

Feasibility Report

Richmond Magistrates Court,
The Court House, Parkshot,
Richmond TW9 2RF

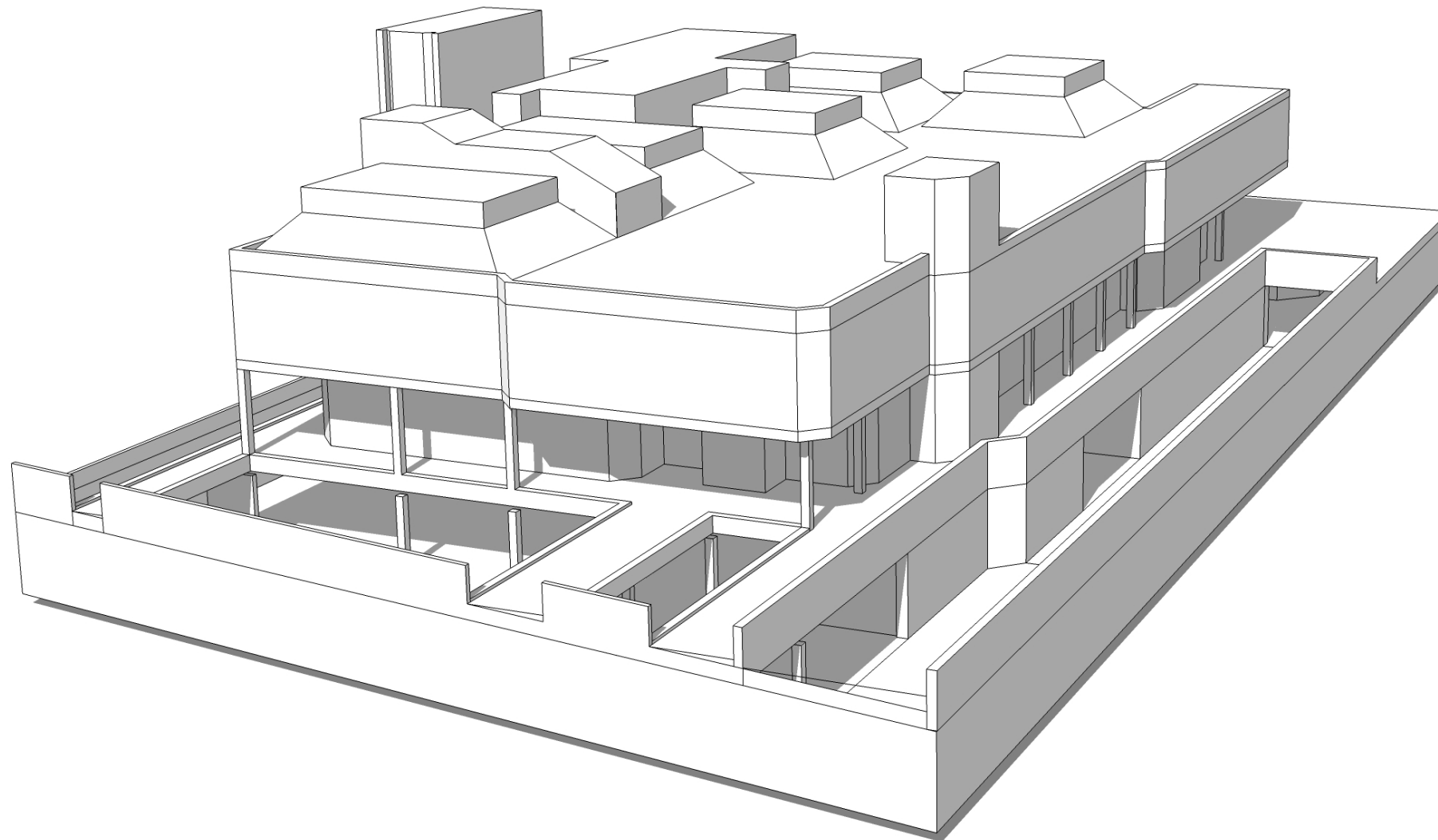


Prepared for:

Heritage Planning and Development - JLL

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY



ADDRESS

The Court House
Parkshot
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6.0	New Build Option

GENERAL NOTES

1. Refer to Elliot Wood Partnership for preliminary structural design.
2. Additional fire safety measures may be required due to change of use, travel distances and introduction of residential. To be further developed with Building Control/Approved Inspector or Fire Engineer in order to achieve BS:9999 and or PartB.
3. Additional wc provision may be required to achieve BS:6465. To be further developed at the next stage

1.1 SCOPE OF REPORT

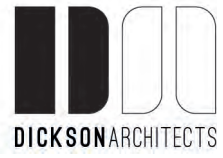
This report has been prepared to explore various options for reuse of an existing court house building in central Richmond within a conservation area. A high level new build option has also be prepared for the site. The building was designed by the Greater London Council - Department of Architecture & Civic Design and opened in 1975.

The existing building is over three levels and in the region of 3000sqm (33,000sqft).

- The intentions of the report are to:
- Consider commercial and residenial options
 - Review the site context and existing neighbouring buildings.
 - Retain the architectural merit and heritage asset while ensuring a new future for the building.

PII Disclaimer
Please note that these are high level concept sketch proposals, ideas and suggestions for the space. These are indicative and will require further development in line with the RIBA stages of work. The information should not be distributed to third parties.

2.0 SITE & SURROUNDING CONTEXT



2.1 ANALYSIS

The site is located on Parkshot which is North East of the A307 'The Quadrant' and Richmond Railway Station which is 100m or 5 minutes walk from the site.

Richmond Station is a National Rail, Underground and Overground station with mainline services to Waterloo and Reading. The 490 bus is within 80m from the site which connects to Heathrow Terminal 5. Buses run frequently and provide links for shopping, getting to work, school or college and for days out exploring tourist attractions.

The site is very well placed for mixed use development given the varied mix of neighbouring building including a residential element.

It is an excellent location and within walking distance to the town centre, superstores and local shops as well. There are close leisure facilities, Richmond Swimming Bath Gardens, which is in the region of 120m. Open spaces close by include Little Green and Richmond Green.

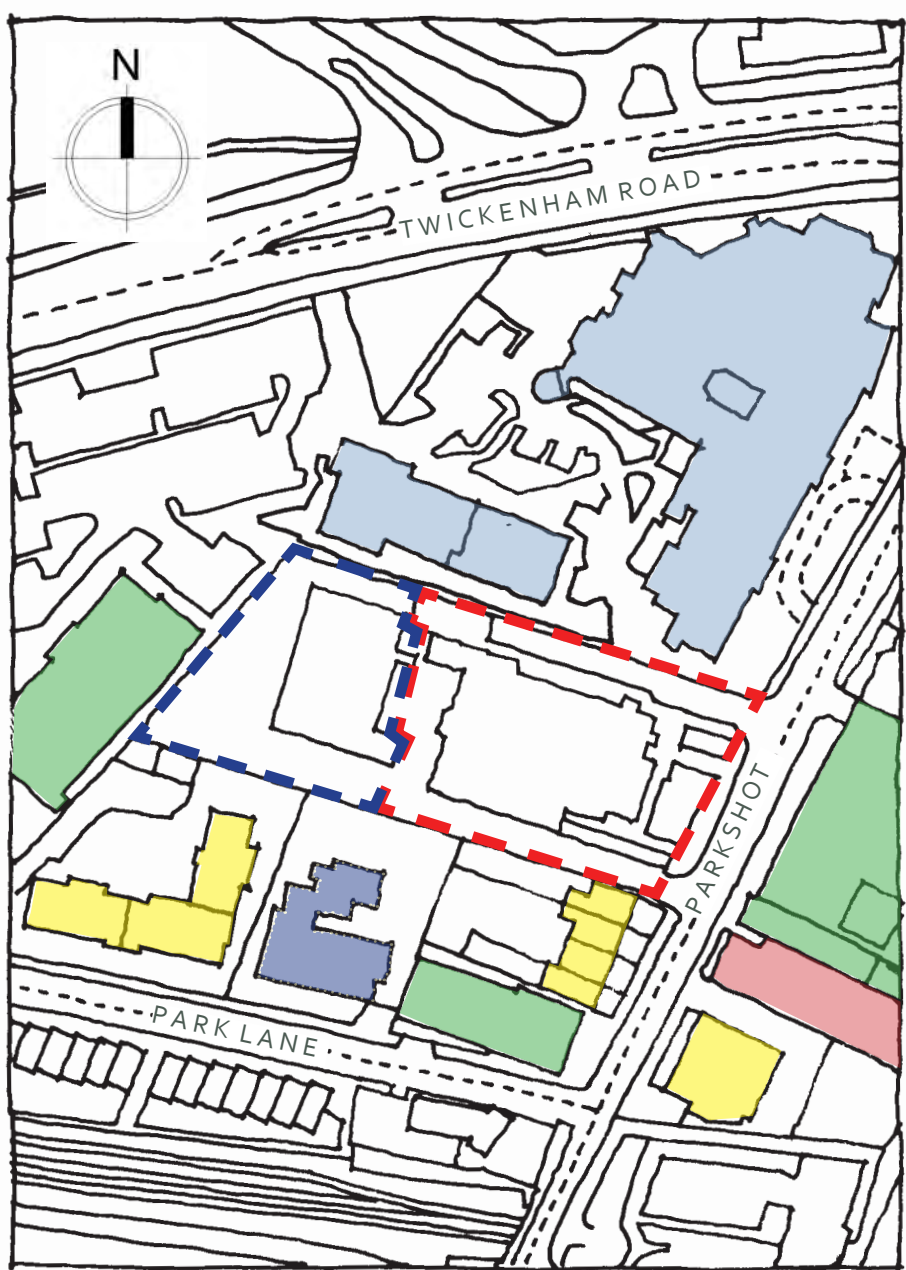
The site is within the Central Richmond Conservation Area.

2.2 CHARACTER OF SURROUNDINGS

The site is neighboured by a mix of residential properties to the south, commercial offices adjacent with educational to the north of the site.

2.3 PROJECT DESCRIPTION

Richmond Magistrates Court is a circa 1970's Court House sited North West of Richmond Railway Station. The building is part of the Ministry Of Justice's portfolio which is being considered for redevelopment and is currently vacant. The aim is to consider options for the 'reuse' of the building given the sensitivity and merit of the building in the Conservation Area.



