

# Twickenham Riverside

Response to feedback from  
meeting on 4th June 2021

12/07/21

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## Water Lane

1. The local context around Water Lane is 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.

One of the concerns mentioned in the feedback was:

*“The elevation treatment and scale of the facade compared with the smaller scale buildings in Church Street and the scale and materials of the listed bank building on the diagonal opposite corner”*

Given the vastly different scale between the two buildings evident we genuinely believe that the Water Lane building does sit somewhere between the two in terms of scale. The Water Lane 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 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 the street.





Roof above  
Brick base

Relationship between the new Water Lane building and the Wake & Paine building on the opposite corner

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 still believe that a lightweight 'roof' material is the better way to go 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, reading the comments made on Water Lane it seems that there are still some outstanding concerns regarding the frontage to King Street with comments being made in relation to it being over scaled, the depth of the overhanging eaves and the material and proportions of the upper level windows. In order to address these we have had another look at making some further adjustments to the Water Lane building and the King Street gable in particular to address these concerns:

- 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 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 removed the vertical zinc cladding from the gable and replaced it with an aluminium louvred screen (similar to Wharf Lane) at the third floor level where it sits in the roof zone (and helps disguise the window behind) allowing us to introduce 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 issue of the window onto the stair on King Street but given the level of the staircase landings behind we still 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.

We believe the above changes go a long way towards responding to the issues raised.



Original version as presented at the meeting on 4th June



Revised version with all the changes applied



With regard to some of the other points made in the feedback we reply as follows:

2. Water Lane elevation – issue of change of material at ground floor level “to break up the massing of the building”. As we are already changing the material at second floor level we strongly believe that adding another change of material at ground floor level will not be helpful and will lead to horizontal striped appearance – the comments state that there is no example of brick being taken down to ground floor anywhere in King Street. There are however numerous examples of brick being taken down to ground floor level in Church Street (see attached examples) – given the desire expressed elsewhere for the scheme to reflect the scale and materials of Church Street we do not believe that this point is valid.



No. 28 Church Street



No. 19 Church Street



No. 15 Church Street



No. 52 Church Street



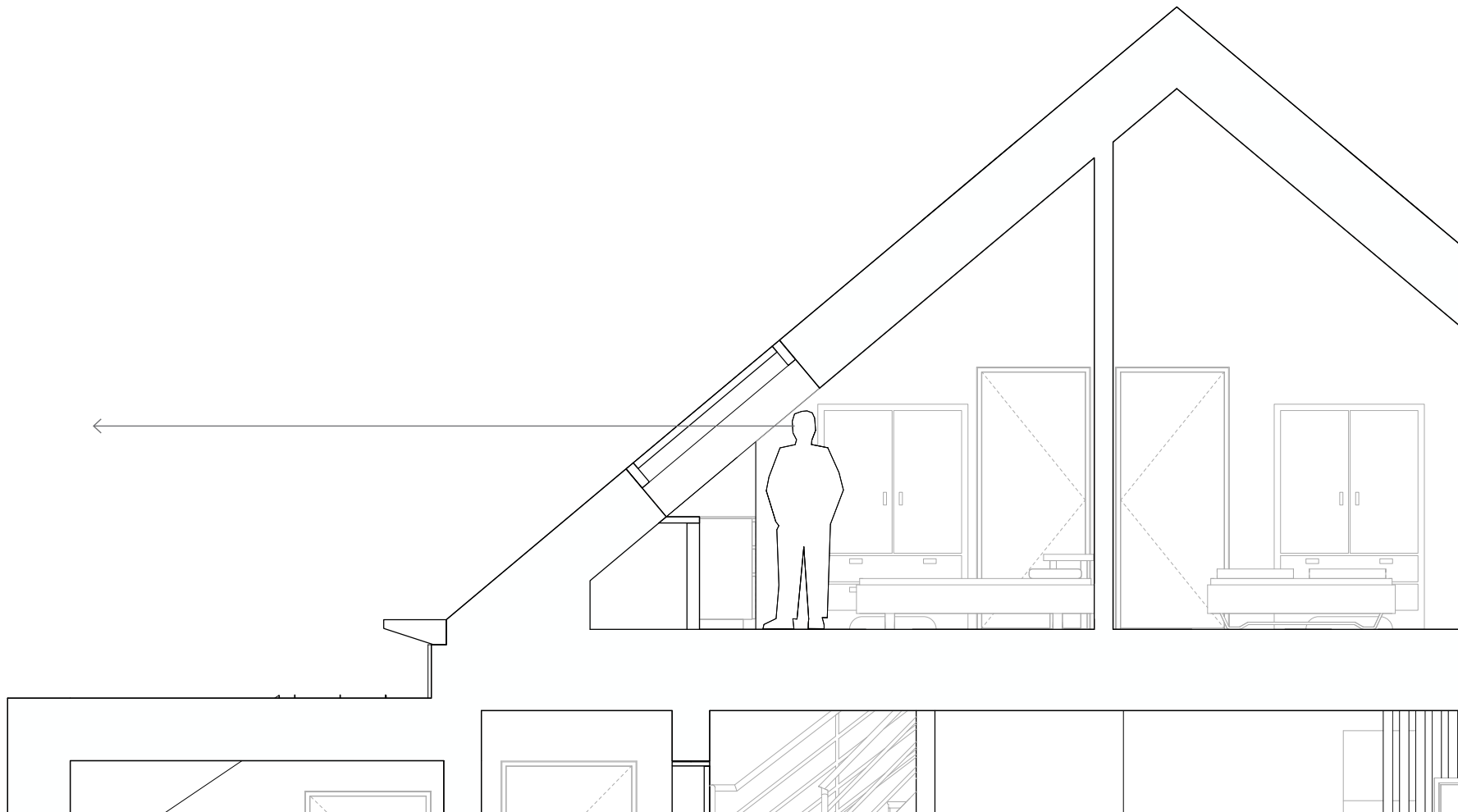
3. River elevation – request for greater glazing on the ground floor – we believe that there is already a significant amount of glazing to this café which will provide significant views out over the river and the gardens (see attached images from inside the café) – we do however agree with the suggestion for incorporating retractable awnings in the proposed glazing system and are looking to include this in the scheme for submission.





