

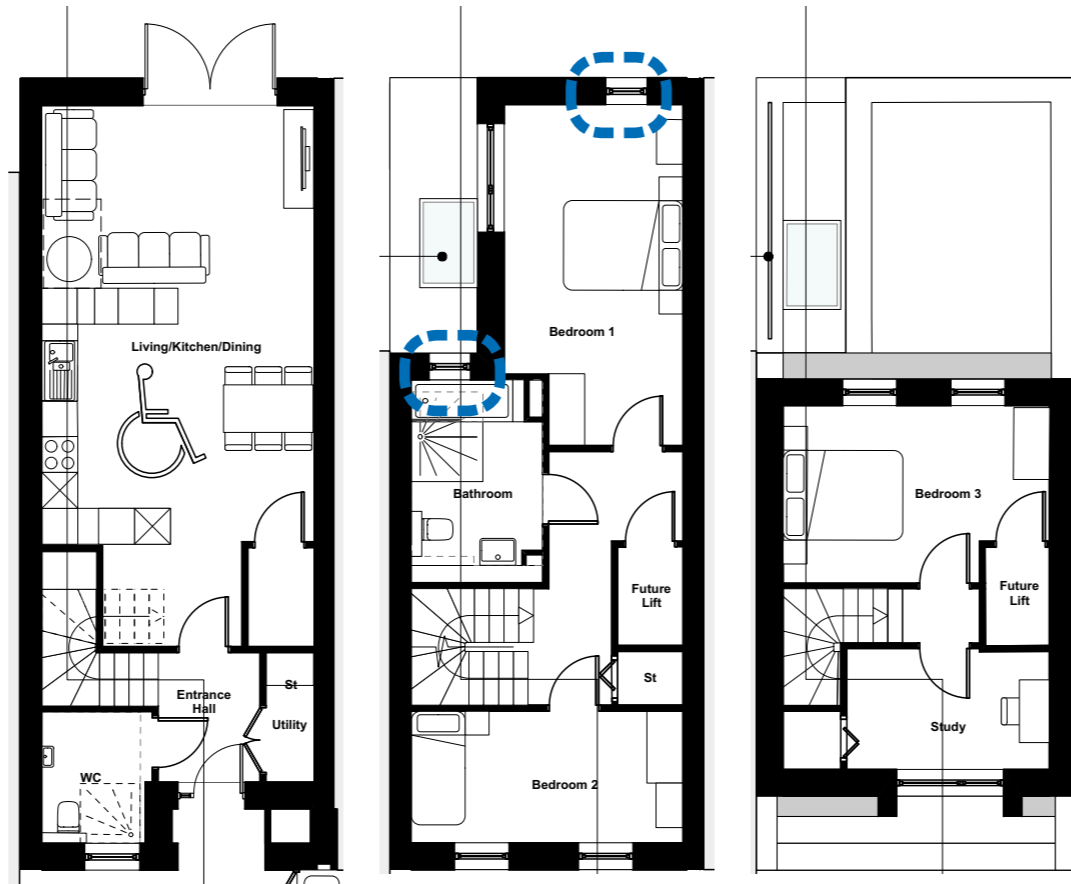
4.7 Privacy and overlooking

Privacy and overlooking has been a key consideration throughout the design process. Sections on this page show the typical distance between our proposal and neighbouring houses on Crane Road and Norcutt Road.

As is demonstrated, the west terrace is set a considerable distance from the rear of the Crane Road houses (circa 22m at the closest point). Views into the rear gardens will be mitigated through planting and enhanced boundary treatment as detailed in the landscape section of this Design and Access Statement.

The east terrace of the proposals is approximately 9m from the rear of the Norcutt Road houses at the closest point. This is a common condition within this area of Twickenham, with the houses on the opposite side of Norcutt Road having a similar condition with the Warwick Road houses.

In order to mitigate potential overlooking and loss of privacy in this area, the rear elevations of the east terrace houses have been designed to have reduced window openings at the upper floors that face towards these houses. These windows will have a frosted finish ensuring overlooking is mitigated. These windows all serve a bedroom or bathroom. The bedrooms benefit from a second larger window which does not face the Norcutt Road houses.