LOCATION PLAN + USES

- RESIDENTIAL
- OFFICE
- RETAIL
- EDUCATIONAL
- MIXED USE



AERIAL VIEW OF SITE



AERIAL VIEW OF SITE

- PRIMARY VIEW
- PEDESTRIAN ACCESS
- MASSING

2.0 SITE & SURROUNDING CONTEXT



KEY 1: VIEW EAST ALONG PARKSHOT



KEY 2: VIEW OF ENTRY TO REAR OF BUILDING



KEY 3: VIEW OF MAIN ENTRY



KEY 4: VIEW OF PARKSHOT LOOKING WEST WITH BUILDING ON RHS



KEY 5: VIEW OF BRIDGES WITH UNDERCROFT PARKING BELOW



KEY DIAGRAM

2.0 SITE & SURROUNDING CONTEXT



KEY 1: VIEW SOUTH ALONG PARKSHOT



KEY 2: VIEW NORTH EAST TOWARDS COMMUNITY COLLEGE



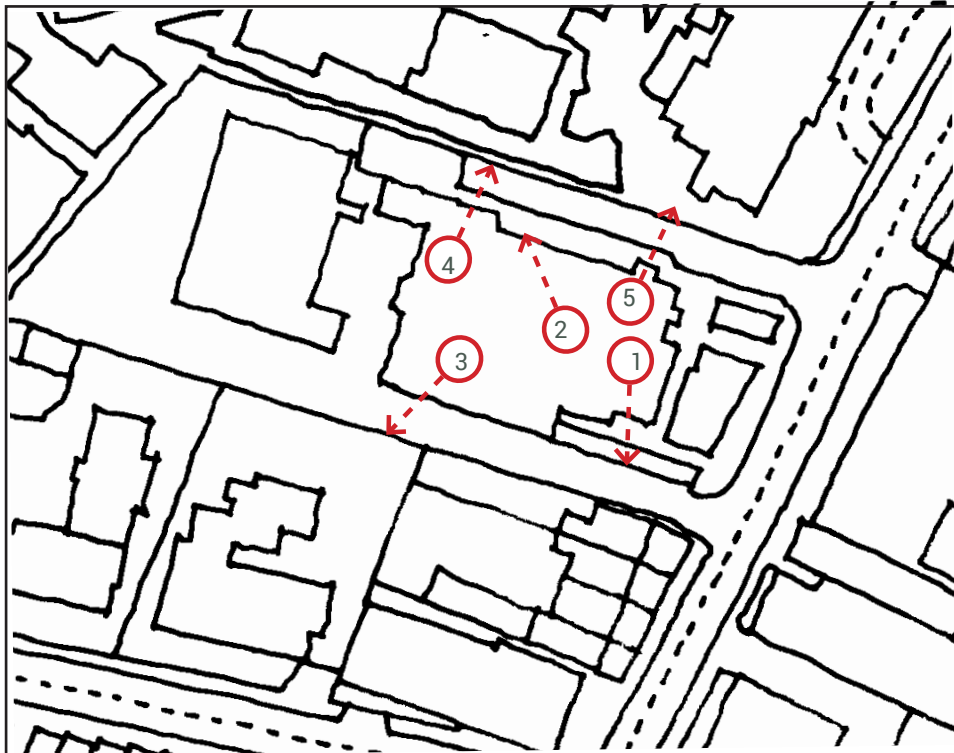
KEY 3: VIEW SOUTH WEST TOWARDS THE OLD SCHOOL



