

## 4.8 Precedents

Whilst analysing the local architecture, we have also looked at precedents for contemporary versions of this that have been carried out elsewhere in different materials and colours.

These examples by award winning architects and competition winning entry winners show how contemporary examples of architecture still can hold on to the rich contextual features and replicate the forms we are familiar without being pastiche examples.

Mews/Alley Development



Continuing the Street



Stepping in Scale/  
Turning the Corner



Changing Form and Materiality



## 4.8 Design Rationale

### Entrance

The front door is typically offset to one side in a mirrored manner along the street. Following this, it suggests the front door be placed to the left of the facade which then completes is in dialogue with the alley and with no.45.

### Projection

The square bay windows of 47 and 49 is replicated as a continuation of this facade.

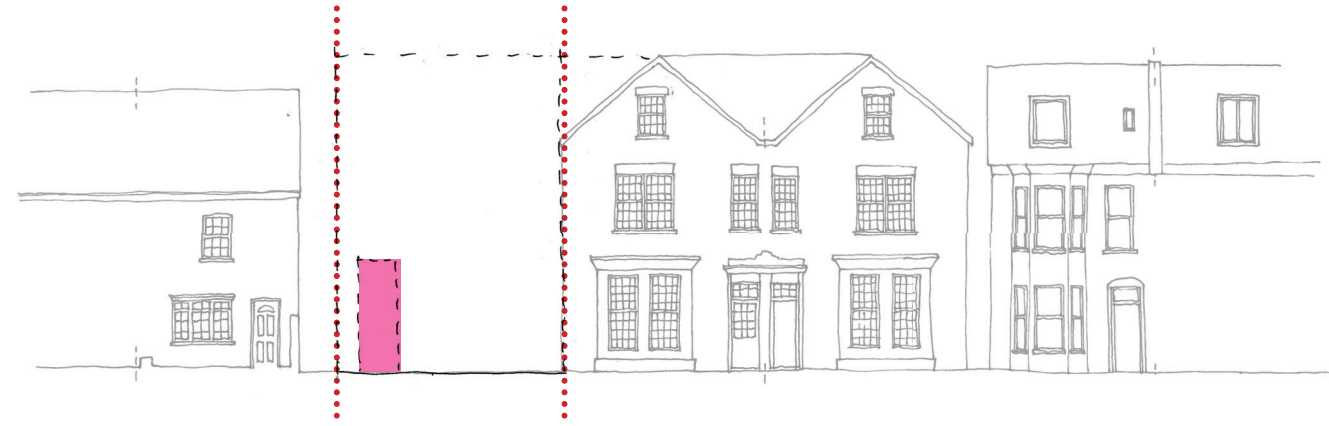
### Window Openings

We have looked at a direct replication of the fenestration on 47/49. This will need to be co-ordinated with the final form composition of the facade as well as internal layouts, but creates a starting point of where would feel at ease within the immediate context.

