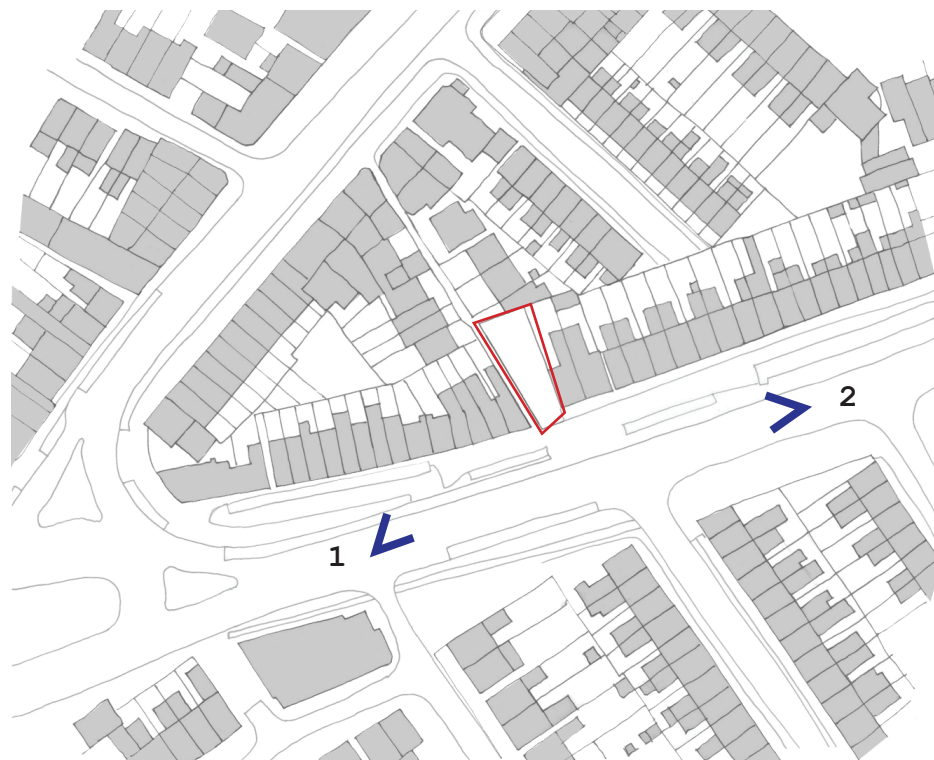




## 4.1 Lower Mortlake Road - Key Views

Being next to the Conservation Area, it is important to consider the key views to the site. There are two main views to the site in its entirety, these being from East and West along Lower Mortlake Road.

Our Design Principle is to create a local marker which will identify this unique site as a form of beacon to identify the alley and create a more open and welcoming passageway.



1 - View from East of the Site



2 - View from West of the Site







## 4.2 The Street Facade

The row of terraced houses along the road has a very clear rhythm and defines a strong street pattern, which is then broken by the alley and our Site.

The principle is that we will help define the street further by continuing the facade along the street-line of the buildings to the east of the site and create a bookmark end between the alley and the start of the Conservation Area housing to the west of the site.

By continuing this line, our proposed building will lie further back from our boundary but will give prominence to the Buildings of Townscape Merit as this row until no 45 projects further on Lower Mortlake Row than the rest of the road.