KEY 4: VIEW NORTH EAST OF COMMUNITY COLLEGE

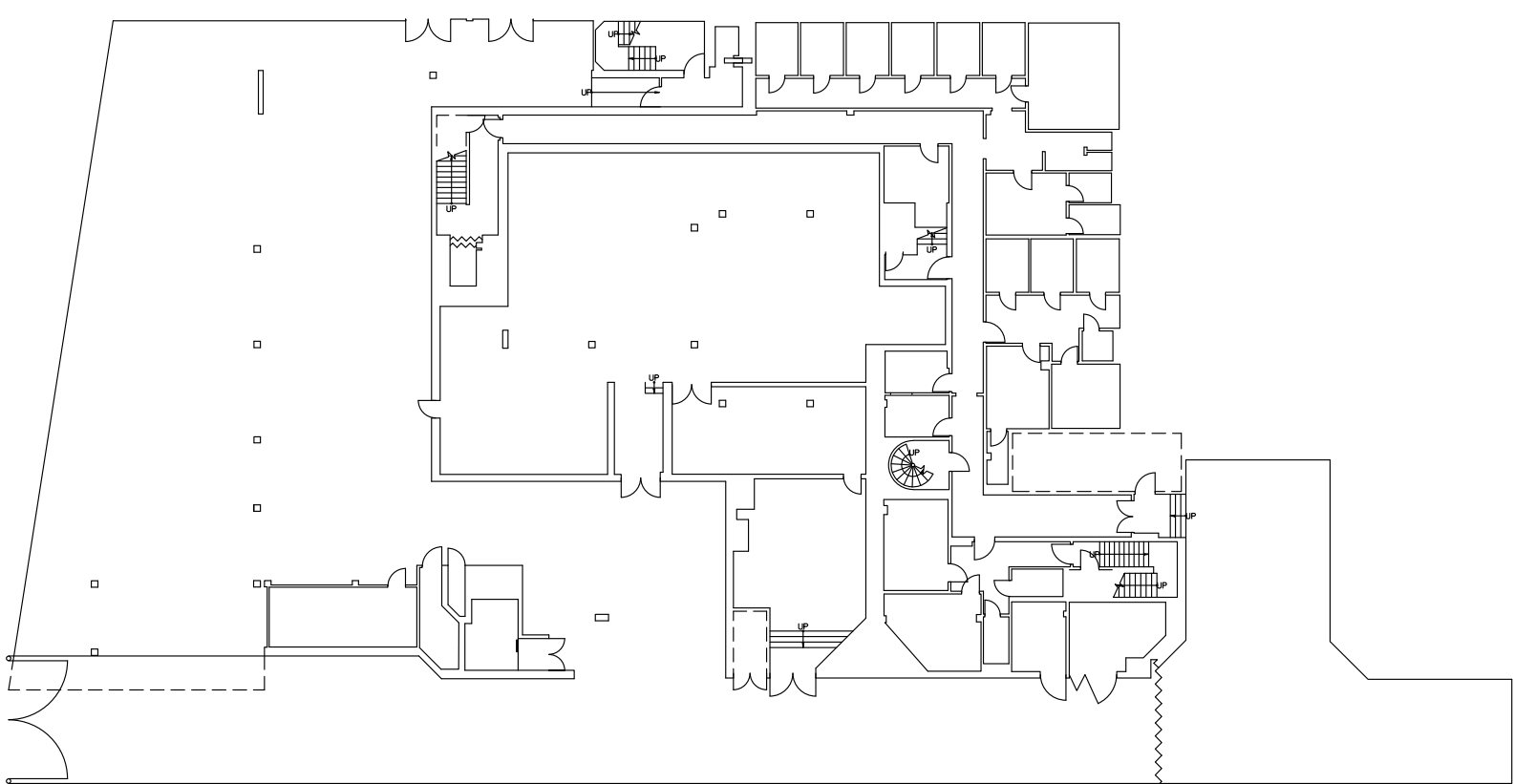


KEY 5: VIEW NORTH OF COMMUNITY COLLEGE

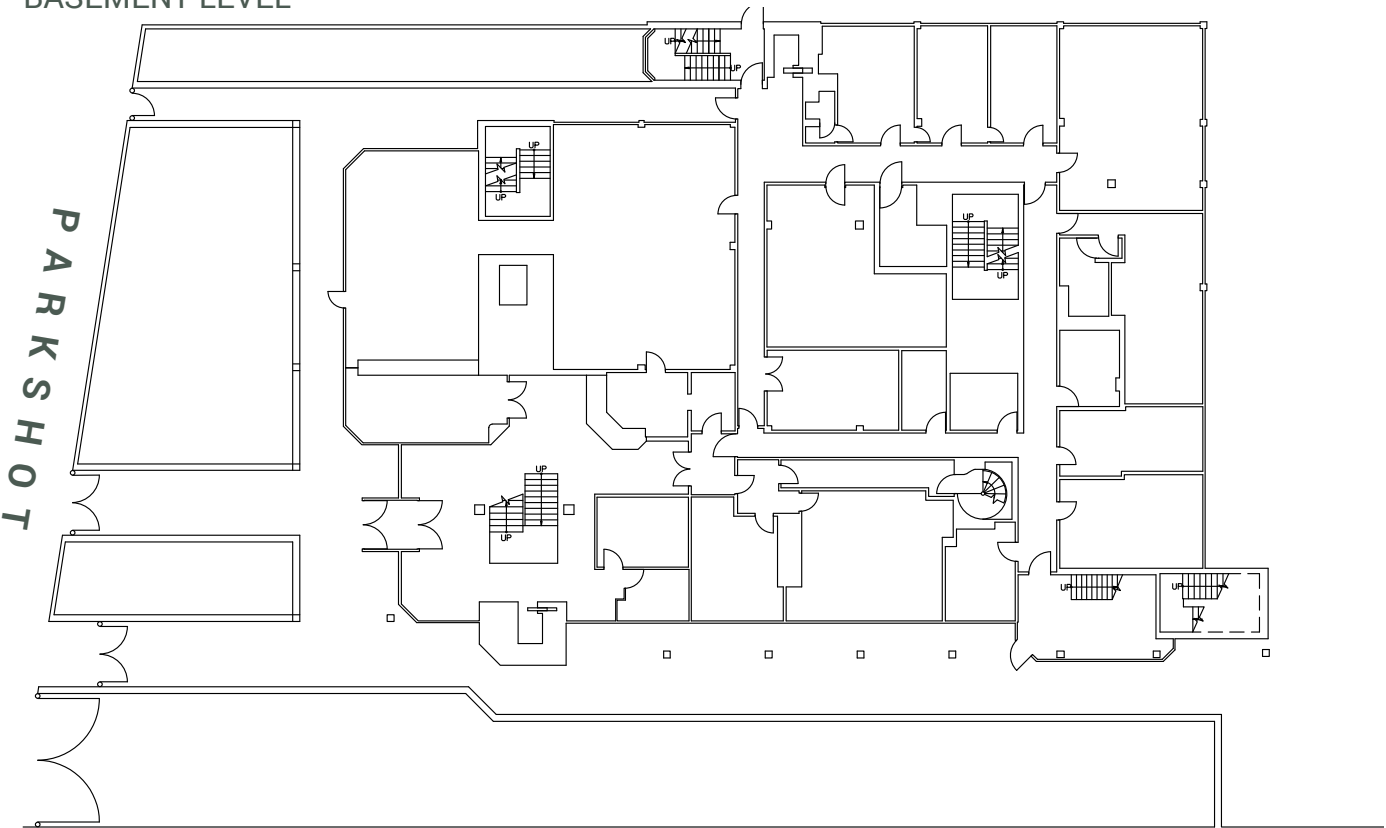


KEY DIAGRAM

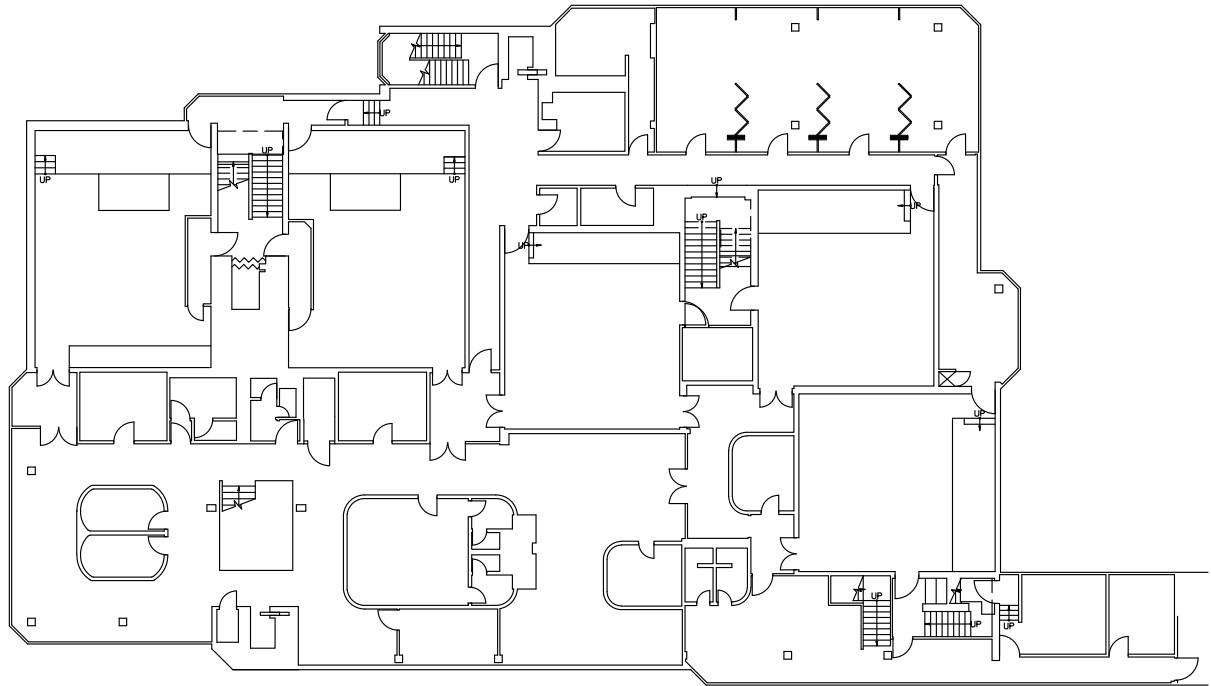
3.0 EXISTING FLOOR PLANS



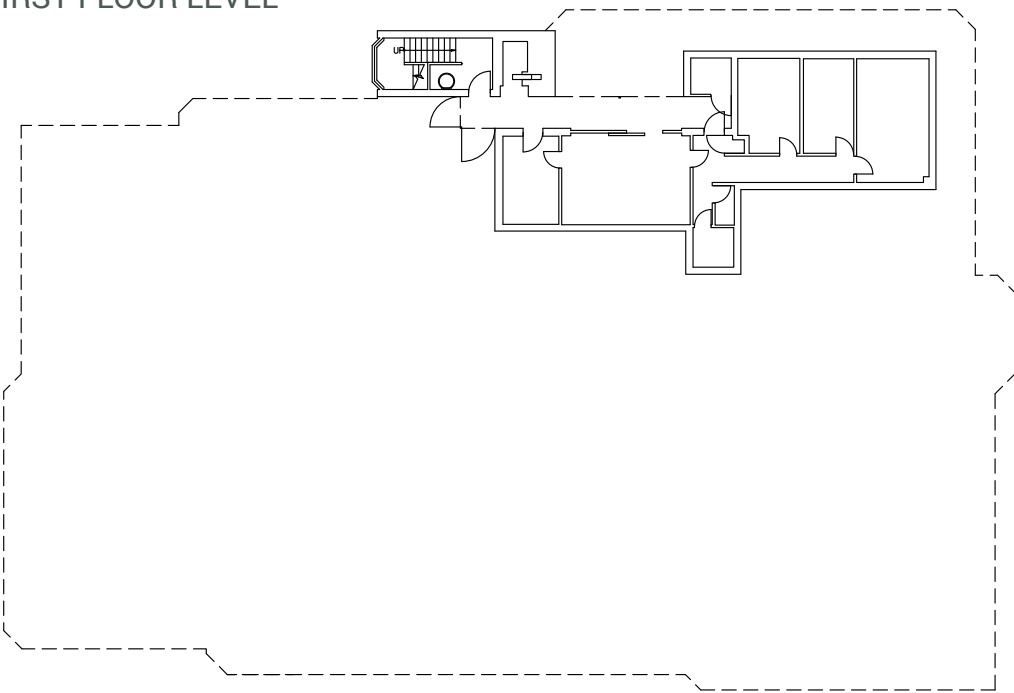
BASEMENT LEVEL



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



ROOF LEVEL



4.0 PROPOSAL COMMERCIAL (OPTION A)

4.0 ARCHITECTURAL RESPONSE:

4.1 COMMERCIAL B1

Adapting the existing building to create 3 floors of office accommodation with the introduction of a new lightweight additional floor on the roof. The existing shell and fenestration of the building would be retained, as seen from the streetscape, apart from the removal of the rooflights. The purpose of the rooflight is no longer required.

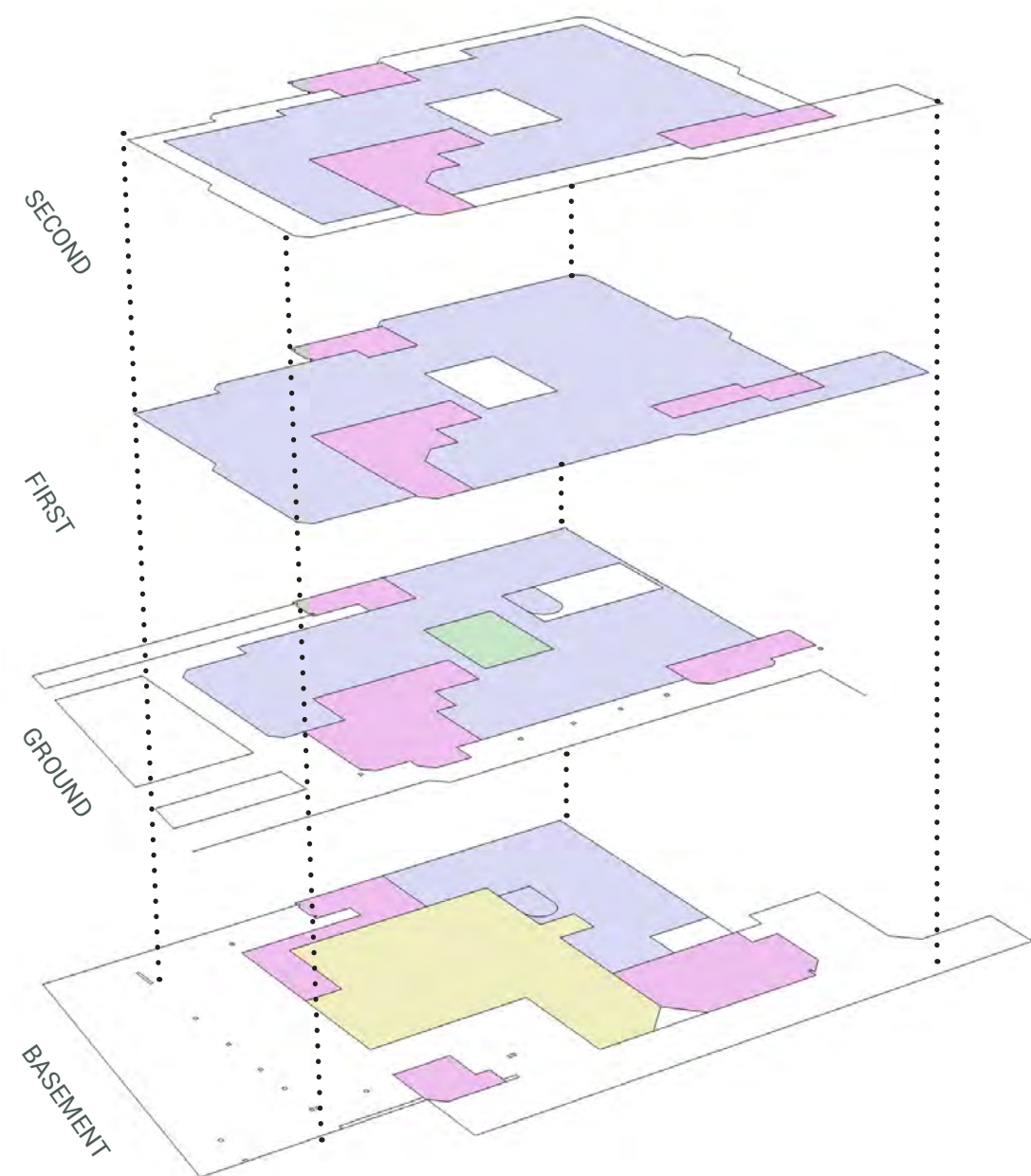
The new second floor addition would be primarily glazed, lightweight and setback creating a subservient addition to the host building.




The introduction of an internal lightwell is proposed in order to provide natural light, passive ventilation and cooling within the centre of the plan. It also enables the floor plate to be subdivided providing more flexibility in the commercial market.

