

# **MOUNT CLARE RESIDENCE**

## DESIGN AND ACCESS STATEMENT

November 2024

Dec 2025 - Rev A

**KSR** ARCHITECTS &  
INTERIOR DESIGNERS

KSR Architects LLP  
ksrarchitects.com

mail@ksrarchitects.com  
t: +44 (0)20 7692 5000

Registered Address: 14 Greenland Street, London NW1 0ND  
Reg No OC 0379481, Registered in England & Wales

# CONTENTS

<b>1.0 INTRODUCTION</b>	<b>3</b>
1.1 INTRODUCTION	
1.2 KEY AIMS	
1.3 SUPPORTING INFORMATION	
1.4 DESIGN TEAM	
<b>2.0 SITE ANALYSIS</b>	<b>5</b>
2.1 SITE LOCATION	
2.2 SITE PLAN	
2.3 AERIAL VIEWS	
2.4 SITE PHOTOGRAPHS	
<b>3.0 DESIGN PROPOSAL</b>	<b>11</b>
3.1 SCHEME OVERVIEW	
3.2 PICASSO HOUSE	
3.3 MOUNT CLARE RESIDENCES	
3.4 RESIDENCES ACCOMMODATION	
3.5 BUNGALOW	
<b>4.0 ACCESS STATEMENT</b>	<b>21</b>
4.1 MASTERPLAN ACCESS STATEMENT	
4.2 TYPICAL RESIDENCIES ACCESS STATEMENT	
4.3 PICASSO HOUSE ACCESS STATEMENT	
4.4 ACCESSIBLE UNIT	
<b>5.0 APPENDIX</b>	<b>26</b>
5.1 ACCOMODATION SCHEDULE SUMMARY	
5.2 ACCOMODATION SCHEDULE WITH UNIT AREAS	
5.3 ACCOMODATION SCHEDULE WITH ROOM AREAS	

# 1.0

## INTRODUCTION

## 1.1 INTRODUCTION

This document is submitted as part of a planning application for the site at Mount Clare, Roehampton. This site lies within the Alton Conservation area, in the borough of Wandsworth. The application covers internal renovations to:

1. Picasso House
2. Albers, Andre and Appell Houses (A Block)
3. Balla, Bellini and Blake Houses (B Block)
4. Cornell, Catlin and Calder Houses (C Block)
5. Dali, Degas and Dufy Houses (D Block)
6. Eakins, Epstein and Eaky Houses (E Block)
7. Bungalow

## 1.2 KEY AIMS

The scheme aims to improve the quality of the existing buildings, which are largely uninhabitable and have fallen into a state of disrepair. The scheme will provide hostel accommodation for the borough of Wandsworth, providing much needed accommodation.

## 1.3 SUPPORTING INFORMATION

This submission is supported by:

- Application form and ownership certificate
- Listed building consent for change of use
- Site location plan
- The appropriate fee
- Existing and proposed drawings
- Heritage Impact Assessment
- Arboricultural Report
- Planning Statement
- Transport Report
- Air Quality Report
- Ecology Report
- Landscape Design

## 1.4 DESIGN TEAM

**AKA Capability LLP** | Client

**KSR Architects** | Architects

**NTA** | Planning Consultant

**The Heritage Practice** | Heritage Consultant

**Crown Trees** | Arboriculturalist

Mode Transport | Transport

Aeolus | Air Quality

AAe | Ecology

tbc | Landscape



# 2.0

## SITE ANALYSIS

## 2.1 SITE LOCATION

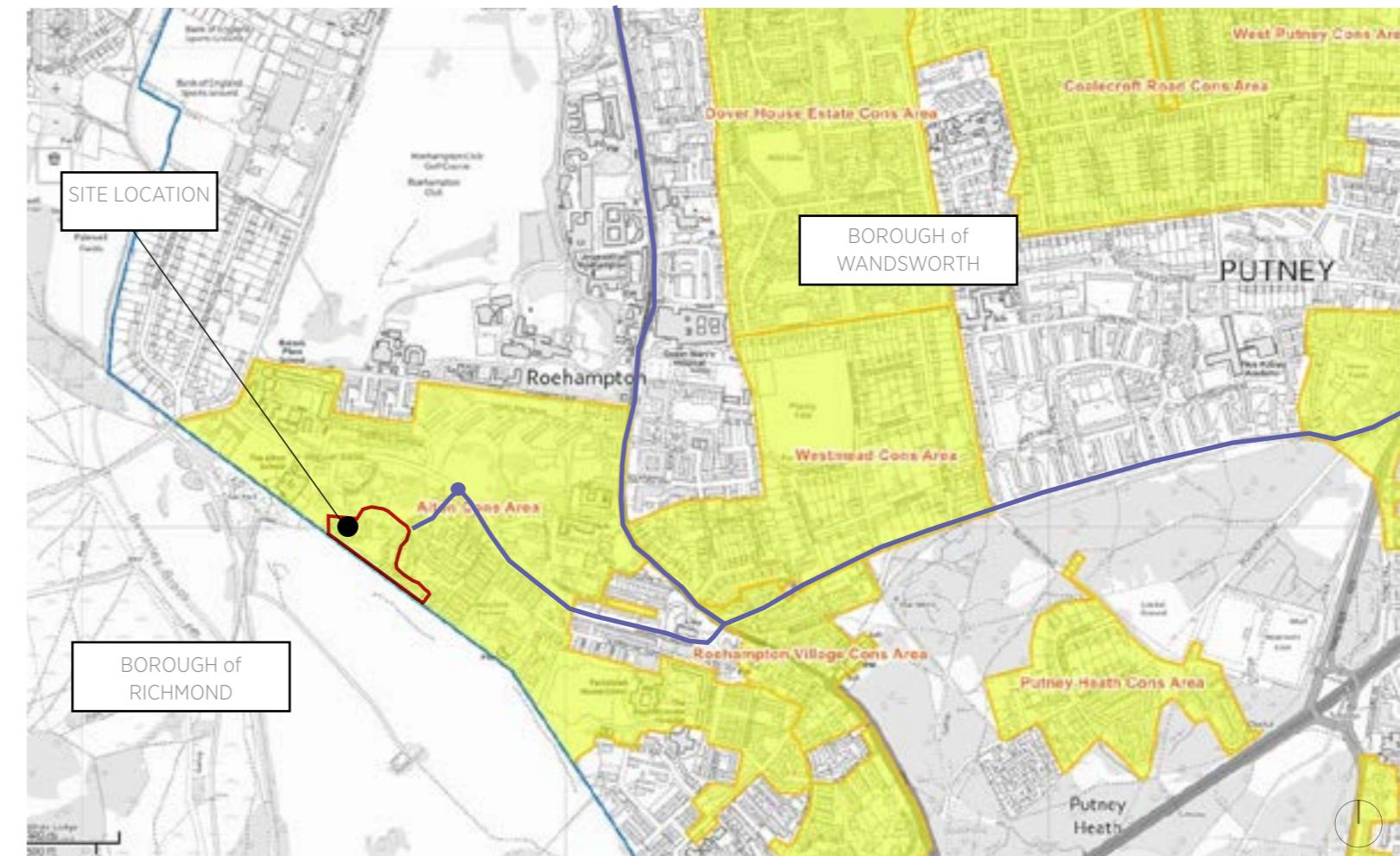
The site is located within the Alton Conservation Area, in the London Borough of Wandsworth.

It was designated in 2001 to preserve the special character and appearance of the area ranging from Victorian to Modernist suburban developments, as well as the site's early Georgian, Mount Clare House.

The site at Minstead Road sits within the conservation area close to the boundary with the London Borough of Richmond upon Thames, and overlooks Richmond Park and is immediately adjacent to the Richmond Park Golf Club.

There are numerous transport links to the site, with several train stations including Barnes, Putney and Mortlake stations less than 20 minutes away, serviced by multiple bus routes from those stations to the area of the site. The nearest bus stop is a 5-minute walk.

There are several convenience shops nearby including a Londis within a 5-minute walk, and a larger Waitrose supermarket a 15-minute walk away. The site's PTAL score is 2.



