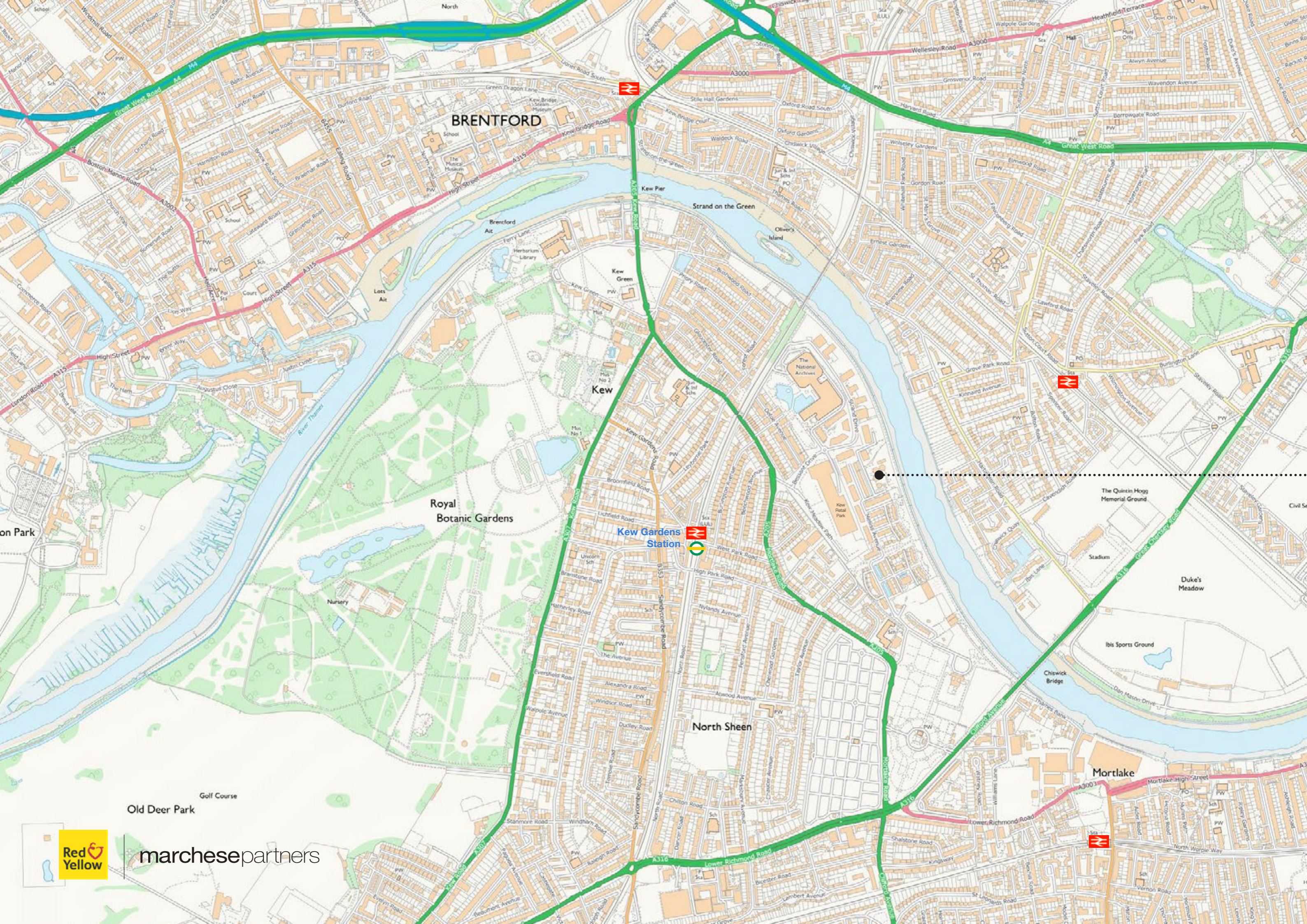


Section 3

Site Context and Analysis



BRENTFORD

Royal Botanic Gardens

Kew Gardens Station

North Sheen

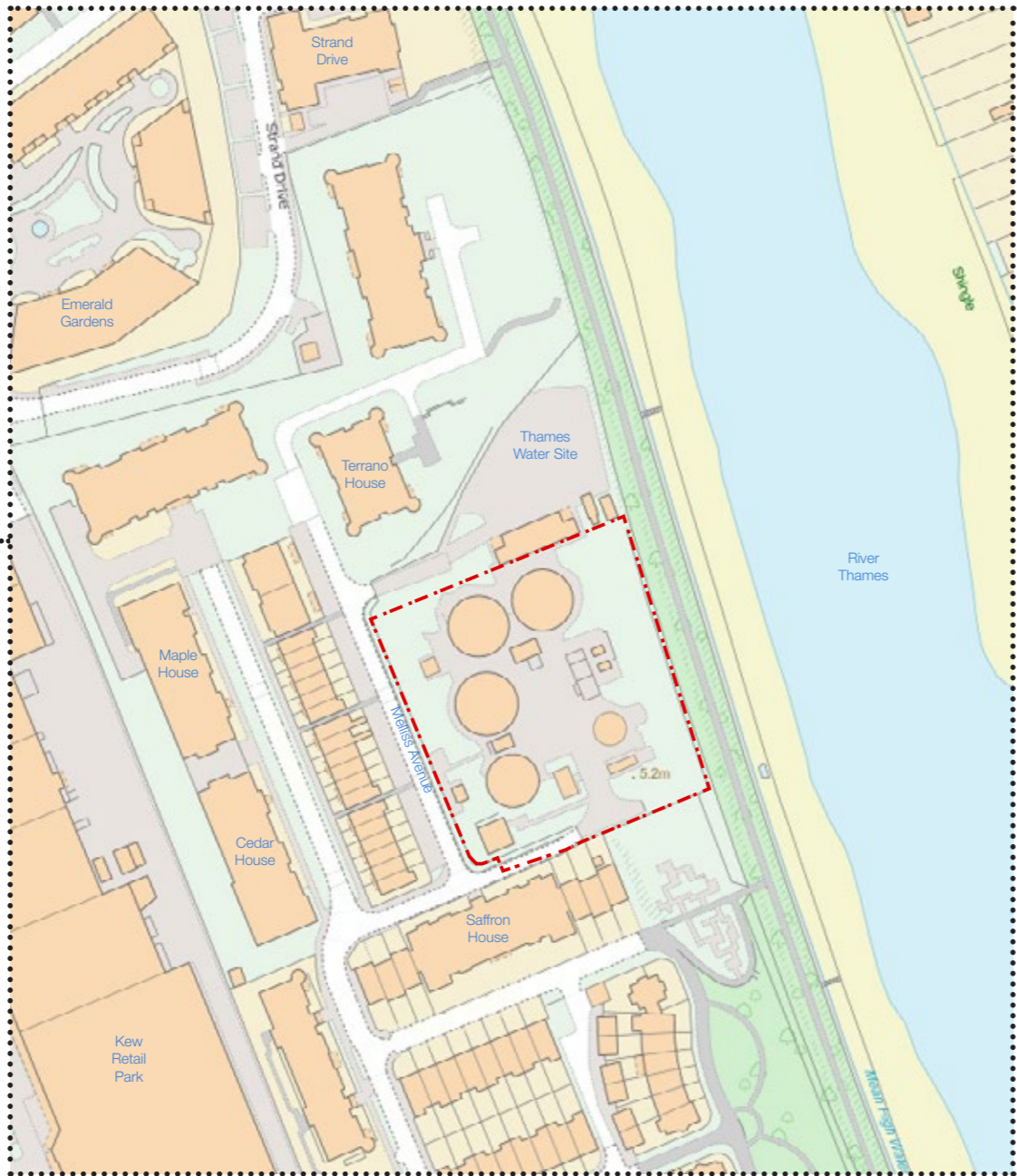
Mortlake



marchesepartners

Section 3 - Site Context and Analysis

Site Location



The Kew Biothane site is located just to the northeast of Kew Gardens Station, Kew Retail Park and Melliss Avenue. The former Thames Water Biothane Plant is situated at the heart of the existing Kew Riverside development and although not developed at the time, was included within the masterplan for the area, with the intention to be developed at a later date; The site enjoys a primary location fronting the River Thames and will therefore facilitate the completion of the Kew Riverside masterplan when completed.