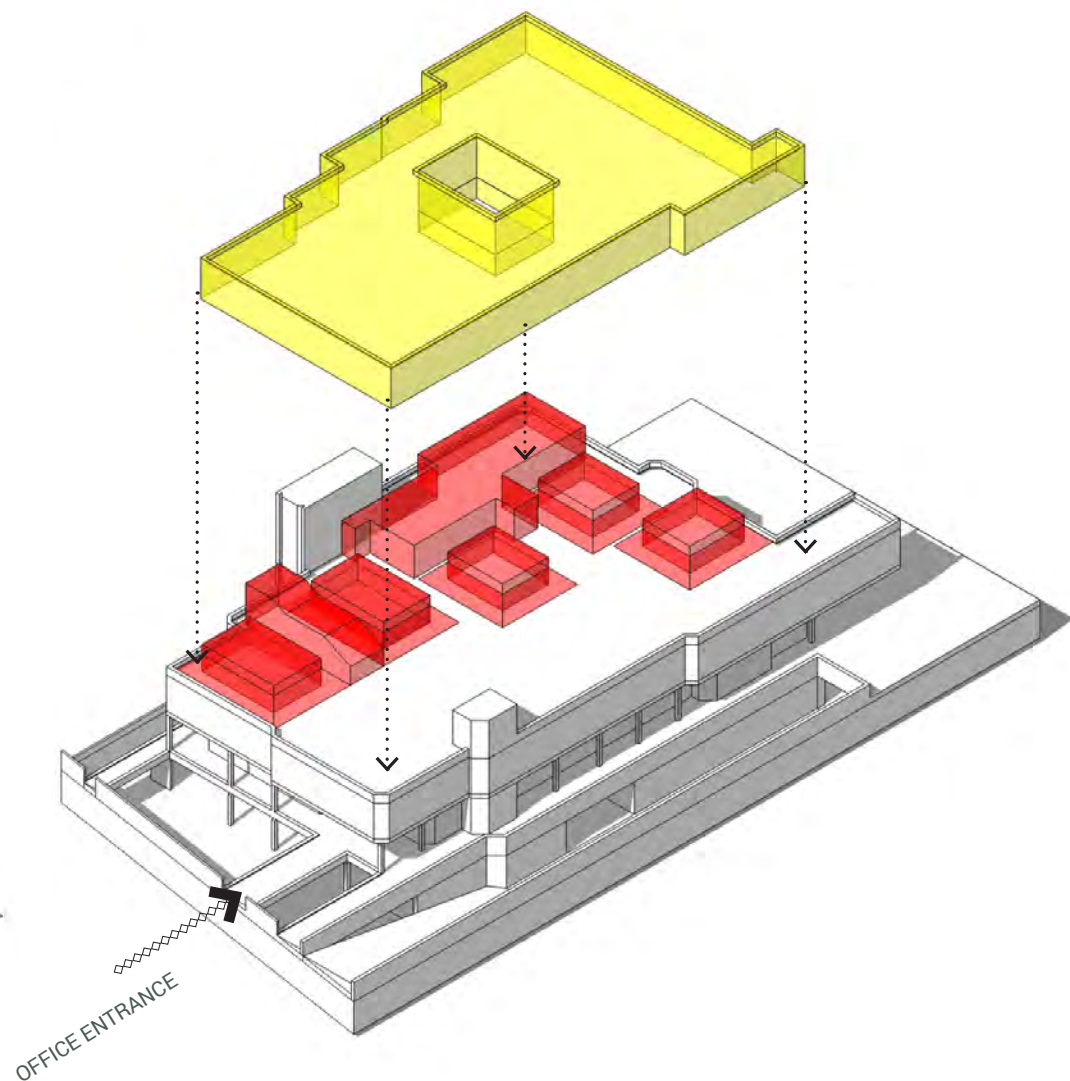
A void is inserted in the ground floor to facilitate office space within the basement.

The proposal has been considered as follows:

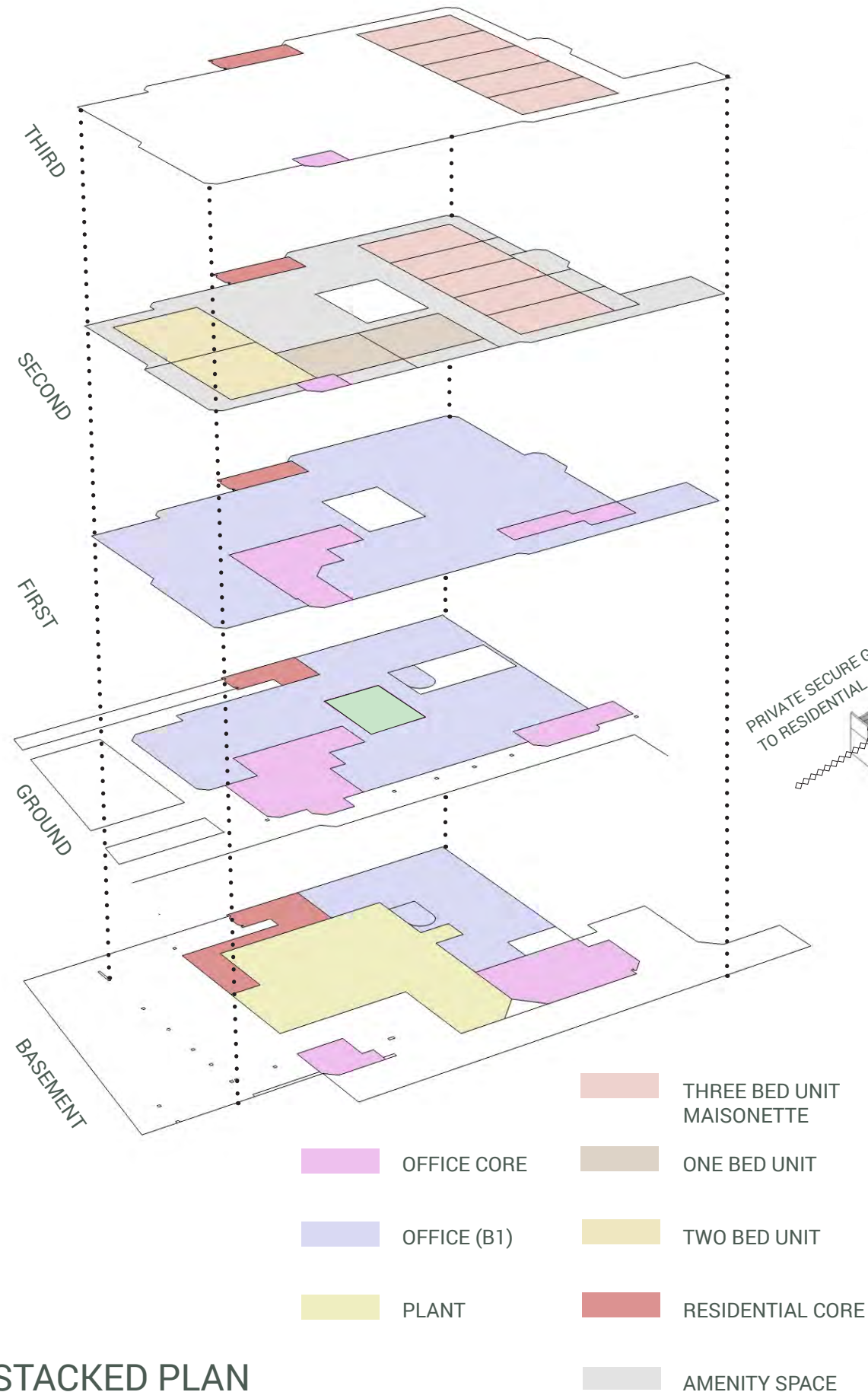
- The new second floor is subordinate to the main host building retaining the character whilst ensuring viability of an existing building.
- The new fenestration will offer a visual contrast to the host building and is set back from the building line.
- The new second floor will not have adverse or detrimental impact upon the adjoining properties.
- The addition will have a lightweight form.
- The setback ensures that there is minimal impact to the immediate neighbours, (Communtiy College to the North and Georgian terrace to the South) with regard to sense of enclosure and impact on the overall streetscene.



-  OFFICE CORE
-  OFFICE (B1)
-  PLANT



4.0 PROPOSAL RESIDENTIAL (OPTION B)



STACKED PLAN

4.0 ARCHITECTURAL RESPONSE:

4.2 RESIDENTIAL UNITS

A total of 9 new residential units will be created on site. The typology will be a mix of 1 bed, 2 bed with 3 bed duplex maisonettes towards the rear of the existing building. All apartments will have both private and communal amenity spaces.

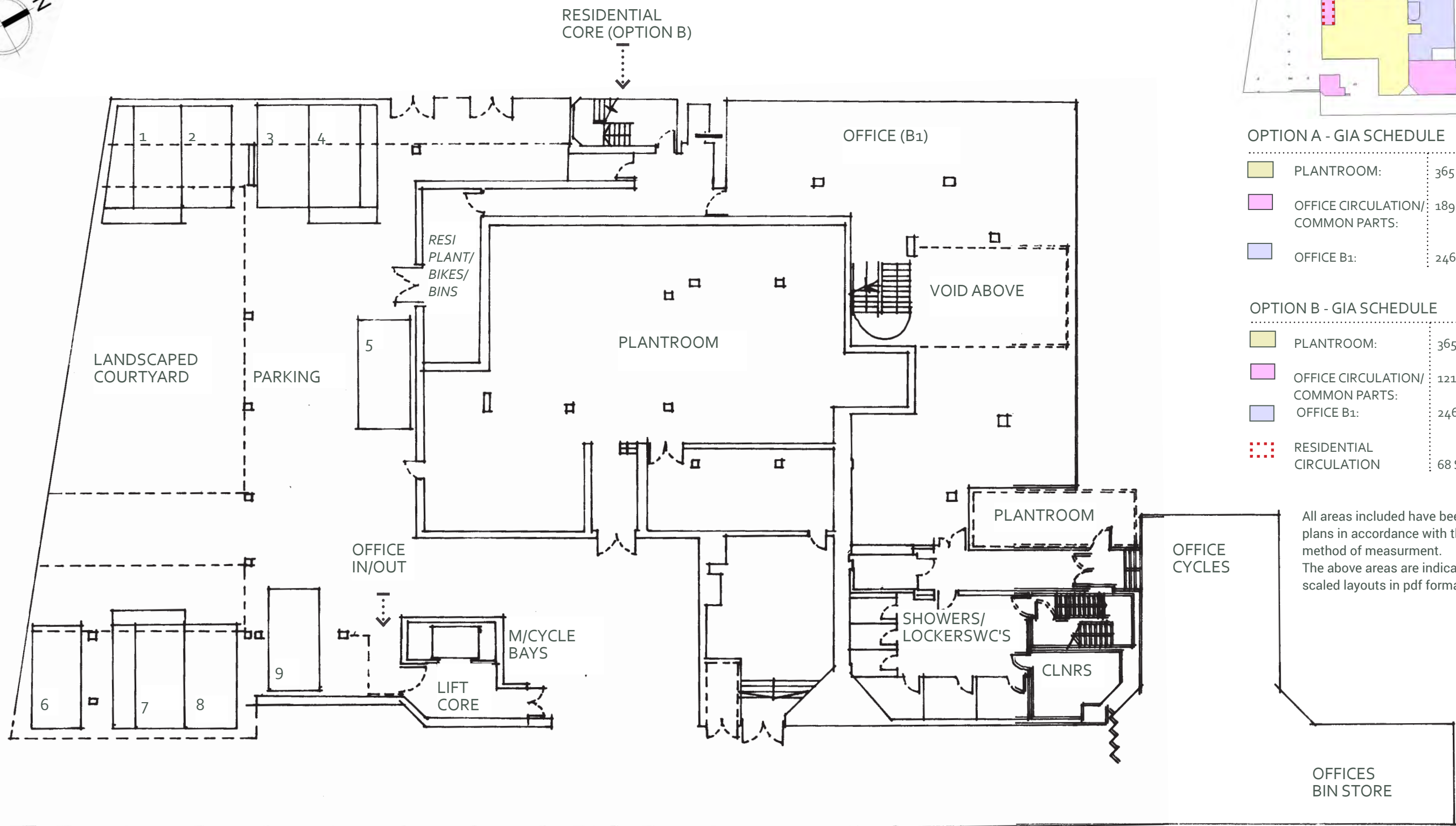
The residential element will be accessed via a secure entrance from the street with a designated core throughout the building. Entry to the apartments will be through a landscaped communal courtyard which will be private from the street and therefore provide apartments a safe and secure entry space.

