

7.10 TOWNSCAPE & VIEWS

The illustrative scheme provides a number of key new views which will form a valuable and attractive addition to the local townscape. The illustrations in this section provide an impression of what some of these views may look like.

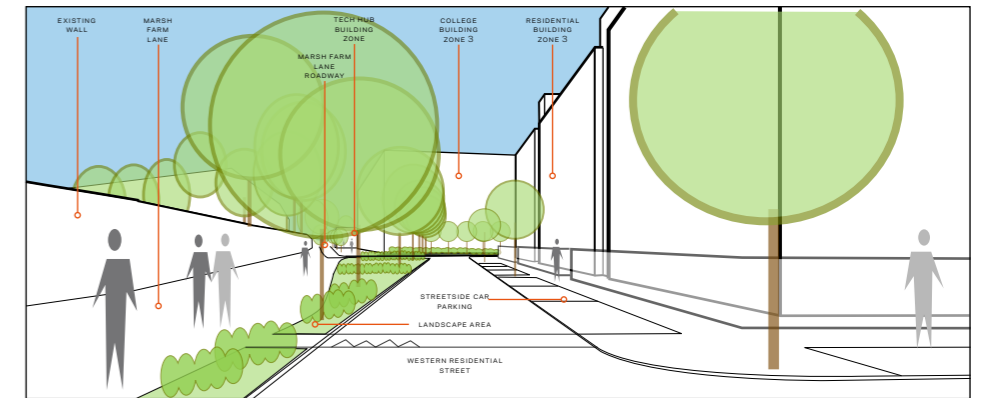
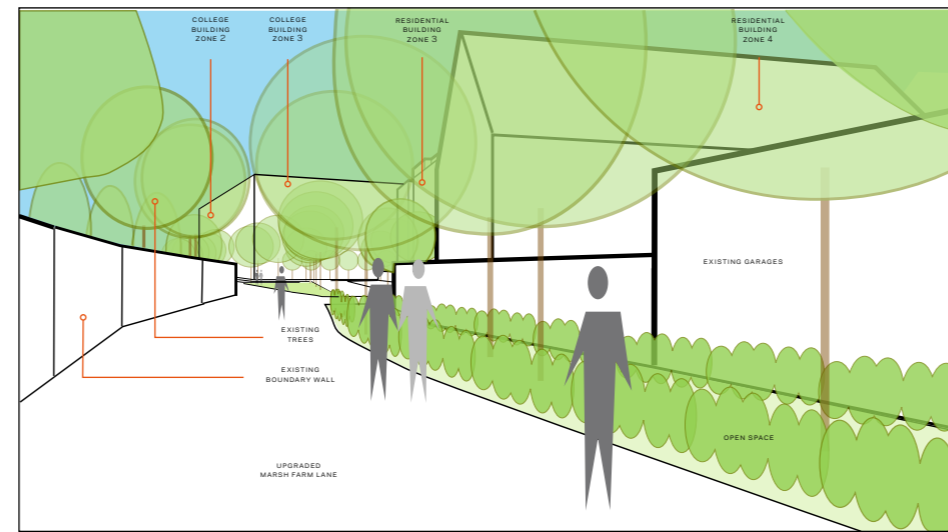
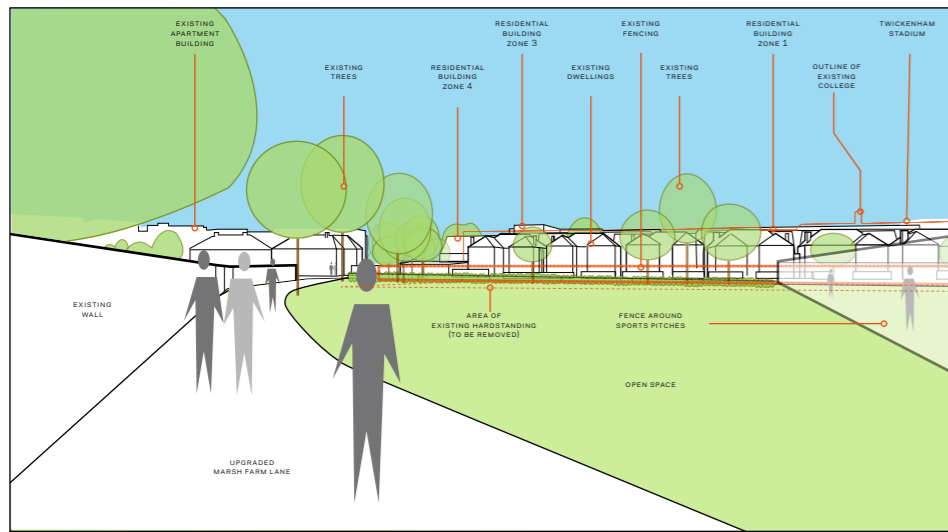


ILLUSTRATION 1 VIEW ALONG MARSH FARM LANE FROM PLAYING FIELDS

The view towards the site from the Marsh Farm Lane near the River Crane in the illustrative scheme remains significantly in keeping with the existing view.