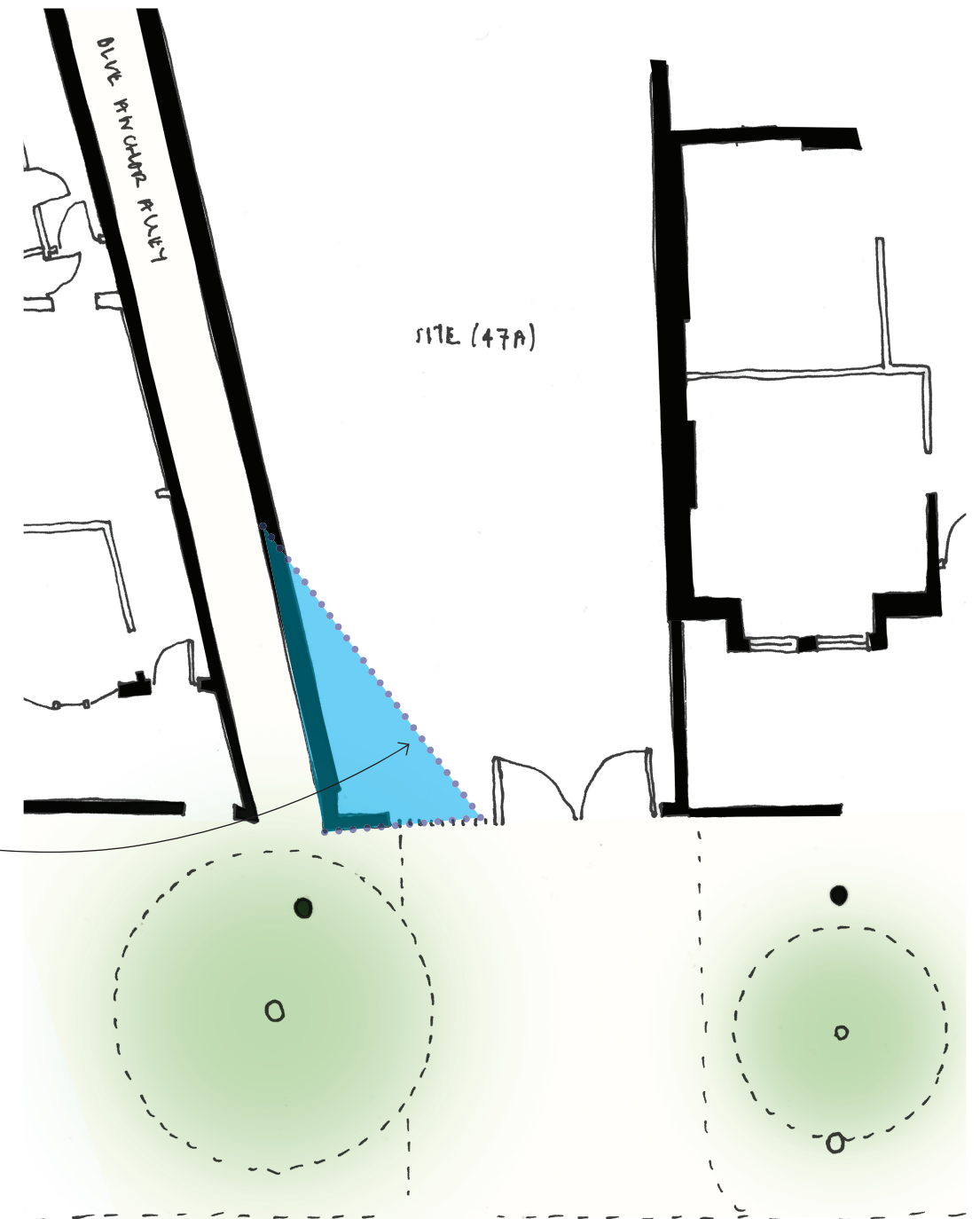
### 4.3 Alley - Opening up the Access

The access to Blue Anchor Alley from Lower Mortlake Road is currently very enclosed between the two solid brick walls which are perpendicular to each other with a width of 1300mm.

In contrast to the northern edge at Kew Road, where both buildings have chamfered corners which really open up the alley to the street and invite pedestrians to use this.

We propose to do something similar in our proposal in order to open up the alley and create a more welcoming and safer environment for pedestrians and residents along Blue Anchor alley.

Chamfer or Angle the Building at the corner or pull the wall back to align with the buildings to the West



Chamfered Northern Access



Tight Southern Access





## 4.4 Alley - Front Door Access

We are keen to create a mews style entrance to the building in order to activate the southern end of Blue Anchor Alley.

Given that the Northern end is more active and has access to the upper floors of the two principle buildings which face Kew Road, we also propose to mirror this by having the principle access point to our proposed building accessed from the alley, albeit from the start of it, just off Lower Mortlake Road.

We feel it will still be key to have a glimpse toward the front door from the Lower Mortlake Road elevation and therefore the architectural detailing will aim to pull away from the front elevation to the side in order to 'draw the resident around the corner'.