East terrace house plans with opaque glazed window and privacy screen highlighted in blue



Drawing showing the rear elevation of the east terrace houses with opaque frosted windows and privacy screen highlighted in blue



Sketch perspective section overlooking distances



4.8 Scale and massing

The site is in a mainly residential area and so our proposals have been mindful of the surrounding context. The general approach taken has been to keep the houses at a similar scale to their immediate neighbours. This has been achieved by providing accommodation within the mansard roof on the second or third storey,

The office building and house type that front Edwin Road have been deliberately kept lower to ensure they fit within the street scene. The office building is two storeys with a pitched roof. The gable end is two storeys with a typical pitched roof and dormer window; this reduces the massing further than the mansard roof used elsewhere.

As you move through the site towards the river, the buildings rise up in scale, with buildings at 2, 3, 4 and 5 storeys in height. The building footprints are bigger in this location matching their neighbours and the typical urban grain as you approach the river. These buildings have been broken up into smaller forms through the use of varied materiality and varied roof-scapes. The variety of materials and roofs helps embed the buildings into the existing townscape.

The tallest building is proposed at five storeys, similar to the recently approved student accommodation building immediately to the east of our site. This taller massing has been positioned away from boundaries in a location which has the least impact on surrounding properties whilst adding interest and variety to the roof scape when viewed from more distant locations.



Proposed roof plan



Proposed massing showing heights in relation to context

4.9 Visual impact assessment




The proposals have been tested from key views to ensure have a positive impact where they are visible. We have continuously tested the scale and massing of the proposed development as it has evolved to ensure it fits comfortably into the surroundings.

The following key design features ensure the scheme has a positive impact on the tested key views:

- Use of a varied roofscape with different height buildings
- Maximum of five storeys - the same as the recently approved Lockthorp House
- A varied material palette inspired by the surrounding context, ensuring the buildings do not merge together as a single mass
- Domestic scale fenestration and detailing

The following key views have been tested and are included in the visual impact assessment, which has been submitted in support of this application:

1. Twickenham Green's southern corner, adjacent to the cricket pavilion, looking north
2. Southern pavement of the junction between Warwick Road and Edwin Road, looking northwest
3. Western pavement of the junction between Crane Road and Edwin Road, looking north
4. South western pavement of the junction between Gould Road and May Road, looking east
5. Kneller Gardens western corner, looking east
6. Craneford Way Recreational Ground eastern side (to the south of the play ground) looking southwest
7. Footbridge crossing the railway, looking southwest

-  Site
-  500 Metre Study Area
-  Verified View



1. Twickenham Green's southern corner, adjacent to the cricket pavilion, looking north



4. South western pavement of the junction between Gould Road and May Road, looking east



2. Southern pavement of the junction between Warwick Road and Edwin Road, looking northwest



5. Kneller Gardens western corner, looking east



3. Western pavement of the junction between Crane Road and Edwin Road, looking north



6. Craneford Way Recreational Ground eastern side (to the south of the play ground) looking southwest



7. Footbridge crossing the railway, looking southwest

4.10 Appearance and materials

The proposed material palette has evolved through detailed analysis of the surrounding streets whilst also referencing the site's history as an industrial use. The appearance has been tested, refined and interrogated throughout the design process including through pre-application discussions with the London Borough of Richmond Upon Thames, and discussions with the Townscape Consultant.

The selected materials fit comfortably within the existing context and will provide the proposal with character whilst also giving the impression the development has emerged over time and personalised, much like the neighbouring streets.

The general approach to the appearance is as follows:

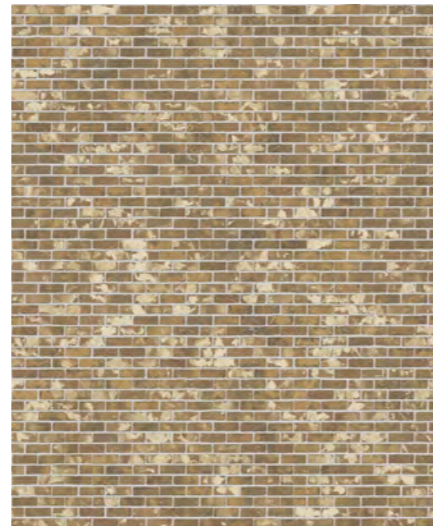
- Contrast between different buildings breaking down large massing
- Clear identification and variety of different houses along the street
- Elegance of the architecture responding to local context
- Façades responding to the light by creating shadows
- References to industrial design
- A series of cohesive details

Robust, natural and hard wearing materials have been selected to create a high-quality material palette. The overriding material is brick, which is a traditional and local material that ages gracefully and requires little maintenance. Variations of the colour and mix will be used to give variety and interest within the development itself and breakdown the massing.

