

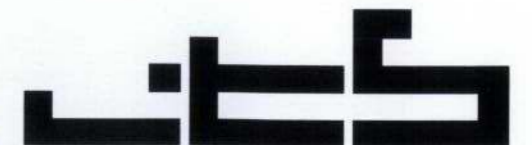
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## Design and Access Statement

Project Number: 0837  
Project Name: Shakespeare Terrace  
Document Ref: 0837\_9-02\_Design & Access Statement  
Date: October 2009  
Revision: P5



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**Revision Notes:**

| <b>Revision</b> | <b>Date</b> | <b>Comments</b>                        | <b>Checked</b> | <b>Status</b> |
|-----------------|-------------|--|----------------|---------------|
| P0              | 09.03.02    | Issued to consultant team              | MLT            | Draft         |
| P1              | 09.03.02    | Cycle storage numbers added            | MLT            | Draft         |
| P2              | 09.03.25    | Layout amended to improve day-lighting | MLT            | Draft         |
| P3              | 09.04.07    | Images Lightened                       | MLT            | Planning      |
| P4              | 09.10.05    | Revised Planning Application           | MLT            | Draft         |
| P5              | 09.10.16    | Images Added                           | MLT            | Planning      |

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**Introduction:**

1. This document has been prepared by Loates-Taylor Shannon Architects Limited and in conjunction with Planning Potential on behalf of our client Young's Brewery Plc.
2. This document forms the Design and Access Statement to accompany the planning application submission for the redevelopment of Shakespeare Terrace and should be read in conjunction with the other documents and drawings comprising the planning application.

**Development Summary:**

3. The proposals are for the conversion and extension of the existing two storey public house to provide nine residential units comprising of two 2 bedroom duplex's, four 2 bedroom flats, two 1 bedroom flats and one 1 bedroom wheelchair accessible flat.

**Document Structure:**

4. This document is structured as follows:

- Part 1 - Introduction:

Outlines the proposals and places this document in context of the whole submission. Describes the site's accessibility strategy.

- Part 2 - Site Conditions:

Describes the application site and includes a description of the existing site conditions, context and usage.

- Part 3 - Proposed Development:

Describes the proposals in detail including, Design Objectives and Principles, Amount, Layout and Massing, Appearance, Landscaping and Amenity, Site Security, Refuse and Recycling, Sustainability, Design Standards.

- Part 4 - Access:

Describes how the proposals meet accessibility and access requirements including, Cycle Storage, Car Parking and Transport & Access.

- Appendix A - Reduced Set of Application Drawings.

**Content:**

In addition to this design and access statement the following has been submitted in support of the full planning application:

- Covering letter and planning application forms - Planning Potential
- Planning Statement - Planning Potential
- Daylight and Sunlight Assessment - BLDA Consultancy
- Acoustic Report - Bickerdike Allen Partners
- Code For Sustainable Homes Pre Assessment
- Energy Assessment - Element Energy

