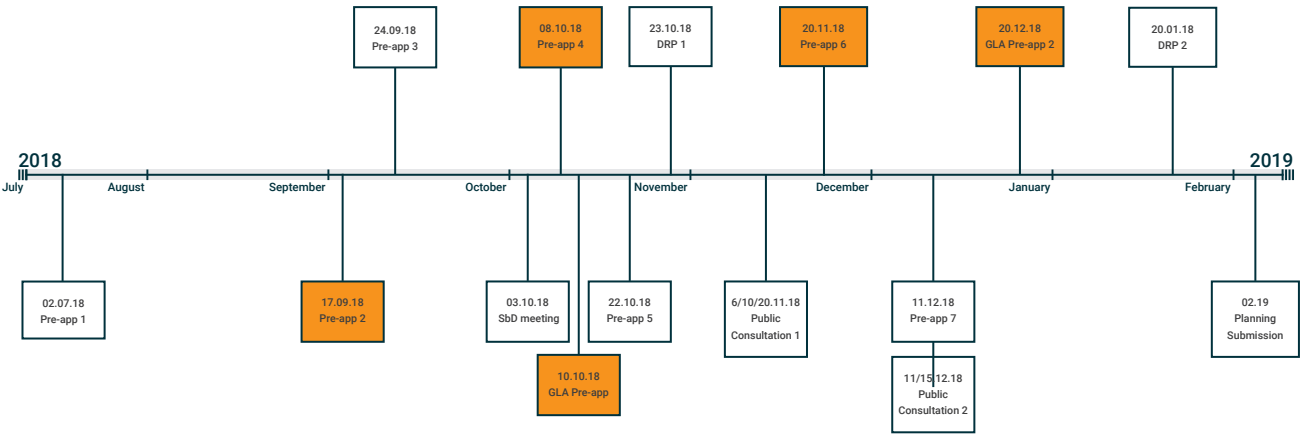


3.20 Development of the marker building form

Throughout the pre-application process, the design of the ‘marker’ building has been refined, the process of which is documented below.



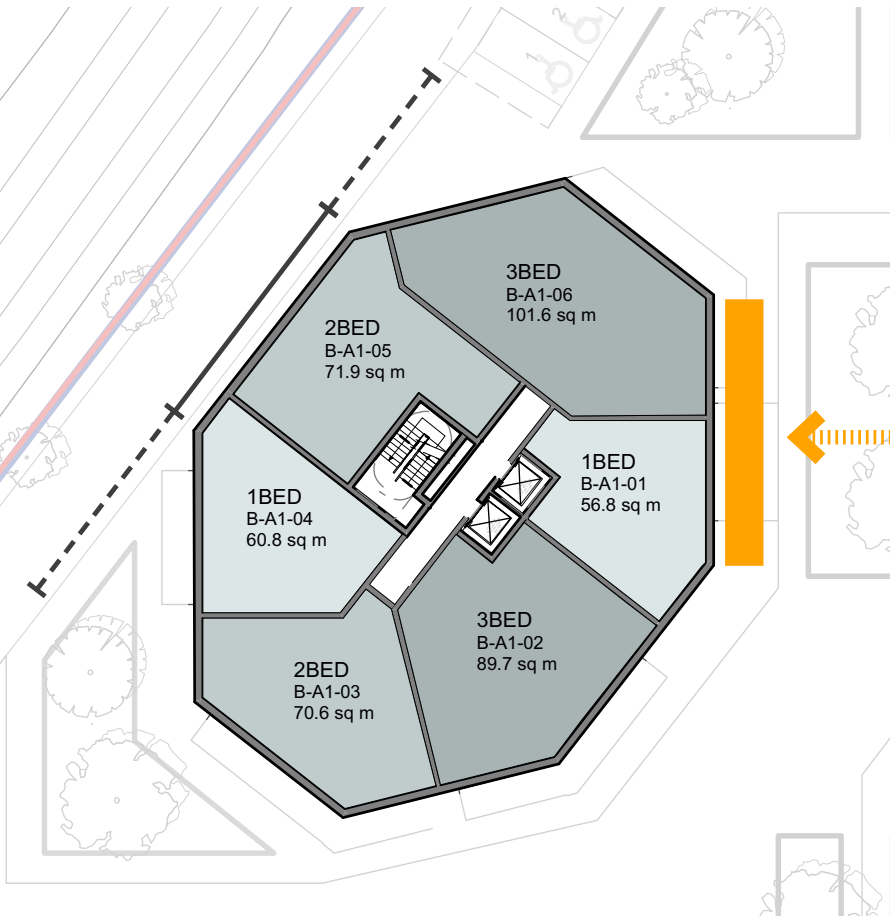
3.20.1 Pre-application meeting 2

- Form of ‘marker’ building to provide ‘full-stop’ at the end of the vista along Manor Grove and across public square
- Chamfered edge to open up views and access to the SW corner of the site



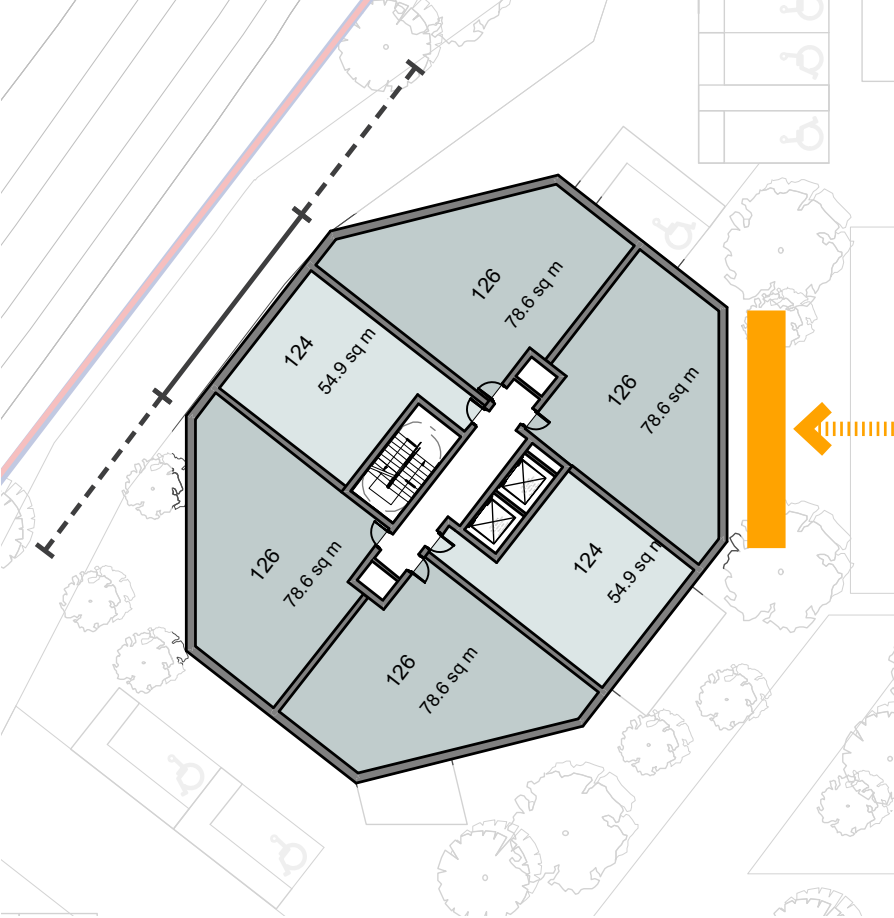
3.20.2 Pre-application 4 and GLA pre-application meeting 1

