



Summary of overlooking units

Proximity of buildings - local streetscapes

There are several instances in the surrounding Mortlake streetscapes that exhibit similar characteristics in terms of facing windows within close proximity. The pages opposite summarise some of the tighter streetscapes and the associated separation distances of facing windows. We believe that on this basis it should be considered acceptable that these very few (and extremely constrained) circumstances should be considered acceptable.



Proposed new High Street (Thames Street)



Waldeck Road - 6 - 6.2m



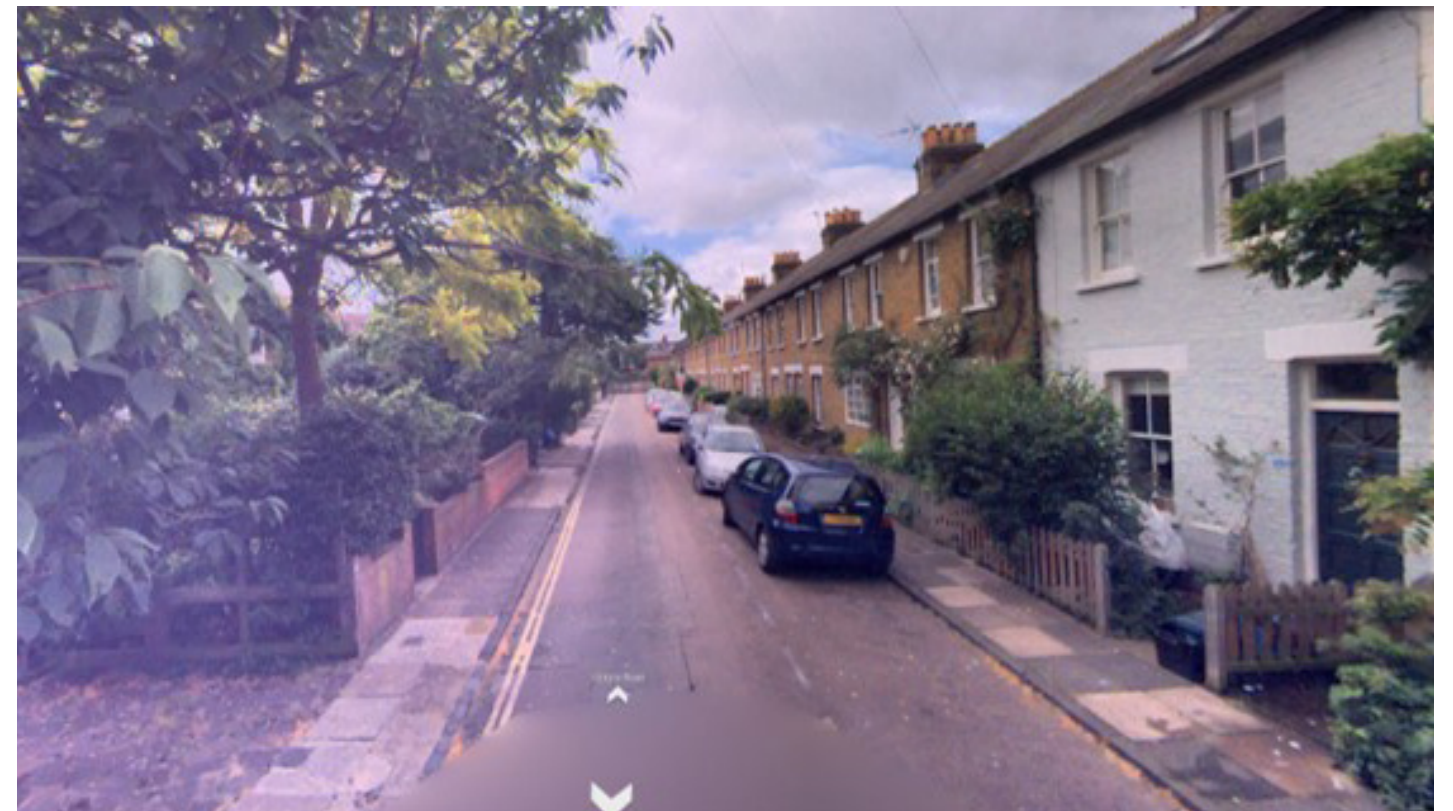
Alder Road - 17m



Fitzgerald Road - 14.75m



Mullins Path - 12m



Victoria Road - 14 - 18.5m

Proximity of buildings - new 'heart' to Mortlake

The aforementioned local streetscape precedents have been provided as a means of illustrating instances of facing windows that have similar privacy issues as those proposed in limited situations within the proposed masterplan.

While these precedents clearly explain privacy issues, we recognise that due to the lower building heights, they are not representative of the visual impact (and potential visual intrusion) of the proposed development.