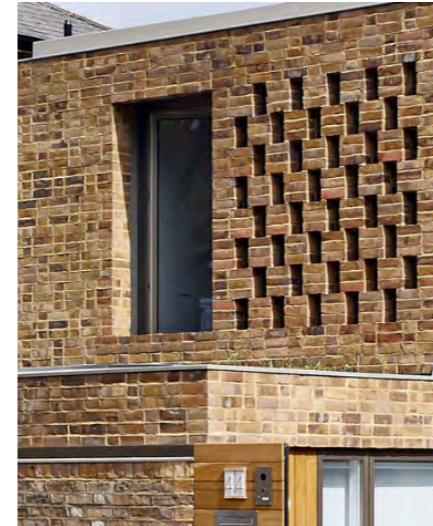
Metal and stone detailing along the terraces provide further variety and references to the site's industrial past.

Charred timber provides a hard wearing and natural material on the apartments that clearly defines them as a group of buildings, whilst adding visual interest and a rhythm to the façades.

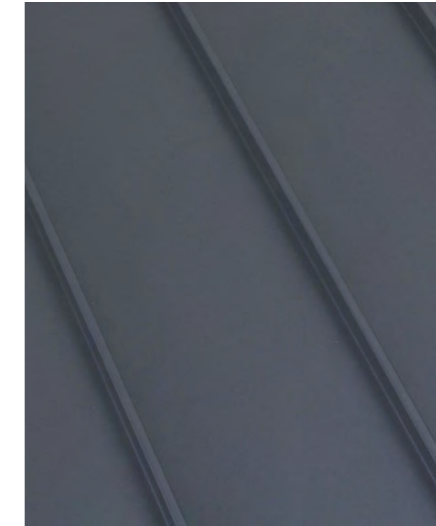
The existing house is to be repainted and retained in its current form.



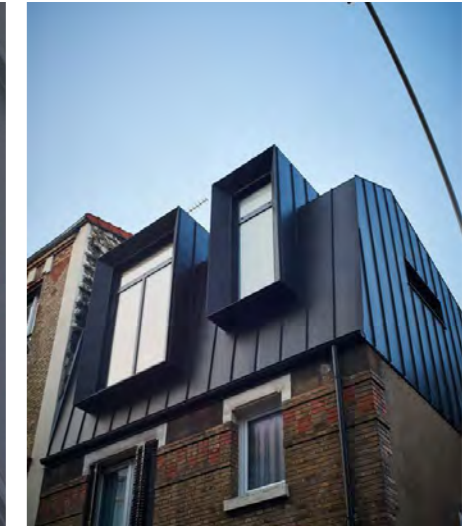
2. London stock brick



Precedent Image - Aperture house



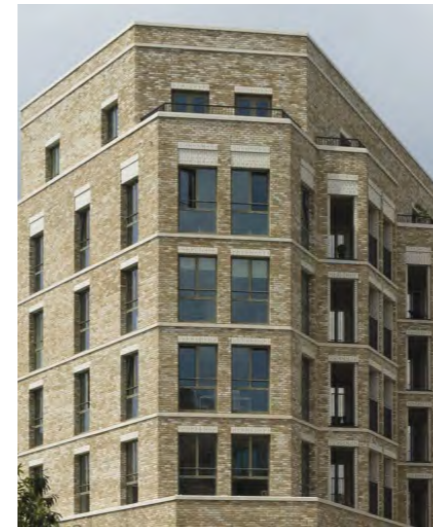
5. Dark grey standing seam metal roof and dark grey metal detailing