- Reduced the length of the western elevation along railway to reduce impact of proposals on buildings opposite and to aid better access into the site from the service road



3.20.3 Pre-application meeting 6

- Rationalised form of plan to create a more regular arrangement in response to local building studies of the First Church of Christ Scientist, Sheen Road, Richmond
- Compact plan results in a well proportioned, slender, building form

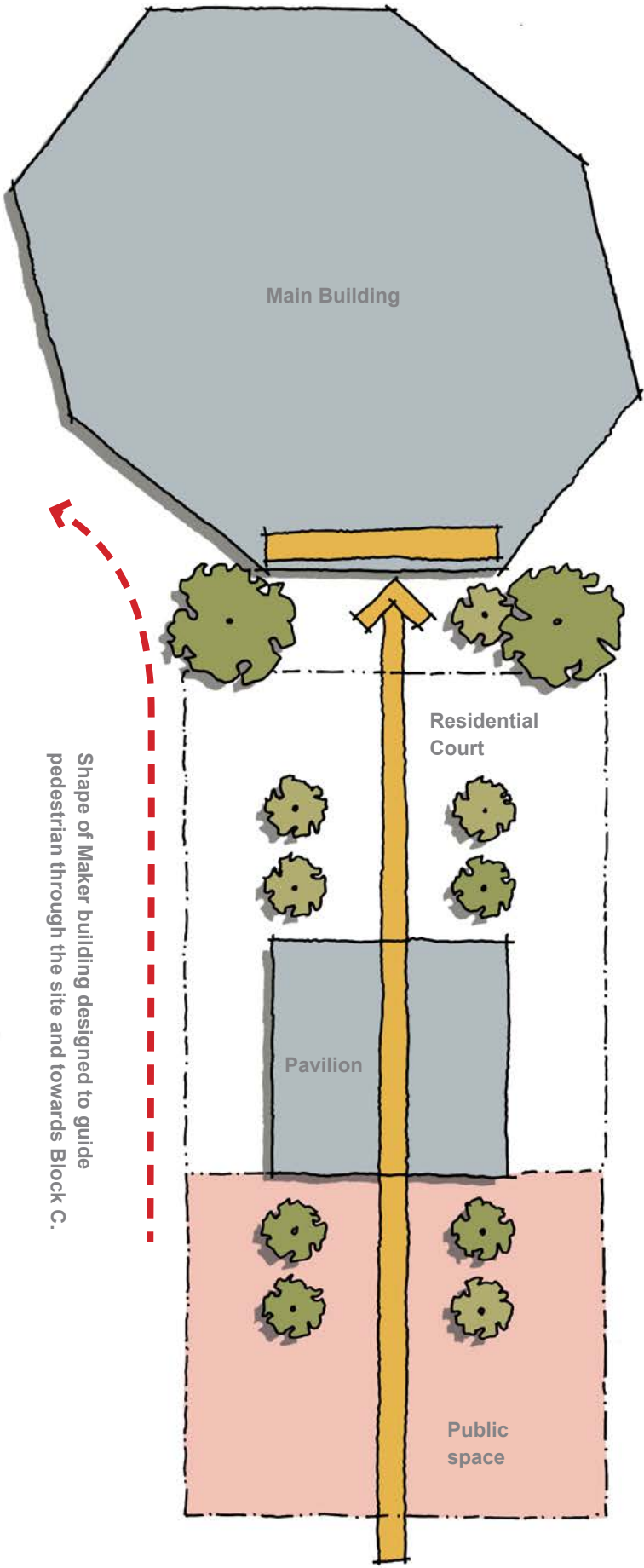
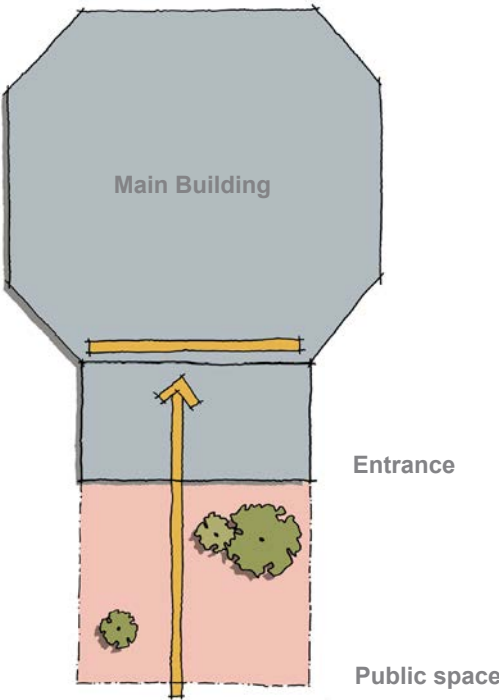


3.20.4 GLA meeting / final pre-application meeting

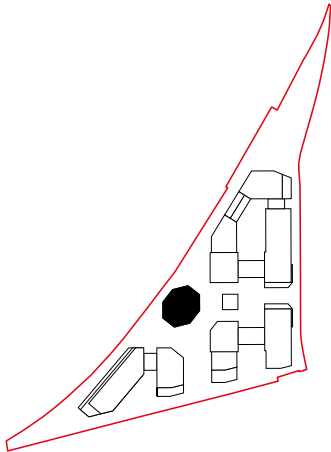
- Rational plan form to create good quality, well proportioned units
- Building form fronts new public square whilst also opening up views and pathways to the SW corner of the site
- Chamfered form creates slender building silhouette when viewed from all angles
- Narrow façades minimise impact on neighbouring properties to the NW of the railway line
- Dense landscaping at the base of the 'marker' building helps to contain new public realm