With the River Thames to the east, residential properties surround the site to the south, north and west. It is fringed by public open space to the east as the public footpath that runs along the Thames bank, and benefits from views to north and south particularly, with views to the east partially obscured by the tree line to the towpath.

The site is well located for public transport; Kew Gardens station is close by with direct access to central London via overland mainline services. With the District Line underground services also stopping at Kew, both Richmond and central London are within 30 mins travel time.

Local bus services run from both Mortlake Road and Kew Retail Park, providing access to Richmond and Kingston in the south, and Ealing, Chiswick and Hammersmith to the east.

Although vehicular access requirements are expected to be considerably lower than a standard residential scheme, the A205 (North Circular) provides access north and south connecting to the A316 and M3 to the south, and north to the A4 and M4. Direct vehicular access is provided from Melliss Avenue.

Kew Riverside is a predominantly pedestrian environment, and access routes at various locations allow access to the towpath. However, due to security fencing around the former treatment/sewage site and to the Thames Water site to the north, there is no permeability along this stretch of the River.



Section 3 - Site Context and Analysis

Existing Site Condition

The existing Kew Biothane site is surplus to requirement by Thames Water due to the closure of the Stag Brewery; the use as a Biothane works has therefore ceased and Thames Water have carried out the necessary initial remediation works to the site.

The existing structures consist of a number of circular storage tanks and associated buildings that are industrial in character, are of no architectural significance and as such, do not contribute to their setting or merit retention. With the site now derelict, and due to the lack of maintenance, these structures are progressively degrading, becoming unsafe and even more unsightly.

The existing infrastructure occupies the majority of the existing Metropolitan Open Land (MOL) fronting the River Thames. The MOL is not accessible and contained wholly within the site boundary behind a 2.4m spiked metal fence.

The site is therefore unoccupied and is a considerable eyesore in the local neighbourhood.





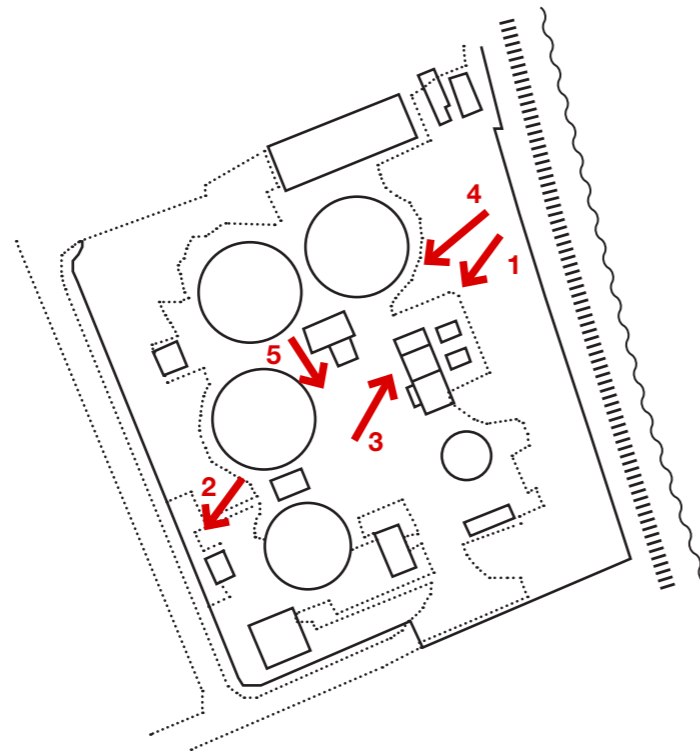
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4

Section 3 - Site Context and Analysis

Existing Site Condition

The large majority of existing structures are still in place. With some structures (dotted) now removed due to the need to start to decontaminate the site.