It must be recognised that the proposed development has been designed to establish a new area of townscape replaces a long established and now redundant industrial site that formed a barrier to the waterfront.

As a consequence, we believe that the new masterplan should not be considered an extension of the existing surrounding streetscapes, but instead as a new 'heart' to Mortlake that will provide much needed identity and community focus to the area. As such, comparing typologies and widths of the surrounding streetscape in terms of visual impact would be inappropriate.

We believe that the streetscape hierarchy and widths that have been established in this masterplan are appropriate to a new legible and sizeable area of townscape. The nature of these streetscapes will be more akin to other centres of the borough including Twickenham, East Twickenham and Richmond centres. When viewed in comparison to these areas (provided overleaf), we believe the proposal does not represent a visually overbearing streetscape.

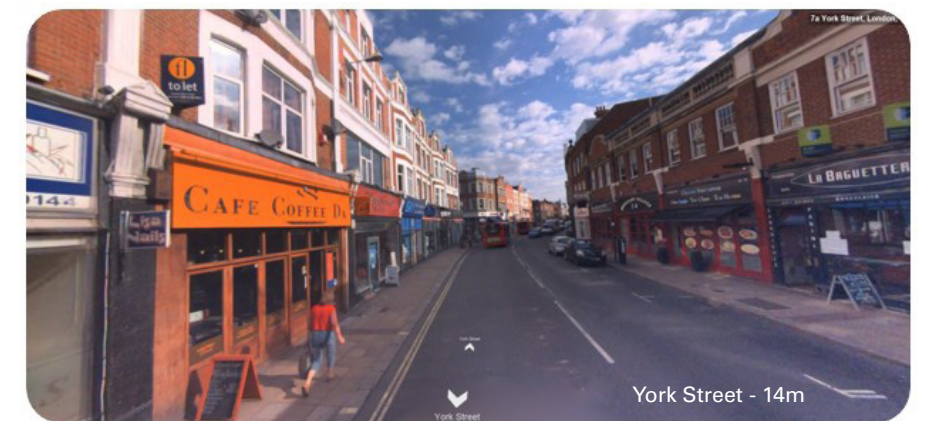
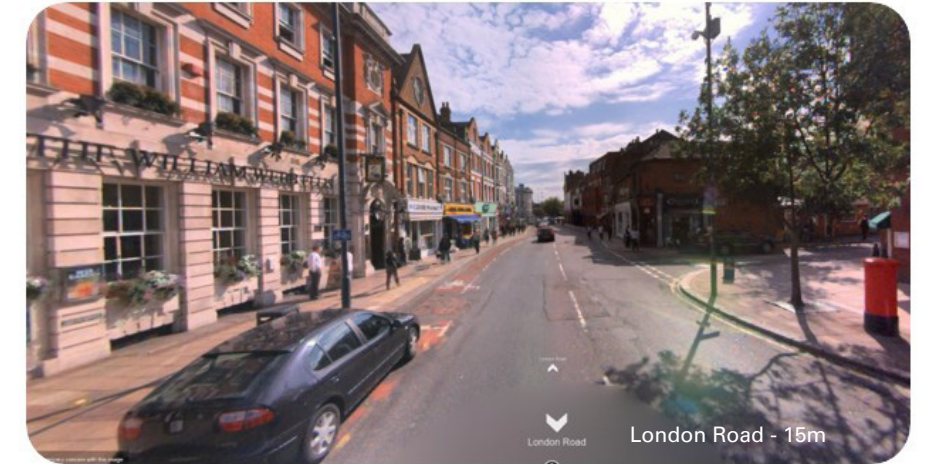
Twickenham Centre