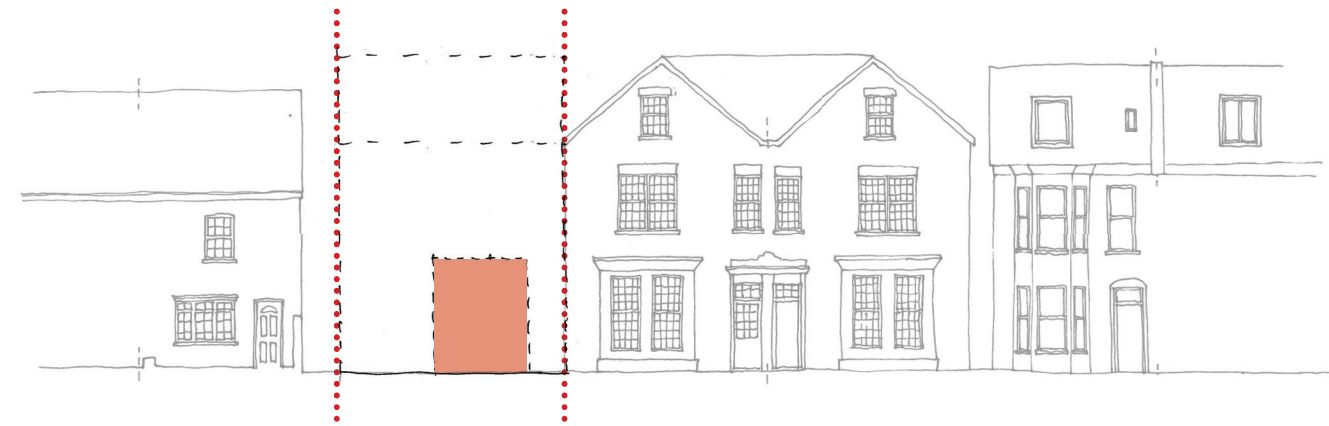
### Datum Levels

A key feature in integrating a building deeply into it's context is to ensure it aligns with key levels .Various lines of datum exist, top and bottom of windows/ doors, the projecting elements and where the pitch starts and finishes as well as the roof line.

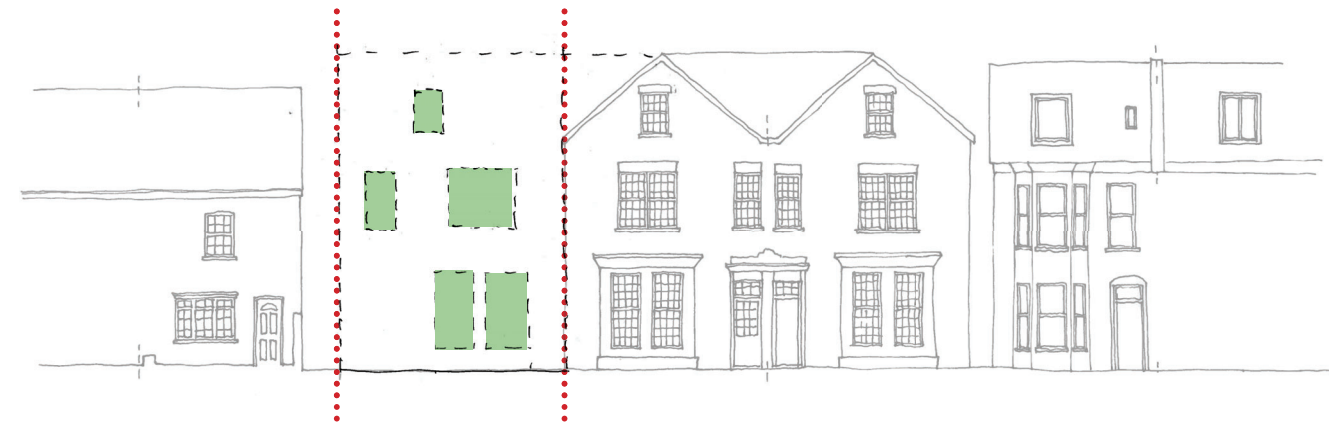
Entrance Point/Recess



Projections



Window Openings



Datum Levels





## 4.8 Design Rationale

### Form and Height

Although the street is mainly made up of sloping roofs which slope away from the road, the immediate context exists of gable ends which are directed towards the road. (The opposite side of Lower Mortlake also addresses the street in this manner). Given that we want to create a subtle interest/ beacon point or node in this site, this is something that will allow us to signal for the side street through a turn in facade.

### Facade Principles

All the principles collated to form ideas to take forward to form the final design.