View 1 - Remaining Hydrochloric and Sodium Hydroxide Tanks



2

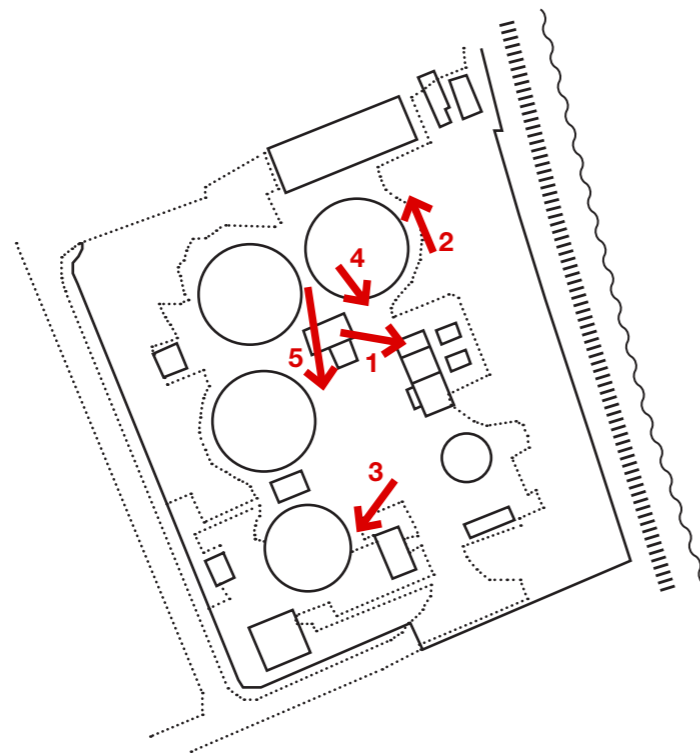


3



Existing structure removed during decontamination works.

4



5

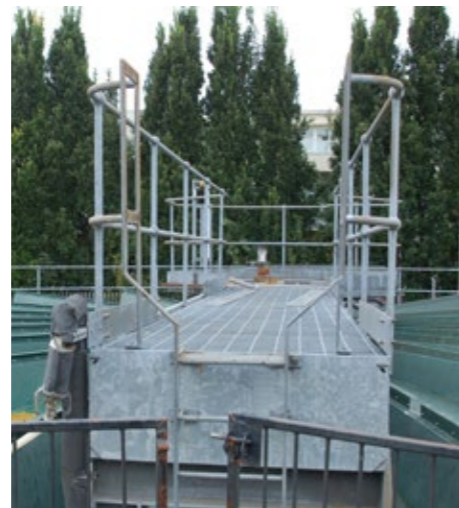
Although largely screened by the boundary trees, the 1st and 2nd floors of Saffron House have views directly into the site, and in winter this is a particularly poor outlook when the trees have abscised.

Section 3 - Site Context and Analysis

Existing Site Condition

As with Saffron House, Terrano House also has views to the site, and where this building is higher, the views from upper floors are only partially obscured.