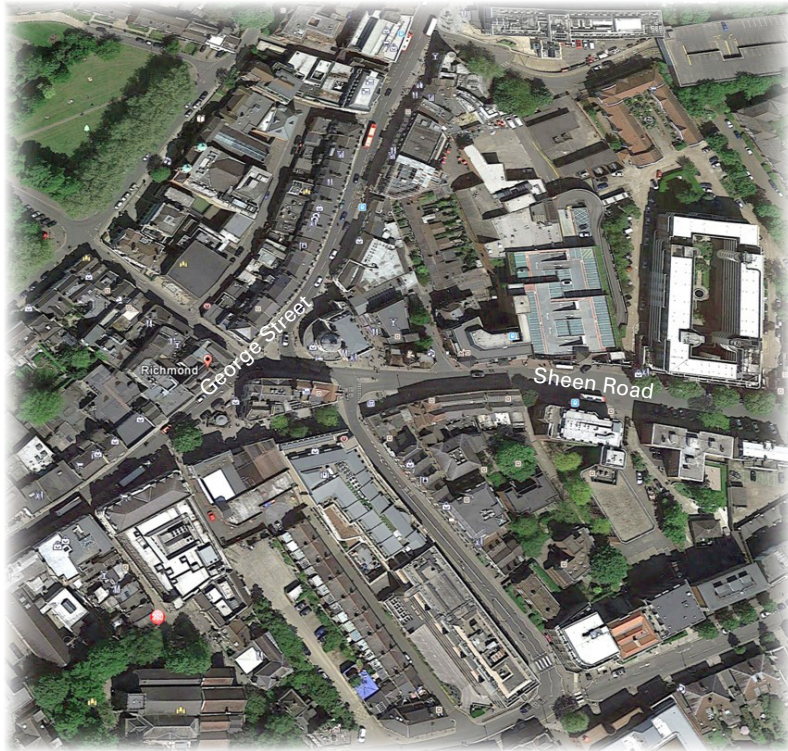
Revised visualisation of Thames Street (30m wide)



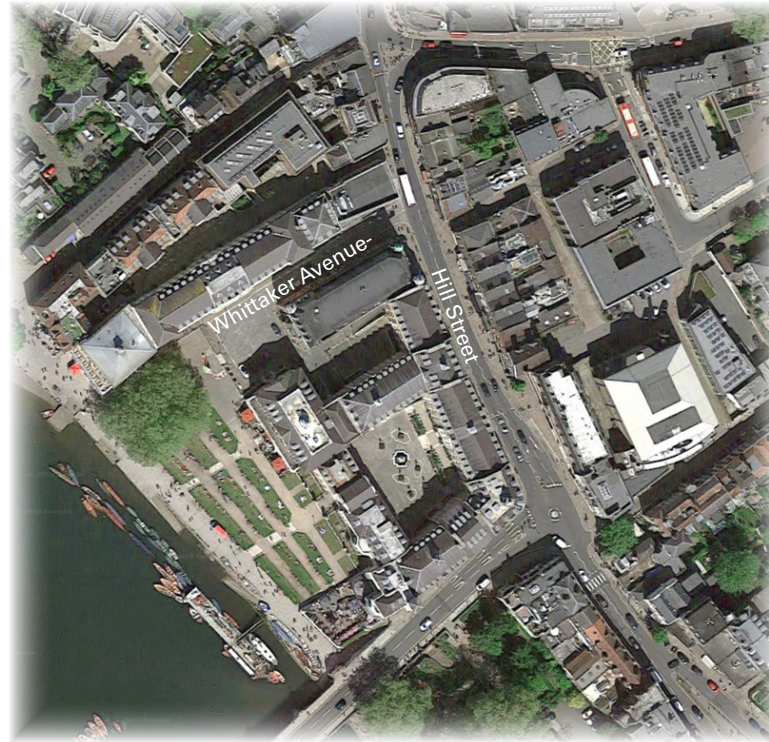
Revised visualisation of new 'Green Link' (13.5m wide)



