

CONSTRAINTS

SITE ANALYSIS

- Habitable room windows to the north elevations of the constructed apartment building
- Single point of access
- Railway to the North
- 2 metre railway exclusion zone
- Trunk sewer under site with access point on site
- Visual impact on public open land from playing fields
- Twickenham Grid Substation
- Noise from Substation
- Proximity to River Crane



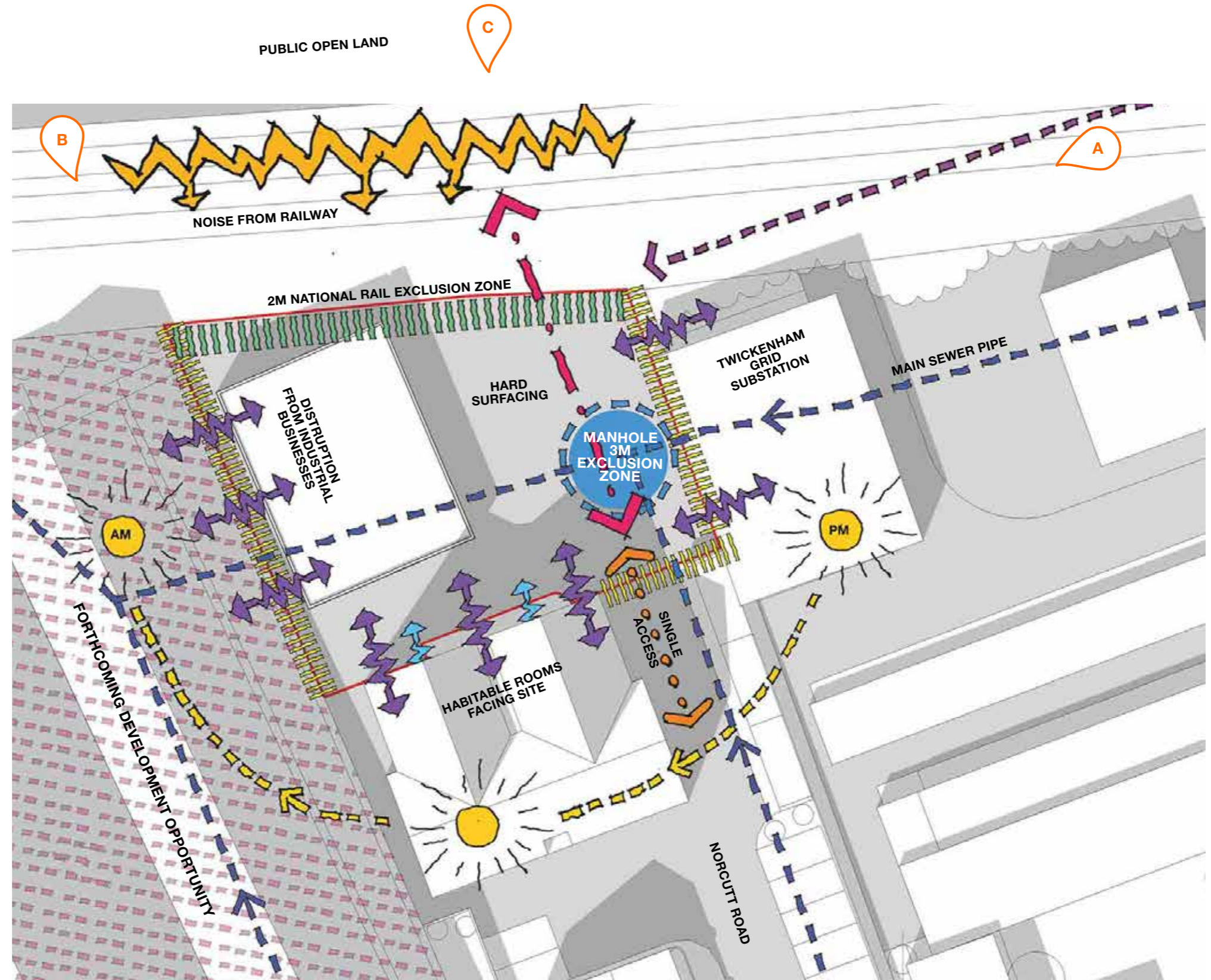
A View from pedestrian bridge



B View from Playing fields looking over the railway embankment & site

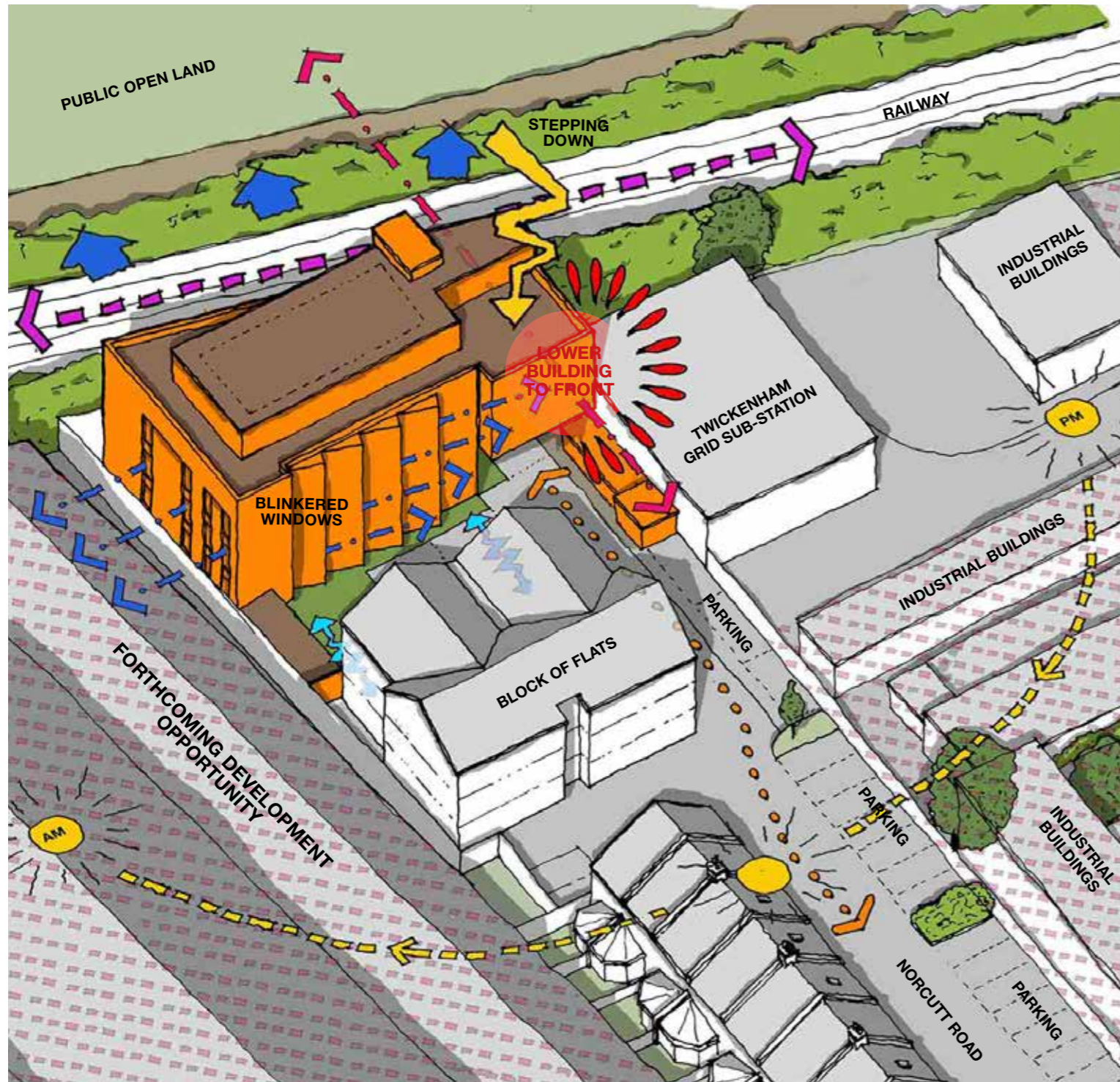