First Church of Christ Scientist, Richmond

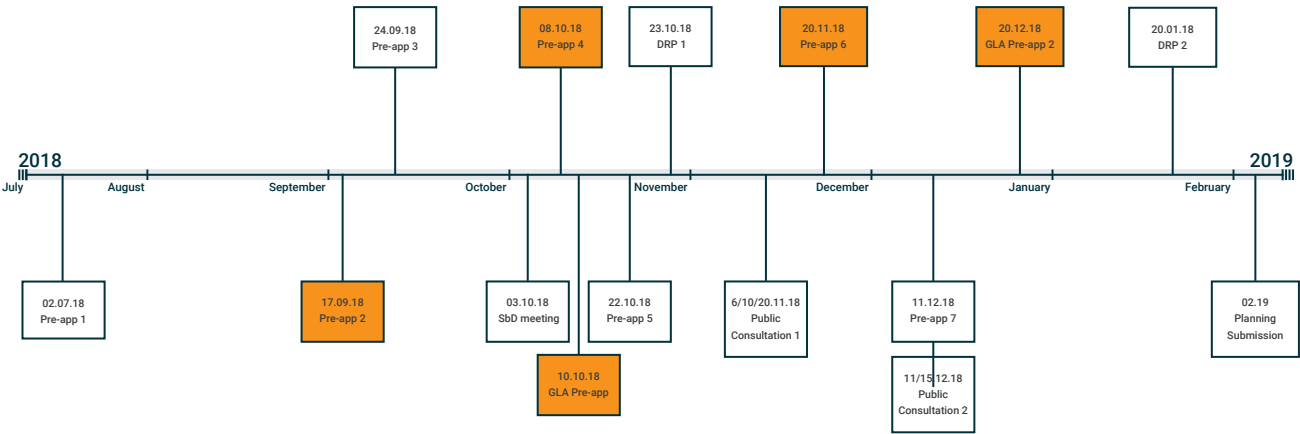


Plan diagram of proposed 'marker' building.



3.21 Marker building and entrance development

Throughout the pre-application process the design of the Marker building has been refined, the process of this is documented below.



3.21.1 Pre-application meeting 2

- 7 storey building proposed of reconstituted stone and brickwork
- Arches at the top of the building to reference entrance arches into the new development

3.21.2 Pre-application 4 and GLA pre-application meeting 1

- Marker building narrowed in form to create a more slender proportioned building
- Comments in the first GLA pre-application meeting suggested the building should be a couple of storeys taller as it presented as quite squat

3.21.3 Pre-application meeting 6

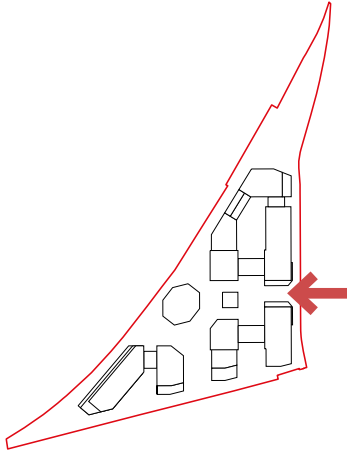
- Marker building proposed as 9 storey building providing a more slender proportioned building form





3.21.4 GLA meeting / final pre-application meeting

- Changes in brickwork and re-constituted stone to reflect the conservation area on Sheendale Road
- Arch motifs at 7th storey datum to allow for a change in language and give a sense of a 'top' the building