Parking will be allocated in the basement with a secure bin and bike store directly off of the residential core.

The proposal has been considered as follows:

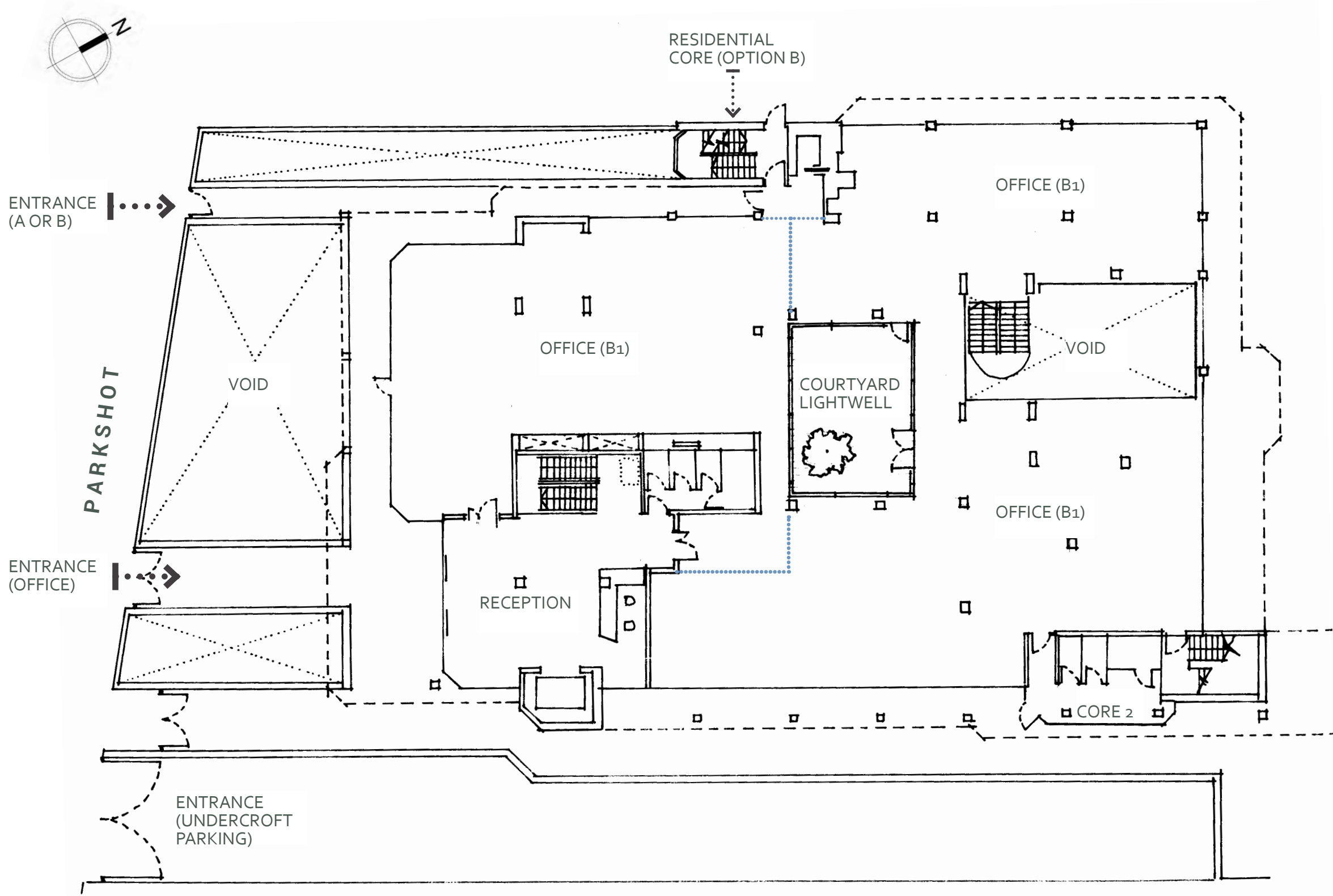
- The new second floor and third floor is subordinate to the main host building retaining the character whilst ensuring viability of an existing building.
- The new fenestration will offer a visual contrast to the host building and is set back from the building line.
- The new second floor will not have adverse or detrimental impact upon the adjoining properties.
- The addition will have a lightweight form.
- The setback ensures that there is minimal impact to the immediate neighbours, (Communtiy College to the North and Georgian terrace to the South) with regard to sense of enclosure and impact on the overall streetscene.







4.0 PROPOSAL COMMERCIAL (OPTION A) & RESIDENTIAL (OPTION B)



- Office space with natural light created at basement level.
- New office lift extended to basement level.
- Shower/wc and locker provision created at basement level.
- Rationalised parking: 9no total with 3no. disabled. 1:1 Ratio for Option B. Motorcycle and bicycle bays.

4.0 PROPOSAL COMMERCIAL (OPTION A) & RESIDENTIAL (OPTION B)

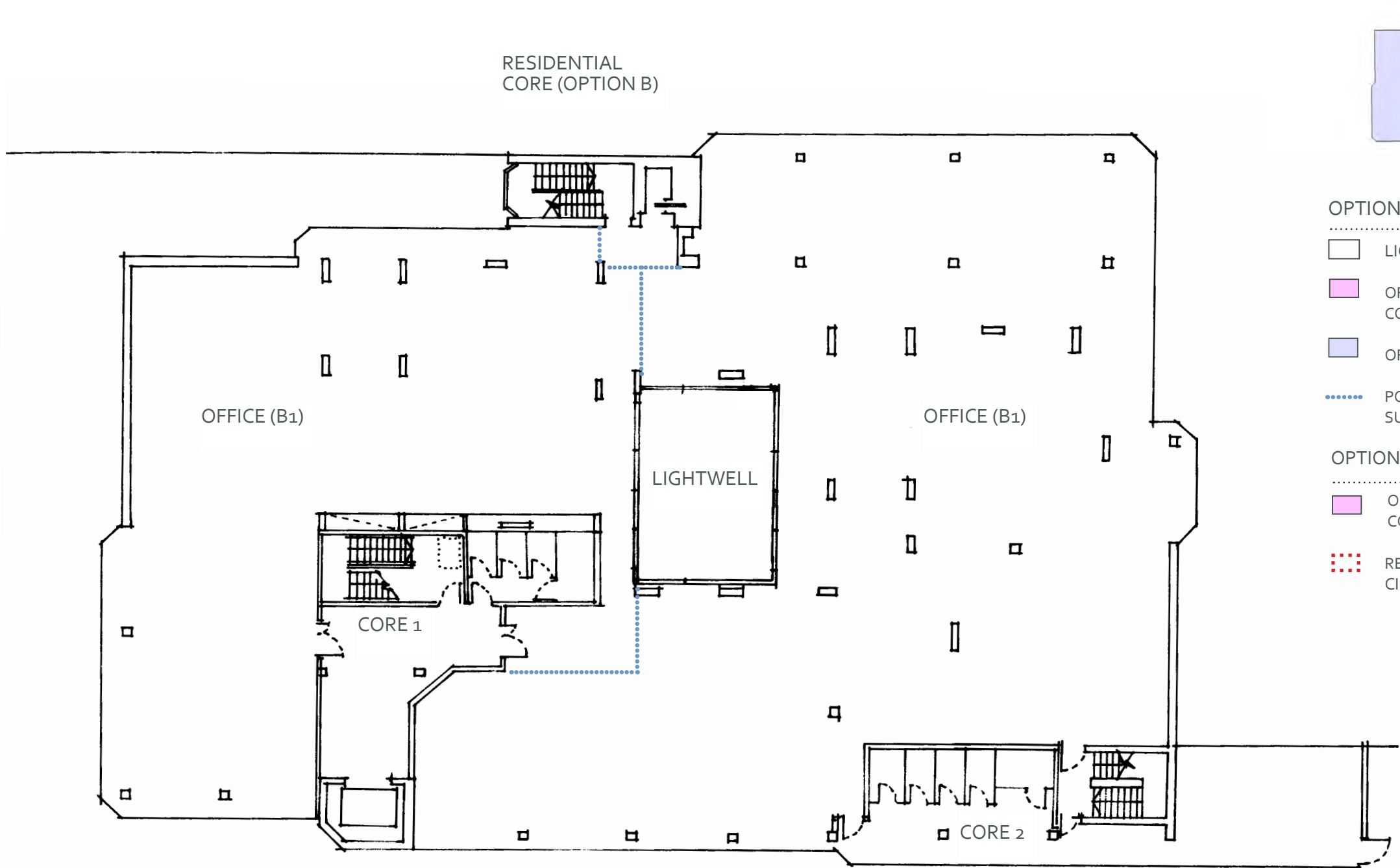








OPTION A - GIA SCHEDULE		
	COURTYARD:	50 SQM (538SQFT)
	OFFICE CIRCULATION/ COMMON PARTS:	192 SQM (2067SQFT)
	OFFICE B1:	680 SQM (7320SQFT)
	POTENTIAL OFFICE SUBDIVISION LET	
OPTION B - GIA SCHEDULE		
	OFFICE CIRCULATION/ COMMON PARTS:	166 SQM (1787SQFT)
	RESIDENTIAL CIRCULATION	26 SQM (280SQFT)

All areas included have been measured from plans in accordance with the RICS standard method of measurement.
The above areas are indicative and based on scaled layouts in pdf format.

- Office space with natural light created by introducing central lightwell.
- New staircore introduced opening up reception space.
- New stair to connect with basement office level.
- New wc facilities added to Core 2.