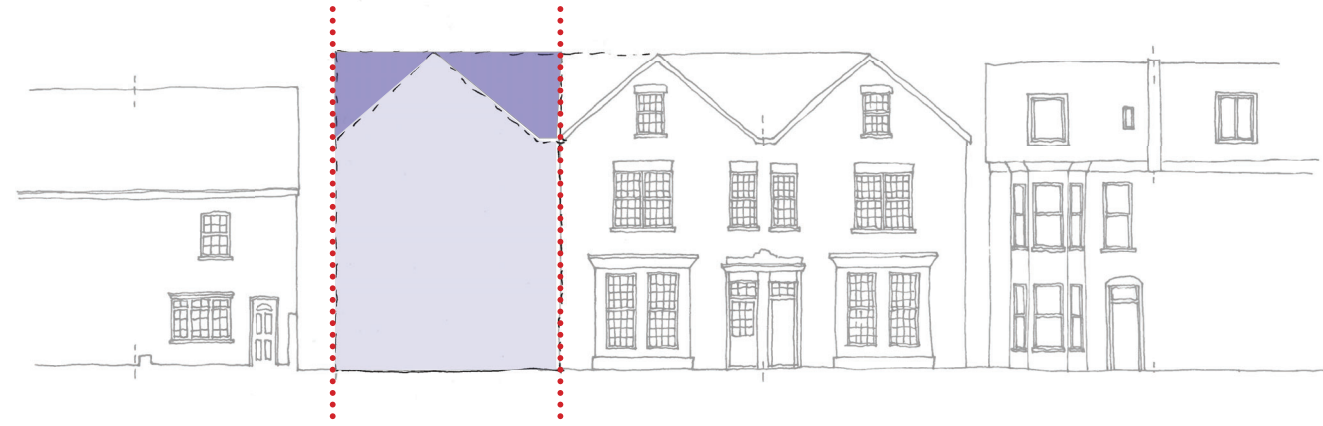
### Defining the Facade

Through analysing all of the previous aspects as well as the Design Principles which we wish to achieve with the project, we develop a form and elevation that we feel meets all our aspirations as well as our key objective of respecting and enhancing the local context.

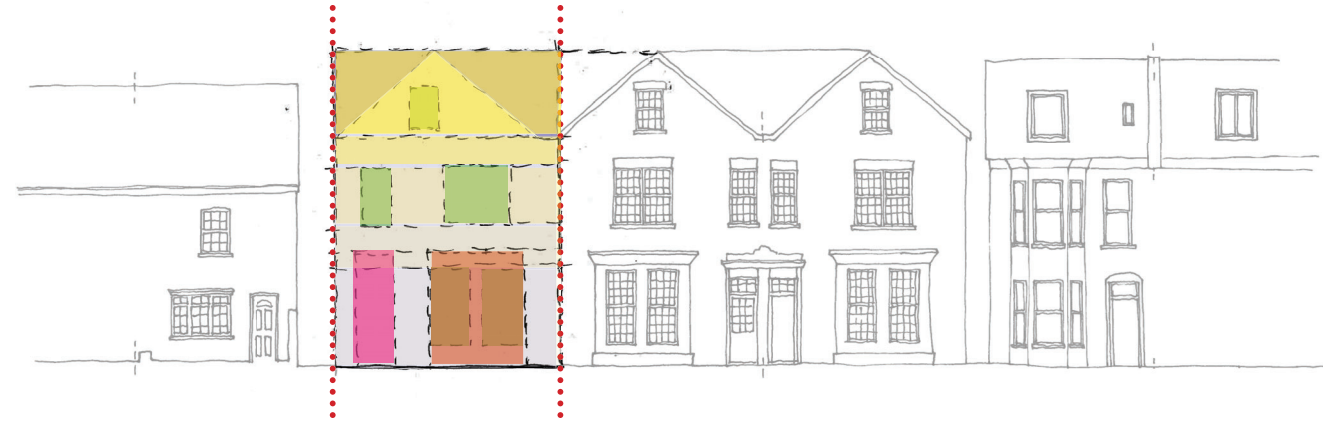
### Creating a Proposal

We have looked at a direct replication of the fenestration on 47/49. This will need to be co-ordinated with the final form composition of the facade as well as internal layouts, but creates a starting point of where would feel at ease within the immediate context.

