



Above and below: Two modern interventions on the Middlesex Bank. The discipline and rigour of the limited palette of Quay West's contribution to the locality, contrasts with The Wharf which provides an exuberance of shape and palette further downstream. The calm quiet of the former is by far the more convincing and supportive intervention.



Above and below: More contrast and variety at the point where Broom Road is in the Conservation Area. Voyseyian Twentieth Century houses and much earlier pre-Victorian back of pavement structures modestly mark the exit from this part of the Conservation Area. The application site is barely visible beyond the pub signpost.







Above and below: the application site seen from Kingston Road. The absence of coherence on the application site is all too evident and below when seen in street perspective from Broom Road looking west.



Above and below: further Broom Road views showing more of the variety that characterises the location.







Sundry on site views: clockwise from above: Weir Cottage, not contemporaneous with the original Weir House, but a building of streetscape merit nonetheless, albeit not a statutorily listed building. The blind rear ivy clad face of The Anglers Hotel. The sea of car bonnets that front the riverside and finally looking east from the on site multi-storey car park. Over 300 vehicles on site represent 600 daily trips, 3,000 trips a week and up to 150,000 car journeys per annum going back and forth. Weir Cottage itself has a ground floor at 6.92m AOD and would be extensively refurbished internally and externally as a large single family dwelling. The TA based upon the survey results of existing traffic conditions shows 612 two-way trips generated between 7am & 7pm.