C View from Playing fields looking over the railway embankment & site



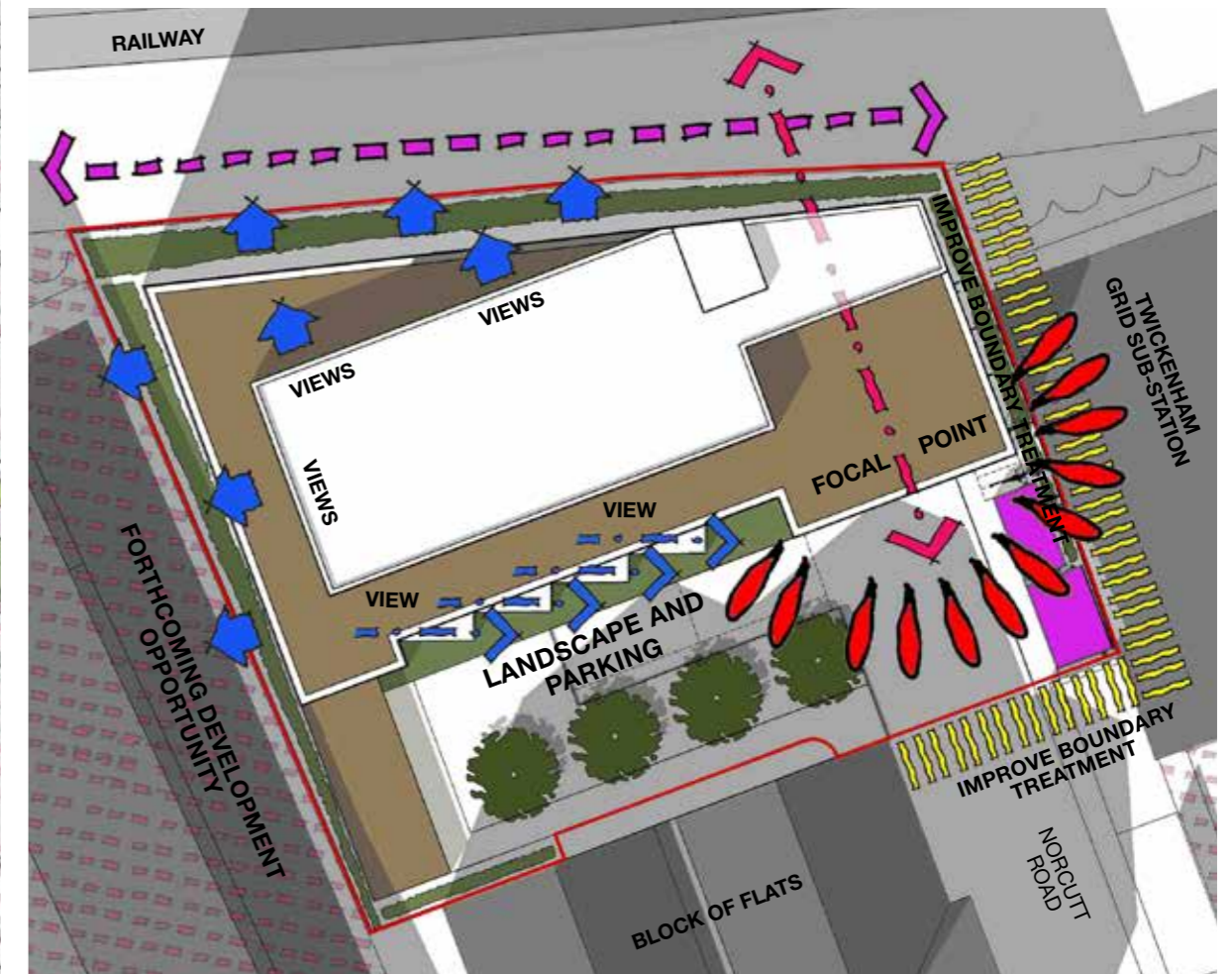
OPPORTUNITIES

SITE STRATEGY / CONCEPT



Views looking over playing fields

- Open views to the north-west beyond the railway across the playing fields
- No amenity constraints from adjoining sites to the east and west
- Stepping up in scale towards the railway
- Create a focal element at the end of Norcutt Road
- Blinkered windows facing east providing privacy from the block of flats
- Green roofs on plant room and main building to soften the landscape of residence and neighbours
- Buffer zone providing trees and hedging for privacy
- Improve boundary treatment



PRECEDENT STUDIES

STUDENT HOUSING TYPOLOGY

There are two distinct student housing types; a cluster and a studio.

The Cluster has been adopted as the typology for this project, spaces include;

Level of social organization: 4 – 6 students

Segregation: Male and female units on each floor

Small group sizes: aims for close interaction and comfort of their place of residence

Singular bedrooms: Min 10.5 sq.m & includes ensuite, desk space and min 1m wardrobe