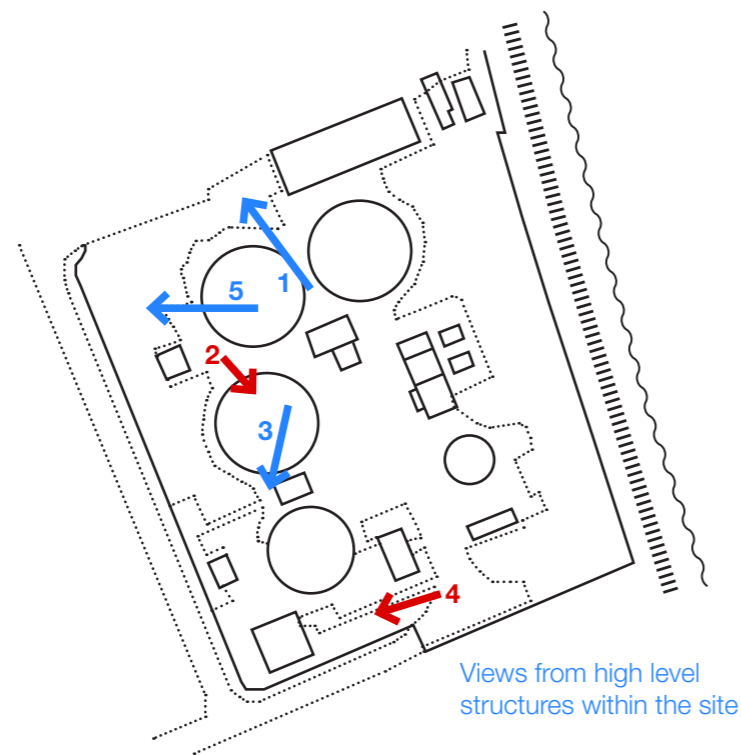
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Section 3 - Site Context and Analysis

Site Boundary Condition

View 1 - Internally, the site boundary is predominantly of grass, weed and shrub type overgrowth. The landscape has not been managed, and with the security fencing surrounding the site, the boundary is untidy and inaccessible to the public.





2

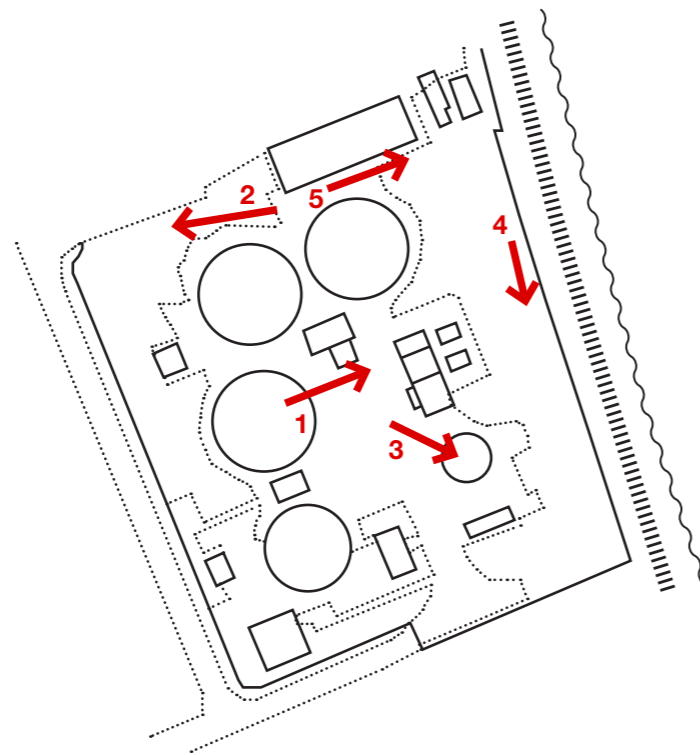


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Section 3 - Site Context and Analysis

Site Boundary Condition



View 1 - This view clearly illustrates the impact of the trees along the towpath; obscuring views of the rear of properties along the river.