WANDSWORTH CONSERVATION AREAS

KEY

- SITE BOUNDARY
- WANDSWORTH BOROUGH BORDER
- CONSERVATION AREA
- BUS ROUTES

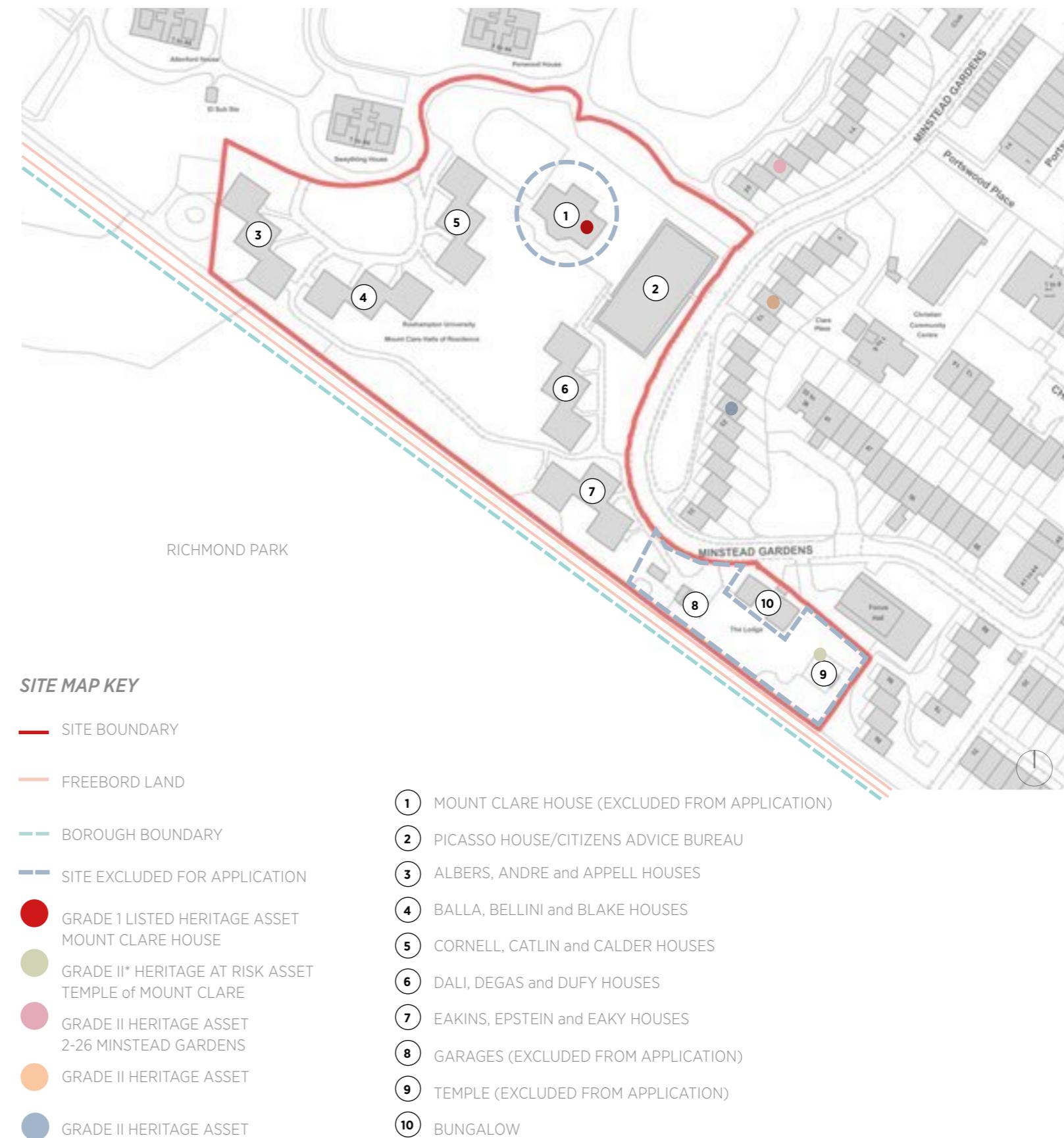
## 2.2 SITE PLAN

The site plan (right) illustrates the properties on the site, this includes several accommodation blocks - Picasso House and Mount Clare Residences. These were built in the 1960s within the grounds of the original Grade I listed Mount Clare house. The south-western area of the site, which includes garages, a lodge and a small neo-classical listed stone Temple.

The Temple is currently subject to listed building repairs, being undertaken by the college. Proposals do not affect the Temple. It is proposed that the dilapidated bungalow and garages be rebuilt to comprise self-contained dwelling, and the Grade I listed Mount Clare house be restored. This is not detailed in this application.

The site itself is situated on the Eastern edge of Richmond Park within the area of Roehampton within the London Borough of Wandsworth. The Richmond Park Golf Club is immediately adjacent to the site's boundary with the park, with a statutory strip of 'freebord' land - the zone the park stewards can legally inspect and manage - separating them.

Various architectural styles surround the site, including the Grade II listed Alton estate tower blocks, the Grade II listed bungalows on Minstead Road and Edwardian terrace housing.



## 2.3 AERIAL VIEWS



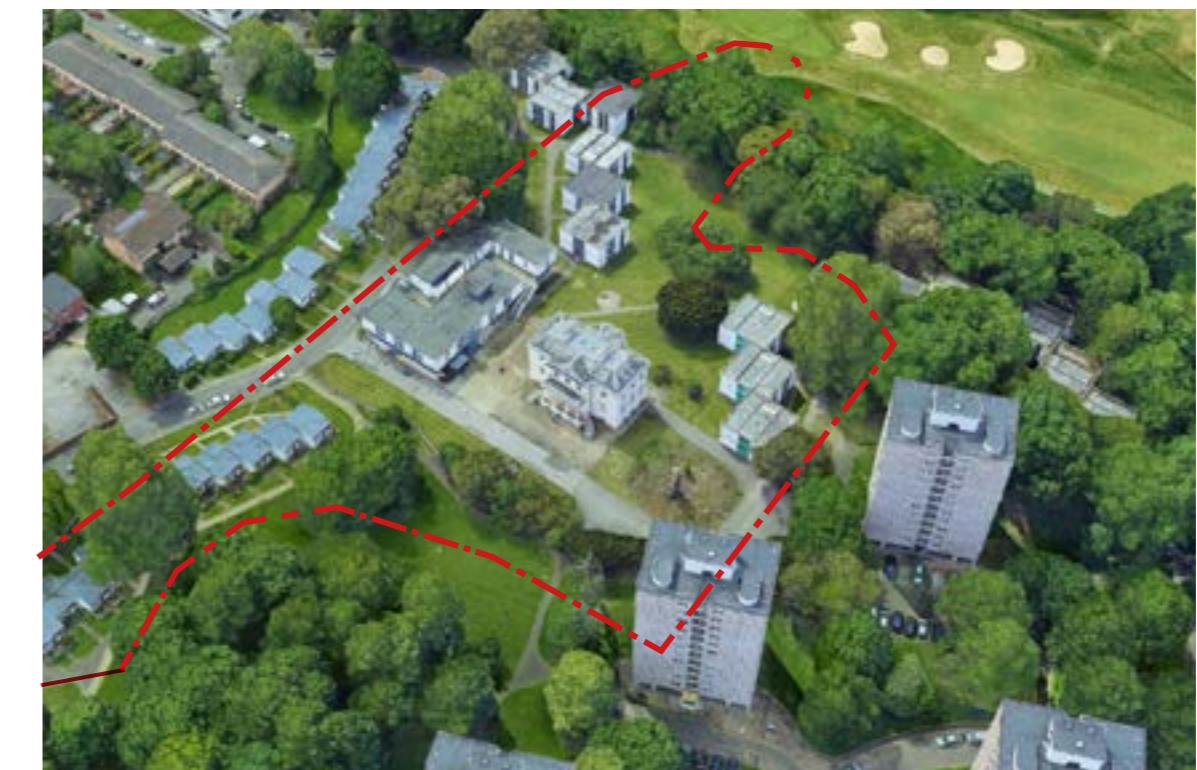
AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH



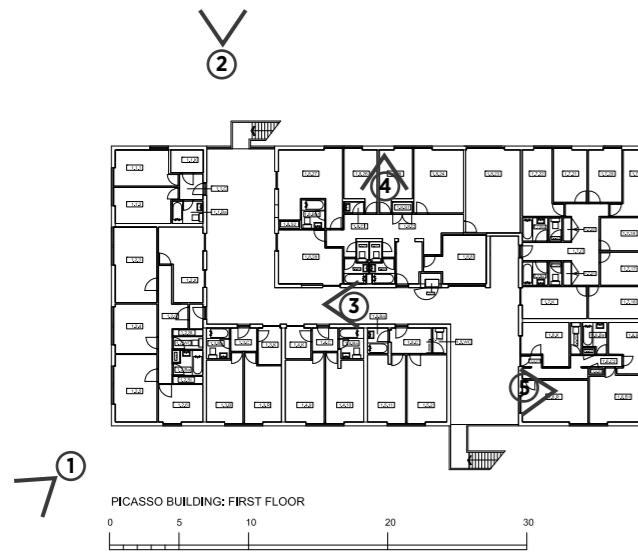
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST

## 2.4 SITE PHOTOGRAPHS

### PICASSO HOUSE



PICASSO HOUSE LOCATION



## 2.4 SITE PHOTOGRAPHS

MOUNT CLARE RESIDENCIES



VIEW 1



VIEW 2



VIEW 3



RESIDENCIES LOCATIONS



VIEW 4



VIEW 5



VIEW 6

# 3.0

**DESIGN PROPOSAL**

### 3.1 REFURBISHMENT OVERVIEW

The scheme can be split into three sections:

**1. Picasso House** is a two-storey building built in the 1960s as accommodation. Today it is a combination of accommodation on the first floor, and a Citizens Advice Bureau at the ground floor.

The proposal converts the ground floor into accessible flats, upgrading the existing accommodation on first floor, providing communal facilities for the site in the basement inclusive of bike store, laundry room, common room, kitchens and dining spaces.

**2. Mount Clare Residences** is a scheme of five existing housing blocks. The 1960's blocks have fallen into a state of dilapidation, and require renovations. These are each formed of identical two-storey square modules. This scheme proposes identical renovations to each square module, updating them to meet contemporary comfort, and safety standards, providing a mix of single bed units with ensuites and two bed units with ensuites.

**3. The Bungalow** is an existing bungalow that has fallen into a state of disrepair and is currently boarded up. The site is currently inaccessible. It is proposed that this is internally restored to provide accommodation.