Dedicated environments: recreation, socialising and learning

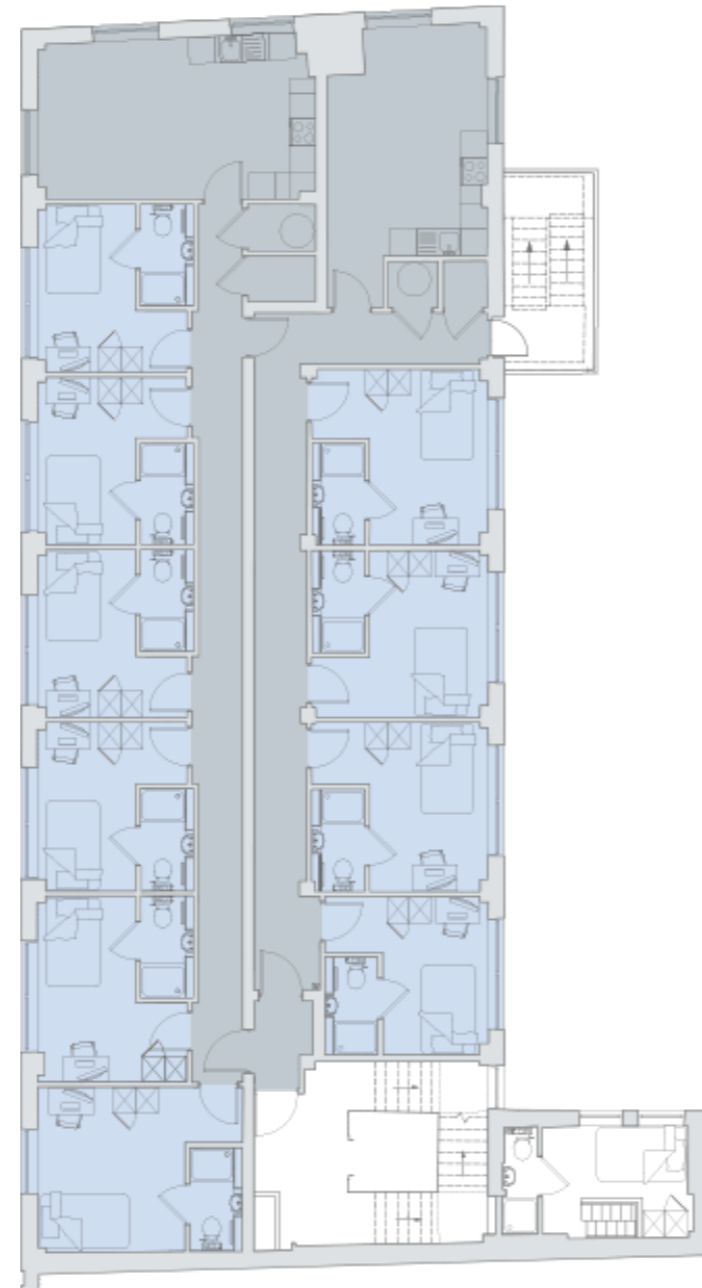
Shared space: Laundry, disabled WC, lobby, stairs and lift

Communal space: corridor, kitchen, dining and living space (distinctly pervasive, dedicated to promote student interaction)

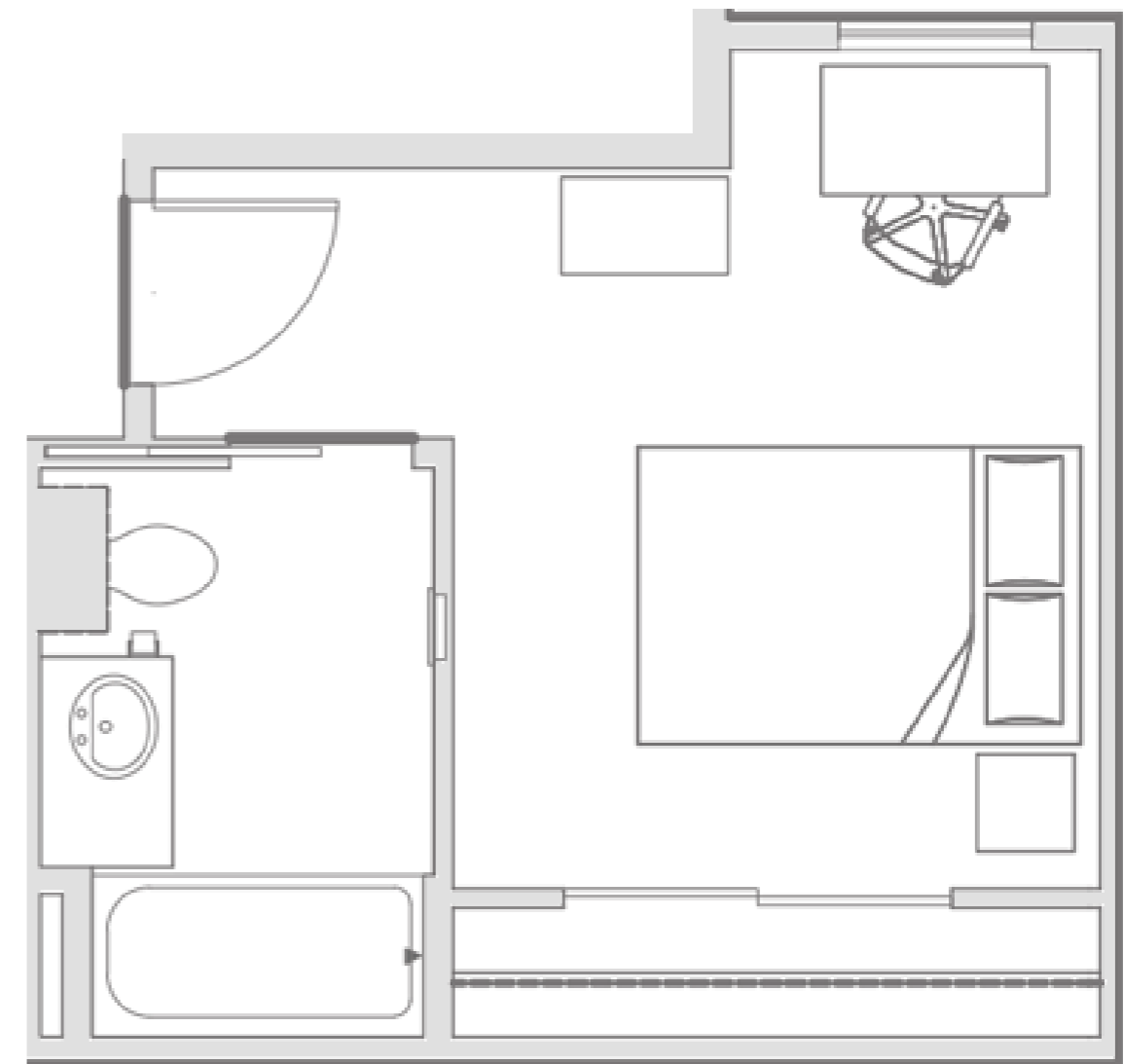
Service core: Accessed and maintained via lobby on each floor