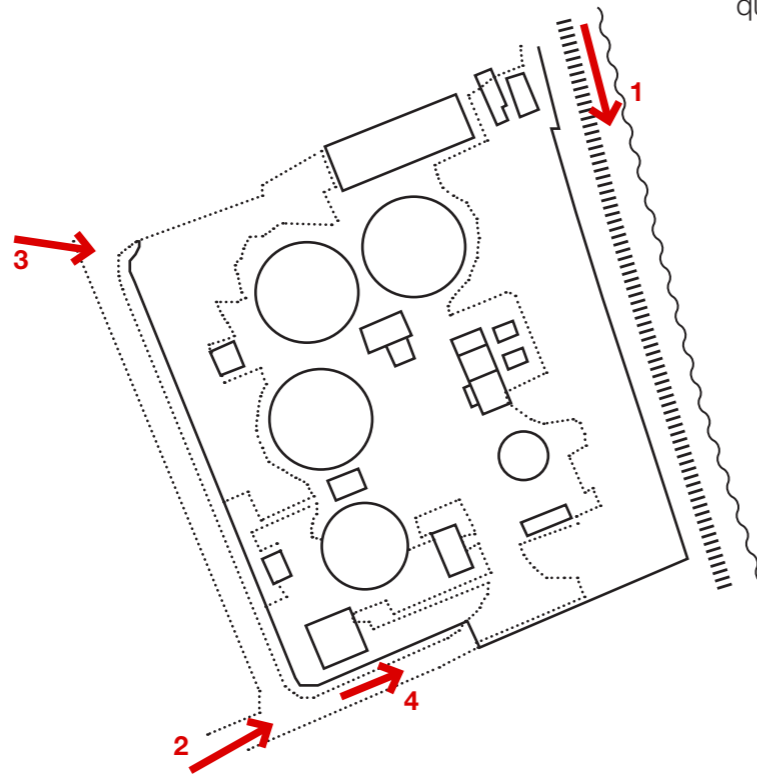


2



3

Boundary trees are of low quality and are quickly progressing towards the end of their lifespan



4

The entrance to the site is accessed between the boundary of Saffron House to the right, and the tree lined site boundary to the left. The planting of trees along the length of the boundary to Melliss Avenue, has impacted the daylight to some properties in Saffron House, making this part of the site feel quite dark and oppressive.

Section 3 - Site Context and Analysis

Surrounding Built Form

Housing developments surrounding the immediate site range between 4 and 5 storeys in height, and aesthetically provide a mixed typology of brick, render and stone facade with recessed tiled hipped, flat and gabled roofs.

The Kew Riverside development includes both a mix unit type and size, but also a mix of architectural style; with the units to Woodman Mews and Kelsall Mews predominantly reinterpreting the arts and crafts movement, the buildings to the North a reflection of King George’s Castellated Palace, and the terrace properties of Melliss Avenue, in a 90s New Build style.

To the North West of the site is Terrano House; a 5 storey brick and render residential development, strongly articulated by the use of turreted corners, and is more closely related architecturally to the 6 storey buildings of Kew Riverside Park.

The new Emerald Gardens development can be seen to the North; using a similar materials palette, it provides new private residential properties over 5 storeys, with the uppermost floor clad in zinc.

To the West of the site, along Melliss Avenue, there are rows of 3 and 4 storey town houses (opposite), utilising the same palette of materials and colour, they differ to the surrounding blocks, with the addition of small fenced-in private gardens and parking backing towards the site.



View South towards Saffron House 1
View of the Melliss Avenue terraced housing 2



1 View North from Terrano House
2 View of Emerald Gardens
3 View of Terrano House



Section 3 - Site Context and Analysis

Surrounding Built Form

The frontage to the Melliss Avenue terraces is afforded more articulation than the rear, with the entrances expressed with a slight projection of the brick and render facade.

Saffron House, to the South, is a four storey residential building, fully rendered and taking influences from the Art Deco period, utilises the same monotone colour palette as that found on Terrano House. With recessed balconies facing North towards the site, this property also picks up similar architectural features to Terrano house.

As illustrated in the details opposite, the predominant materials are brick and render, with white PVC windows and doors. Some detailing is expressed through the use of different brick colour, stonework and/or bands of render.

Balconies are generally of powder coated metalwork, with infill glass panels. Where the balconies on Saffron House do have finished soffits, those on Terrano House are finished with render.

The most common material found throughout the site, and indeed Kew, is brick. Stock brick is the pale yellow-cream brick that was produced locally in the south east and was used throughout London. Brick Bond is common, and adds to the subtle character of an area.

A more common finish in the locale is render, known as stucco. This would often just be used on certain parts of the exterior, as can be seen on Melliss Avenue, and was originally intended to imitate the appearance of stone, where on Saffron House it is used as the exterior finish for the whole building. Although external renders are usually very hard wearing they require maintenance to prevent wear and water ingress and in damp environments, particularly those which are north facing, mould is commonly found to grow. Where renders can be painted or have pigmentation in the mix, in many instances staining can occur where the surface of the wall is not washed adequately or regularly by rain.



