

8 | Water Lane Building

Water Lane Building
Ground Floor Plan



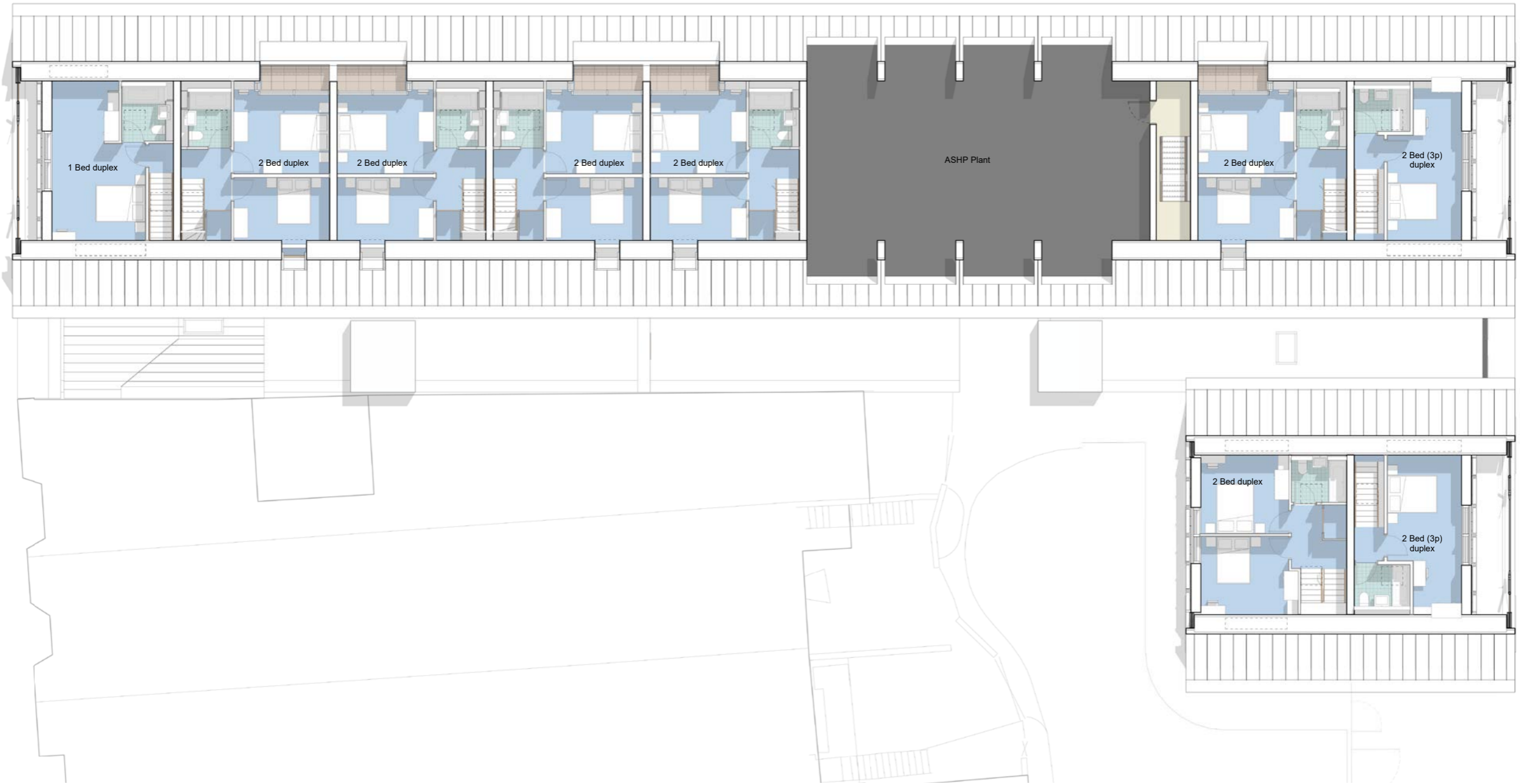
Water Lane Building
First Floor Plan



Water Lane Building
Second Floor Plan

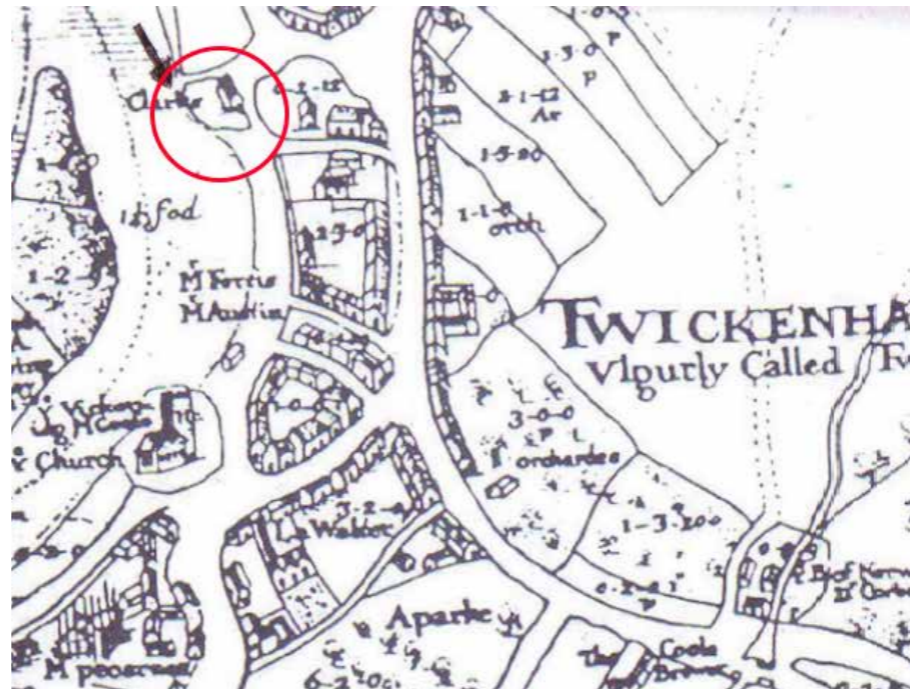


Water Lane Building
Third Floor Plan

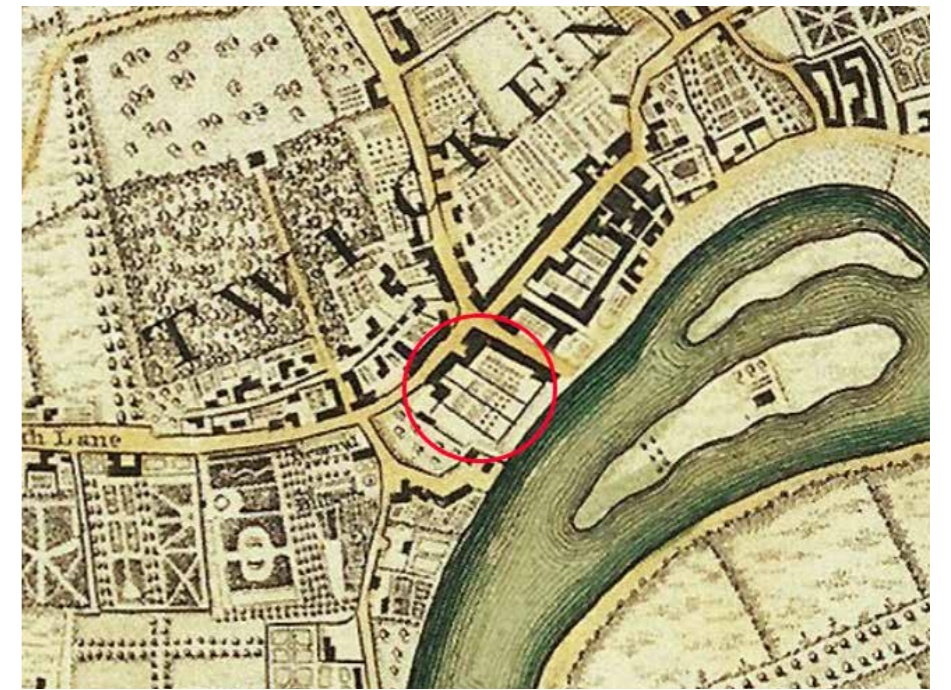


Water Lane Building Historic analysis

The Heritage and Townscape assessment has highlighted how the town has historically grown up away from the river with only the side streets, or Lanes, leading down to the river. By the early nineteenth century the riverside was embellished with numerous villas including Richmond House which was located on our site. When this was demolished in 1927 it was replaced