CLUSTER

10 person (6 person & 4 person)
Shared communal kitchen/living space & bathrooms

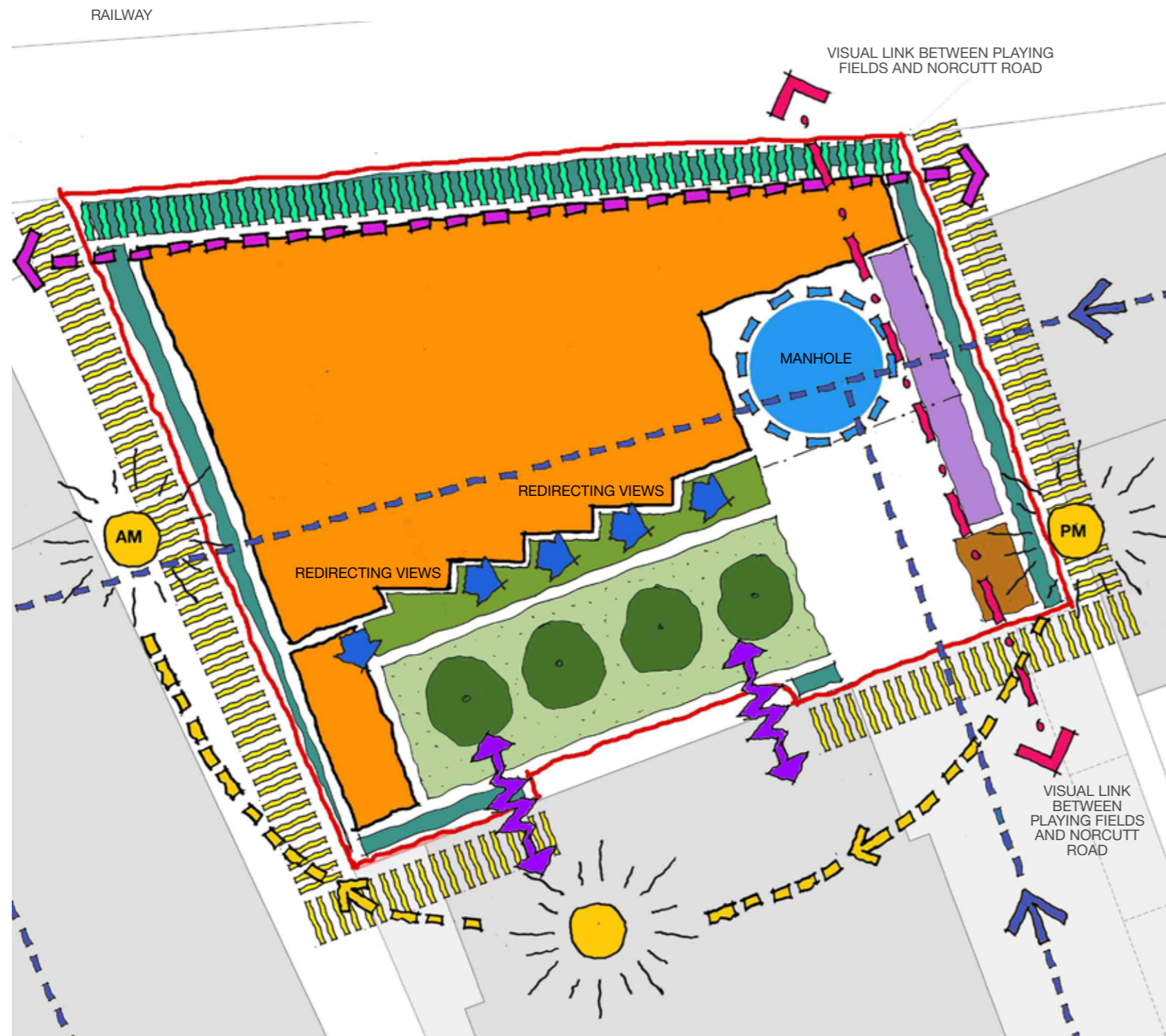


TYPICAL BEDROOM

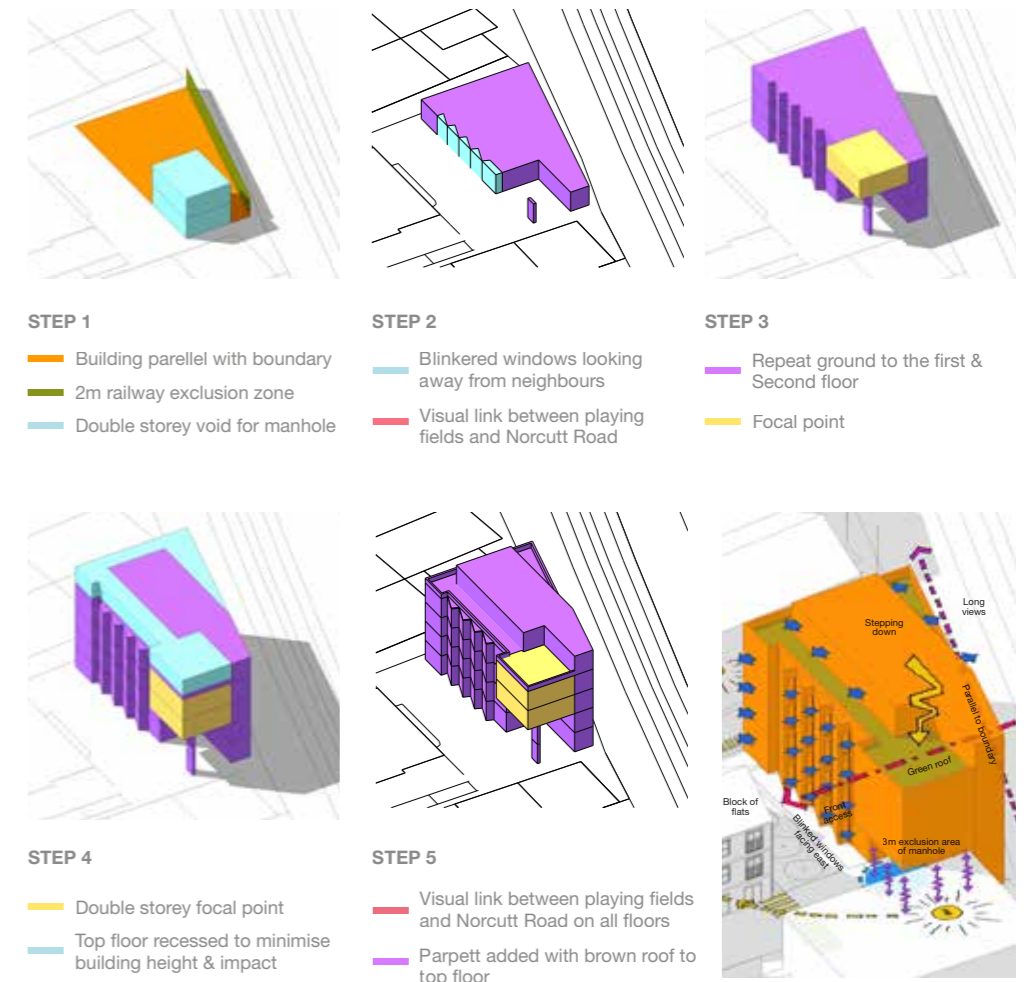


CONCEPT STUDIES

CONCEPT DIAGRAM



- Building footprint defined from projecting construction lines run parallel from the boundary line
- Railway north of the site requires 2m Exclusion zone
- 3m void from manhole
- Blinkered windows looking away from block of flats
- Improve boundary treatment
- Greening entirely hard surface of the existing site
- Top floor inverted to reduce impact of building height
- Trees planted between block of flats and proposed building to reduce overlooking, noise and improve visual aspect
- Cycle and bin stores located towards the site entrance for easy access
- Disabled parking space over manhole for space to have two uses without disruption