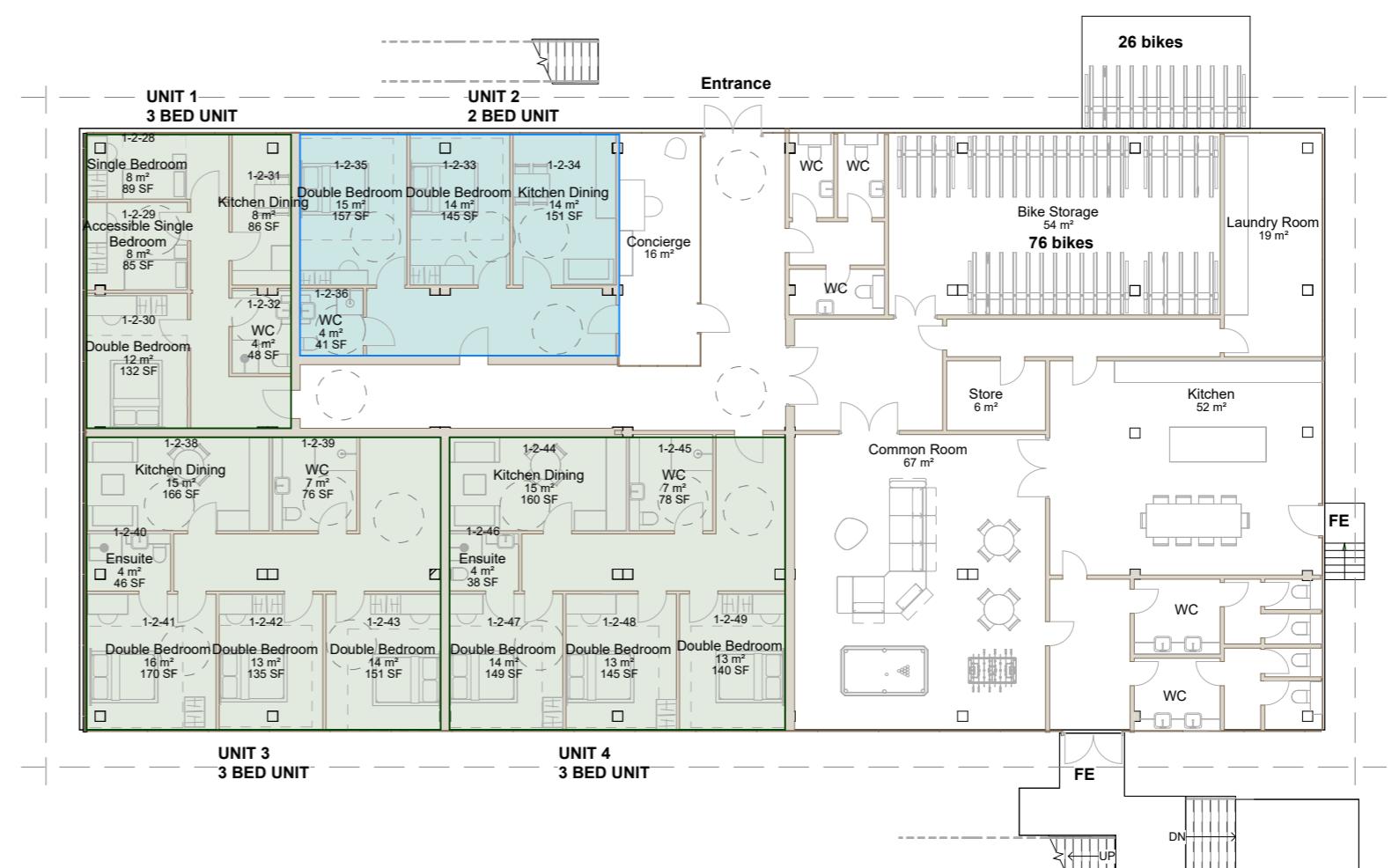
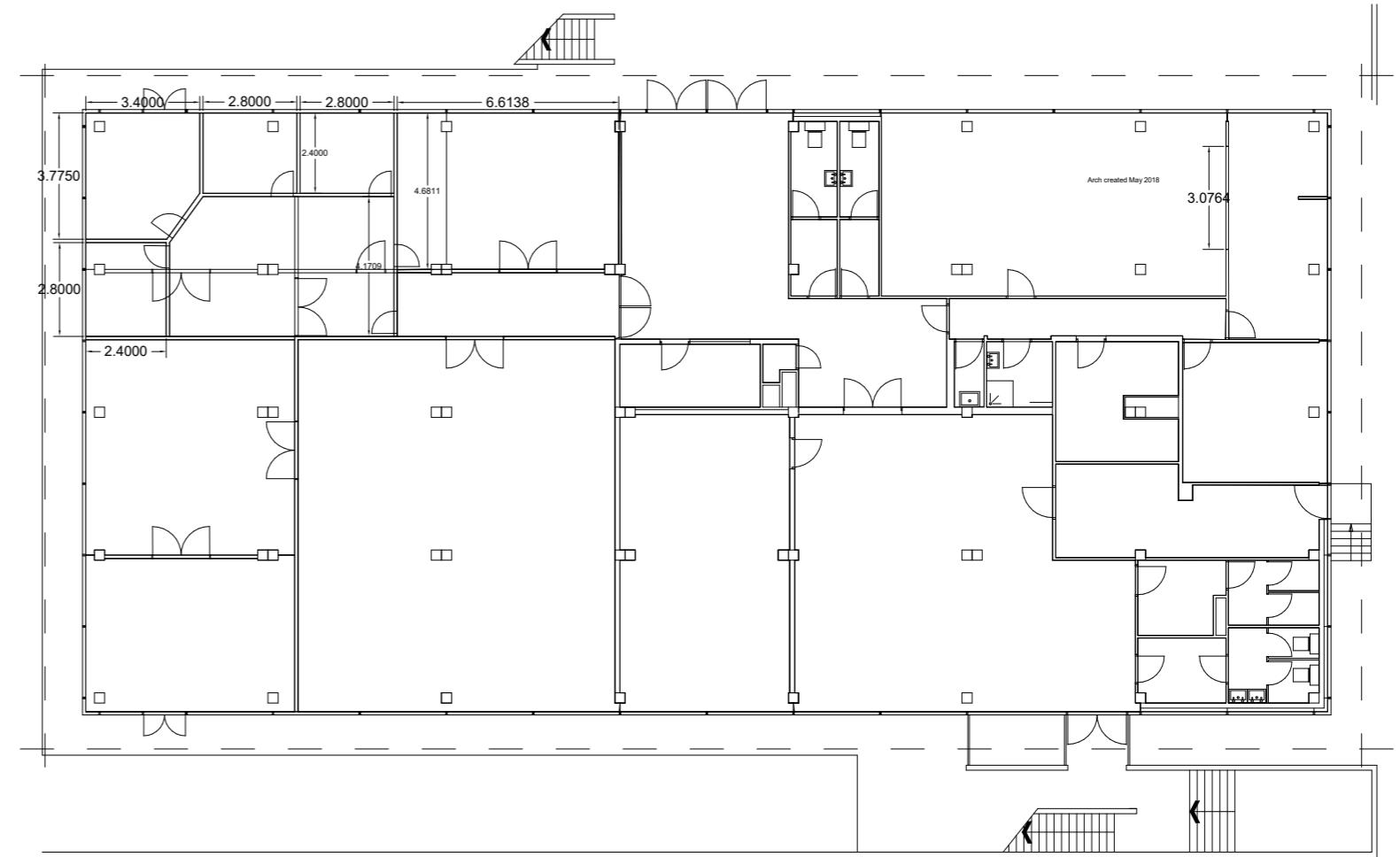
#### SITE MAP KEY

- SITE BOUNDARY
- FREEBORD LAND
- BOROUGH BOUNDARY
- SITE EXCLUDED FROM APPLICATION

- MOUNT CLARE HOUSE (EXCLUDED FROM APPLICATION)
- PICASSO HOUSE/CITIZENS ADVICE BUREAU
- MOUNT CLARE RESIDENCIES
- BUNGALOW
- THE LODGE, GARAGES AND TEMPLE (EXCLUDED FROM APPLICATION)
- RICHMOND PARK GOLF CLUB