Introduction

Context

Design process

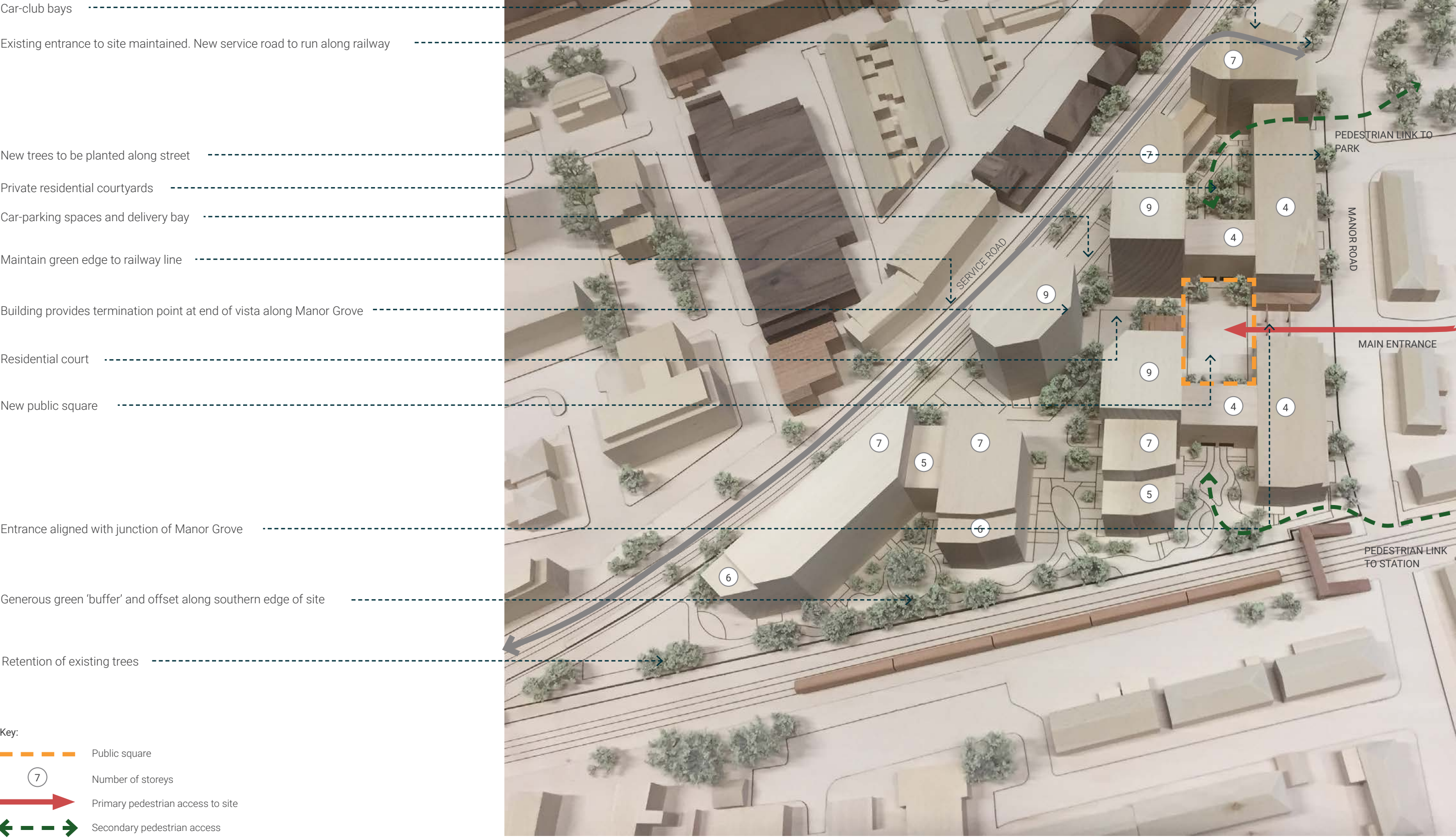
4.0 Design response

Landscape

Access

Appendices

4.1 Scheme proposals



4.2 Use and amount

The scheme comprises a residential-led mixed-use development with an appropriate residential density for its location.

4.2.1	Density
1.8ha	site area
214	units/hectare
588	habitable rooms/hectare
1,057	total habitable rooms

The proposed massing and land uses were subject to extensive testing at masterplan stage and as part of this application to assess the impact of the development in terms of transport, access, heritage and/or environmental effects. In addition, the site is located in close proximity to transport links and other services and capable of accommodating the proposed number of homes and future residents.

4.2.2 Quantum

Residential totals:

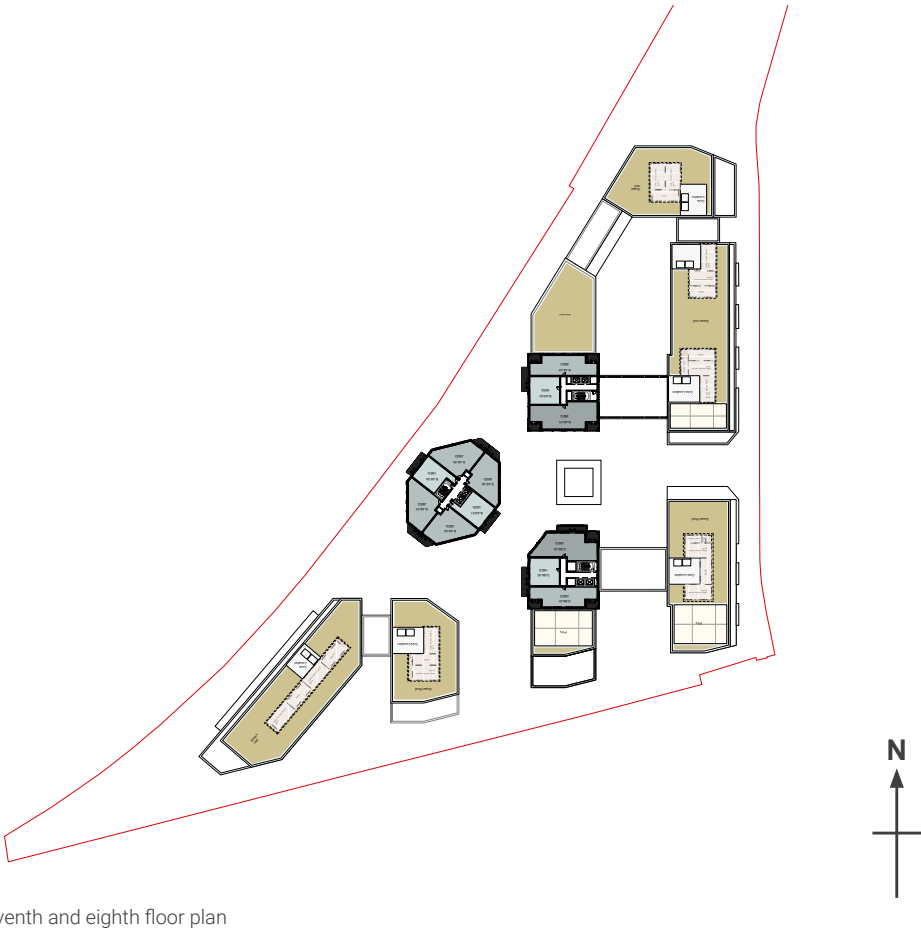
1 bed:	153 (40%)
2 bed:	177 (46%)
3 bed:	55 (14%)

Total: 385

Residential areas:	NIA: 27,645 sq m (297,582 sq ft)
Area of built form on site:	6,633 sq m (71,397 sq ft) - 36% of site
Commercial areas:	GIA: 480 sq m (5,167 sq ft)

Car parking:	
Disabled car parking spaces	12
Car club parking spaces	2
Car parking total	14
Potential additional spaces	25
Potential car parking total	39

Cycle storage:	
Underground cycle storage	720
Cycle storage block C	120
Cycle storage block D	64
Public realm cycle storage	24
Cycle storage total	928



4.3 Layout

The development of the masterplan has evolved over the course of the project, it was formed from a series of principles set-up at the outset.

Step 1:

- All residential buildings should be orientated north-south to minimise single-aspect north-facing units and provide high quality new residential apartments.
- New residential buildings should front Manor Road, the only street-facing edge of the site, and repair the broken urban grain along this road.
- Entrance to the site should align with the junction of Manor Grove to continue the vista along Manor Grove.

Step 2:

- Buildings along railway edge rotated to react to boundary.
- Create large central area for new proposed public realm.
- Buildings adjusted in length to retain 20m offset distances between buildings.

Step 3:

- Link buildings introduced to create sheltered pockets for public realm for residential amenity gardens.
- Maximise ground floor green space, providing new areas of public realm through the site.
- New public realm categorised into new character areas.
- Height of buildings altered in response to surrounding context.

Through the regular pre-application process with the London Borough of Richmond upon Thames, the exact location of the buildings has been developed. Additional entrances in addition the existing vehicular access and proposed pedestrian and cycle access opposite Manor Grove have been introduced to enable greater levels of permeability into the site.

20m offset distances between buildings have been maintained wherever possible. When this has not been achieved, specific attention to the façade design and apartment layouts have been taken to minimise overlooking issues.