Richmond Centre



Richmond Waterfront



East Twickenham



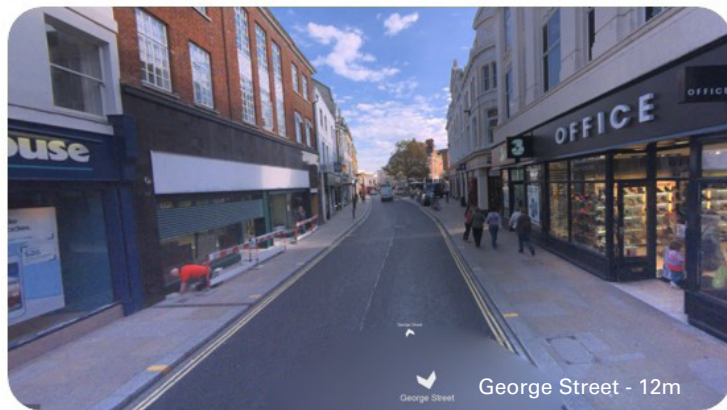
Sheen Road - 14m



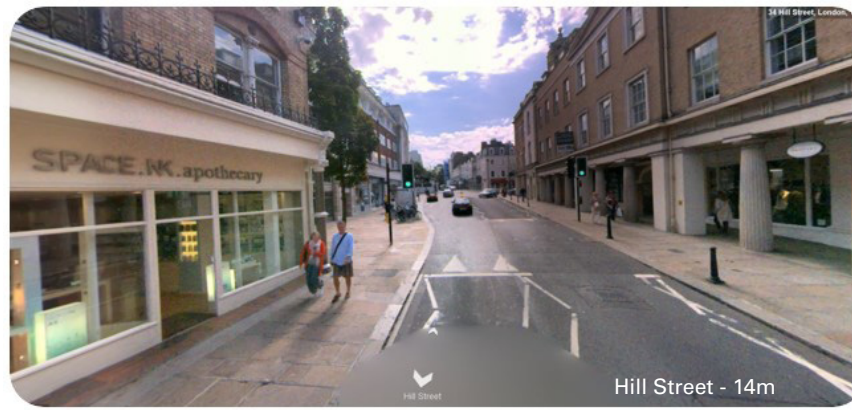
Whittaker Avenue- 10m



Richmond Road- 15m



George Street - 12m



Hill Street - 14m



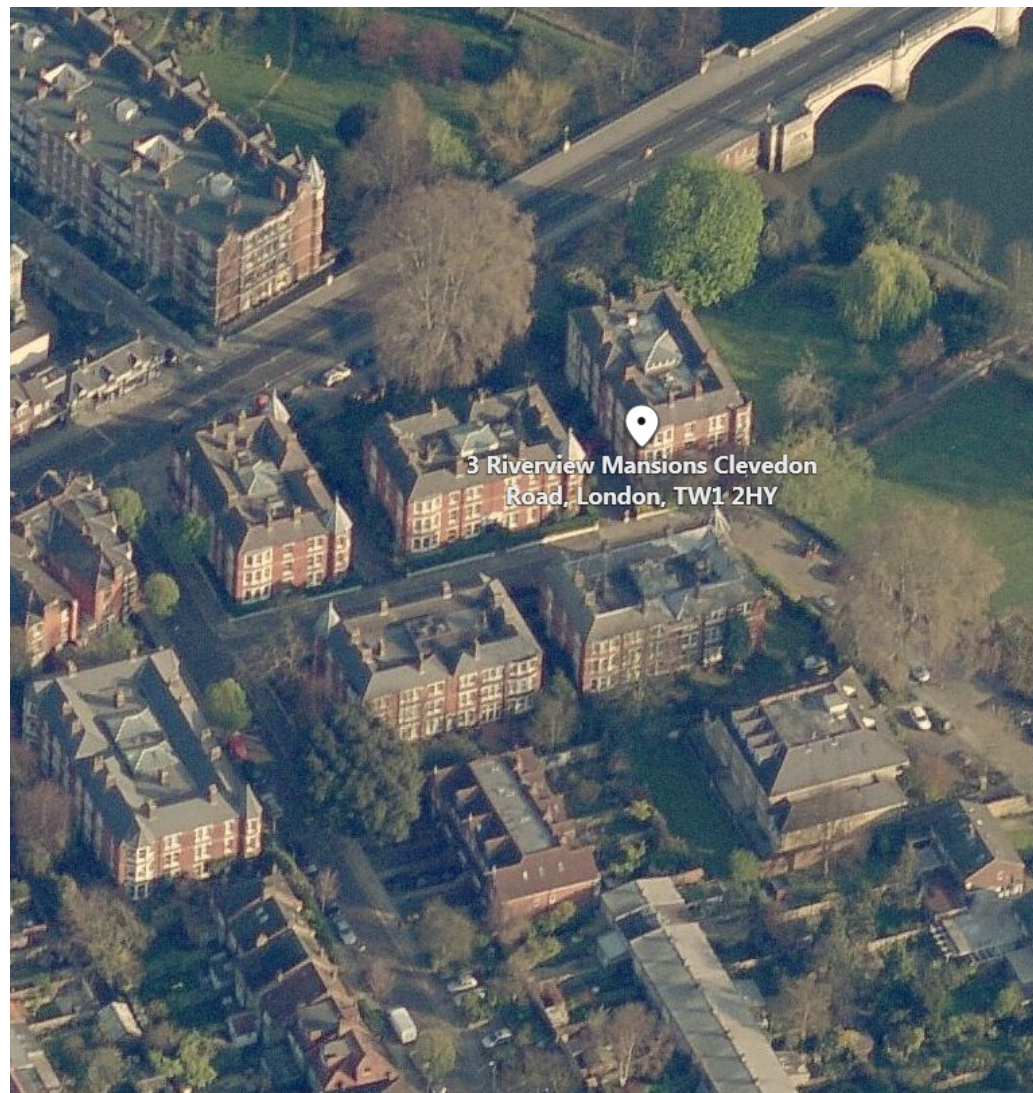
Cambridge Road - 12m

Proximity of buildings - mansion buildings configurations

Inspiration for the proposed new medium rise buildings was drawn from historic 19th and 20th century mansion type buildings within the local borough and the surrounding boroughs lining the banks of the river Thames. These mansion precedents were often built in segmented courtyard configurations and to close proximities. They also frequently incorporated set back balconies that offered screening to facing windows within close proximity to one another. The following pages demonstrate examples of these mansion type buildings. These precedents serve to demonstrate that dwellings that incorporate facing windows in close proximity, have been successfully occupied by generations of London residents.

Clevedon Mansions, East Twickenham, Richmond

One of the closest mansion developments on the riverfront is Clevedon Mansions (south of Richmond Road, on the south bank of the Thames). These three storey blocks have flank walls that are very closely spaced - between 8 and 10m apart. The photographs opposite and below demonstrate that their elevations have several facing windows to habitable rooms.



Aerial view of Clevedon Mansions



View of Clevedon Mansions from Cambridge Road



View of Clevedon Mansions from Clevedon Road

Sutton Court Mansions, Chiswick, Hounslow

Built circa 1905, these mansion blocks incorporated undulating facades that maximised the length of frontages available for windows and thus rooms. The consequence of this configuration is that habitable rooms face one another within a proximity of less than 10m. These dwellings are still inhabited and residents control their privacy through use of curtains and blinds.



Interior photograph of Sutton Court



Exterior photograph of Sutton Court