by a public bath house. Following its closure in 1980 there have been numerous failed attempts to redevelop the site but none have been successful. As a result of the above the town has never taken full advantage of the riverside location.



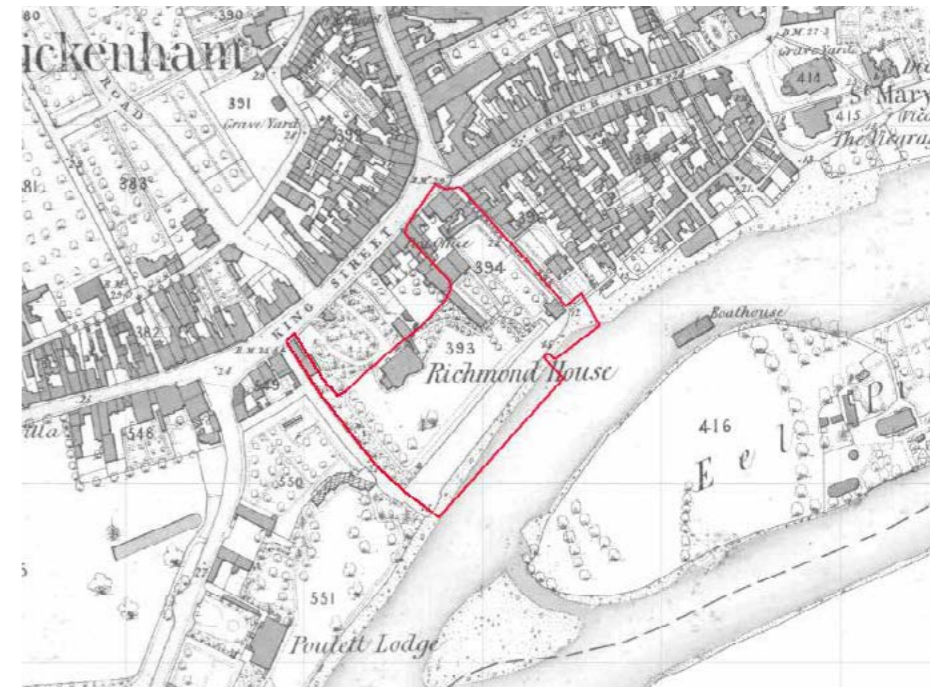
1635 Map of Twickenham, by Moses Glover



1635 Map of Twickenham, by Moses Glover



A Prospect of Twickenham, produced in 1725 by Peter Tillemans



1865 OS Map

Water Lane Building

The brief

Our site extends from the high street down to the river and the brief we were given was to make the most of this important site and to help encourage more people to take advantage of the river and create a new heart for the town.