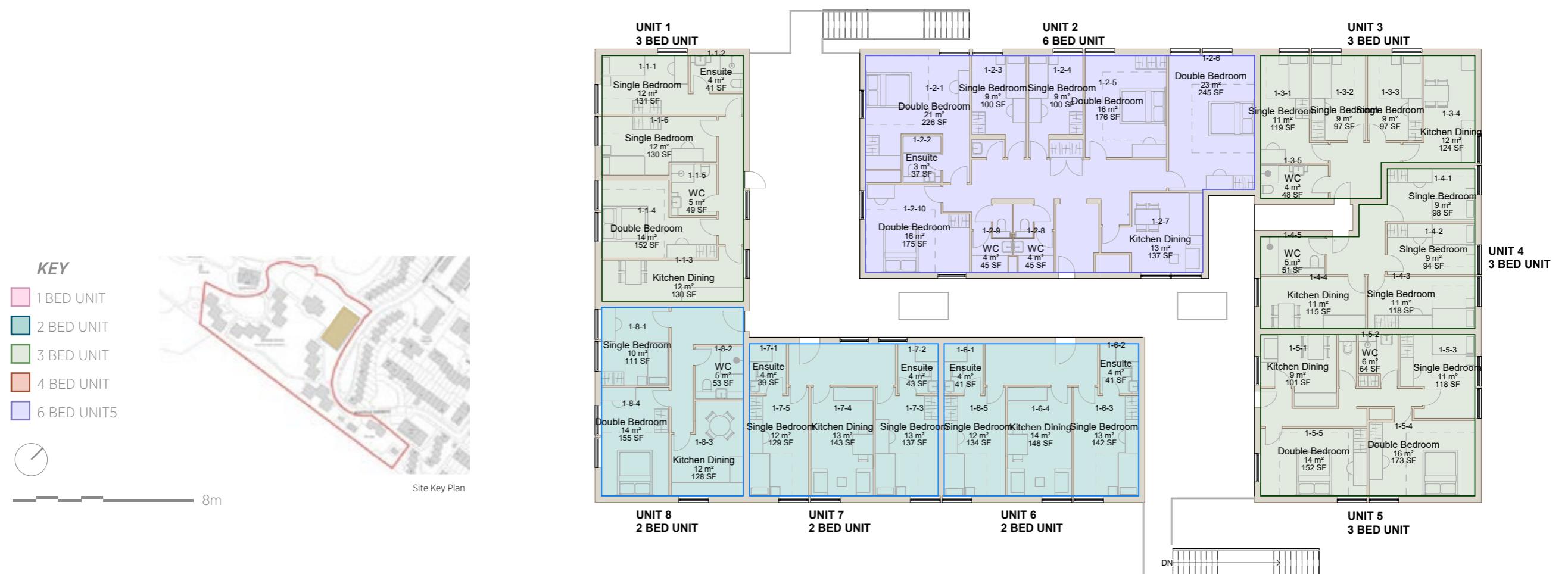
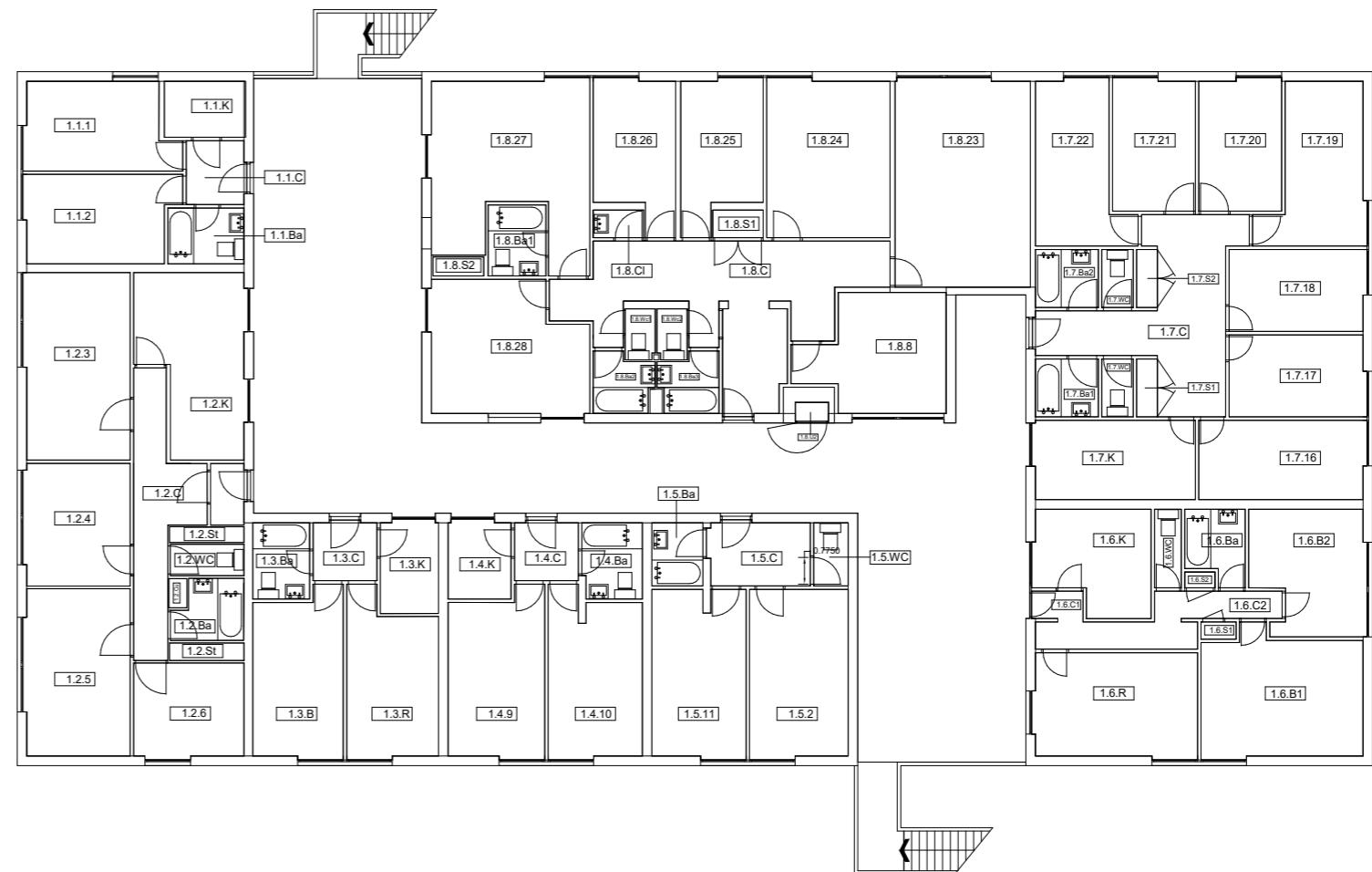
### 3.2 PICASSO HOUSE

#### PROPOSED