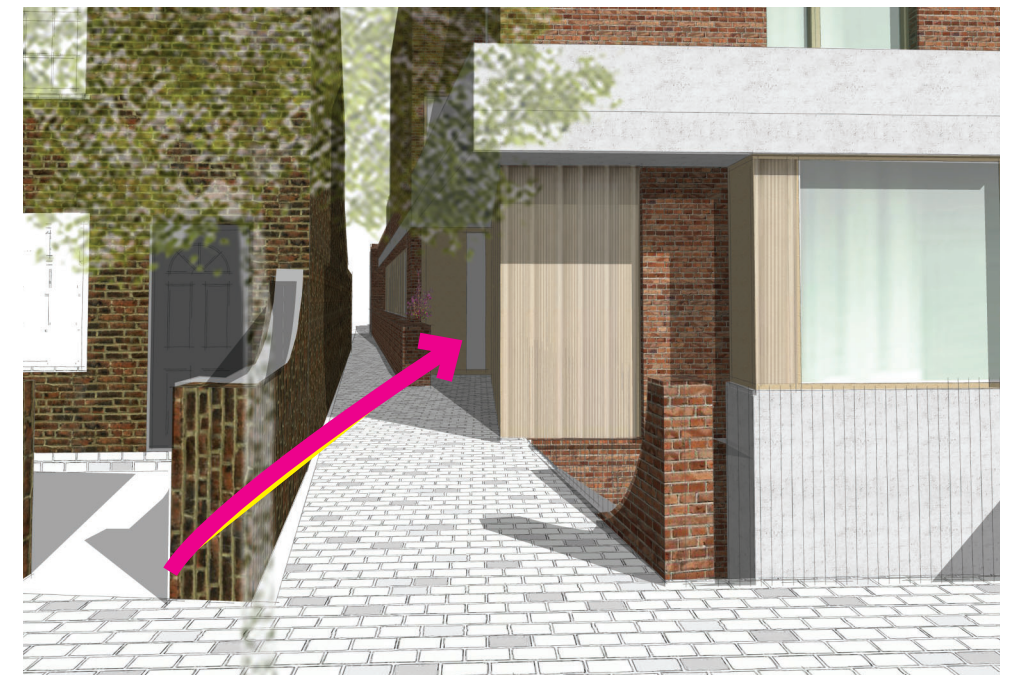


Draw residents into Blue Anchor Alley to enter the building by pulling the facade back.

Other entrances along the Alley



Pulling the Entrance from the Facade





## 4.5 Amenity Space

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In order to optimise the opportunity, we plan to integrate an area to the rear of the neighbouring 47 Lower Mortlake Road allowing the scheme to provide an enhanced shared amenity space adding to the internal shared and private amenity space on the main part of the site.







## 4.6 Pitched Roof / Facade

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Given the nature of the adjoining building along the terrace with the double gabled facade facing the street, we plan to continue this architectural feature into our proposal. This pitched form will create consistency and help to nest the building into the context.



Examples of Pitched Roof/Façades used in Contemporary Architecture







## 4.7 Co-Living

Co-Living as a modern concept loosely dates back nearly a century in the form of tenements yet may also be considered related to much older forms of communal living such as the longhouse. Its contemporary form has only gained prominence in recent years as a combination of factors have led to interest in this type of living space, including a lack of housing opportunities, the cost of independent accommodation and raising finance to purchase, plus a growing interest in lifestyles not dependent upon long-term contracts.

Recently there have been similar schemes across London including an RIBA competition for Co-Living in Forest Gate. There are also some larger scale types in London such as 'The Collective'. Our intention is to create a series of micro-studios for living whereby the tenant can take ownership. We propose a smaller amount of units (when compared with The Collective) designed to allow for complete self containment/privacy when required but with communal facilities which feel more of a home scale rather than a corporate or commercial scale which encourages community interaction.

Examples of Co-Living Shared and Private Spaces







## 4.7 Co-Living

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*Please see the 'Lower Mortlake Co-Living Document' for further information. This has also been submitted with the application.*



### **Lower Mortlake Co-Living Document**

47a Lower Mortlake Road, Richmond, London, TW9 2LW