In order to achieve this aim it was suggested that “the building on the corner of King Street and down Water Lane must invite, attract and draw people from the town to the river, marking the gateway to the riverside”.

To fulfil this function this building needs to be distinctive and instantly recognisable. When you are looking at it in King Street you want to know that it is the building that leads you down to the riverside. In order to achieve this we believe that there needs to be a strong relationship between what you see on the garden end and the King Street end of the building.

Two buildings are proposed on the site. The Water Lane building links into the town is seen as being part of the town. The Wharf Lane building however is slightly separated from the town and is seen as relating more to the river and in particular to the boathouses and boatyards on Eel Pie Island. They are however part of the same scheme and it is important that they work together to frame the new gardens and activities that form the centre of the scheme. To that end it is important that there is a degree of commonality between the two buildings with similar linear forms and metal roofs being used to link the two together and to emphasise the link to the local riverine context.

To assist with attracting people to the riverside new retail accommodation is proposed at the ground floor level. The proposal is that this is composed of small scale retail units that continue the feel of Church Street and would suit small independent retailers. The units have been designed to be flexible modular units that could be combined together to form larger units if required. At the garden end a large cafe unit is proposed that looks out over the gardens and the river.

Above the retail are three levels of residential accommodation with two entrances, one on King Street and the other three quarters of the way down Water Lane.



Certain elements need to reflect their specific location

Water Lane Building Existing Character

The Water Lane building is seen as part of the town. The town is largely composed of masonry buildings. In Church Street the predominant material is stock brick but there a number of rendered buildings. There are numerous examples of the brickwork being taken down to ground floor level.

As you approach the high street this begins to change and red brick begins to take over and by the time you reach King Street it is almost entirely red brick. Given the existing building on our site, the Santander building is also red brick it seems natural to assume that the new Water Lane building should also be composed of red brick to match its immediate neighbours.



The town is largely composed of masonry buildings - in Church Street this is stock brick and render



At the high street end of Church Street red brick begins to take over



The Henrietta Barnett School by Hopkins Architects using Charnwood bricks proposed at Twickenham Riverside



King Street is almost entirely composed of red brick buildings



Examples of brick being taken down to ground floor level in Church Street

Water Lane Building Existing Character

On King Street, there is a lot of variation in height between adjacent buildings with those on the north side of the street generally being taller than those on the south. There are also significant variations in materials with The George Public House and the Barclays Bank buildings being particularly relevant examples.

The local context directly around Water Lane is also quite varied with the listed bank building (2 York Street) being almost twice as high as the Wake & Paine building on the opposite corner of Church Street and the two buildings also varying in their materials with one being built out of red brick and the other out of white stone.

The George Public House further down King Street also stands out in terms of materials and scale however they all reflect the era in which they were built and because of that variety they all come together to create the character of the area.

Taking this surrounding context as a whole we believe there is scope to do something that is slightly different at the junction between King Street and Water Lane and to create something special that marks the gateway to the new riverside gardens without it being out of keeping with its surroundings.



The current building on the site may be lower than the adjacent King Street Buildings...



...but the buildings on the other side of the street are higher with significant changes in height



The George Public House



The building on the corner of Water Lane and Church Street is low in height however...



...the Barclays Bank Building on the other corner of Church Street is almost twice the height

Water Lane Building
Gable Ends



The King Street gable end viewed from the London Road approach showing its relationship with the Wake & Paine building on the opposite corner of Water Lane

Water Lane Building Gable Ends

Differing opinions on the King Street gable end emerged during the consultation process with one school of thought being that it should be entirely contextual and blend in with its surroundings in King Street and the other being that it is appropriate for something else to happen here and for an element of the riverside to make its presence felt on the high street given the nature of what is happening behind.

As our townscape analysis demonstrates, there are other buildings in the immediate vicinity that do not blend in with the prevailing context (including the Bank building and The George Public House). In view of the brief requirement for the building to signify change and encourage more people to use and enjoy the riverside we believe that it is appropriate for the Water Lane building to stand out a bit more from its surroundings and provide a new landmark at the entrance into the gardens and the river.

There are two distinct elements to the Water Lane building - a red brick base and setback 'roof' element. The red brick base is derived from the buildings location in King Street and reflects the materiality of its local surroundings. The zinc roof reflects the other end of the building that looks out over the river and links it to the other building on the site in Wharf Lane. It also has associations with the boathouses on Eel Pie Island.

We feel that it is appropriate to take the brickwork down to ground, as per the many examples present in Church Street. The elevational treatment is already changing at second floor level and believe that adding another change of material at ground floor level will lead to a horizontal striped appearance.

As can clearly be seen in the image on the previous page (looking down London Road) the red brick base also relates well in scale to the brick of the Wake & Paine building on the opposite corner of Water Lane. The setback 'roof' element reflects the slate roof on the opposite side. The separation of the building into a two storey brick base and an upper 'roof' section was also designed to help the building to relate to the smaller scale buildings on the other side of Water Lane.

The building's ridge level is not far off the height of the bank parapet height but the bank is only comprised of three storeys whilst Water Lane has four so each of our storeys is less than those of the bank whilst being slightly bigger than those of the Wake & Paine building.

The strong pitched form the roof makes a bold statement in the street scene and stands up to the dominant element at this end of King Street, the Barclays Bank building, although due to its light colour, overall mass and commanding position it is the bank building that remains the dominant building.

The roof, although it is only in singular format, evokes the double pitched form of the garden end of the building and signals that this is the way down to the Riverside. The long linear nature of the side elevation helps to draw the eye down to the Eel Pie Island bridge that is clearly visible due to the widening of Water Lane.