4.0 PROPOSAL COMMERCIAL (OPTION A) & RESIDENTIAL (OPTION B)

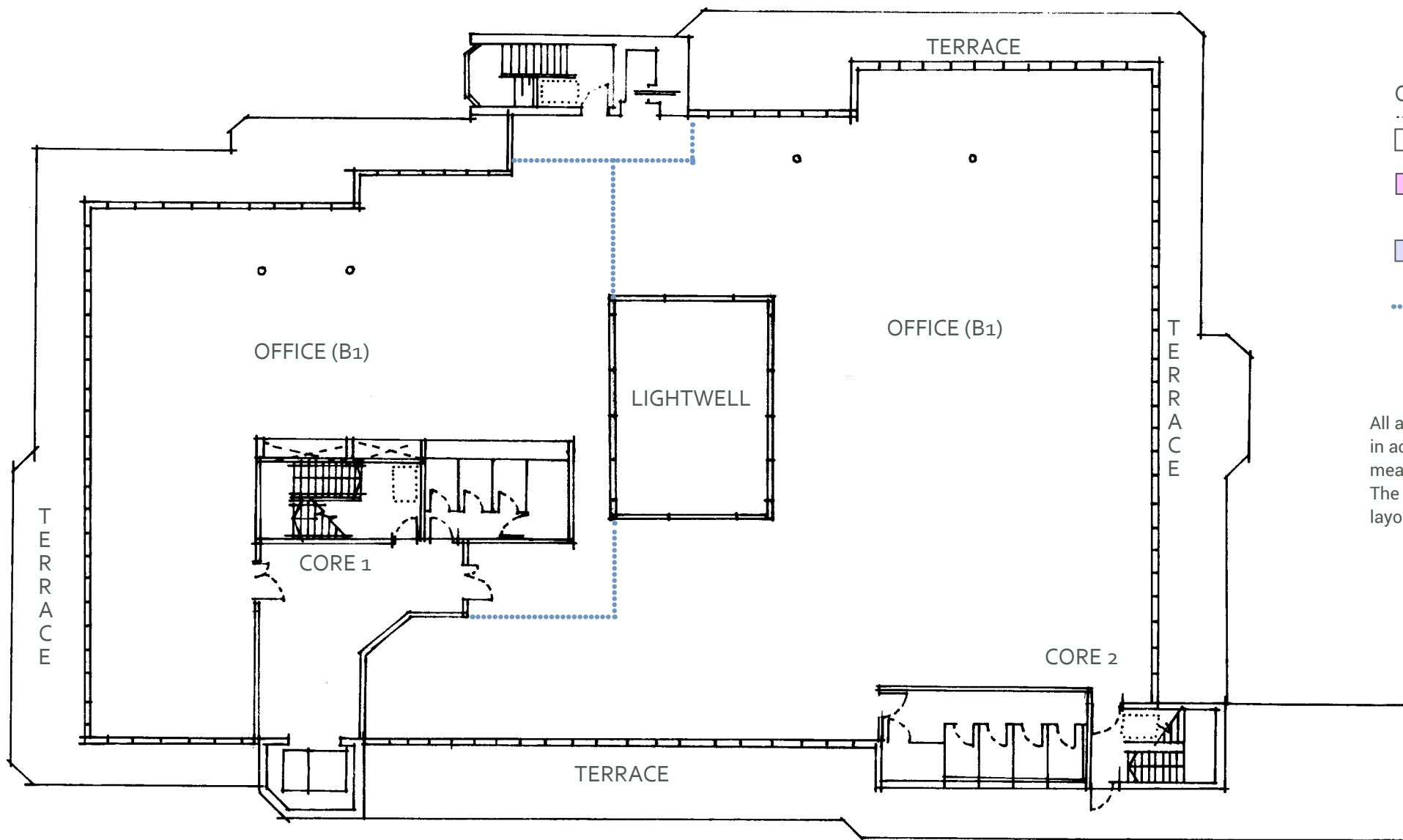
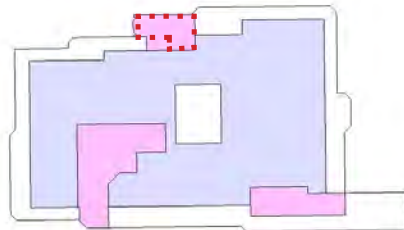
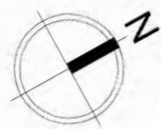


OPTION A - GIA SCHEDULE		
	LIGHTWELL:	50 SQM (538SQFT)
	OFFICE CIRCULATION/COMMON PARTS:	154 SQM (1658SQFT)
	OFFICE B1:	990 SQM (10656SQFT)
	POTENTIAL OFFICE SUBDIVISION LET	
OPTION B - GIA SCHEDULE		
	OFFICE CIRCULATION/COMMON PARTS:	134 SQM (1442SQFT)
	RESIDENTIAL CIRCULATION	20 SQM (215SQFT)

- Office space with natural light created by introducing central lightwell.
 - Lightwell will assist with passive ventilation and cooling.
 - Possible rationalising of the existing structure. To be developed at the next stages.
 - New staircore introduced with wc facilities.
- New wc facilities added to Core 2.
 - Potential to easily subdivide the floor plate to create small office unit.

All areas included have been measured from plans in accordance with the RICS standard method of measurement.
The above areas are indicative and based on scaled layouts in pdf format.

4.0 PROPOSAL COMMERCIAL - OPTION A



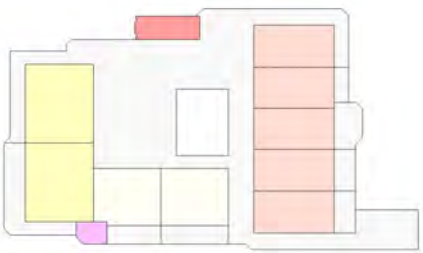
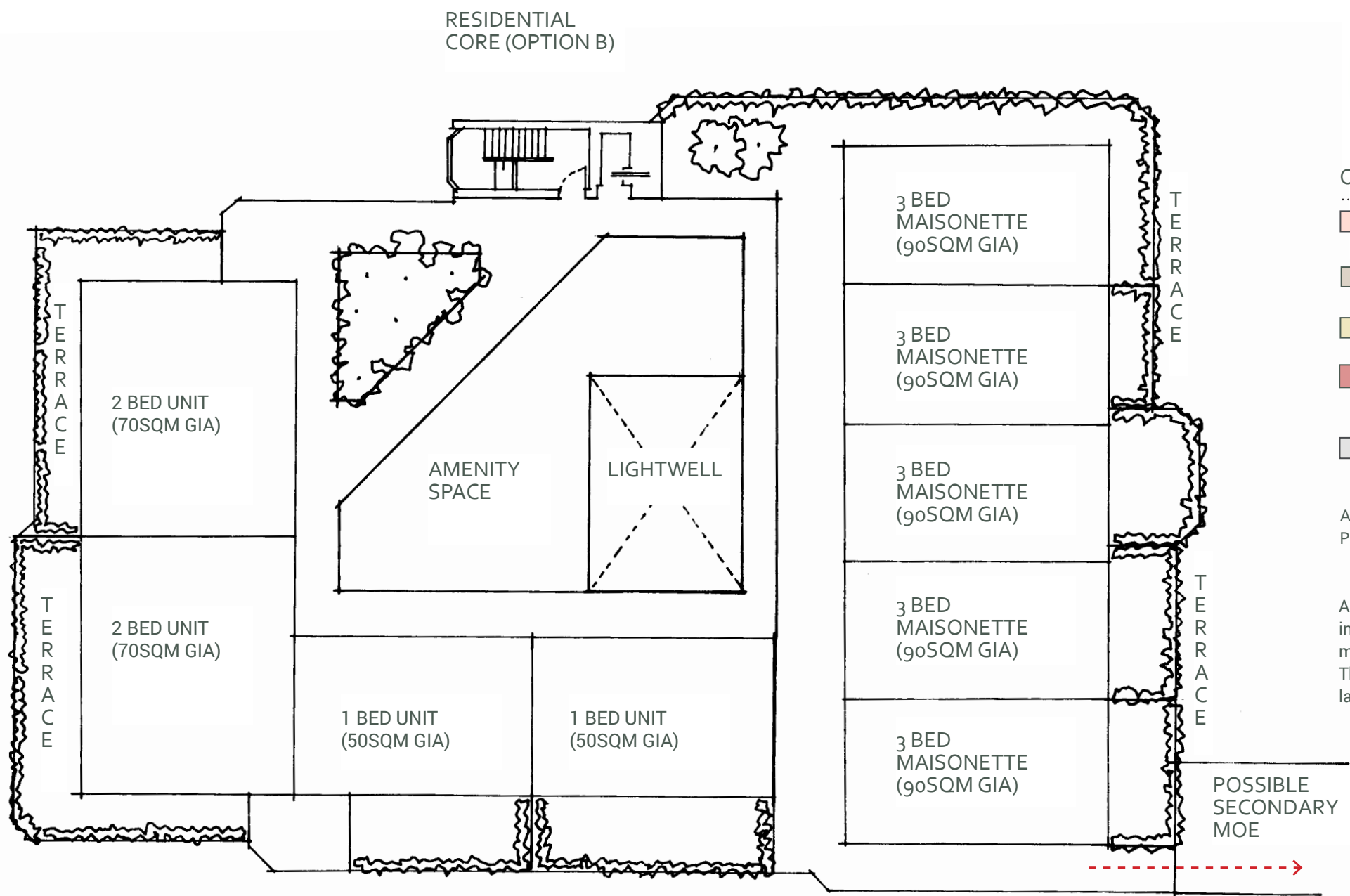
OPTION A - GIA SCHEDULE

	LIGHTWELL:	50 SQM (538SQFT)
	OFFICE CIRCULATION/ COMMON PARTS:	165 SQM (1776SQFT)
	OFFICE B1:	675 SQM (7266SQFT)
	POTENTIAL OFFICE SUBDIVISION LET	






All areas included have been measured from plans in accordance with the RICS standard method of measurement.
The above areas are indicative and based on scaled layouts in pdf format.

- New office space with natural light from all sides.
- Lightwell will assist with passive ventilation and cooling.
- New staircore introduced with wc facilities. Existing lift core extended.
- New floor setback with the introduction of a Perimeter terrace to minimise impact on streetscape.
- New Core 2 staircore extended with wc facilities.
- Potential to easily subdivide the floor.