GROUND FLOOR PLAN



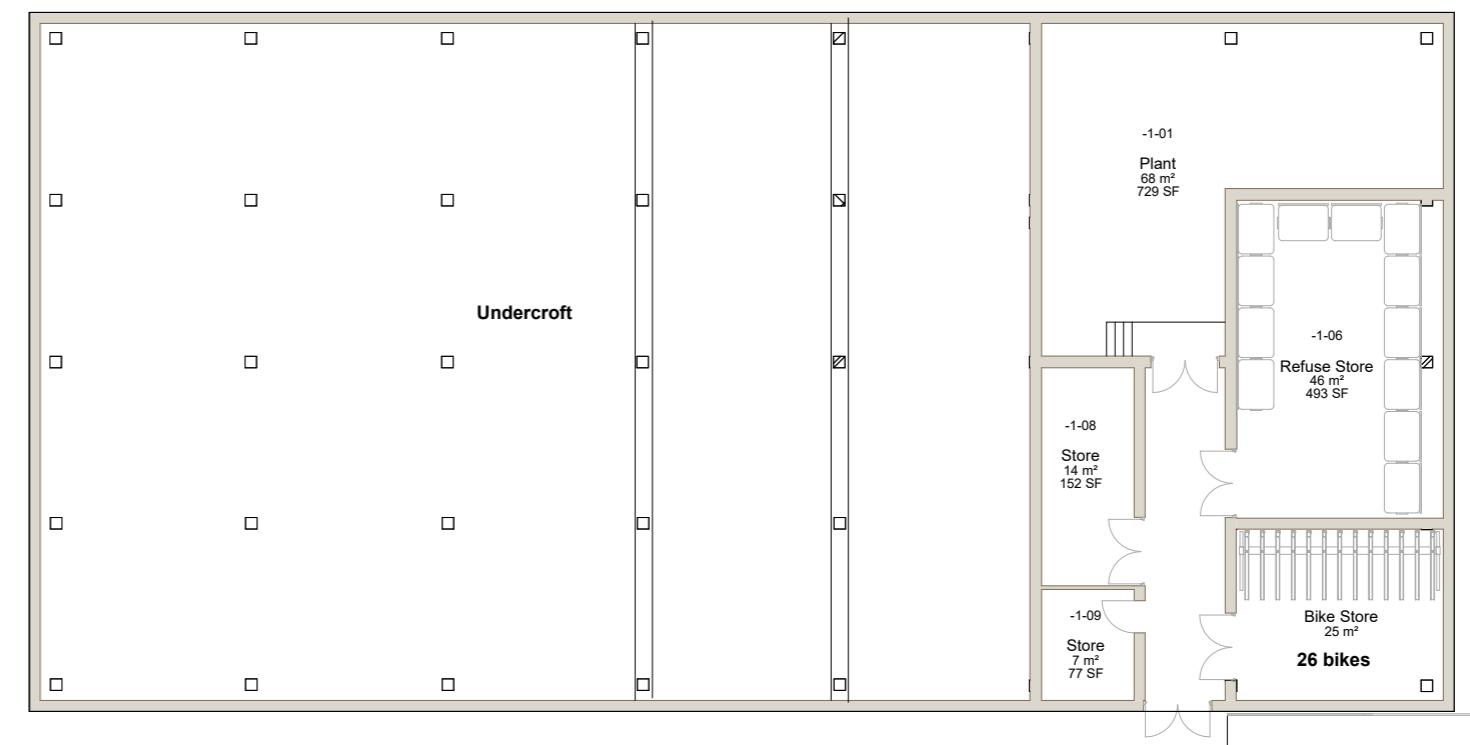
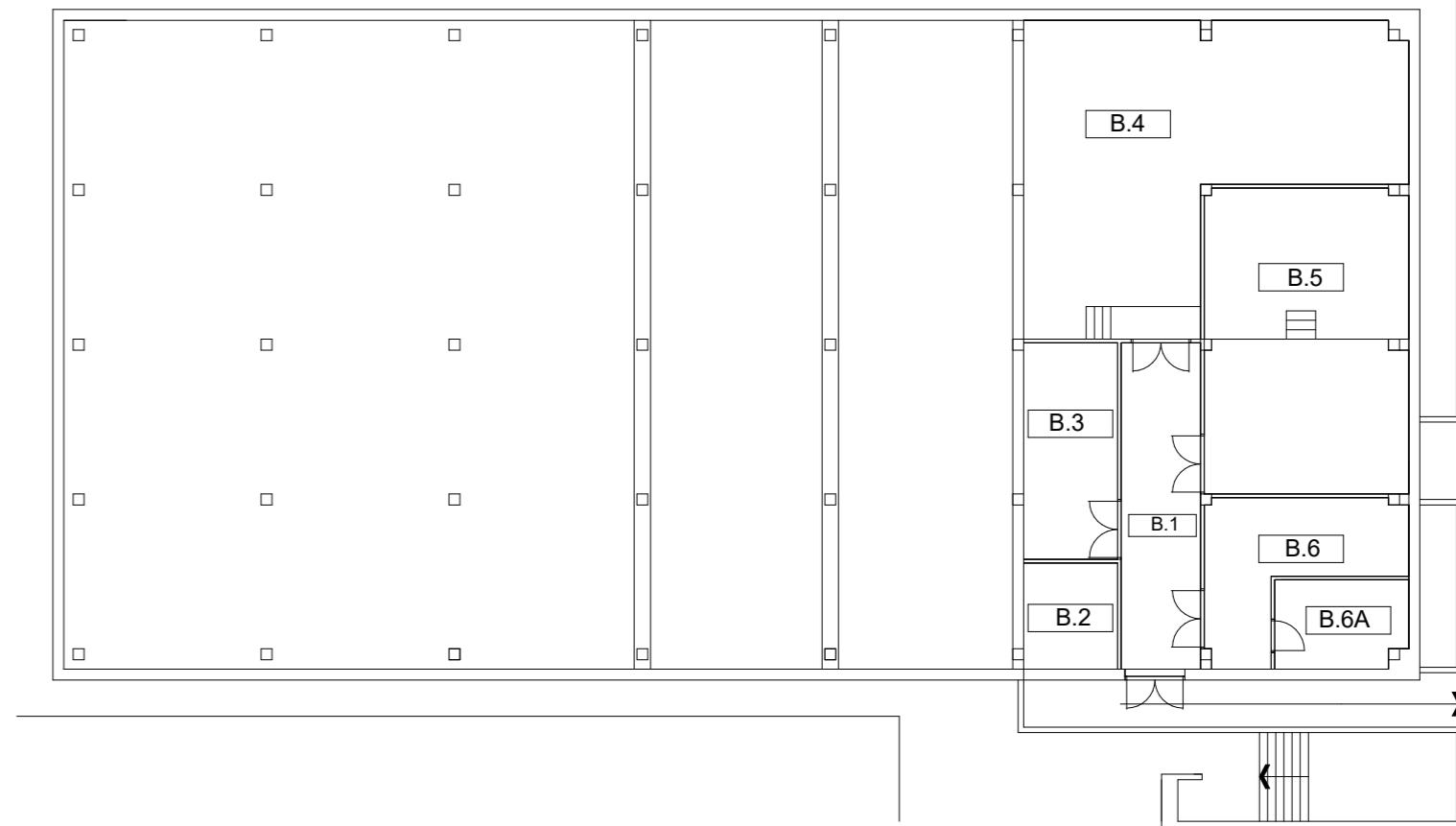
### 3.2 PICASSO HOUSE