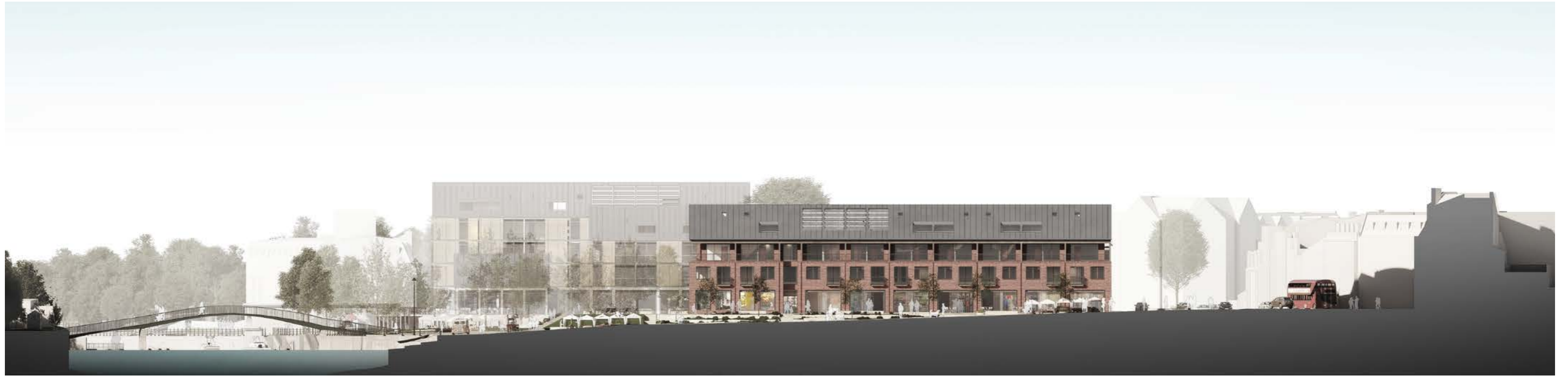


View looking down King Street



Retractable awnings integrated above the glazing system provide shading to the south east facing café windows

Water Lane Building The Building in Context



The Water Lane building connects the town with the river

Rather than try and mimic one or other of the existing buildings we believe that the best way for the new building in Water Lane to contribute positively to the Conservation Area is to create a high quality building that reflects the period in which it is built and that has integrity but is sympathetic to its environment. The aim of the new development is to create a link between the town and the river and encourage people down to the riverside as set out in the Twickenham Area Action Plan. To do this we believe it is important that the building you see in King Street is visually similar to the building you see at the riverside end and given the variety in the local area we believe it is not unreasonable for some of that character to reflect its riverside location.

We have reviewed the issue of the material for the upper storeys but we believe that a lightweight material is the most suitable approach given the discussion on the preceding pages regarding the relation and scale of the building in relation to the buildings on the other side of Water Lane.

Notwithstanding the above, following the latest pre-application discussions, we have had another look at making some further adjustments to the Water Lane building and the King Street gable in particular to address comments made: -

- We have reduced the overall height of the building by 225mm by reducing the level of the 1st floor
- We have reduced the depth of the roof overhang on King Street by a further 300mm – originally there was 1500mm between the balustrade and the façade – this was reduced to 1050mm previously but has now been reduced further to 750mm
- We have reduced the scope of the vertical zinc cladding from the gable and introduced an aluminium louvred screen (similar to the Wharf Lane building) at the third floor level where it sits in the roof zone (and helps disguise the window behind) allowing us to introduce stback brickwork at the second floor level.

These changes also have some impact on the other elevations of the building as well as the King Street elevation.

We have reviewed the window onto the stair on King Street but given the level of the staircase landings behind we believe it is better to not have a window in this piece of wall but to leave it as a neutral recess between the two buildings.

Water Lane Building
The Building in Context



View looking back at the Water Lane building's river facing gable end

Water Lane Building
The Building in Context



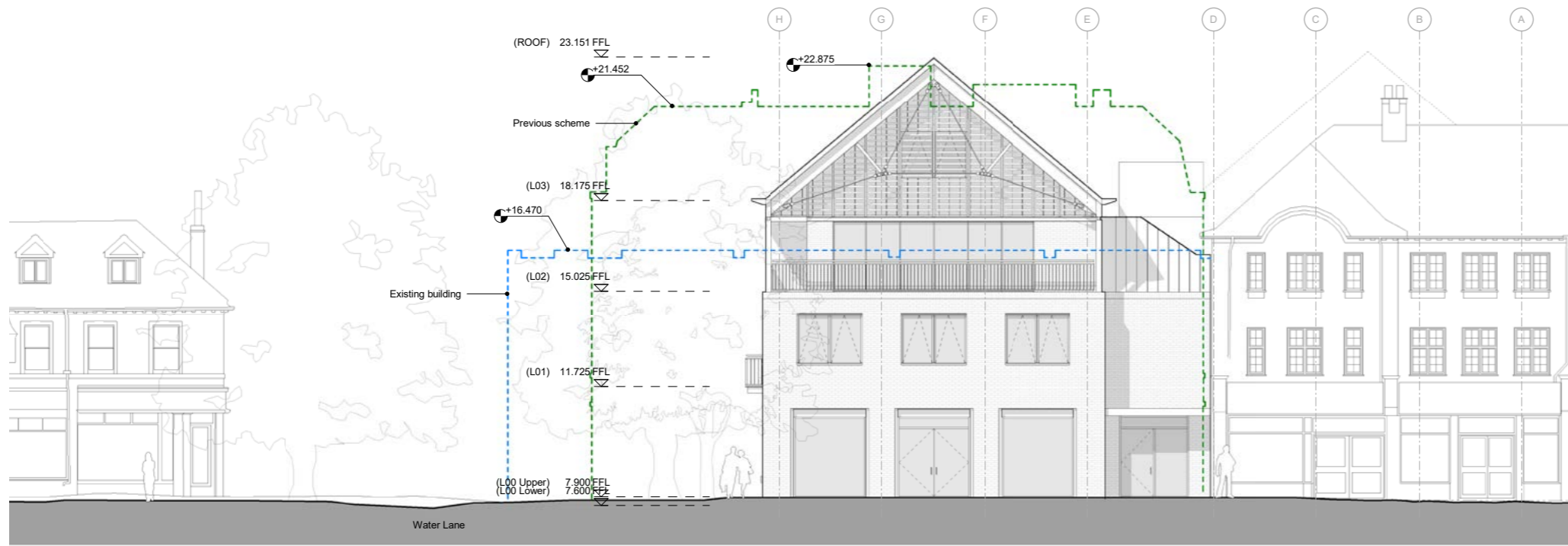
The King Street gable end viewed from Church Street