THE PROPOSAL

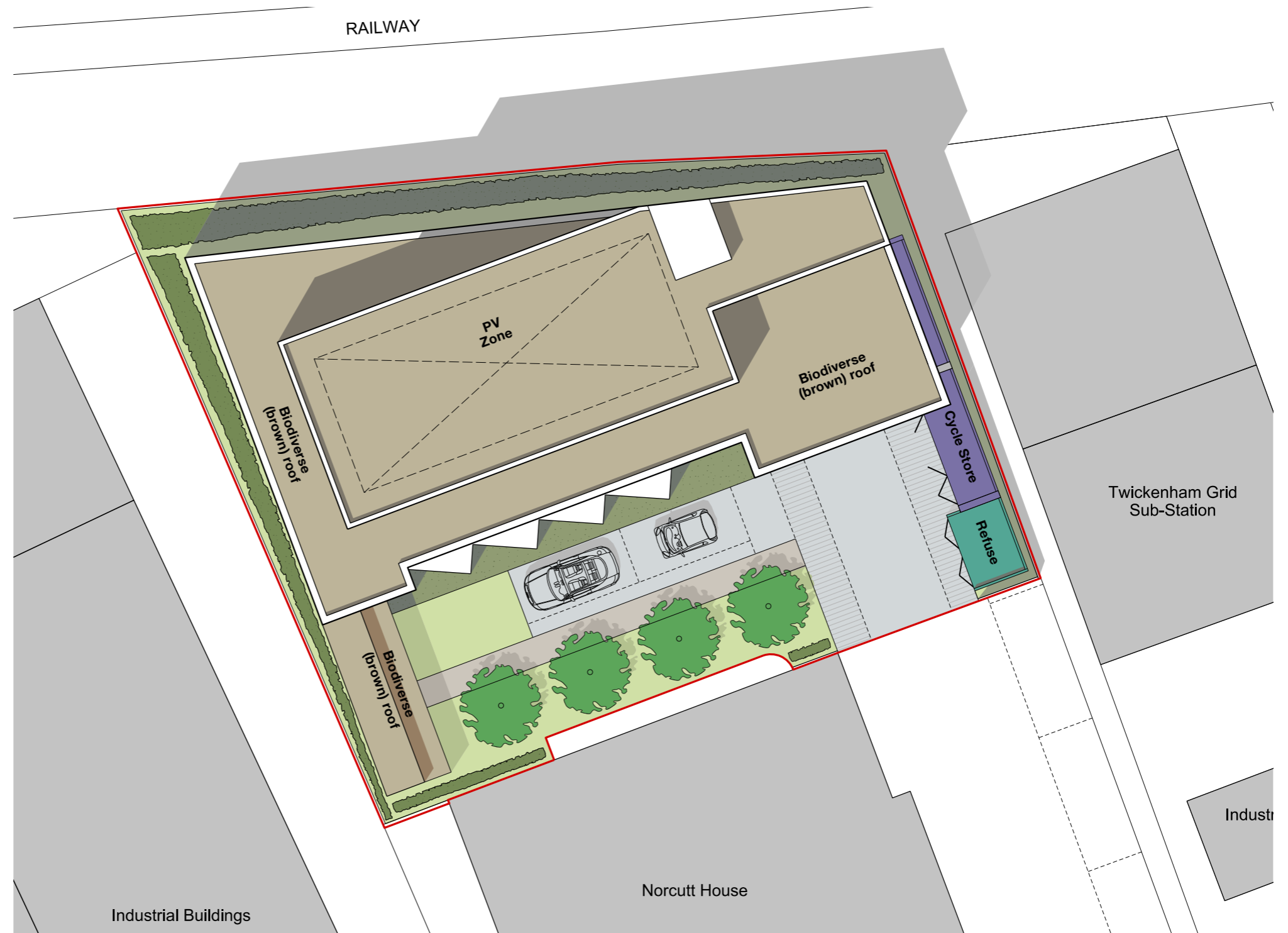
INTRODUCTION & SITE PLAN

The revised proposal has taken on board the Council's comments from the initial pre-applications. The building height has been reduced by a floor to four storeys with a setback fifth floor. The 'porte cochere' has been designed to form a focal entry point into the communal core. The roof over the stair core has been simplified.

The ancillary spaces have been moved from within the building footprint to stand alone enclosures. Cycles and bin store are now on the eastern boundary to provide a buffer zone to the adjacent substation, and the plant room to the western boundary to frame the entrance courtyard.



Existing Site Location



Proposed Site Location



THE PROPOSAL

GROUND FLOOR PLAN

The ground floor plan accommodates 9 bedrooms in two clusters segregated between male and female units, with a recessed entrance to the eastern end of the site. This creates a strong legibility for residents and visitors. The south facing bedroom have framed view to minimise direct overlooking into the affordable flats adjacent. Parking is provided for one disabled resident and two on site management staff, as well as cycling provision and refuse store in accordance with the London Plan. The plant room is located at the west for garden boundary, it is single storey in height and can only be accessed by authorised personnel. Individuals can access the building via card door reader and controller, set to open the entrance door and a specific unit. Located close to the entrance there is also a shared laundry room and a disabled WC.