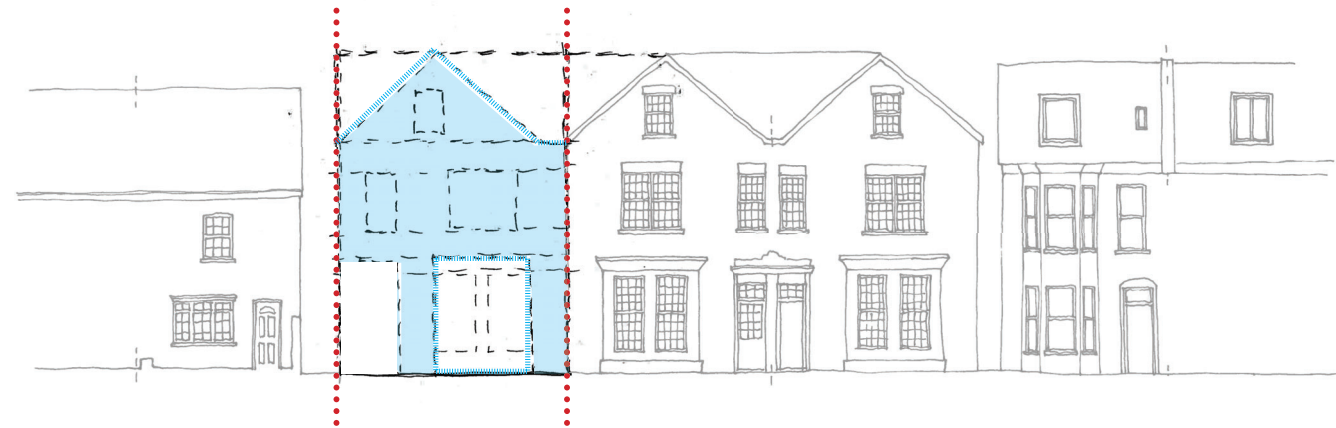
Form and Height



Facade Principles



Defining the Facade



Creating a Proposal



## 5.0 Design Evolution (Responding to Pre-App Feedback)



## 5.1 The Pre-App Scheme and Feedback

A Pre-application meeting was held on the 22nd May 2019 between London Borough of Richmond upon Thames Planning Team and the Design Team. Subsequent feedback was received on 17th June 2019.

The feedback received from officers was positive on the whole as they supported the key design moves and general Principle of Development.

Further discussions have been had with officers regarding the nature of the land use proposed and this is reflected in the current submitted scheme.

The design team have carefully considered the feedback from London Borough of Richmond upon Thames officers. We have identified the key points in terms of Design from this feedback.

Over the following pages, we describe how we respond to each in creating a Proposed Scheme for this Planning Application following key changes and a carefully considered redesign.



### 5.9 Proposed Elevations



### 5.4 Proposed Plans

#### Lower Ground Floor Plan

Communal Areas  
Living Room  
Double Height Dining Area  
Kitchen  
Multi-Use Recreation Room  
Sauna  
WC  
Library/Seating  
Washing

2 Rooms:  
Room 1  
Room 2





## 5.2 Removing a floor at the rear

---

### Feedback:

In relation to the alleyway elevation, it is considered that your indicative proposals would appear a storey too tall for backland development.

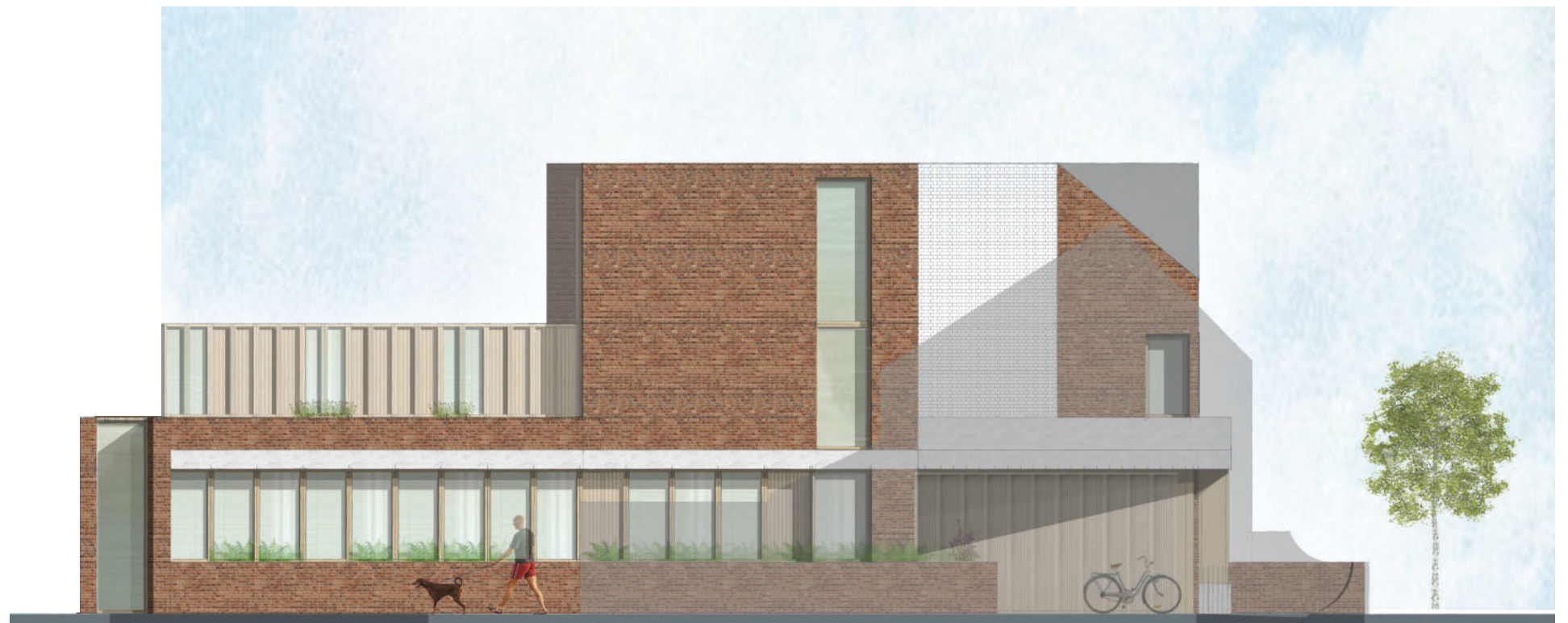
### Response:

We have stepped the rear of the building to be a total of 2 storey's which is in line with the cottages along Blue Anchor Alley. The design also means that the brick element of the building is in line with the existing brick wall along this boundary and the second floor element is set-back to form a visual difference in a softer material palette.

Previous Elevation



Proposed Elevation





### 5.3 The Front Facade - 'Projecting Box'

---

Feedback:

The overall scale would be generally appropriate to Lower Mortlake Road, however the proposed 3 storey corner 'box' with an overscale window would appear rather jarring and out of place and over-intensive and incongruous for this site.

Response:

The Design Rationale for the front facade is contextual, in order to blend in, whilst creating a unique building that is by no means pastiche.

Following Pre-App Feedback, we have re-examined the corner and whilst it was a contemporary interpretation, we have redesigned the building form along this facade to provide a continuation of the pitched roof form and sloping element which is in keeping with the context.

Previous Front Facade - Projecting Box



Proposed Front Facade - Pitched



## 5.4 Bedrooms along Blue Anchor Alley

### Feedback:

Adequate daylight/sunlight would need to be demonstrated for each of the proposed units. As indicated, this would appear to be unacceptable. E.g., Proposed room 4 and 9 would be single aspect onto the flank wall of no.45, which is sited just 2 metres away on the other side of the intervening Blue Anchor Alley.

### Response:

The previous Ground floor plan was laid out so that 4 bedrooms were located along Blue Anchor Alley which meant that the light and privacy/security was compromised for these rooms.

We have redesigned these so that the communal corridor is positioned along here and the bedrooms now overlook the garden space below. This also means that the corridor space will provide passive surveillance to the alleyway and create a glow of light which should create a more welcoming space along this increased width alley.

A Daylight/Sunlight report has also been carried out and confirms that all rooms within the development receive adequate levels of light.

*Please see the Daylight and Sunlight Report prepared by TFT Consultants for further detailed information.*

Previous Ground Floor Plan



Proposed Ground Floor Plan





## 5.5 The External Area

### Feedback:

Generally, the garden space at lower ground level seems small for the number of residential units (approximately 45 sq.m) and Policy LP15 seeks to maximise the amount of soft landscape in development.

### Response:

The newly proposed layout has pulled the building back at ground and lower ground floor at the rear which allows for both less massing and an increase in the external garden area which is now 66sqm.

Previous External Area - LG Plan



Proposed External Area - LG Plan



## 6.0 The Proposal



## 6.0 Proposal

---



## 6.1 Street Elevation and Site Plan

---



Lower Mortlake Road Elevation





Site Plan  
1:500 @ A3