4.0 PROPOSAL RESIDENTIAL - OPTION B



OPTION B - GIA SCHEDULE

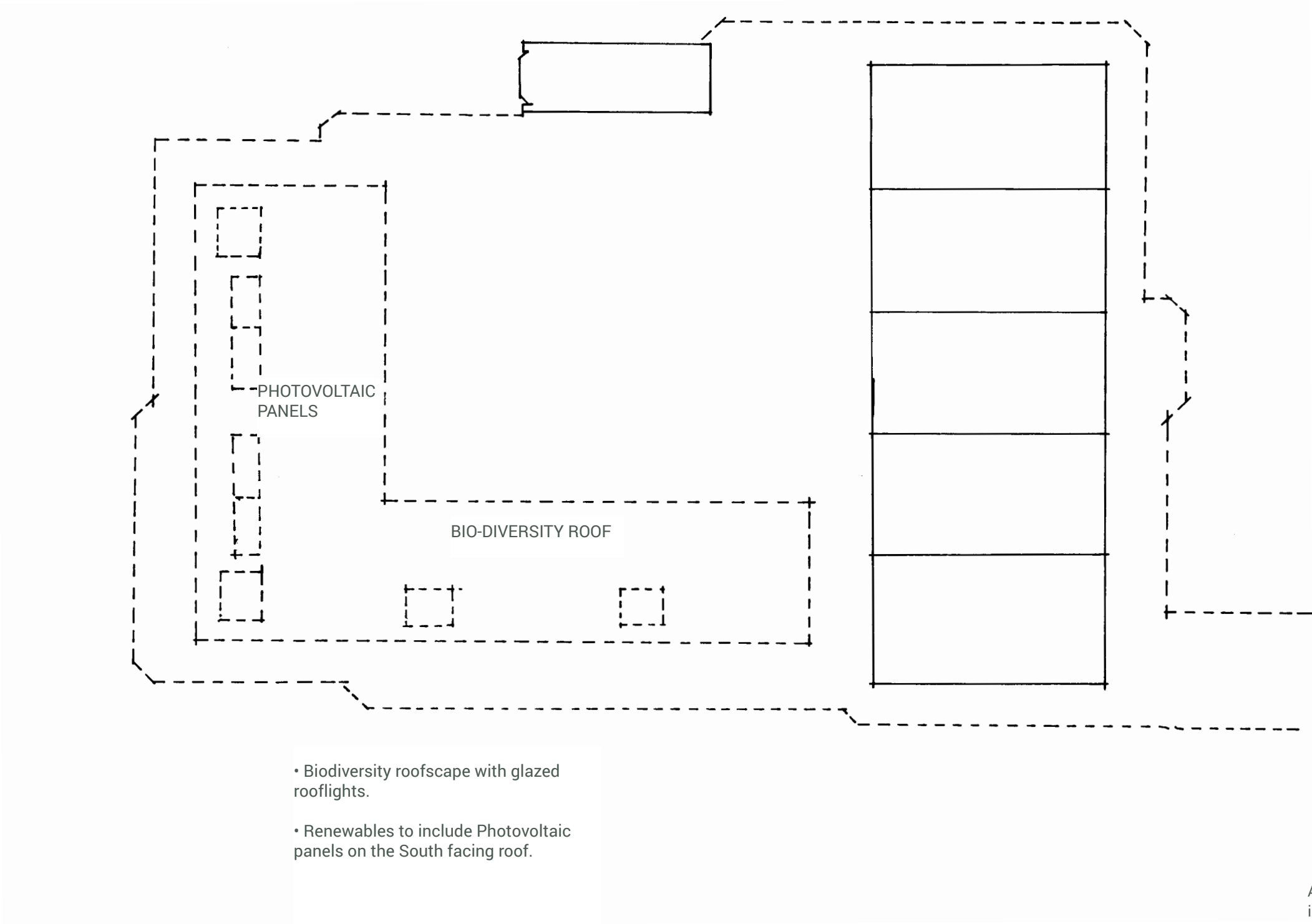
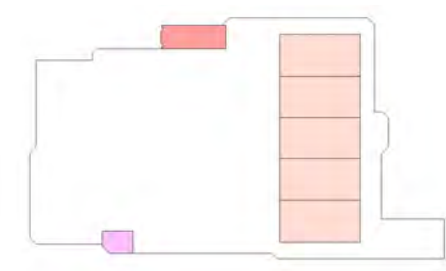
	THREE BED MAISONETTE:	90 SQM (969SQFT)
	ONE BED UNIT:	50 SQM (538SQFT)
	TWO BED UNIT:	72 SQM (775SQFT)
	RESIDENTIAL CIRCULATION	17 SQM (183SQFT)
	COMMUNAL AMENITY SPACE	

ALL RESIDENTIAL UNITS HAVE PRIVATE TERRACES

All areas included have been measured from plans in accordance with the RICS standard method of measurement.
The above areas are indicative and based on scaled layouts in pdf format.

- New residential units with dual aspects.
- Private and communal terraces.
- New staircore introduced with wc facilities. Existing lift core extended.
- New floor setback with the introduction of a Perimeter terrace to minimise impact on streetscape.

4.0 PROPOSAL RESIDENTIAL - OPTION B

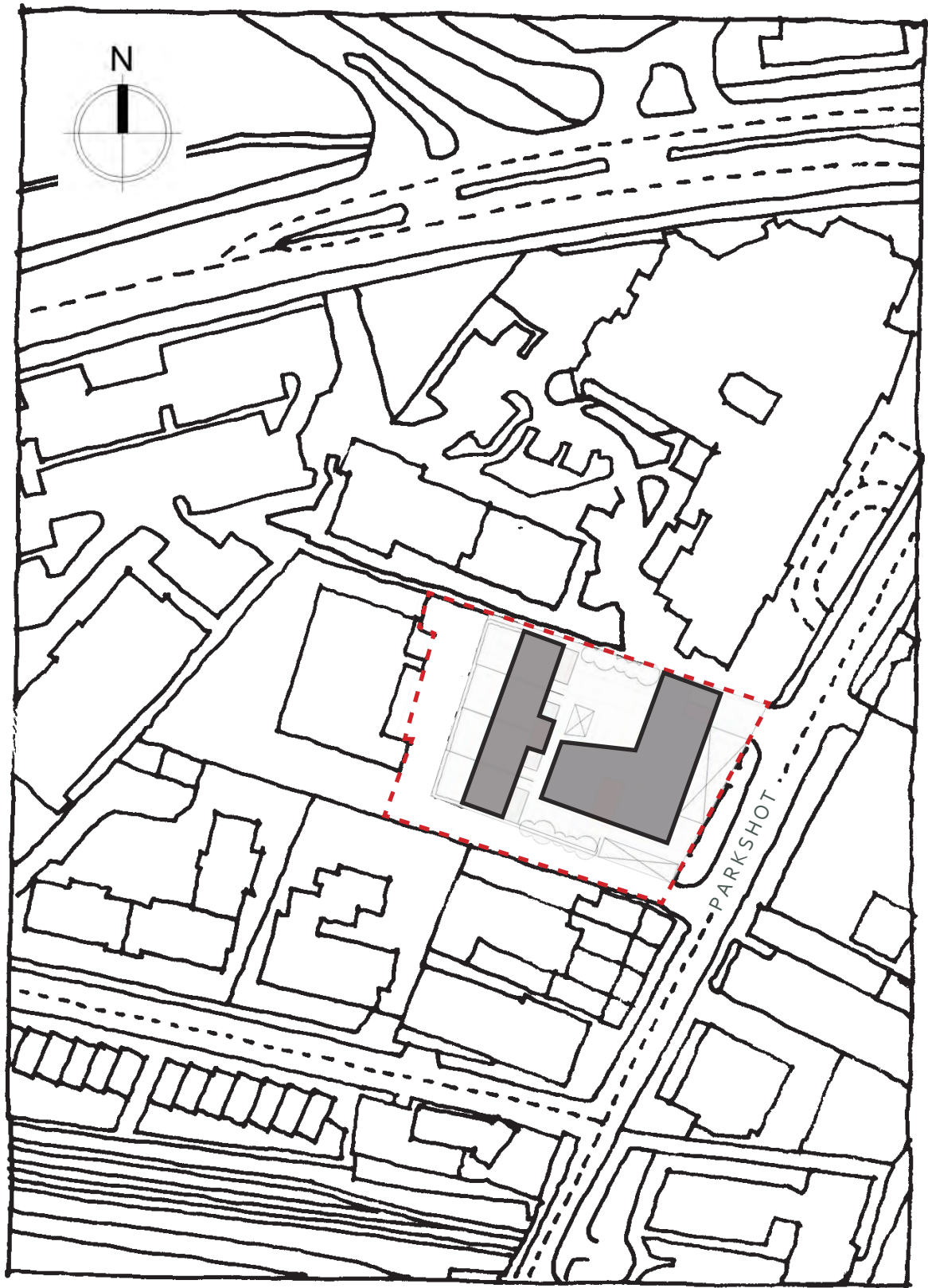


All areas included have been measured from plans in accordance with the RICS standard method of measurement.
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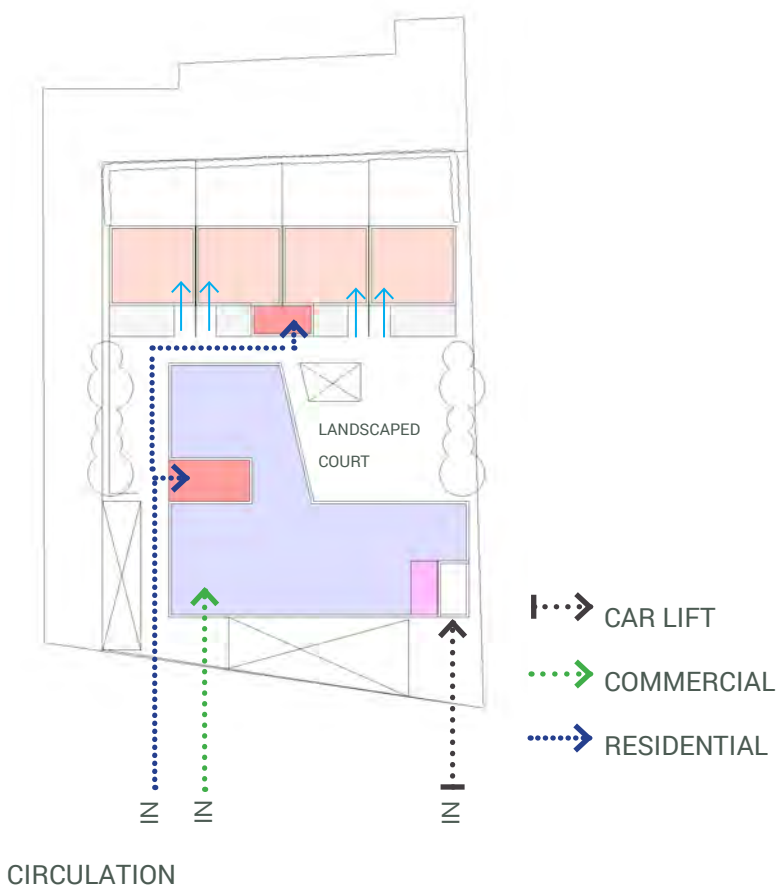
5.0 PRECEDENT IMAGES - HERITAGE