While some aspects of the view change - Marsh Farm Lane will be upgraded, the existing hardstanding will be removed, boundary planting will be enhanced where possible, fencing will be provided around the sports pitches, and the location of high points on the redeveloped site are moved from the eastern side of the site to the west - the overall view will remain similar: characterised by open space, mature trees, views over sports pitches, and a building profile similar in overall height to the existing one.

The existing wall is retained and its continuous line promotes clear wayfinding for blind and partially-sighted residents & visitors.

ILLUSTRATION 2 VIEW ALONG MARSH FARM LANE NEAR CRANEFORD WAY

The view along Marsh Farm Lane near Craneford Way is significantly improved from the current narrow passage between two fences to provide a much more inviting and safe public route. Landscaping to the east of the Lane will make the route more attractive while College and Residential buildings overlooking the Lane will provide passive supervision making it safer to use.

Views to the sports centre are an important characteristic of this part of Marsh Farm Lane. The placement of the sports centre along with the design and layout of the Lane ensure that the building forms a marker to terminate this vista, and its detailed design should reflect its importance in its context.

The existing wall is retained and its continuous line promotes clear wayfinding for blind and partially-sighted residents & visitors.

ILLUSTRATION 3 VIEW ALONG WESTERN RESIDENTIAL STREET

Similar to the view along Marsh Farm Lane, the view along the western residential street will be characterised by landscaped areas alongside Marsh Farm Lane, long views along Marsh Farm Lane, and the prominence of the sports centre. The new apartment overlooks the street and Marsh Farm Lane, providing passive supervision, and residents will benefit from long views across the open space to the west.

Clear building lines and continuous edges to footways ease wayfinding for the blind and partially-sighted, while streetside car parking is provided to improve safety for pedestrians and discourage high traffic speeds, while minimising area given over to car parking. Private front gardens provide a defensible space between dwellings and the street, promoting security and encouraging a sense of 'ownership' of the streetscape.

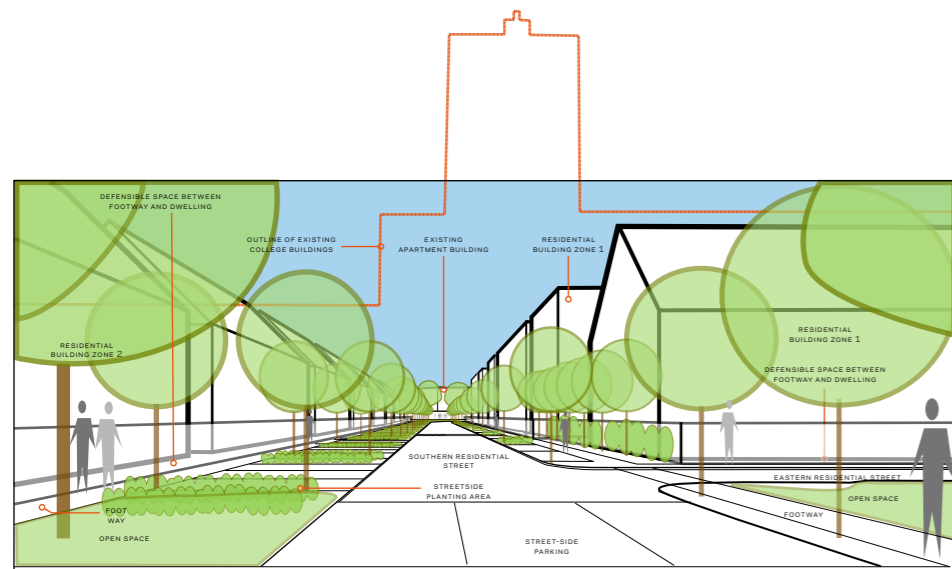


ILLUSTRATION 4 VIEW ALONG SOUTHERN RESIDENTIAL STREET

The southern residential street, nominally aligned with Court Way, unlocks new views across the site, and these form a defining feature of this part of the redevelopment. Long views along the street are dominated by streetside planting - in particular street trees - and provide views towards Marsh Farm Lane and the landscape area & existing apartment building on the Harlequins Site.

The design of the street, including its proportions and the provision of streetside car parking and planting areas ensure that this street is of a similar scale and character as other streets in the area, and the open space at the east provides a welcome generosity of space at the approach to the development. Street-facing houses with front gardens ensure passive supervision of the street and provide privacy & security to the dwellings.