#### PROPOSED FIRST FLOOR PLAN



### 3.2 PICASSO HOUSE

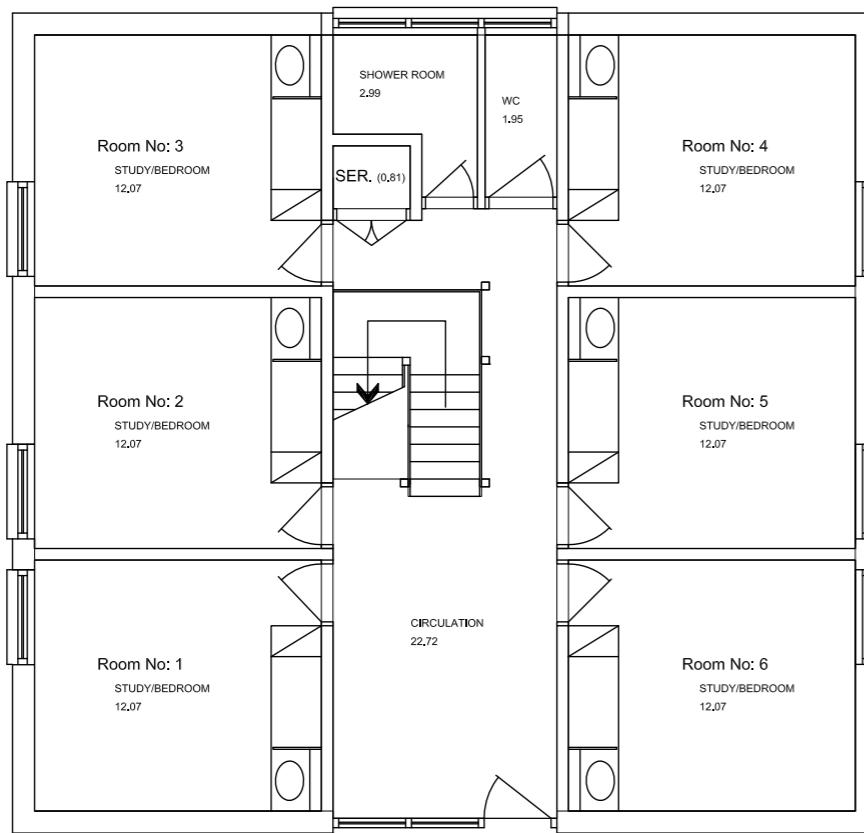
#### PROPOSED BASEMENT PLAN



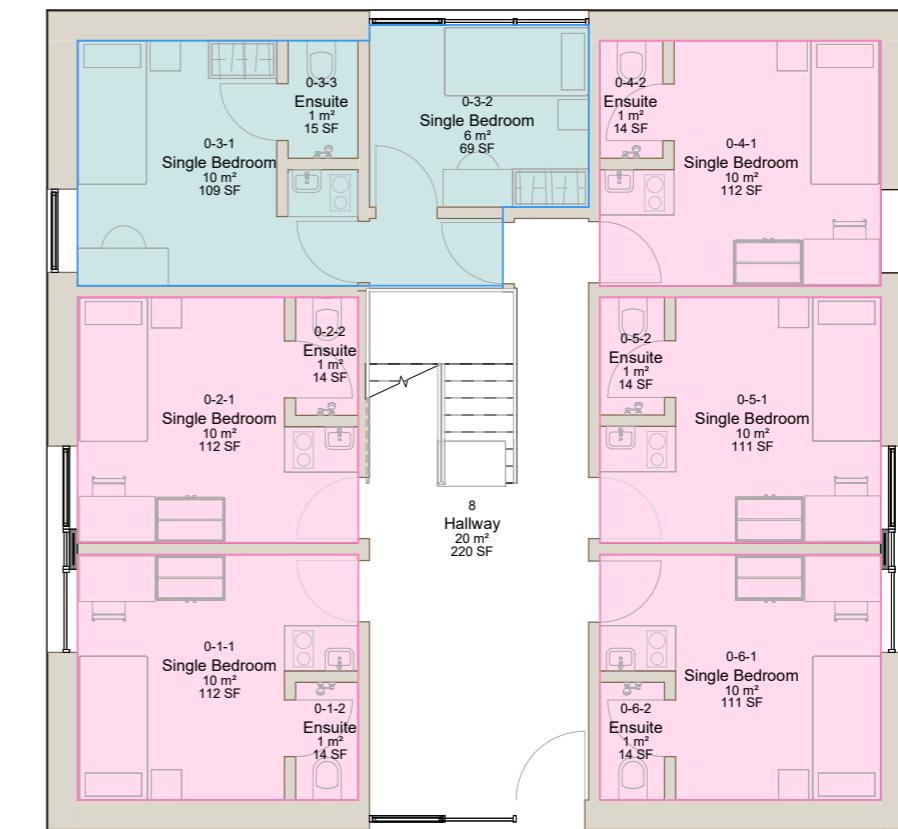
### 3.3 MOUNT CLARE RESIDENCES

#### EXISTING AND PROPOSED TYPICAL BLOCK GROUND FLOOR PLAN

EXISTING TYPICAL BLOCK GROUND FLOOR PLAN



PROPOSED TYPICAL BLOCK GROUND FLOOR PLAN



**KEY**

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- 6 BED UNITS



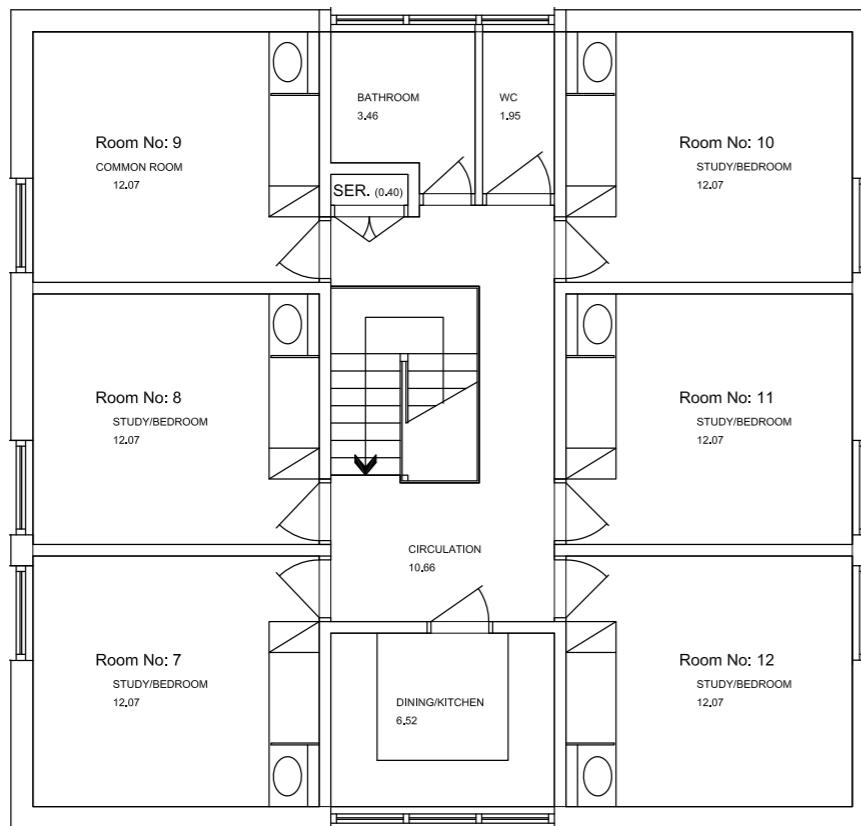
4m

Site Key Plan

### 3.3 MOUNT CLARE RESIDENCES

#### EXISTING AND PROPOSED TYPICAL BLOCK FIRST FLOOR PLAN

##### EXISTING TYPICAL BLOCK FIRST FLOOR PLAN



##### PROPOSED TYPICAL BLOCK FIRST FLOOR PLAN



##### KEY

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- 6 BED UNITS



4m

Site Key Plan

## 3.4 RESIDENCES

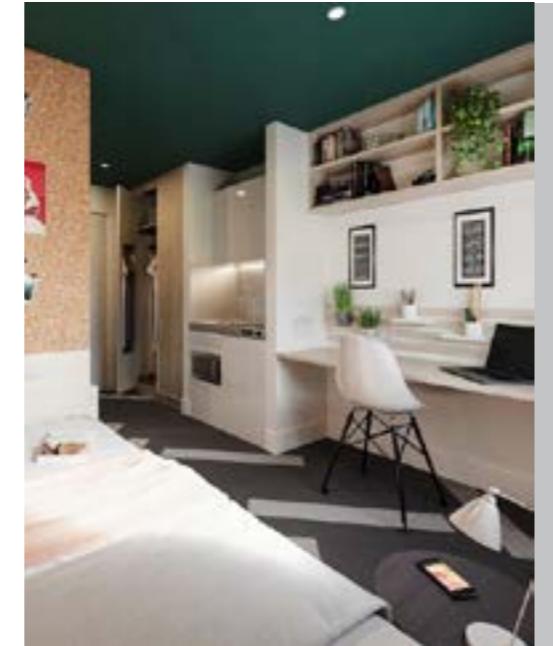
### ACCOMMODATION

#### DRIVING PRINCIPLES

The scheme will renovate the existing residential units and create new units to a good quality standard. As well as accessible units, which the existing accommodation currently lacks.

The units will primarily each contain an ensuite, meeting the standards desired today. Rather than a shared bathroom.

The units will be budget friendly, formed of well designed repetitive modules. They will contain compact, well designed storage solutions, be well lit, adaptable and contain areas allowing personalisation, such as cork boards.



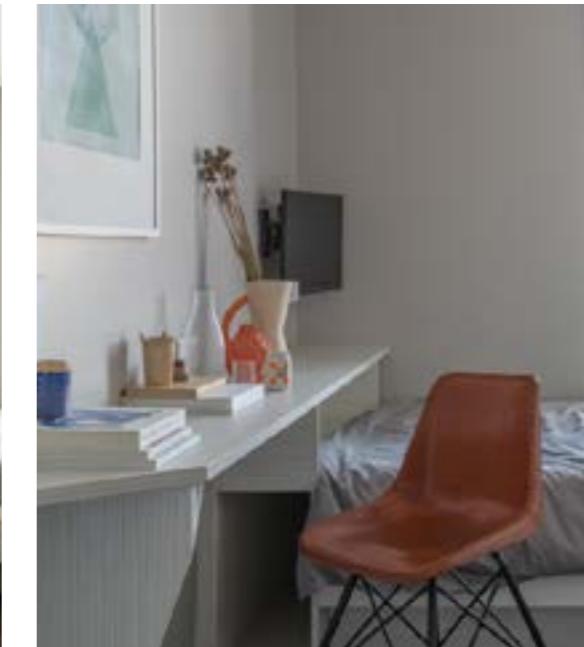
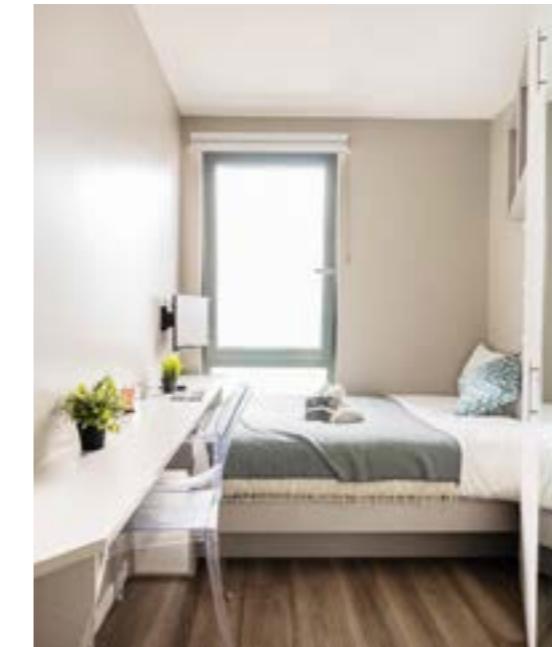
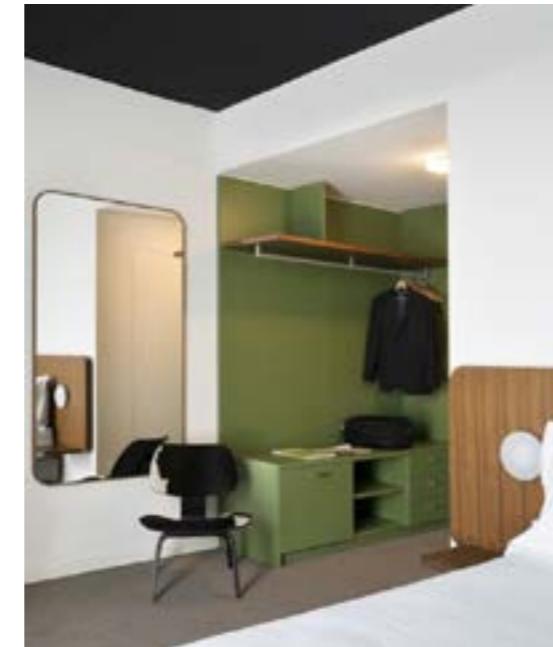
*SPACES FOR PERSONALISATION LIKE CORK BOARDS*



*COMPACT, WELL DESIGNED STORAGE SOLUTIONS*



*WELL LIT SPACES*



### 3.4 RESIDENCES ACCOMMODATION

#### TYPICAL LAYOUTS

There are several typical types of modular accommodation units. An exemplar layout is illustrated on this page.

The module is an ensuite bedroom with a study desk, wardrobe and large window allowing for good light.

Each module is situated in close proximity to two shared kitchens and a living space.

The modules have several benefits, being compact, and cost effective while also providing high-quality accommodation.