Precedent Image - A24_poussé



3. Brown brick



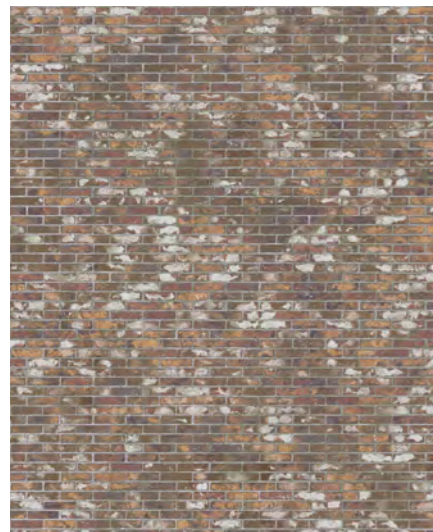
Precedent Image - Elephant Castle



6. Black charred timber cladding



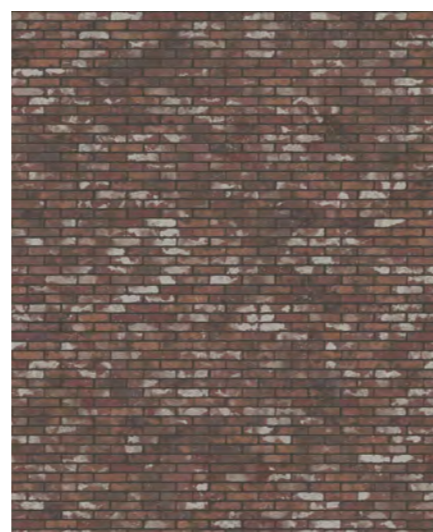
Precedent Image - Hunsett Mill



1. Pink buff brick



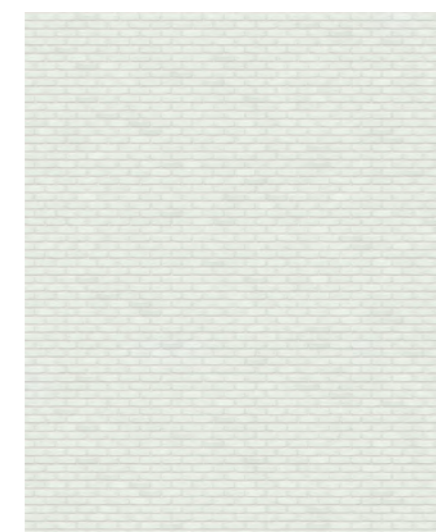
Precedent Image - The Cloisters



4. Dark red brick



Precedent Image - Dujardin Mews



7. White painted brick



Precedent Image - Chelsea townhouse



London stock local precedent photo



Brown buff brick local precedent photo



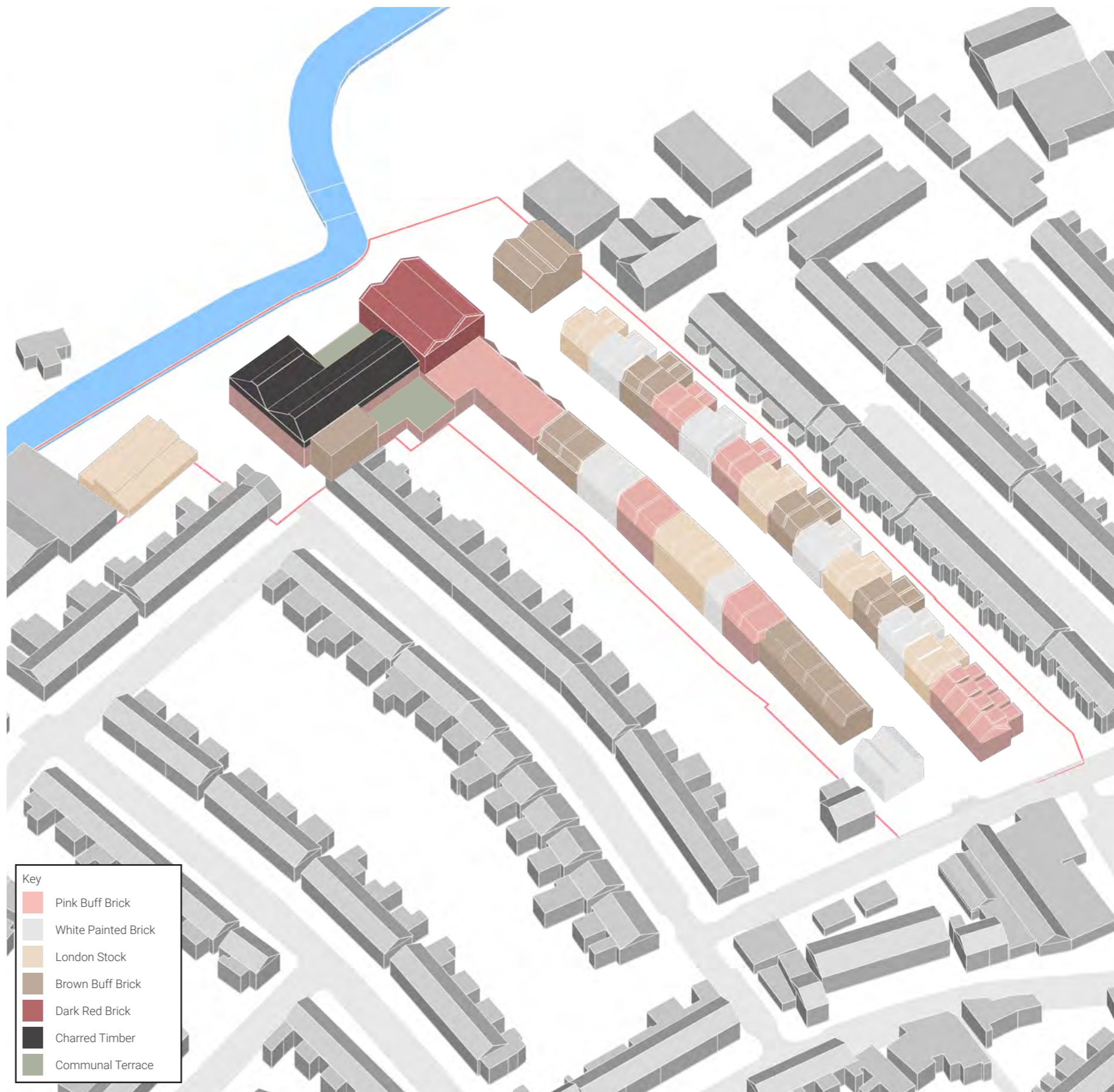
Pink buff brick local precedent photo



White painted brick local precedent photo



White painted brick with black plinth local precedent photo



Key

| | |
|--|---------------------|
| ■ | Pink Buff Brick |
| ■ | White Painted Brick |
| ■ | London Stock |
| ■ | Brown Buff Brick |
| ■ | Dark Red Brick |
| ■ | Charred Timber |
| ■ | Communal Terrace |

Site material palette diagram



4.11 Architectural approach - Entrance

The Edwin Road entrance area responds to the surrounding streetscape in materiality and built-form whilst also providing a legible entrance to the scheme without it becoming intimidating.

4.11.1 Office building