Water Lane Building
The Building in Context

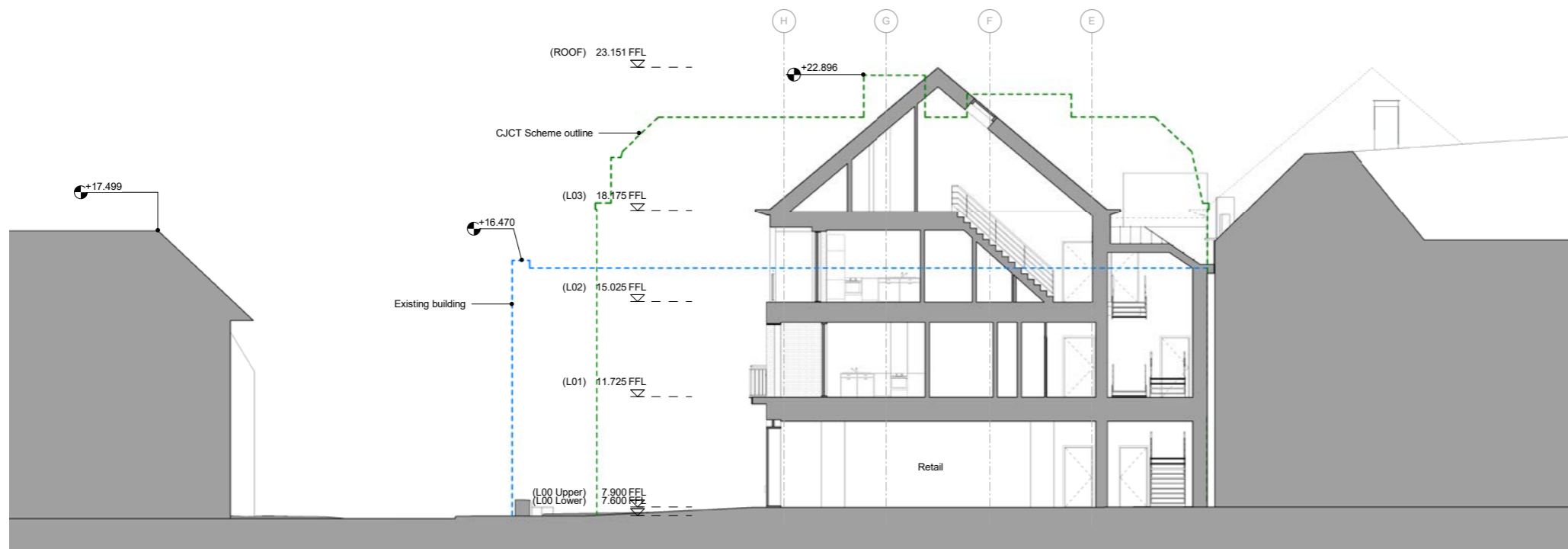


View from the Eel Pie Island bridge

Water Lane Building Building Height



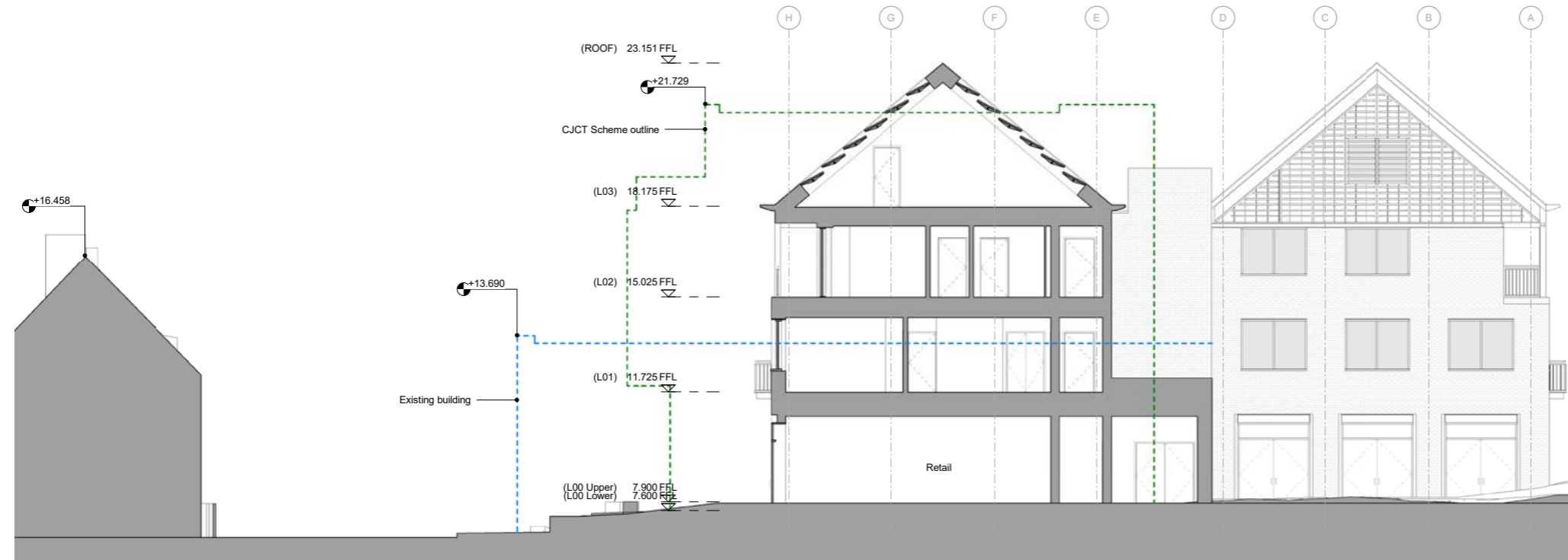
Section 1



Section 2

In Water Lane itself, sections taken across the street show that although the new building is taller than the existing building it