Key:

Pedestrian / cycle entrance

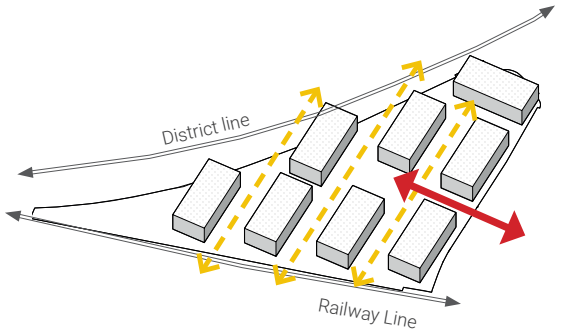
Vehicle entrance

Termination point to view down Manor Grove

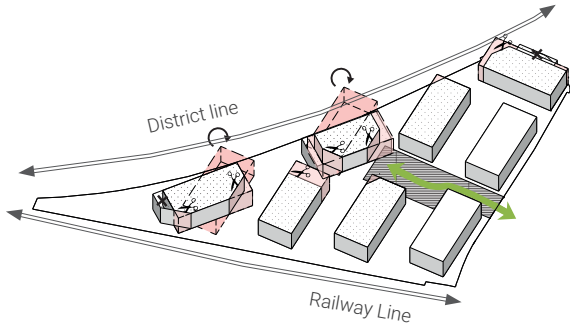
Offset distance

Communal entrance

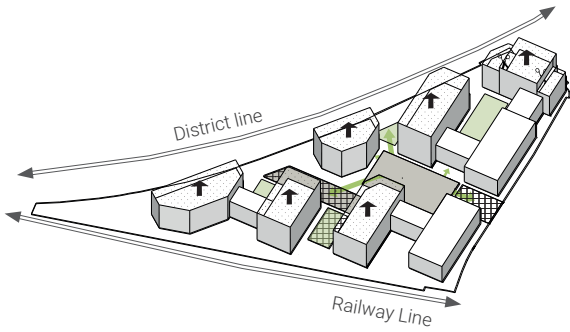
Private entrance



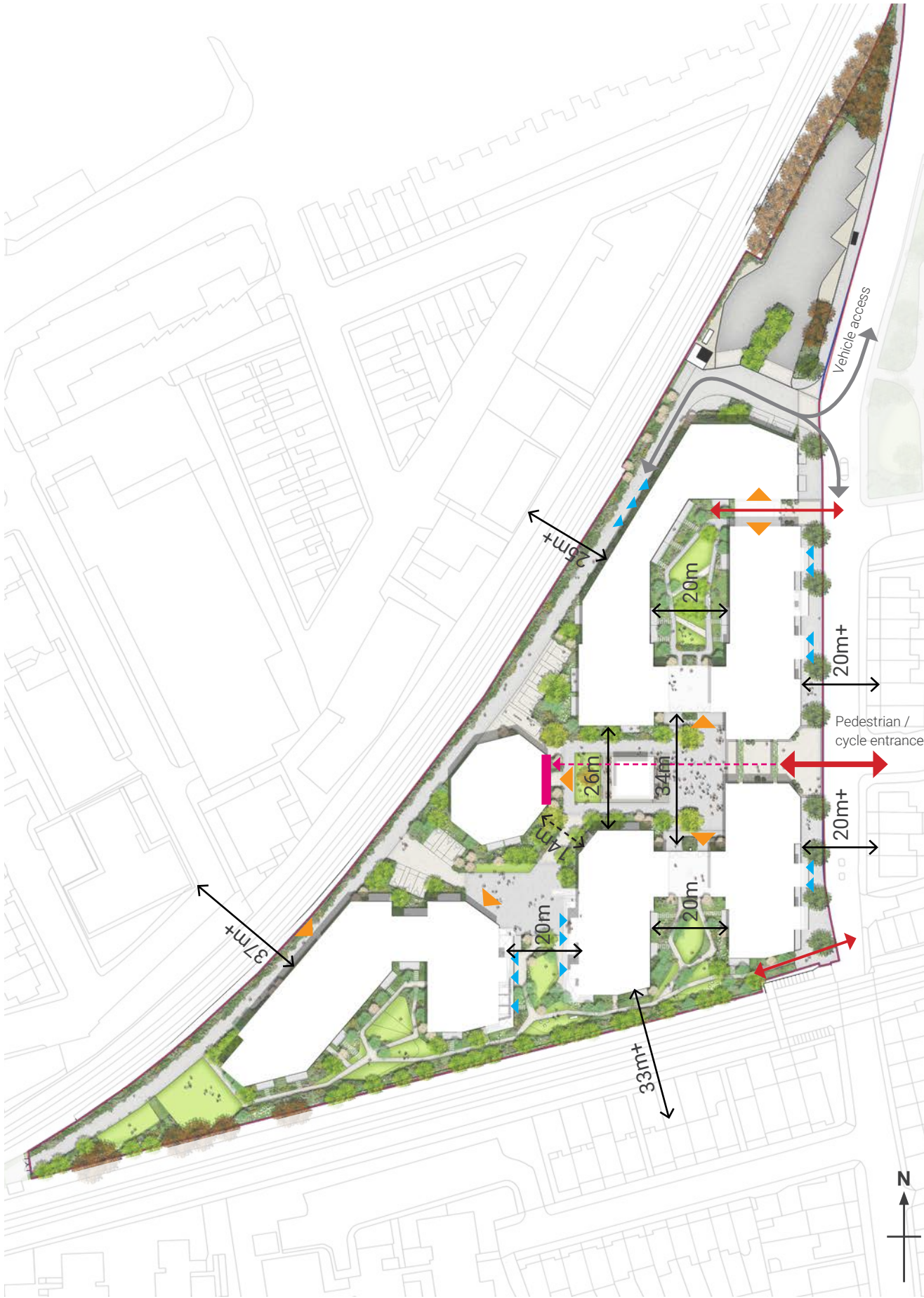
Step 1:



Step 2:



Step 3:



4.4 Scale

The massing of the proposal has been developed in response to the sensitivities of the surrounding context. The relationship of the proposed development to Manor Road and along the southern railway boundary are particularly sensitive with the massing stepping down along these edges.

Height is therefore concentrated towards the centre of the site.