A stand alone B1 office building has been positioned at the front of the site providing activation to the street throughout the day and acting as a recognisable cornerstone and entrance to the development. The building line has been taken from the neighbouring properties, 52 and 54 Edwin Road, providing a zone for defensible space and planting in front of the building.

The building is two storeys and has a front gable elevation, with two unequal pitches, reflecting the warehouse located across the street. The finish is white painted brick responding to the two other white gables in close proximity along Edwin Road. Clearly seen in the adjacent image, the building is still of domestic scale, ensuring it sits comfortably with its neighbours, but utilises metal detailing and larger windows to reflect the industrial nature of the site and its office use.

4.11.2 End of terrace house type

The four houses that form the end of the eastern terrace of houses create the other side of the new mews street entrance. The last house forms a gable end onto the street which runs up to the site boundary and hits the pavement. This design feature matches many of the gable ends in the surrounding streets and helps to create a clear legibility to the street layout.

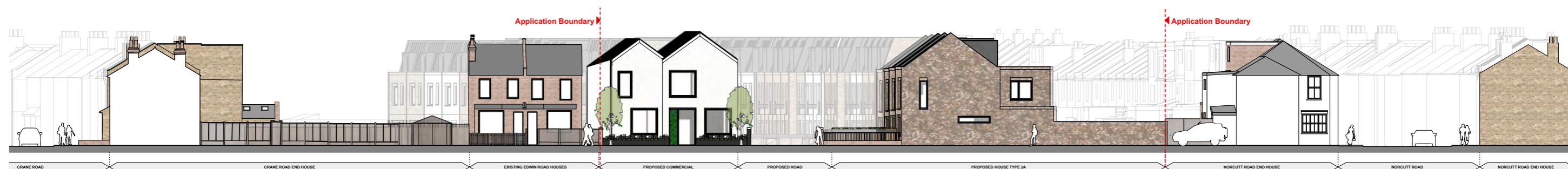
The entrance to each of the houses is recessed, providing privacy and a cover from the elements on approach. Each of these recesses would be provided with a PIR light to provide comfort and security. A space for meters and/or a wheelie bin is also accommodated within this recess.