replaces, because it has been set back from the existing building line it will generally have a lesser impact on daylight and sunlight on neighbouring buildings than either the existing building or the previous proposal for this site.

Water Lane Building
Building Height



Section 3

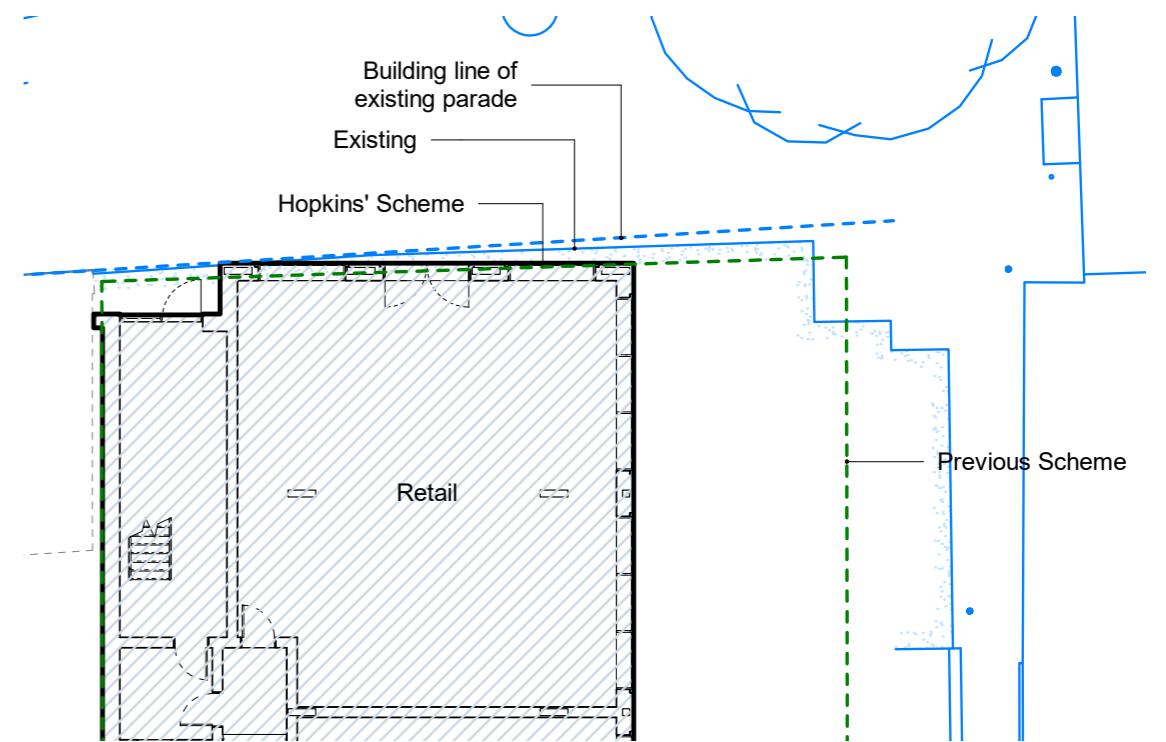
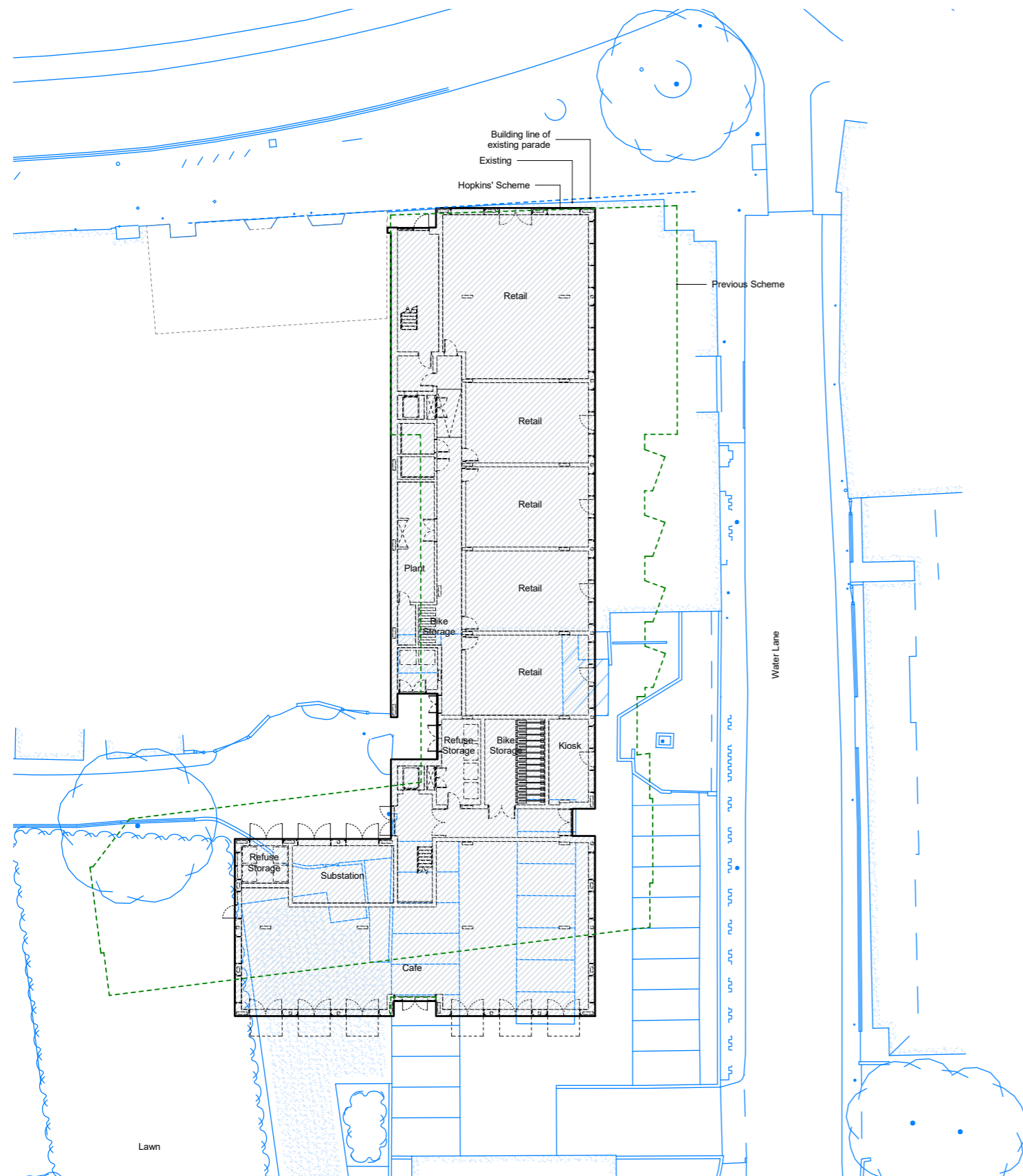


