A GREEN TOOL KIT









Different sustainable strategies can be incorporated into the scheme to ensure the design is performing to and above current sustainable standards.

SUSTAINABILITY SUMMARY

Scheme incorporates high efficiency Air Source Heat Pumps, Air handling units with heat recovery and PV panels to generate renewable electricity.

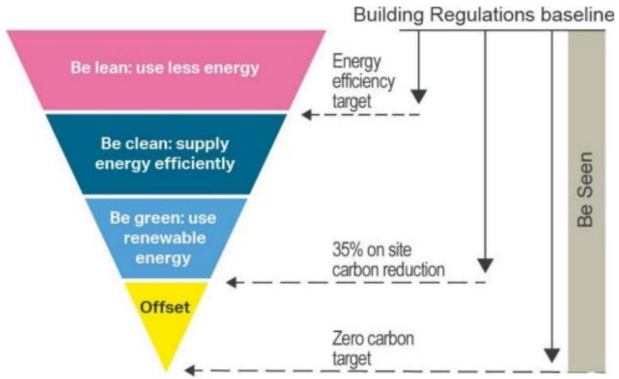
The development is following a “Design for Performance” approach to minimise performance gap and optimise actual energy performance in operation. The scheme was formally launched as “NABERS UK” in October 2020.

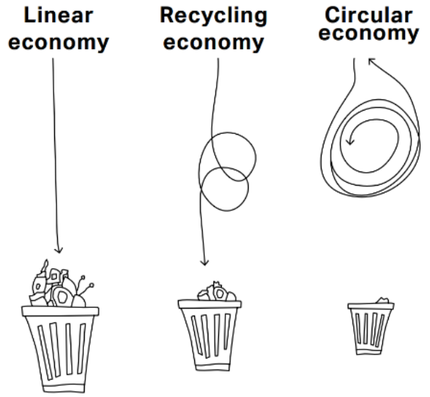
Achieving a 53% and 46% on site carbon reduction over Part L 2021 baseline for new build and refurbished elements respectively.

Targeting BREEAM Excellent rating, pre-assesment currently shows a 77.27% score.

The proposed development will maximise circular economy principles through designing for longevity and adaptability and maximizing the use of recycled and renewable materials. The following circular economy principles have been considered and embedded within the building design philosophy:

1. Building in layers;
2. Designing out waste;
3. Designing for longevity;
4. Designing for adaptability or flexibility;
5. Designing for disassembly;
6. Using systems, elements or materials that can be reused or recycled.