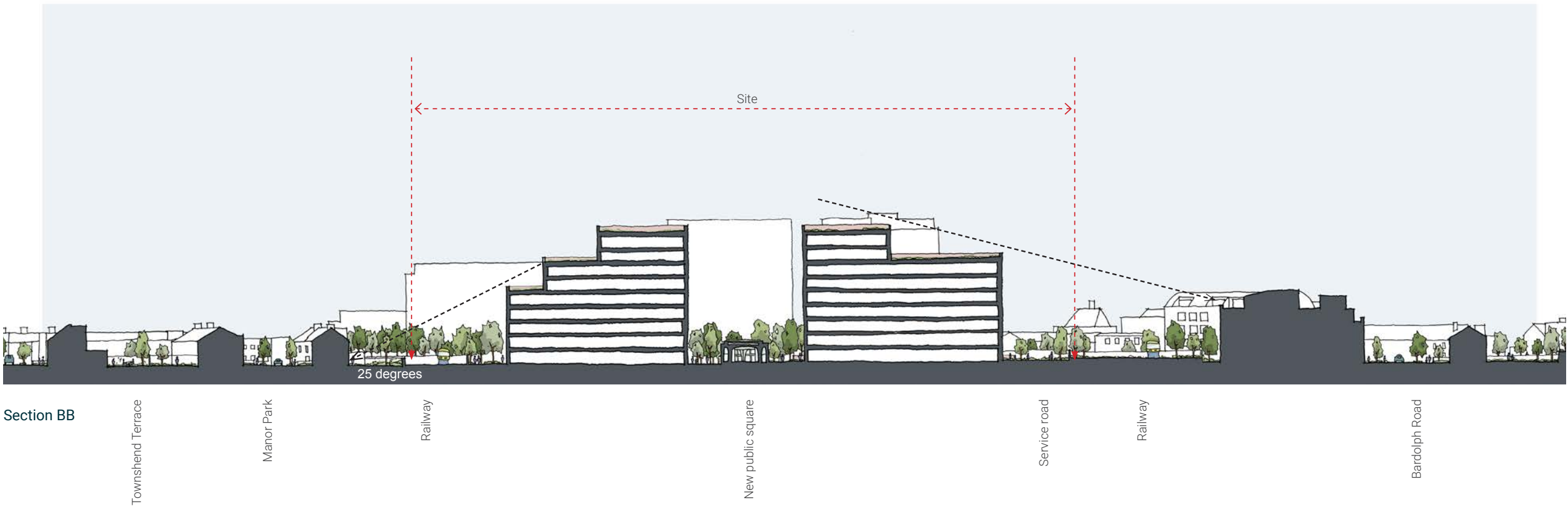
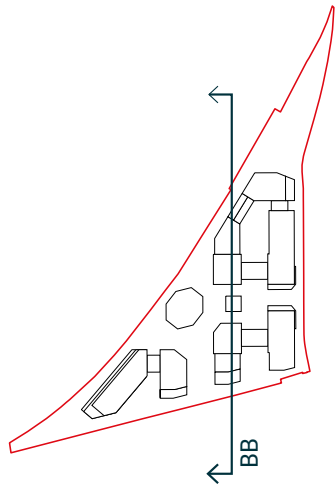
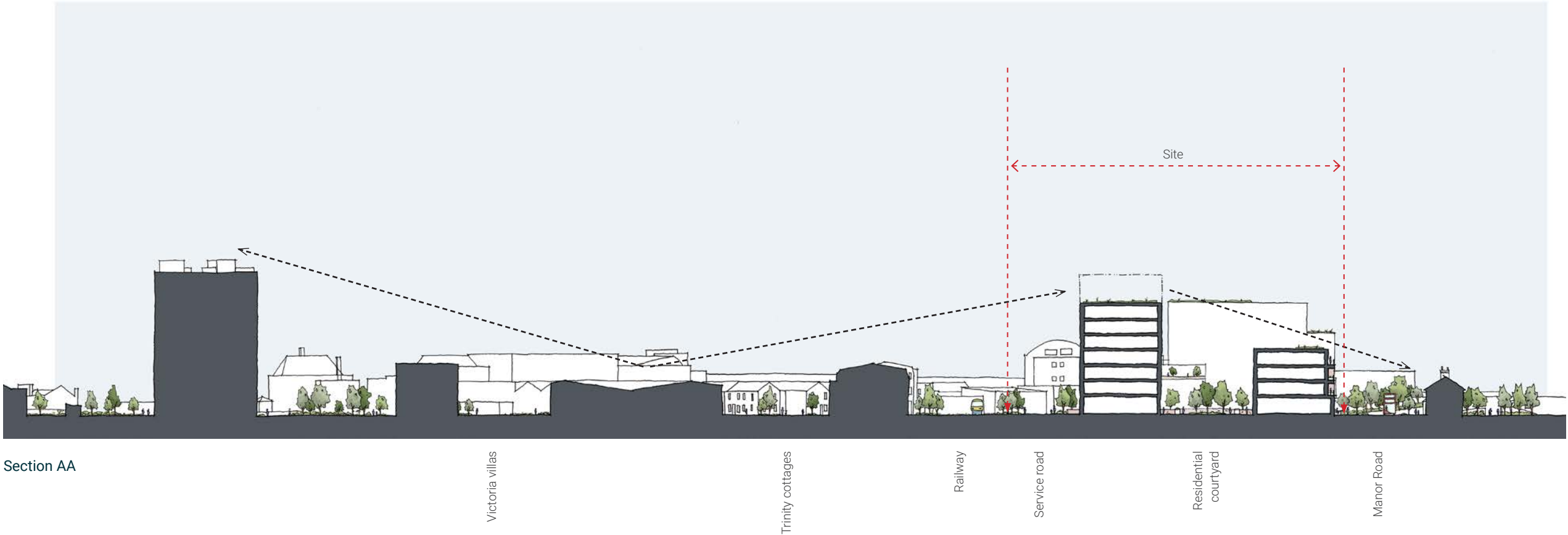
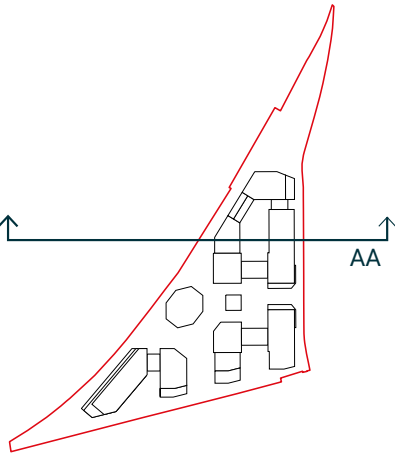