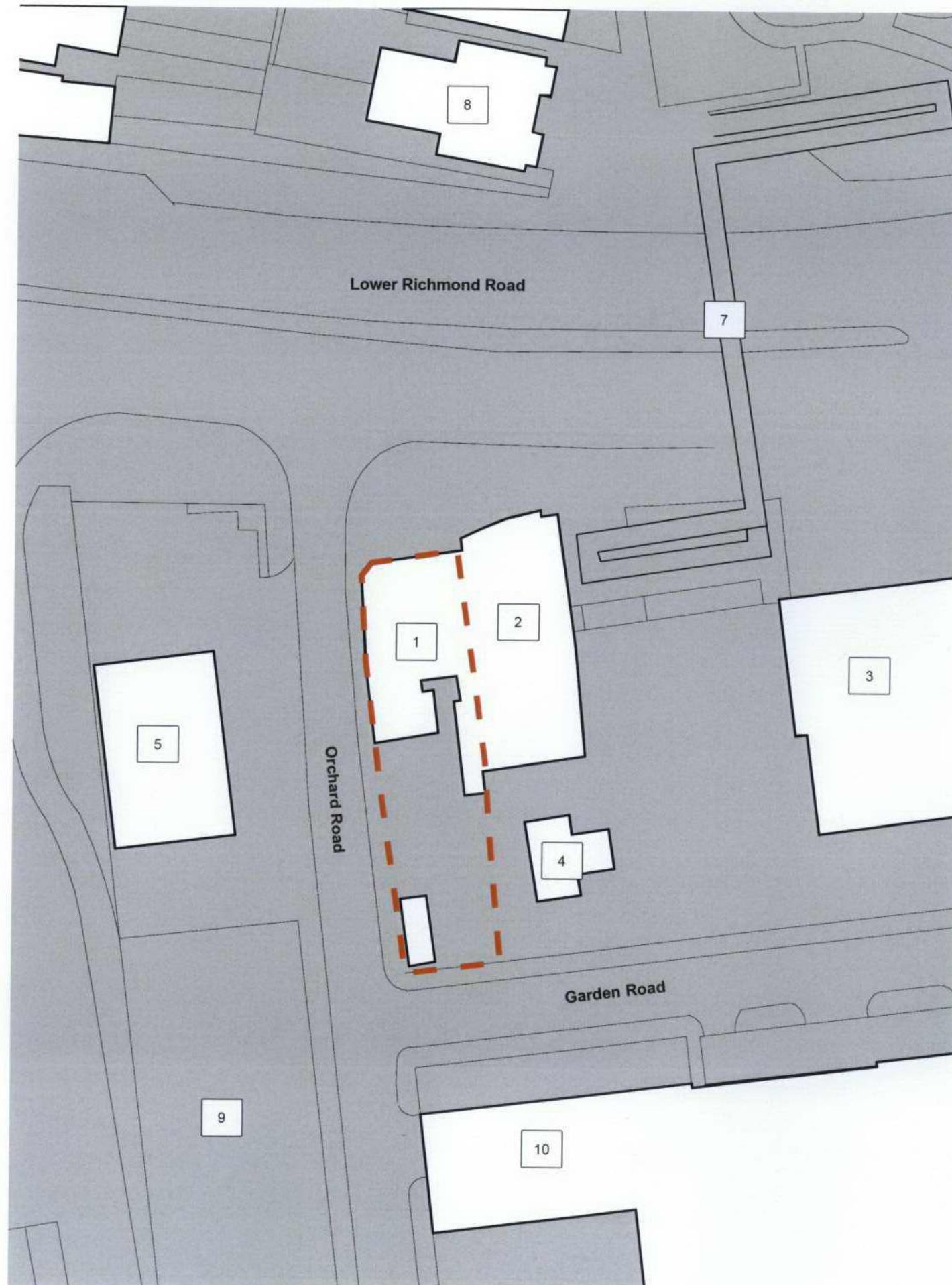


**Key:**

1. Development site of existing public house Shakespeare Terrace
2. 2-3 Storey Housing Development
3. Fire Department
4. Fire Training Tower
5. 3 Storey office building and pitched roof with car park to front
6. Vehicular entrance to Sainsbury's
7. Raised pedestrian walkway over Richmond Road
8. Detached housing
9. Vacant plot
10. Vacant 4 storey office building with current planning application in for housing

**Site Location and Context:**

1. The site, Shakespeare Terrace, is located to the South of Lower Richmond Road in the London Borough of Richmond. It currently houses a vacant public house that is owned by our client Young's Brewery plc.
2. The character of the site has changed significantly over recent years and where there was once a thriving trade there is now no longer the community available to support the public house.
3. The area is not in a conservation area and consequently there are a mixture of architectural styles and building types in the immediate vicinity. The area supports a range of uses including general amenities and shops, residential, offices, fire stations, other commercial uses and a number of vacant properties and plots.
4. Directly to the North of the site is a large area of pavement which was once utilised as a beer garden and beyond that lies Lower Richmond Road which due to its high levels of traffic is crossed by a pedestrian footbridge. On the North side of the street are predominantly two storey plus a pitch roof residential buildings.
5. To the West of the site is Orchard Road, then a 4 storey plus pitch roof office block and the entrance to Sainsbury's car park.
6. To the South of the site is Garden Road, then a 4-5 storey vacant office building. The site has a current planning application for a 3-5 storey building accommodating approximately 3000sqm of office space and 107 residential units. The decision is still pending, and the planning reference number is 07/37333
7. To the East of the site is Richmond Fire Station and the training tower and a courtyard scheme, housing development of 2-3 stories that was granted planning approval in 2000.
8. A large Sainsbury's and North Sheen railway are located within a 5 minute walk of the site and Richmond Town Centre is approximately a 10-15 minute walk away from the site providing good amenity facilities.