AREA SCHEDULE

	SQ.M	SQ.FT
GIA	285.2	3,070
GEA	321.9	3,465

UNIT	SQ.M	SQ.FT	NO. BEDS
01	116.6	1,255	5
02	97.0	1,044	4



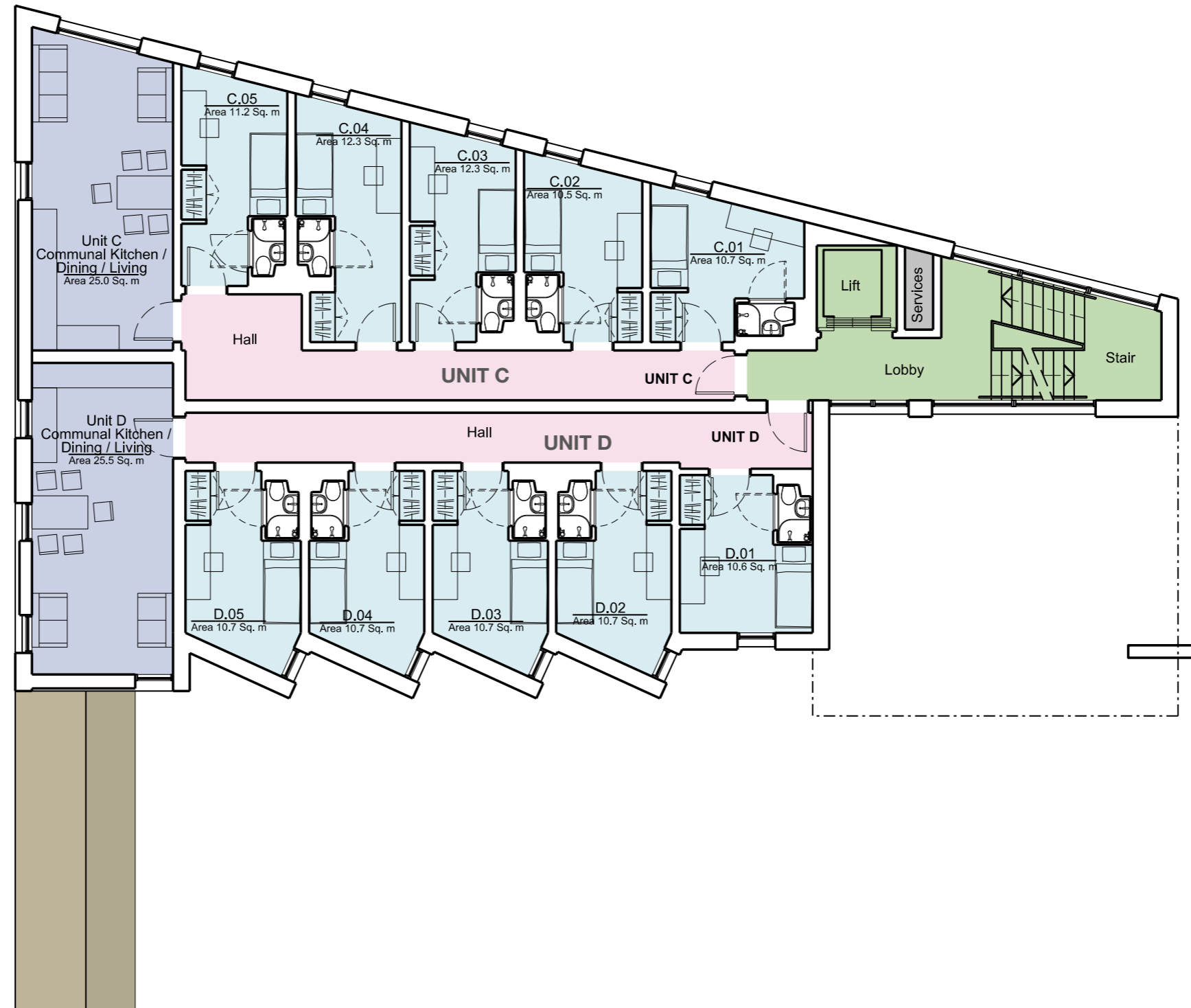
Communal Living & Kitchen
 Bedroom unit
 Hall
 Lobby
 Services
 Plant



THE PROPOSAL

FIRST FLOOR PLAN

Similar to the ground floor the 3m exclusion area of the existing manhole still applies. There are 5 bedrooms allocated north of the site to unit 03, with an additional bedroom to unit 04 (south) over the laundry room and WC. All 10 bedrooms have a communal kitchen, dining and lounge spaces again located on the southern elevation to maximise daylight. The service core continues to distribute energy along each floor level.



AREA SCHEDULE

	SQ.M	SQ.FT
GIA	265.7	2,860
GEA	299.6	3,225

UNIT	SQ.M	SQ.FT	NO. BEDS
03	116.6	1,255	5
04	113.4	1,220	5



THE PROPOSAL

SECOND FLOOR PLAN

The second floor extends over the disabled car park and cycle store, this enables the relocation of the communal lounge, kitchen and dining space creating natural surveillance towards the site entrance of Norcutt Road. In addition, an extra 2 bedrooms are provided increasing the social organisation to 12 bedrooms on the second floor.



AREA SCHEDULE

	SQ.M	SQ.FT
GIA	325.5	3,504
GEA	360.5	3,880

UNIT	SQ.M	SQ.FT	NO. BEDS
05	144.3	1,553	6
06	142.3	1,532	6

Communal Living & Kitchen
 Bedroom unit
 Hall
 Lobby
 Services
 Brown roof