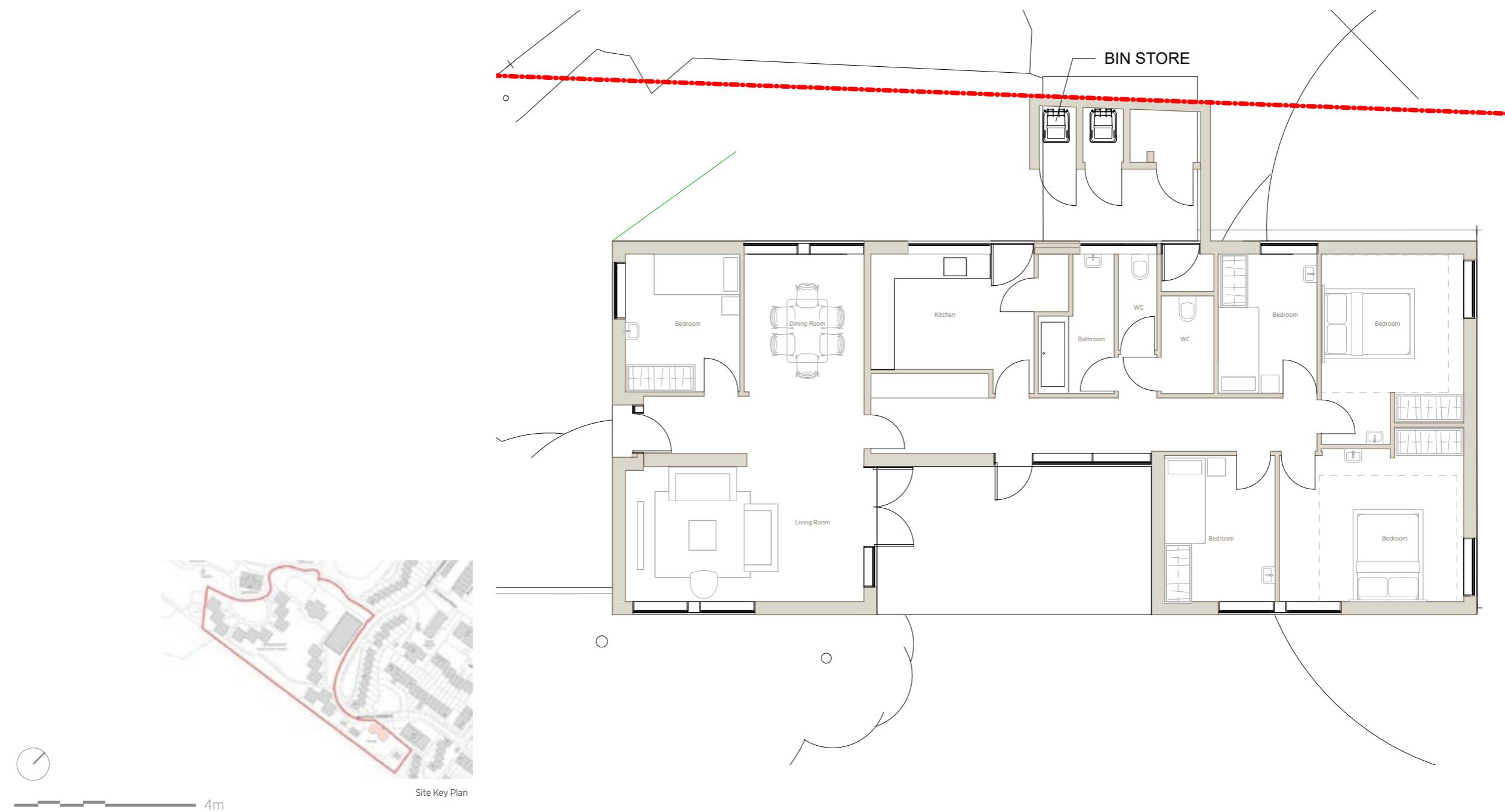
Site Key Plan

PERSPECTIVE VIEW



### 3.5 BUNGALOW

#### PROPOSED BUNGALOW



# 4.0

## ACCESS STATEMENT

## 4.1 MASTERPLAN ACCESS STATEMENT

### VEHICULAR ACCESS

Vehicular access to the site is accessed from Minstead Gardens. 25 parking spots is available to the North West of Mount Clare and Picasso House and by the bungalow, with space for 27 vehicles to park on street. This will remain as existing.

### PEDESTRIAN ACCESS

Pedestrian accesses will remain as existing. The existing paths across the Capability Brown Landscape will be retained. Landscape for the typical unit entrance will be retained.

### CYCLES

Additional cycle loops will be added outside of each of the residency entrances, improving access to the site for cyclists. The existing sheltered cycle store outside of Picasso House will be retained and extended. Providing a total of 106 spaces exceeding requirements

### REFUSE / EMERGENCY ACCESS

A new bin and recycling store is proposed in the basement of the Picasso House. This is accessed from the Minstead Road Entrance to Picasso House, accommodating loading and unloading. Emergency access will remain unchanged.

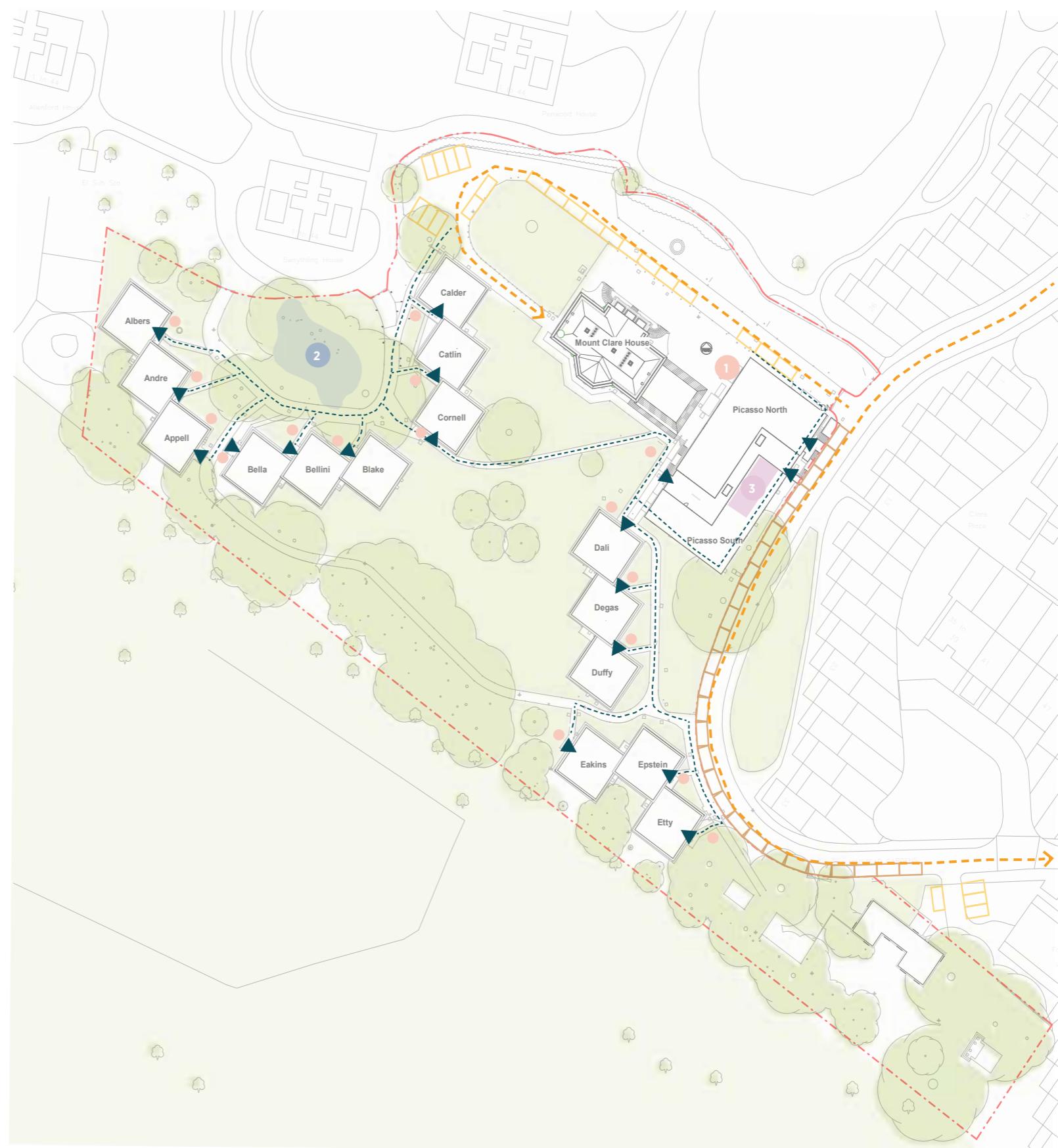
### DESIGN

The design of the landscape will remain unchanged, with the exception of the addition of a children's playground between A,B and C blocks. This will provide needed amenity spaces to the local community.

#### KEY

- 1 Proposed Sheltered Cycle Store
- 2 Proposed Playground
- 3 Proposed Refuse Access
- Existing Pedestrian Path
- Existing Vehicular Access
- Parking
- On Street Parking
- Existing Entrance Point

8m

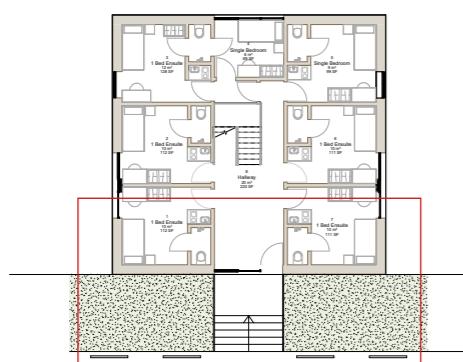
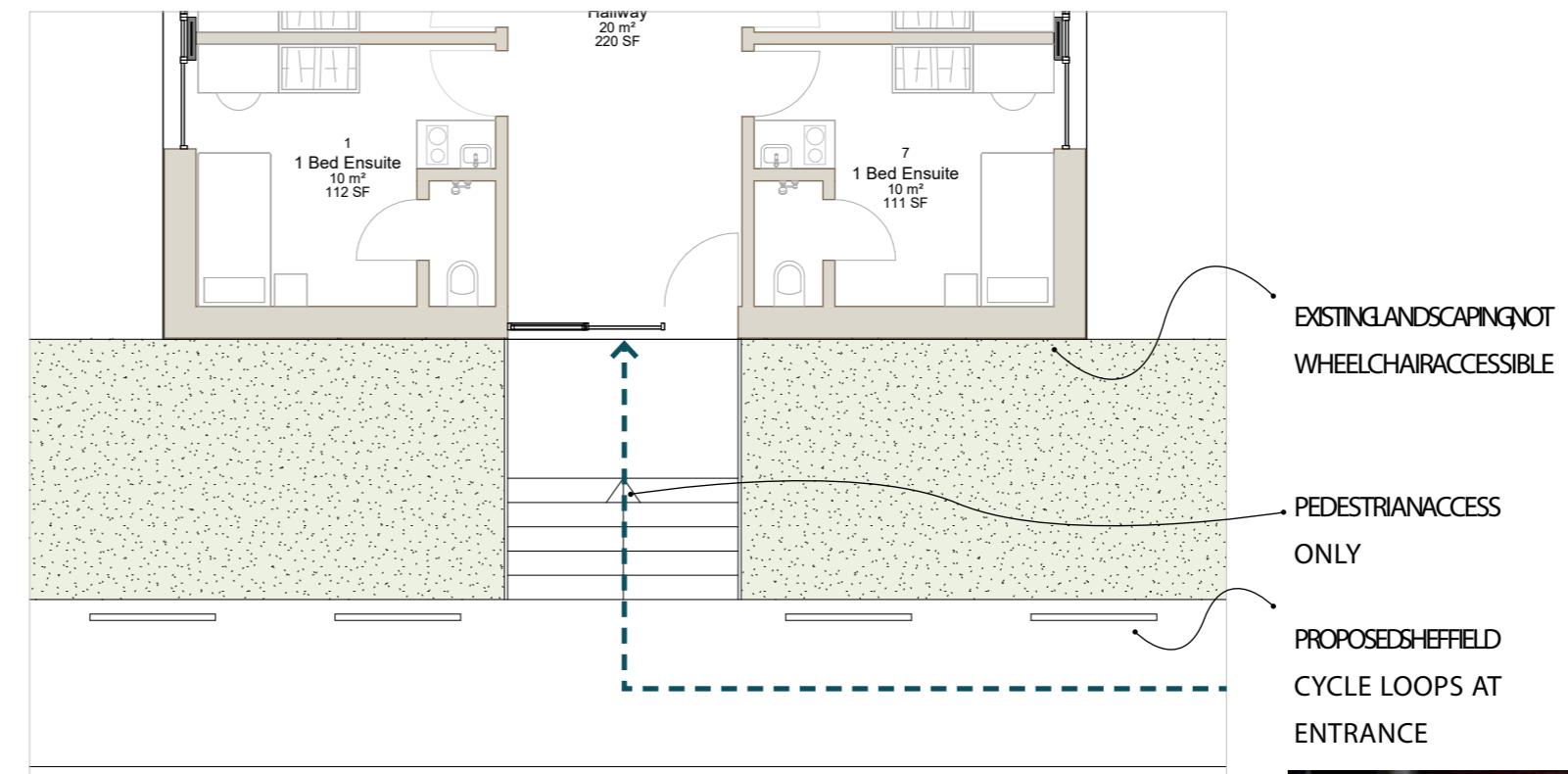