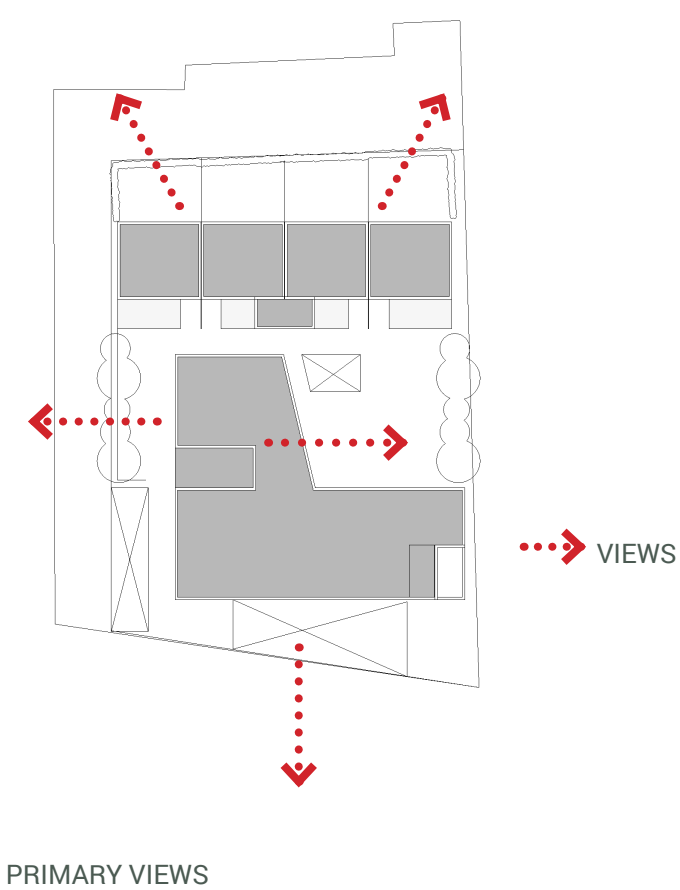
6.0 PROPOSAL RESIDENTIAL NEW BUILD - OPTION C



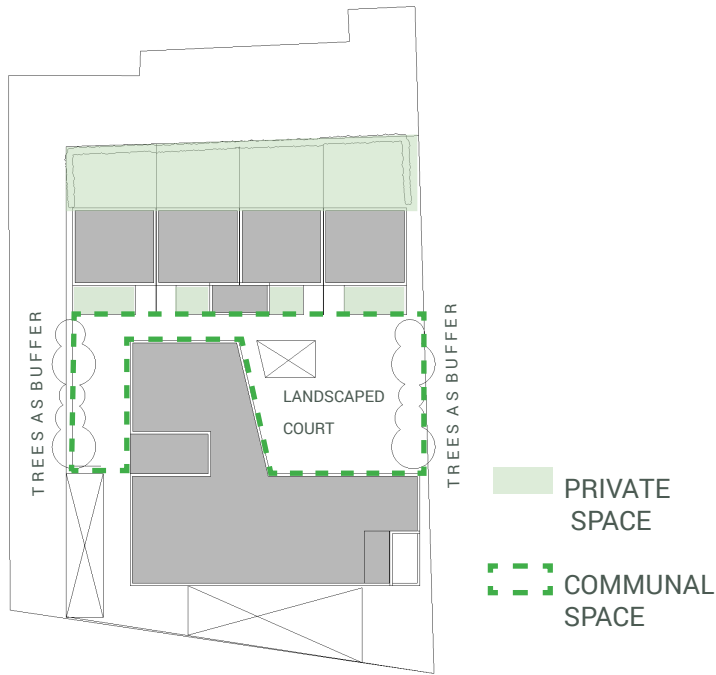
SITE PLAN



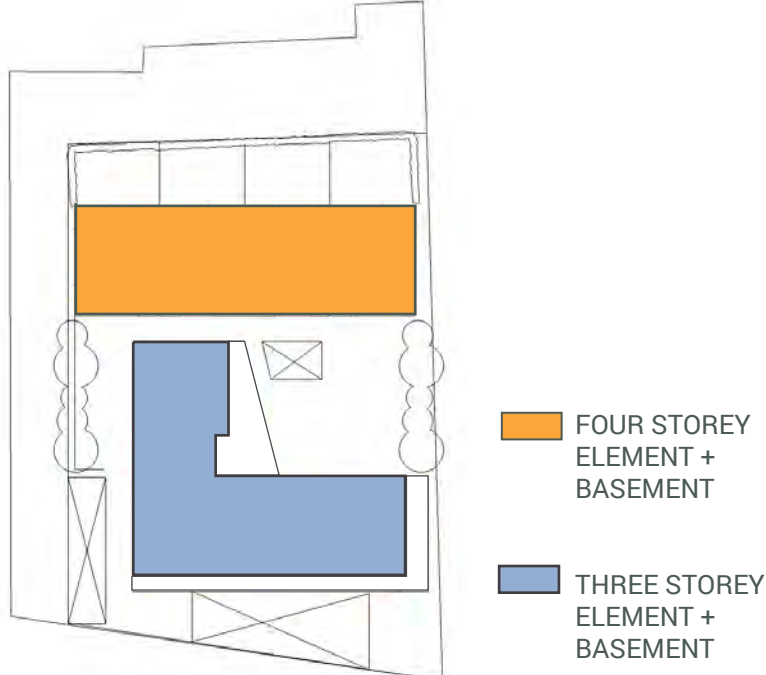
CIRCULATION



PRIMARY VIEWS

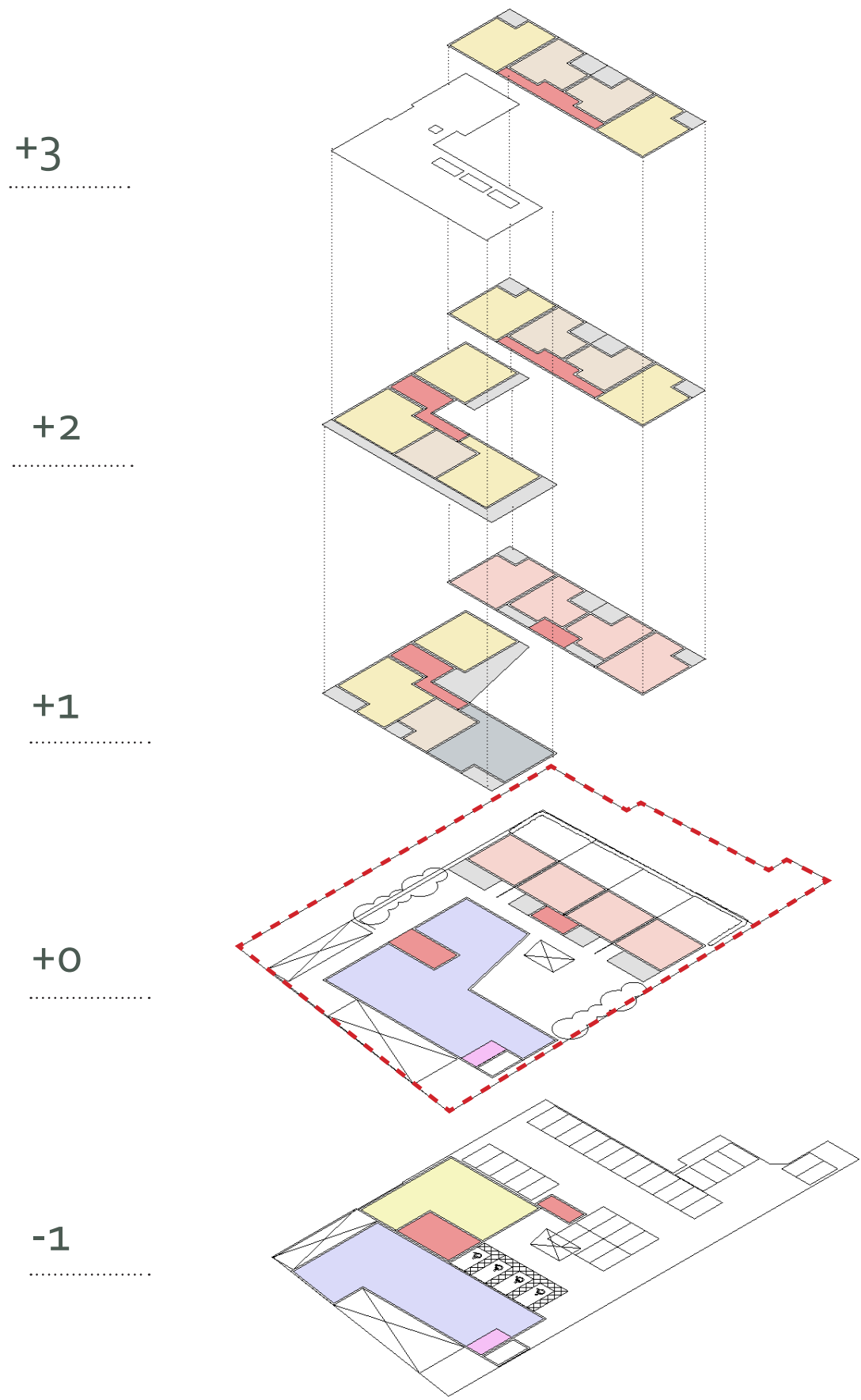


LANDSCAPING



SITE MASSING

6.0 PROPOSAL NEW BUILD - OPTION C



RESIDENTIAL UNIT TYPOLOGY

- THREE BED UNIT
- THREE BED UNIT MAISONETTE
- ONE BED UNIT
- TWO BED UNIT
- RESIDENTIAL CORE
- AMENITY SPACE

COMMERCIAL

- OFFICE CORE
- OFFICE (B1)
- PLANT

35 CAR SPACES.
(4NO. DISABLED SPACES)

All areas included have been measured from plans in accordance with the RICS standard method of measurement.
The above areas are indicative and based on scaled layouts in pdf format.

6.0 ARCHITECTURAL RESPONSE:

6.1 DESIGN PROPOSAL

A total of 20 new residential units will be created on site. The typology will be a mix of 1 bed, 2 bed, 3 bed with 3 bed duplex maisonettes towards the rear of the site. All apartments will have both private and communal amenity spaces.

The residential element will be accessed via a secure entrance from the street. Vertical cores will connect the undercroft carpark to each level.

Residential and Commercial parking will be allocated in the basement with a secure bin and bike store.

OPTION C - GIA SCHEDULE
RESIDENTIAL

THREE BED UNIT	110 SQM (1180SQFT)
THREE BED MAISONETTE:	125 SQM (1345SQFT)
ONE BED UNIT:	52 SQM (560SQFT)
TWO BED UNIT:	85SQM (915SQFT)
RESIDENTIAL CIRCULATION/ ANCILLARY	260 SQM (2795SQFT)
PRIVATE AMENITY SPACE	
COMMUNAL AMENITY SPACE	

OPTION C - GIA SCHEDULE
COMMERCIAL

OFFICE CIRCULATION/ COMMON PARTS:	30 SQM (325SQFT)
OFFICE B1:	735 SQM (7910SQFT)