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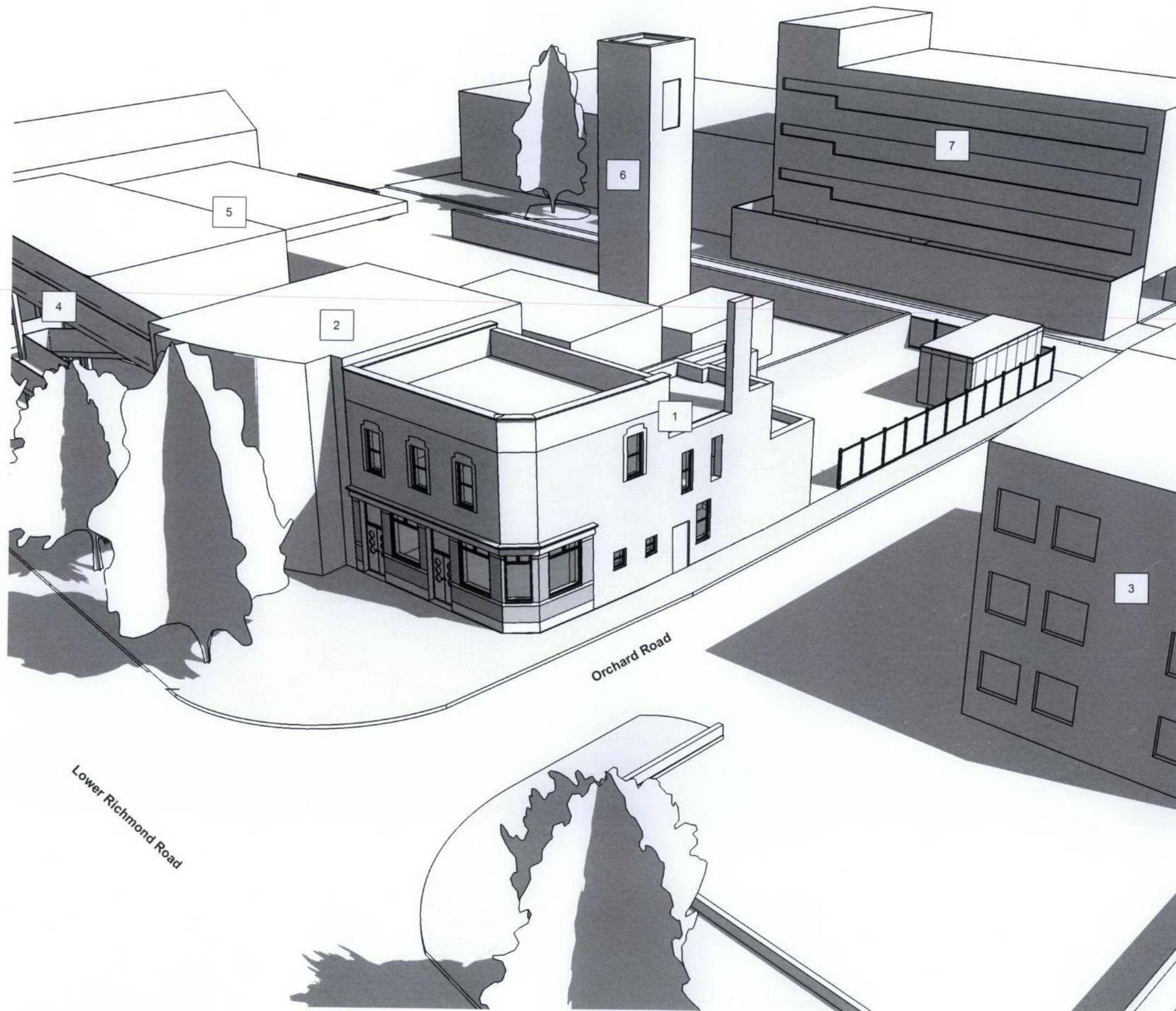


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**Images clockwise from top left:**

1. Elevation of Lower Richmond Road showing the Firestation on the left, Shakespeare Public House centre and 3 storey plus a pitch roof red brick offices on the right
2. Corner of Shakespeare Public House and neighbouring 3 storey housing with timber cladding
3. View from Neighbours property
4. Firemans Training Tower
5. 4-5 storey vacant office block
6. 3 storey plus pitch roof offices and plot with cars





**Site Analysis:**

9. The site area covers approximately 0.0384 hectares of land and accommodates a 2 storey existing public house called The Shakespeare.
10. The site is bounded on three sites by roads, Lower Richmond Road, Orchard Road and Garden Road. The fourth side is bounded by a party wall to a 2-3 storey housing development and a boundary wall to the fireman's training yard.
11. The existing building on the development site, The Shakespeare, has been designated a Building of Townscape Merit and any development to the site or building should be sensitively approached.
12. The pubic house has a single storey brick extension to the rear which is not in keeping with the rest of the building and has little visual merit and is finished in a darker brick to the rest of the facade.
13. Behind the Public House lies a garden which is unused and fairly overgrown. Within the South Western corner of the garden is a single storey shed with a pitched roof.
14. The garden is delineated by a combination of timber fencing and low brick boundary walls.

**Key:**

1. Proposed Development site with Existing Public House, The Shakespeare and garden to rear
2. 2-3 Storey housing development
3. 3 storey plus pitch roof offices and car park
4. Footbridge over road
5. Fire Station
6. Fire station training tower
7. Vacant 4-5 storey offices