AVALON HOUSE

DESIGN & ACCESS STATEMENT

FIRE STRATEGY

ANOMALY

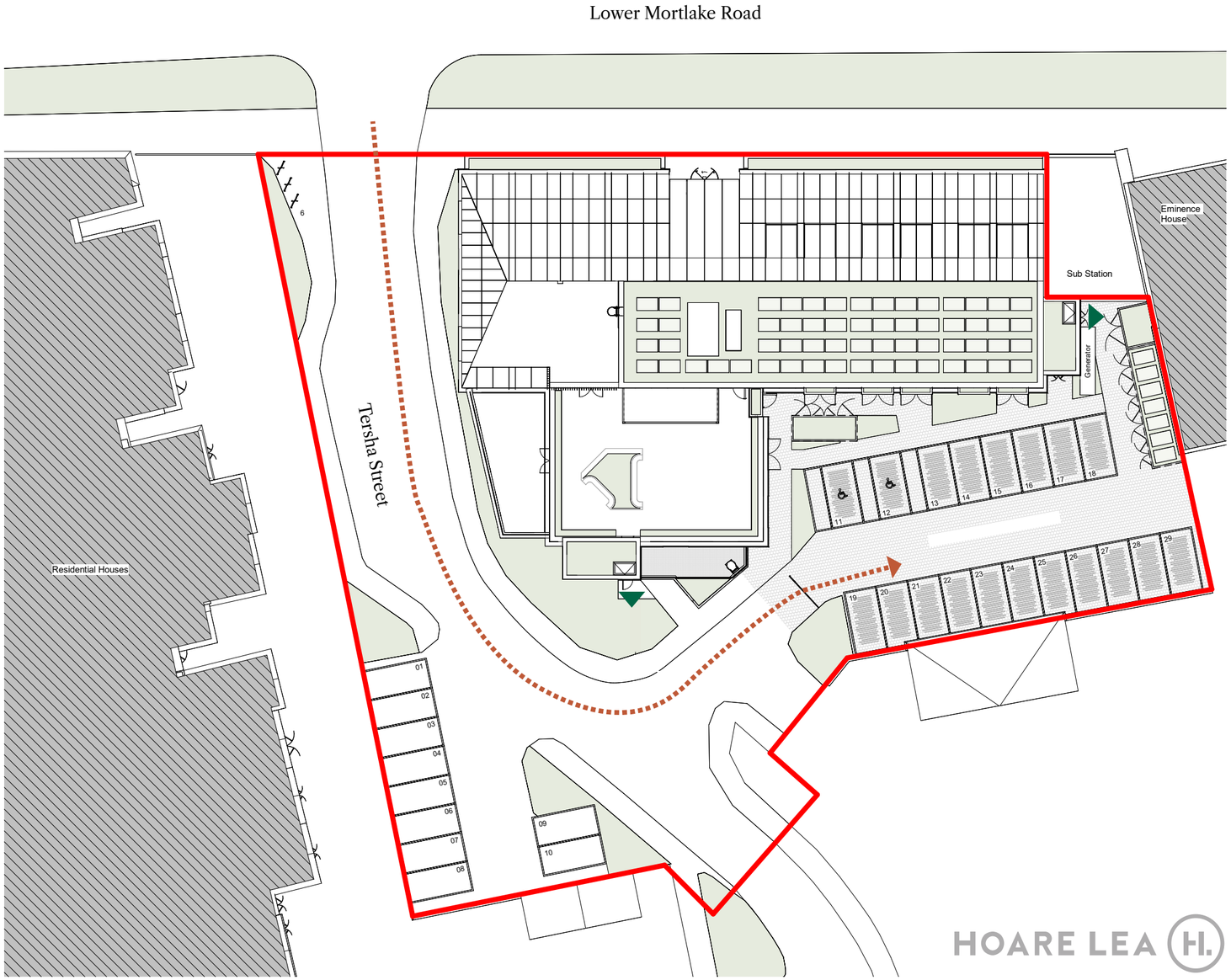
FIRE SUMMARY

- The building will operate under a simultaneous evacuation strategy. This means that all occupants evacuate upon activation of the fire detection and alarm system.
- A Category L1 detection and alarm system will be provided throughout the building, with beacons and sounders on the terrace/ roof areas.
- The travel distances within the building will align with the maximum limitations in ADB for offices.
- Two means of escape stairs will be provided to each occupied storey, with a third additional stair serving all but the fourth storey.
- A central bank of lifts will be provided with a dedicated evacuation lift which serves all levels of the building to facilitate the evacuation of mobility impaired occupants and address the recommendations of Policy D5 (Inclusive Design) of The London Plan.
- The elements of structure will be constructed to achieve 60 minutes fire resistance. The stairs will be designed as protected means of escape stairs, achieving 30-minute fire resistance.
- The central stair will be provided with a dry riser. This stair is accessible from both the main and rear entrances on Lower Mortlake Road and a car park off Tersha Street respectively.
- The dry riser inlet will be within 18m of a suitable parking location for a fire service vehicle. The outlet on each floor will be within 45m of every point on its floor.
- Fire-fighter access will be available to the front of the building on Lower Mortlake Road. Additional access can be gained via Tersha Street and the rear car park.
- Any area of the roof that is within 6m of a relevant boundary, will be provided with a BroofT4 roof covering for external fire spread purposes.

SITE BOUNDARY

FIRE TRUCK ROUTE

FIRE ESCAPE EXIT



HOARE LEA

AVALON HOUSE
DESIGN & ACCESS STATEMENT

AREA SCHEDULE

ANOMALY

AREAS

	Existing				Proposed - Planning					
	NIA		GIA		NIA		GIA		GEA	
Level	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
0	796	8,568	959	10,324	549	5,909	1,021	10,994	1,118	12,034
1	859	9,246	976	10,502	847	9,117	1,009	10,861	1,091	11,743
2	858	9,235	974	10,485	762	8,202	923	9,935	990	10,656
3	28	301	167	1,793	575	6,189	732	7,879	793	8,536
4	-	-		0	280	3,014	383	4,123	566	6,092
Total	**2,541**	**27,351**	**3,076**	**33,104**	**3,013**	**32,432**	**4,068**	**43,792**	**4,558**	**49,062**

The Green House

ANOMALY

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