The low height of buildings to the south of the street reflects the scale of existing housing in the area, while buildings to the northern side of the street ascend in height from east to west, providing a transition between the scale of the Heatham Estate and the College & existing apartment building on the Harlequins Site ('Challenge Court').

Clear building lines and continuous edges to footways ease wayfinding for the blind and partially-sighted, while streetside car parking is provided to improve safety for pedestrians and discourage high traffic speeds, while minimising area given over to car parking.

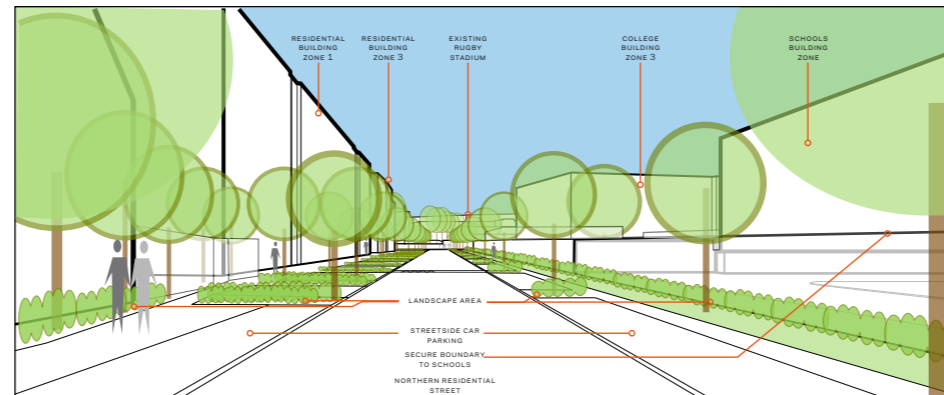


ILLUSTRATION 5 VIEW ALONG NORTHERN RESIDENTIAL STREET

The new northern residential street also opens up new views to the across the site, and its proportions and design will, like those of the southern residential street, respect the scale of the streets in the Heatham Estate. Uniquely, the street will benefit from views towards the school building and sports centre, as well as Twickenham Stoop (Harlequins Stadium), which will provide landmarks to assist in wayfinding.

The height of buildings to the south of the street ascend in height from east to west, providing a transition between the scale of the Heatham Estate and the College & Harlequins Stadium, and provide definition to the streetscape. Street-facing maisonettes with front gardens in the buildings to the south of the street ensure passive supervision of the street and privacy & security to the dwellings.

Clear building lines and continuous edges to footways ease wayfinding for the blind and partially-sighted, while streetside car parking is provided to improve safety for pedestrians and discourage high traffic speeds, while minimising area given over to car parking.

To the north of the roadway, a continuous landscape area provides a soft, secure and attractive boundary to the schools site, doubling as a habitat corridor linking the open spaces across the site.

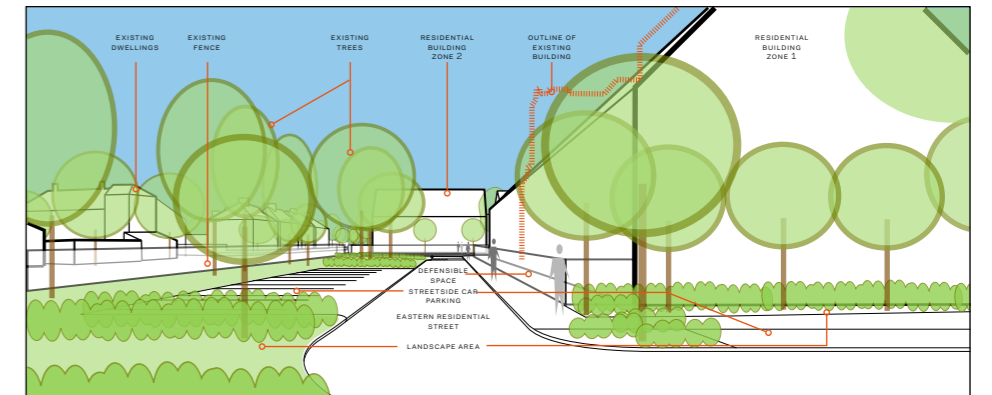


ILLUSTRATION 6 VIEW ALONG EASTERN RESIDENTIAL STREET

The eastern residential street will maintain a condition along Egerton Road that is similar to the existing character in this area. The open space adjoining the eastern street will provide a sense of openness to this part of the residential site, and ensure a positive relationship of the site to its context, while houses with private front gardens overlooking the space will promote its safe use.

These houses have been sized to respect the scale of the Heatham Estate while buildings to the west of them provide a transition to the scale of the existing apartments and new College.

Clear building lines and continuous edges to footways ease wayfinding for the blind and partially-sighted, while streetside car parking is provided to discourage high traffic speeds, and minimise the area given over to car parking.