Assael

D&A

Elmsleigh Road / Staines

Design & Access Statement

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1.0 Introduction

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1.1 The purpose of this document

This document has been prepared by Assael Architecture for Inland Homes. It analyses and presents the opportunity to redevelop an important town centre site in Staines-upon-Thames.

This document should be read in conjunction with the associated drawings and supporting documents prepared by specialist consultants that are included as part of this planning application.

1.2 The opportunity

This project provides a positive opportunity to optimise a vacant and unutilised town centre site by transforming it into a vibrant and connected destination of high-quality homes (C3) alongside dedicated amenity space and enhanced public realm.

1.3 The professional team

Client

Inland Homes

Architect

Assael Architecture

Planning Consultant

Lichfields

Landscape Architect

Fabrik

Flood Risk and Drainage Consultant

RCP

Transport Consultant

PJA

1.4 Inland Homes

Inland Homes are an established brownfield regeneration specialist based in Beaconsfield, Buckinghamshire. They are devoted to providing high-quality residential and mixed-use developments. They understand the value of placemaking and as such invest heavily in high-quality landscaping and public realm, which they believe helps create vibrant communities.

Their in-house construction capabilities ensure that we fully understand building regulations and are able to utilise modern construction techniques to successfully deliver our proposals.

Inland Homes have recent experience working in Spelthorne. They are currently bringing forward 357 new homes at Church Road Ashford, in partnership with A2 Dominion. The scheme, due be completed at the end of 2021, comprises affordable housing, retail and education floorspace.

Church Road, Ashford, Inland Homes and A2Dominion

Hillingdon Gardens, Hayes, Inland Homes

1.5 Assael Architecture

Assael Architecture is an award-winning practice providing a cohesive suite of architecture, interior design and landscape architecture services to a range of developers, investors and local authorities.

Working across a range of sectors and specialising in residentially-led mixed-use schemes, our thorough site analysis and responsive design approach ensures the creation of vibrant new communities that are of their place. Our expertise is most often called upon to realise the full potential and value of complicated and constrained sites, often in sensitive locations; we have therefore amassed many years of experience in the design and implementation of successful mixed-use developments on tight urban brownfield sites.

We regularly win awards for our projects, treatment of staff and business success. We have won Housing Design Awards, New London Architecture Awards, and The Sunday Times' Architect of the Year Award three times. We won the AJ100 Employer of the Year in 2017, Building Magazine's Good Employer Award four times, and have consistently been on The Sunday Times Best Small 100 Companies to Work For list.

Assael studios

Assael team

Charter Square, Staines-upon-Thames

Location	Staines, Surrey
Client	London Square
Date	2015 - ongoing
No. of homes	364 (Phases 1 & 2)

Charter Square Phases 1 and 2 revived a neglected stretch of high street in Staines-Upon-Thames as part of a wider mixed-use masterplan.

This first phase contributes 260 homes which are accommodated in a cluster building, complete with a communal garden at fourth floor, roof terraces, gym and concierge - meanwhile concealing 5 floors of parking within the building itself.

Phase 2 provides 104 homes plus basement parking. Ground floor commercial spaces activate the high street, as well as the new landscaped publicly-accessible plaza, creating a vibrant focal point along the high street.

Charter, Square, Staines-upon-Thames, Assael Architecture for London Square

Boston Road, Hanwell

Location	Ealing, London
Client	A2Dominion
Date	2017 - ongoing
No. of homes	333

This development will enhance the residential quarter of Hanwell, delivering 333 homes and a new village square, animated by shops and cafés just minutes away from the train station.

The design seeks to tie together the surrounding residential developments through a comprehensive public realm strategy, with the square as the focus. At ground floor, flexible workspace for start-ups creates an active frontage and job opportunities to drive footfall to the area. The scheme includes a range of studios, one, two, and three-bed homes, 35% of which are affordable to provide a housing solution for both single professionals and young families.

75-109 Boston Road, Hanwell, Assael Architecture for A2 Dominion

Queens Wharf and Riverside Studios

Location	Hammersmith, London
Client	Mount Anvil and FABRICA by A2Dominion
Date	2013 - 2017
No. of homes	165

This award-winning development united two disparate sites along the Thames to create a new destination in the setting of the Grade II listed Hammersmith Bridge.

The intelligent design follows the Surrey Bend of the River Thames – a place made famous by its defining role in the Oxford vs Cambridge Boat Race – and wraps 165 new homes around and over the redeveloped Riverside Studios.

The new homes benefit from sweeping views along the Thames and sheltered private gardens at the heart of the scheme. An on-site restaurant, bar and café and a new riverside walkway complete this dynamic mixed-use development.

Queens Wharf and Riverside Studios, Hammersmith
Assael Architecture for Mount Anvil and FABRICA by A2 Dominion

Introduction