Detail view of Melliss Avenue terraces 1
Detail view of Terrano House 2
Detail of Saffron House balcony 3
Detail of Terrano House balcony 4



1 View towards SW corner of site
2 View of Saffron House
3 Detail view of Melliss Avenue terraces
4 View of Saffron House

Section 3 - Site Context and Analysis

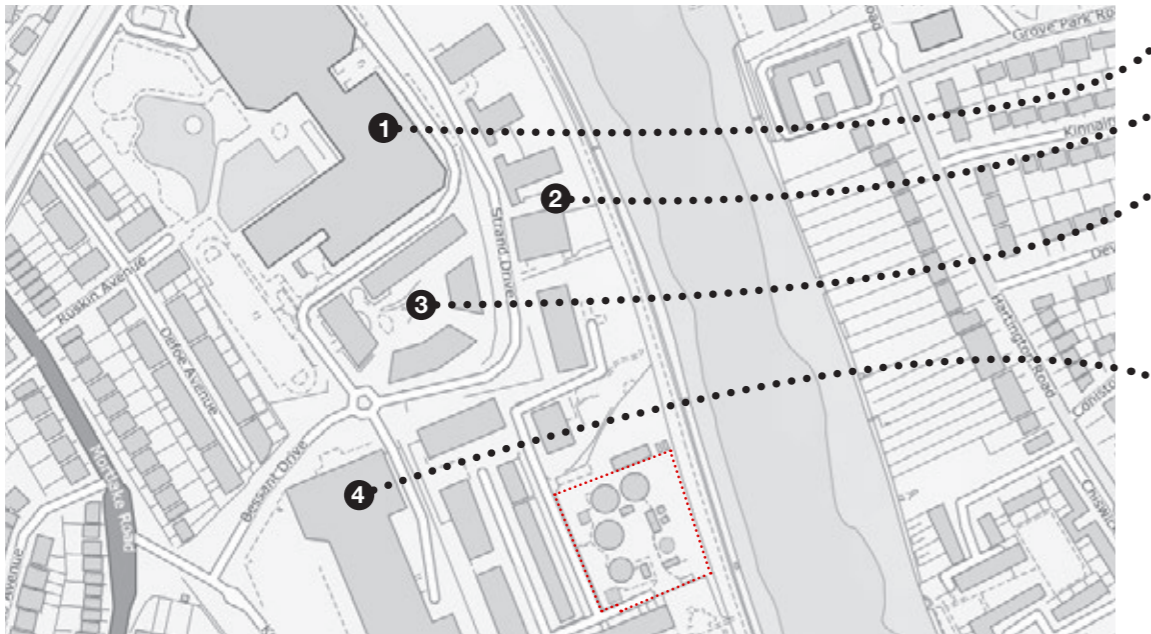
Wider Context

To the wider context of the site, buildings vary greatly in both architectural style, scale and massing.

Furthest north is the National Archives, opened in 1977, the site was originally a World War 1 hospital. Between 4 and 6 storeys high, this has the largest building footprint, second to the retail park, on the Kew peninsula.

To the east of the National Archives, and skirting along the river frontage, is Strand Drive or Kew Riverside Park; a private residential development built by St. George PLC of the Berkeley Group. The development comprises of 6 blocks of residential accommodation, 5 of which are privately owned, ranging in scale from 4 to 7 storeys.

To the west lies Kew Retail Park, standing on the site of a former factory where, from the 1920s until 1967, cars and lorries were manufactured. This building is approximately 3 storeys high but at 12,000sqm, is the largest building on the Kew peninsula.



National Archives Building 1
Kew Riverside Park 2
Emerald Gardens 3
Kew Retail Park 4



1 National Archives building
2 Kew Riverside Park
3 Emerald Gardens
4 Kew Retail Park