View looking down Water Lane



View looking up Water Lane

Water Lane Building
Building Positioning



At the King Street end of the building the gable end has been set out such that it does not project any further than the projected building line of the existing parade.

The position of the Water Lane Building relative to the existing building on the site and the previous planning application by Carey Jones Chapman Tolcher

Water Lane Building Facade Development



The adjacent building on King Street is almost twice the length of the proposed Water Lane building

In order to respond to comments from officers about the façade being monotonous and repetitive we have worked hard at organising the plan to allow the balconies to be grouped together in pairs to help modulate the façade.



Balconies have been grouped together in pairs

Water Lane Building
Facade Development



We looked at using the balcony to create a deep brick reveal that accentuated the contrast with the windows. We then pulled out the balconies to create more modulation of the facade



Proportions of the windows were adjusted



The retail units have been widened by removing every other brick pier



The second residential entrance provides an opportunity to separate the café from the other retail units



In reaction to comments made during the pre-app process a more distinct visual separation has been incorporated to provide a transition point between the Water Lane frontage and the café end responding to the river

Water Lane Building Facade Development



The retail windows have also been combined together to form larger openings that differentiate them from the more domestic scale windows above. The recess for the second entrance to the residential flats has been extended vertically to create more of a separation between the retail units and the café at the garden end of the building and the café windows have

also been amended to give them a raised cill. All of these changes have helped change the scale and rhythm of the Water Lane façade that we believe goes a long way to responding to the comments that have been raised during the pre-app process.

With the café at the end being glazed on 3 sides, the large windows provide very good levels of daylighting and significant views out over the river and the gardens. On the south east, retractable awnings have been incorporated into the slots above the glazed doors.