Model photograph - View south along Manor Road



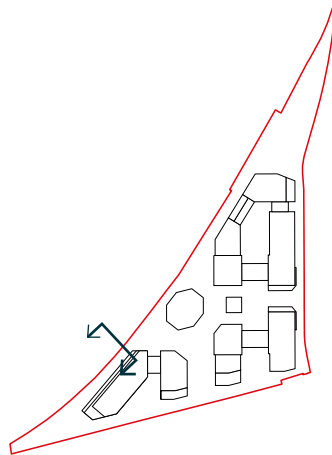
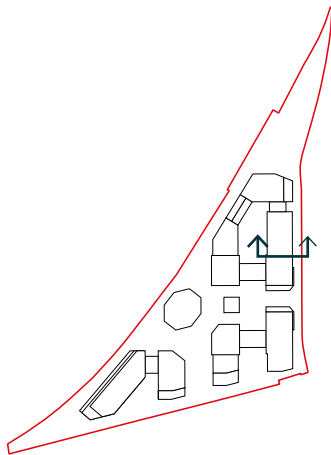
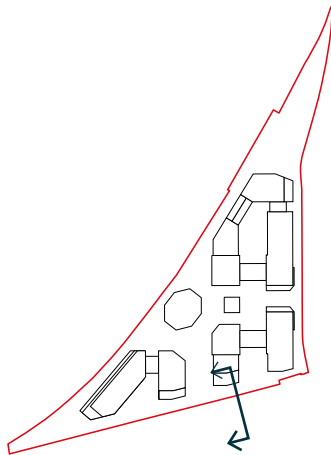
Model photograph - View from pedestrian railway bridge

4.4.1 Long sections through site



4.4.2 Street sections to show the relationship of the proposals to the surrounding context

An offset distance of 20m+ has been adopted along the length of Manor Road which is in line with road widths on adjacent streets. Where building heights exceed four storeys, offset distances between the context and proposals are generally in excess of 30m+.



4.4.3 Linking blocks and townhouses

To create variety in building heights across the scheme 'linking' blocks and townhouses are proposed between the larger residential blocks. These structures are between 3 and 4 storeys in height and are used to enclose private residential courtyards, creating pockets of sheltered space for the residents.

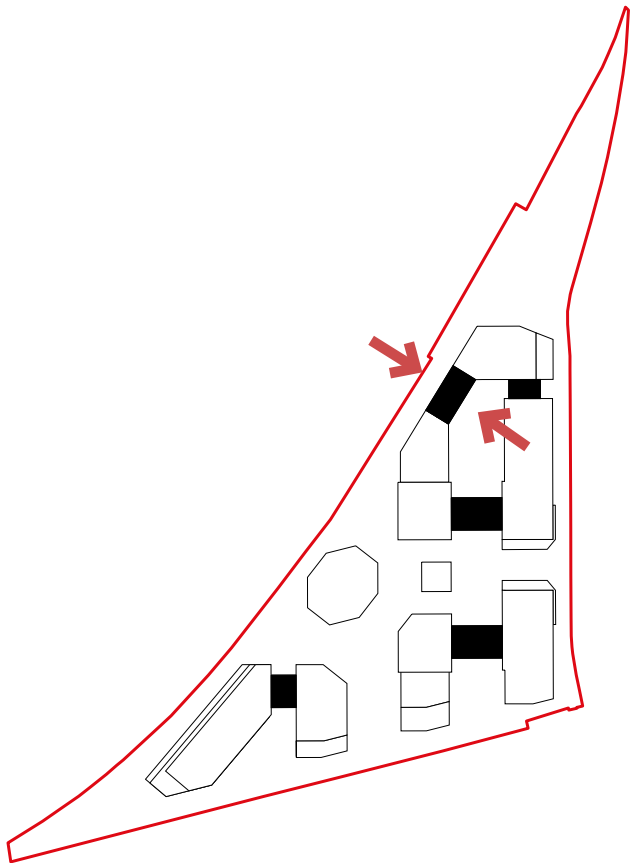


Diagram showing location of link blocks and townhouses



Front view of townhouses fronting shared surface and access road.



Generous private amenity space and roof terraces

Entrances onto shared communal courtyard

Rear view of townhouses opening onto communal courtyard garden

4.5 Form



4.6 Amenity

4.6.1 Communal amenity

The overall landscape and public realm has been divided into a series of character areas related to location and adjacent built form access or uses. Amenity space between the buildings is positioned to maximise use by residents and passive surveillance from the surrounding apartments.

Public access and functions within the site are key components of the overall concept for the Manor Road development and the central courtyard has been developed to function as a new attractive public realm facility for the local area.

In addition to new public realm external amenity space for residents is also provided in the form of communal courtyards and rooftop gardens.

The landscape proposals have been designed to suggest thresholds between public and private space so as to limit the use of physical barriers like gates. Where gates are necessary (into private residential courtyards), delicate metal gates are used to maintain visual permeability across the site.

Key:

- Existing bus depot
- Existing public pocket park
- New public realm
- Private residents courtyards
- Semi-public space and access road
- Semi-private space
- Gate line (resident access only)
- Landscaped threshold
- Arched public entrance to site



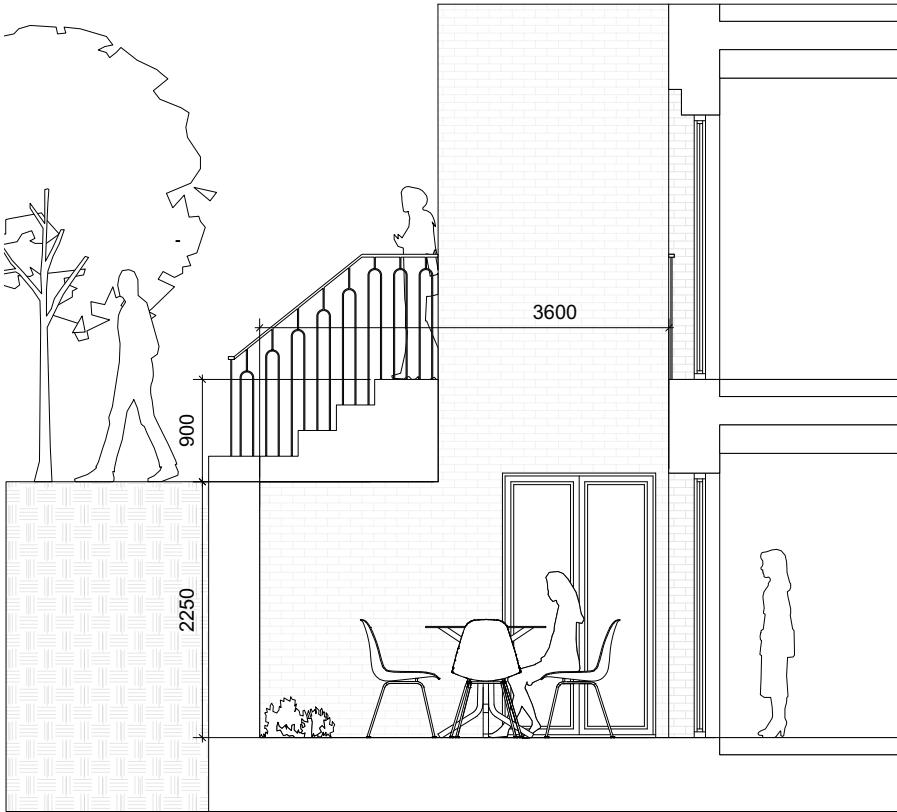
Design Principle 5: Create new areas of soft landscaping and increase on-site biodiversity.