The floor plan provides an open plan kitchen, living and dining area at ground floor, the principle bedroom with en suite, second bedroom and family bathroom on the first floor, and third bedroom within the roof space.

Unlike the other houses on the east terrace, these are not mirrored, thus giving a modern asymmetrical elevation. They have a single large window to the front which provides excellent street surveillance. Brick soldier courses above the windows and at parapet level add further interest, whilst a hidden gutter and recessed rainwater pipes give a clean finish. Two windows within the gable end provide activation onto the road. The garden wall continues ensuring a clear boundary to the pavement.



View west along Edwin Road



Edwin road elevation

4.12 Architectural approach - Mews

The mews street provides a shared vehicle and pedestrian route through the site. Inspired by residential streets in the area, it looks to reinterpret these for the 21st century. The design has been driven by the tight nature of the site and a shared surface approach to the public realm, resulting in a shared space for walking and driving.

4.12.1 Western terrace

The western terrace is made up of three townhouse types all of which have integrated garages and front doors directly off the street. All of these houses have been designed to be Approved Document M4(2) compliant.

Each front door is recessed, providing privacy and a cover from the elements on approach. Each of these recesses would be provided with a PIR light to provide comfort and security. A space for meters and/or a wheelie bin is also accommodated within this recess. A built in planter and a change in ground floor material provides a sense of defensible space clearly delineating the vehicle route.

Garages are oversized to accommodate the majority of vehicles as well as secure cycle storage. The garage doors incorporate high level windows providing natural light whilst maintaining security.

For each of these three house types the ground floor accommodates a hallway, WC

and a kitchen / dining room that opens out onto a private rear garden. On the first floor is a large living area, family bathroom, and either a double bedroom and single bedroom, or a master bedroom and en suite.

Within the mansard roof level, two further double bedrooms and a bathroom are provided.

4.12.2 Architectural details

The architectural design of the houses is based on a traditional vernacular of London houses, using a form and type common throughout London. Different brick colours provide a playfulness when viewing down the street, giving a similar feel to the local context. A recess accommodates a rainwater pipe between each house, making each house clearly legible.

All the houses are provided with large windows, a Juliette balcony to the main bedroom, and a chamfered metal dormer, as well as window boxes to encourage planting and personalisation.

Further interest is provided through variation in detailing such as stone and steel lintels and Juliette balcony types. Modern detailing in the form of soldier courses, standing seam metal roofs, and metal windows ensures these buildings will look contemporary whilst being respectful of the local context.



Sketch render front of west terrace



Typical west terrace elevation

4.12.3 Eastern terrace

The eastern terrace is made up of two house types. These houses are narrower but deeper than the west terrace. The plan is based on a typical Victorian terraced house with an L-shaped plan at first floor. This allows light to reach into the centre of the plan and creates side elevations for windows. This, in turn, avoids overlooking to the backs of the Norcutt Road houses as outlined earlier in this document.

The most common house type is a three bedroom family home, and the other is slightly wider and accommodates a fully M4 (3b) accessible house type complete with provision for a lift to all floors. All of the houses on the east terrace have a parking space on the driveway and external bin and bike stores. This provides clear definitions of ownership and provides an opportunity for planting and personalisation.

The houses are mirrored and in pairs, providing clear legible entrances and encouraging neighbourliness through the proximity of their entrances. This mirroring is clearly identifiable through the change in materials between each pair of houses.

As with the west terrace, each house has a recessed entrance which provides privacy, cover from the elements and a small store for gas and electricity meters. Each of these entrance recesses would be provided with a PIR light to provide comfort and security.

4.12.4 Architectural details

Similar in style and using the same palette of brickwork as the east terrace, these houses are designed to be in keeping with those in the local area. More vertical style windows and a juliette balcony provide generously lit internal spaces. The wider accessible house type features stone lintels above the windows, whilst the other house type features a more modern soldier course. A dormer and rooflight provide light to the upper levels and provide visual interest at roof level.

The houses are not set in a single horizontal plane, but set in and out to avoid monotony. This is further emphasised by the changes in brick finish.



Sketch render front of east terrace



Typical east terrace elevation