Water Lane Building North Elevation



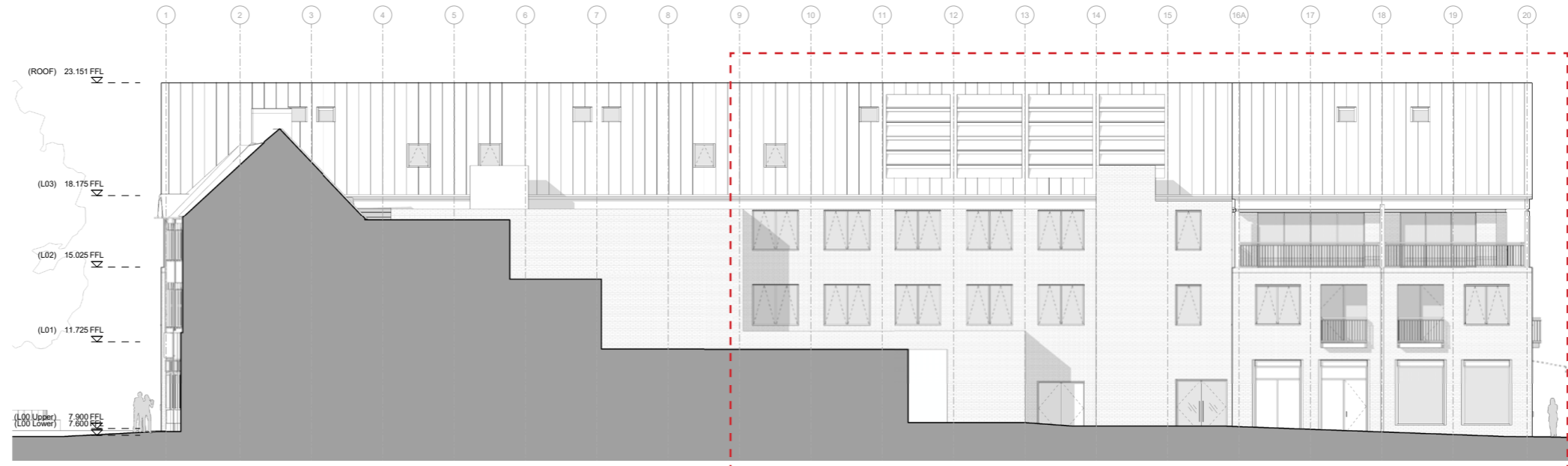
King Street Elevation

Water Lane Building
South Elevation



Garden Elevation

Water Lane Building
West Elevation

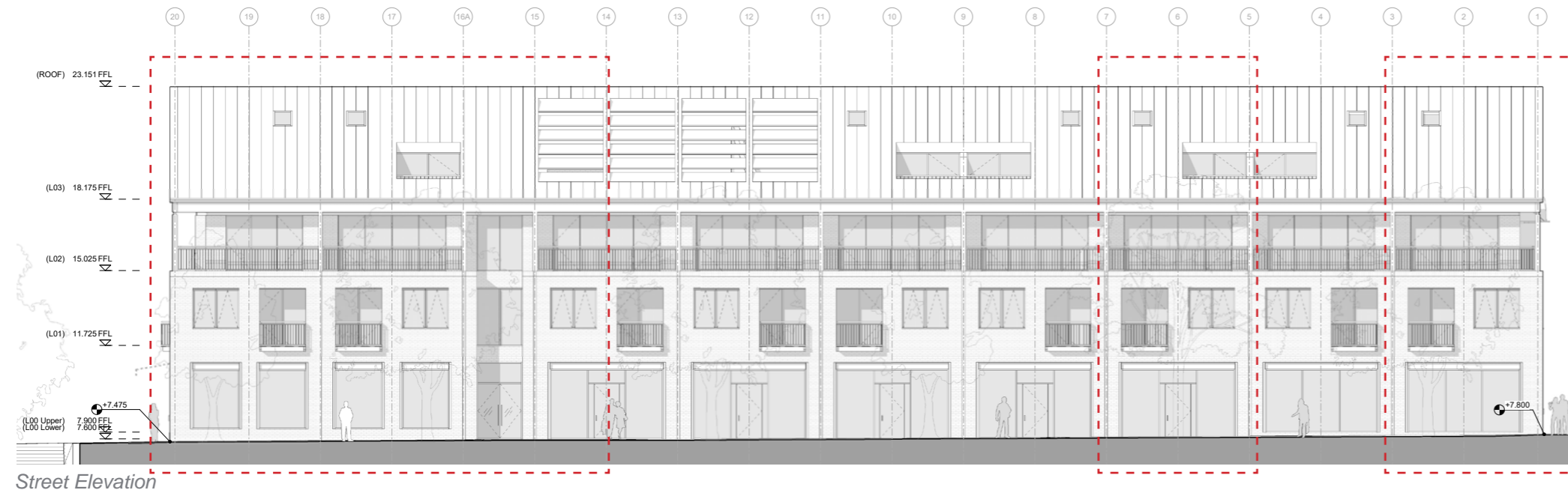


Rear Elevation



Enlarged portion of rear elevation

Water Lane Building
East Elevation



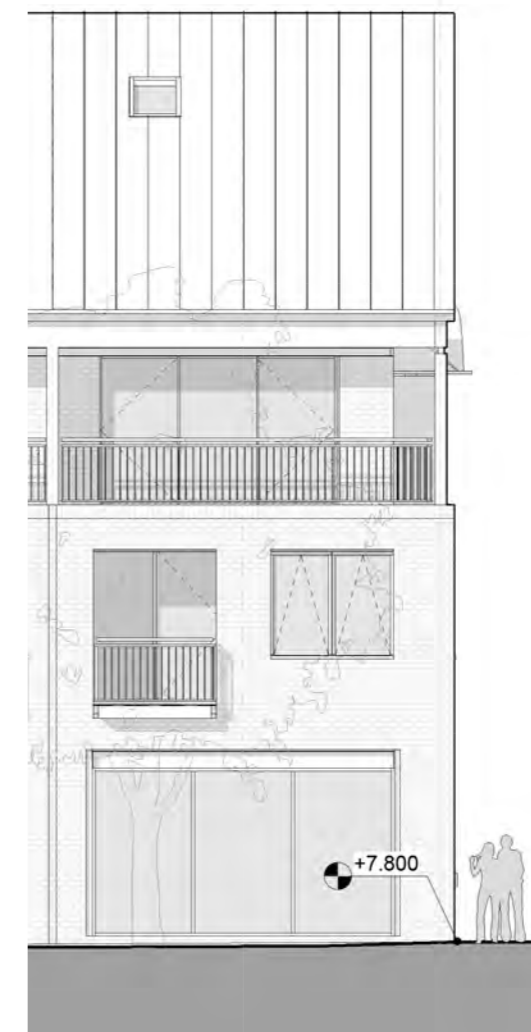
Street Elevation



Typical bay of café elevation



Typical bay of retail elevation



Typical bay of northern most retail unit

Water Lane Building
Café North Elevation



Café North elevation