4.6.2 Private Amenity

Alongside communal amenity space within the public realm, external private amenity space is provided for each apartment as a balcony, terrace or garden.

Each balcony or terrace will be a minimum of 1.5m deep to allow for a wheelchair turning circle and to comfortably accommodate a table and chairs.

All private amenity provision is in line with the local policy requirements.



Section through private amenity terrace of duplex apartments



Private entrance

Generous private amenity space and lightwell

Garden steps up to public realm

View of ground floor duplex flats

4.7 Appearance and materials

The basis for the proposed material palette is derived from analysing the surrounding context and in response to the Richmond and Richmond Hill Village Guidance Plan for Character Area 6.

Key design features observed within the local context include;

- The use of bay windows and entrances porches to provide articulation and maximise dual aspect homes.
- The use of arches to define important entrances.
- The local material palette comprises a multitude of brickwork tones, stone detailing, render and hung tiles.
- Typically entrances are paired on terraced houses.
- Brickwork detailing used on window and door surrounds.



Detailed brickwork surrounds on Almshouses on Sheen Road



Bay windows - Full height square bay windows on Raleigh Road



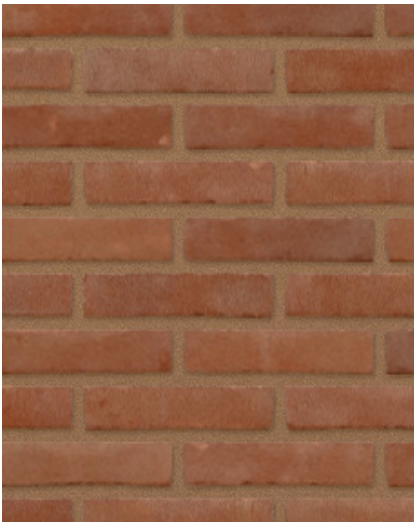
Brick arches - Ground floor bay windows along Manor Grove



Stone window surrounds - Brick villas within Sheendale Conservation Area



Design Principle 3: Reference local architectural styles and character.



London stock and red-brick cottages along Manor Grove



Brown brick and white stone detailing on villas on St. Mary's Grove

4.8 Material response

The scheme is made up of four new residential building, arranged around three new residential courtyards and a new public square.

A variety of brick tones, fenestration and balcony details are repeated across all buildings so the scheme reads as a unified quarter.

Brickwork:

Two brick tones have been selected for the proposals: a light red brick to reference the buildings on Manor Road and a darker, greyer brick to reflect the buildings within the local conservation areas.

The bricks selected are produced in the same factory and are water-struck, giving them an uneven and handmade quality.

Stone:

Two tones of reconstituted stonework have been selected: a lighter, whiter stone to contrast with the selected brickwork and an earthy coloured stone to reference the red brick detailing of the local houses.

The stone should be acid-etched to give a tactile quality and uniformity but not over-expose the aggregate.

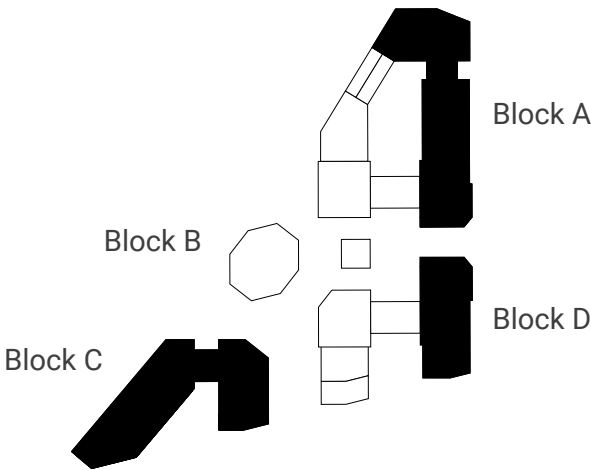
Stonework arches represent thresholds and entrances throughout the scheme, above private entrances, into residential courtyards and lobbies and above commercial frontages.

Metalwork:

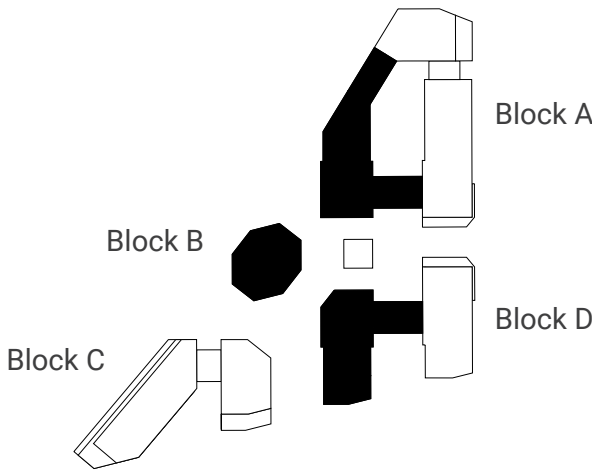
All metalwork, including windows, doors and commercial frontages should be competed in a powder-coated aluminium in RAL colour 1035.

Metalwork is used on the balustrades, fenestration and shop fronts as a 'thread' which ties all buildings together into a cohesive new residential quarter.

Manor Road, and Block C



Link blocks, town houses and public square facing buildings



Birtley Olde English Buff - IBSTOCK Birtley



Cayenne - acid etched reconstituted stone - DECOMO



Metalwork RAL 1035



Olde English Grey - IBSTOCK Birtley



White Grey - acid etched reconstituted stone - DECOMO



Metalwork RAL 1035