## 4.2 TYPICAL RESIDENCIES ACCESS STATEMENT



**EXISTING RESIDENCIES ENTRANCE**

The access to the residences will remain unchanged. There is no direct vehicular access to the units. Emergency access can be made across the landscape. Pedestrian access remains unchanged. The units have been improved through the addition of cycle loops. The units are not suitable for wheelchair access due to the existing levels as the units sit at the top of a short flight of stairs.



Typical Unit Ground Floor Key Plan

#### **4.3 PICASSO HOUSE ACCESS STATEMENT**



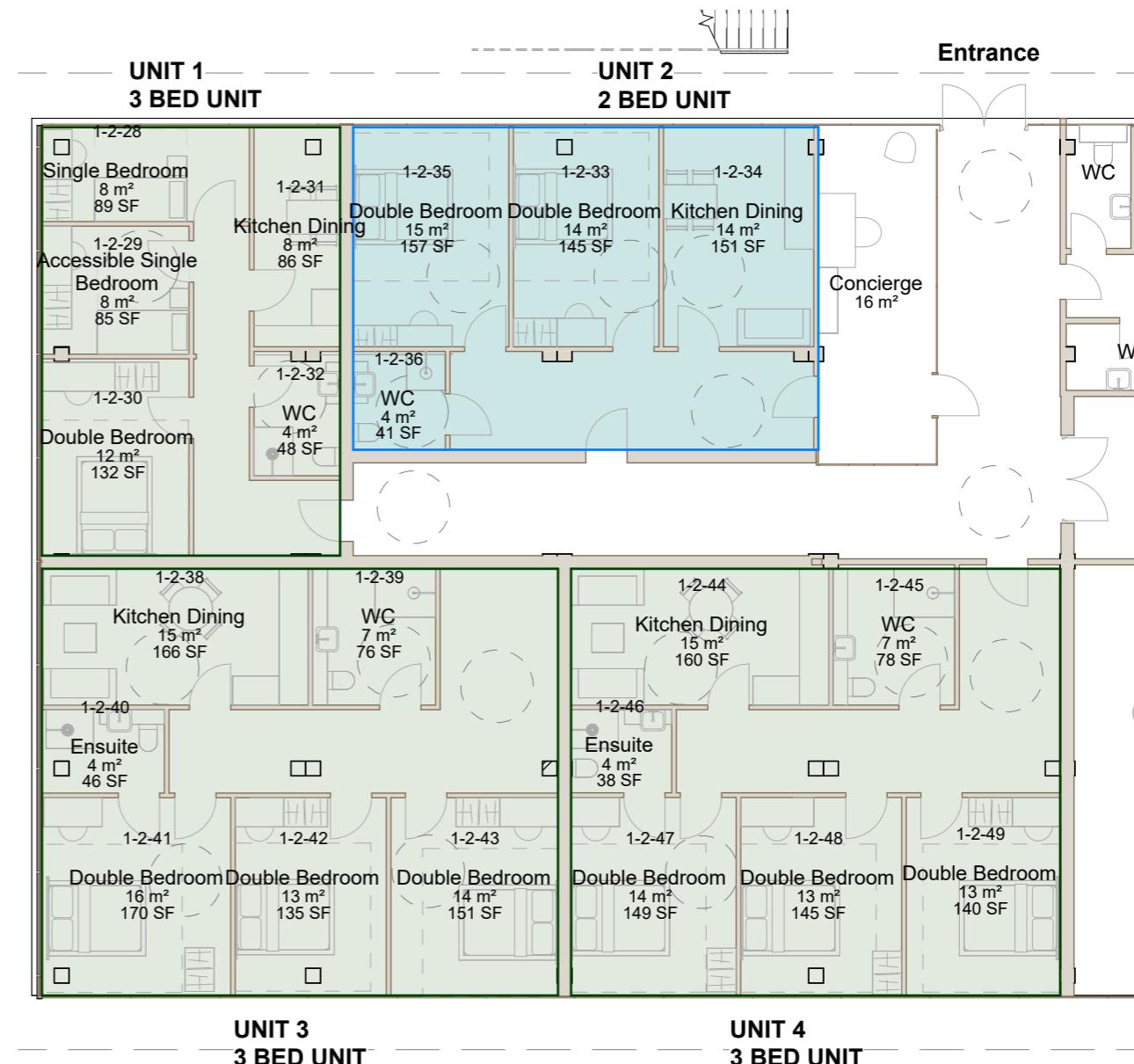
#### **EXISTING ACCESSIBLE ENTRANCE**



#### EXISTING ACCESSIBLE ENTRANCE

Picasso House has wheelchair access to the ground floor from the entrance facing Mount Clare House, and to the basement via the ramp facing Minstead Gardens. A new bin and recycling store is proposed in the basement of the Picasso House. This is accessed from the Minstead Road Entrance to Picasso House, accommodating loading and unloading. Emergency access will remain unchanged.

It is proposed to convert the ground floor of Picasso house to be accessible units. There is level access to these units available via the existing entrance facing Mount Clare. The unit will provide seamless, barrier-free entry for all users, including individuals with mobility impairments. The unit will feature wide doorways, flat thresholds, and an open-plan layout to facilitate easy movement. Bathrooms will be equipped with roll-in showers, grab rails, and lever-operated taps for enhanced accessibility. Kitchens will incorporate adjustable-height countertops and accessible storage solutions. Flooring will be smooth and slip-resistant for added safety. This design will provide an inclusive, comfortable living environment for all residents.



# 5.0

## APPENDIX

## 5.1 ACCOMODATION SCHEDULE SUMMARY

Space Summary by Building		
Unit Type	Number of Units	Number of Bedrooms
<b>Bungalow</b>		
5 Bed Unit	1	5
Bungalow		
Albers		
1 Bed Unit	9	9
2 Bed Unit	3	6
Andre		
1 Bed Unit	9	9
2 Bed Unit	3	6
Appell		
1 Bed Unit	9	9
2 Bed Unit	3	6
Bella		
1 Bed Unit	9	9
2 Bed Unit	3	6
Bellini		
1 Bed Unit	9	9
2 Bed Unit	3	6
Blake		
1 Bed Unit	9	9
2 Bed Unit	3	6
Calder		
1 Bed Unit	9	9
2 Bed Unit	3	6
Catin		
1 Bed Unit	9	9
2 Bed Unit	3	6
Cornell		
1 Bed Unit	9	9
2 Bed Unit	3	6
Dali		
1 Bed Unit	9	9
2 Bed Unit	3	6
Degas		
1 Bed Unit	9	9
2 Bed Unit	3	6
Dufy		
1 Bed Unit	9	9
2 Bed Unit	3	6
Eakins		
1 Bed Unit	9	9
2 Bed Unit	3	6
Epstein		
1 Bed Unit	9	9
2 Bed Unit	3	6
Etty		
1 Bed Unit	9	9
2 Bed Unit	3	6
Picasso House		
2 Bed Unit	4	8
3 Bed Unit	9	27
4 Bed Unit	1	4
6 Bed Unit	1	6
Bike Storage	1	0
Bins	1	0
Common Room	1	0
Kitchen 01	1	0
Kitchen 02	1	0
Laundry	1	0
Manager Unit	1	0
Office	1	0
Plant	2	0
WC Unit 1	2	0
WC Unit 2	2	0

210 275

Unit Summary by Building		
Building Name	Number of Units	Number of Bedrooms
Bungalow	1	5
Albers	12	15
Andre	12	15
Appell	12	15
Bella	12	15
Bellini	12	15
Blake	12	15
Calder	12	15
Catin	12	15
Cornell	12	15
Dali	12	15
Degas	12	15
Dufy	12	15
Eakins	12	15
Epstein	12	15
Etty	12	15
Picasso House	15	45

196 275

# **KSR** ARCHITECTS & INTERIOR DESIGNERS

KSR Architects LLP  
ksrarchitects.com

mail@ksrarchitects.com  
t: +44 (0)20 7692 5000

Registered Address: 14 Greenland Street, London NW1 0ND  
Reg No OC 0379481, Registered in England & Wales