Image showing awnings to the river end of the Water Lane building

4. The proportion of single and dual aspect flats was requested. In Water Lane there are 13 dual aspect and 8 single aspect flats. In Wharf Lane there are 16 dual aspect flats and 8 single aspect flats. In total that gives 64% dual aspect and 36% single aspect. The rooflights to the bedrooms in the roof in Water Lane have been lowered down to allow views out.



Section through rooflight to rear bedrooms in Water Lane

1st floor plan



2nd floor plan



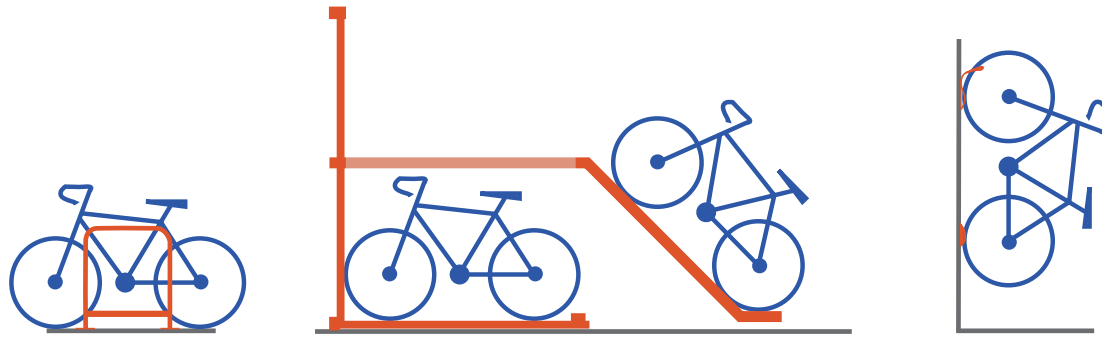
3rd floor plan



4th floor plan



5. The bike store next to the water tank room in water Lane is based on cycles being stored vertically on wall hooks.

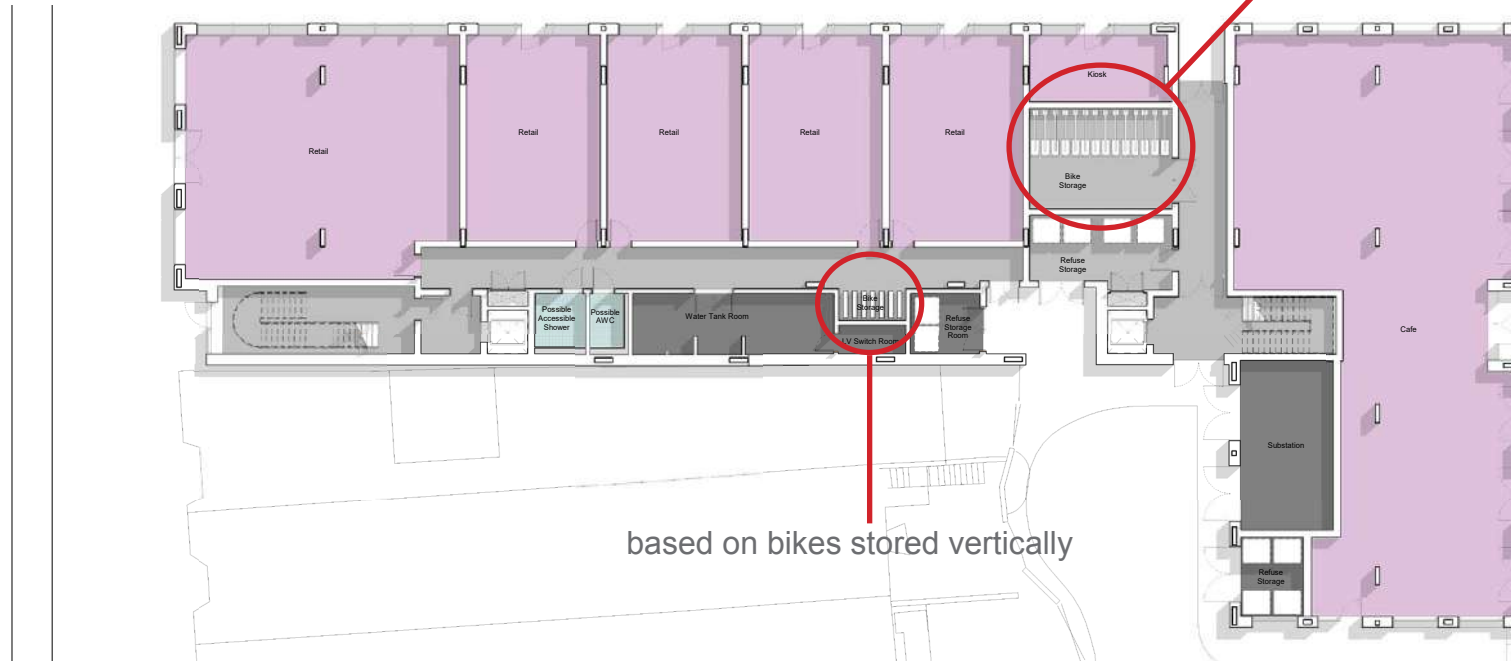


Sheffield Stand

Two Tier Bike Rack

Bike Wall Hook

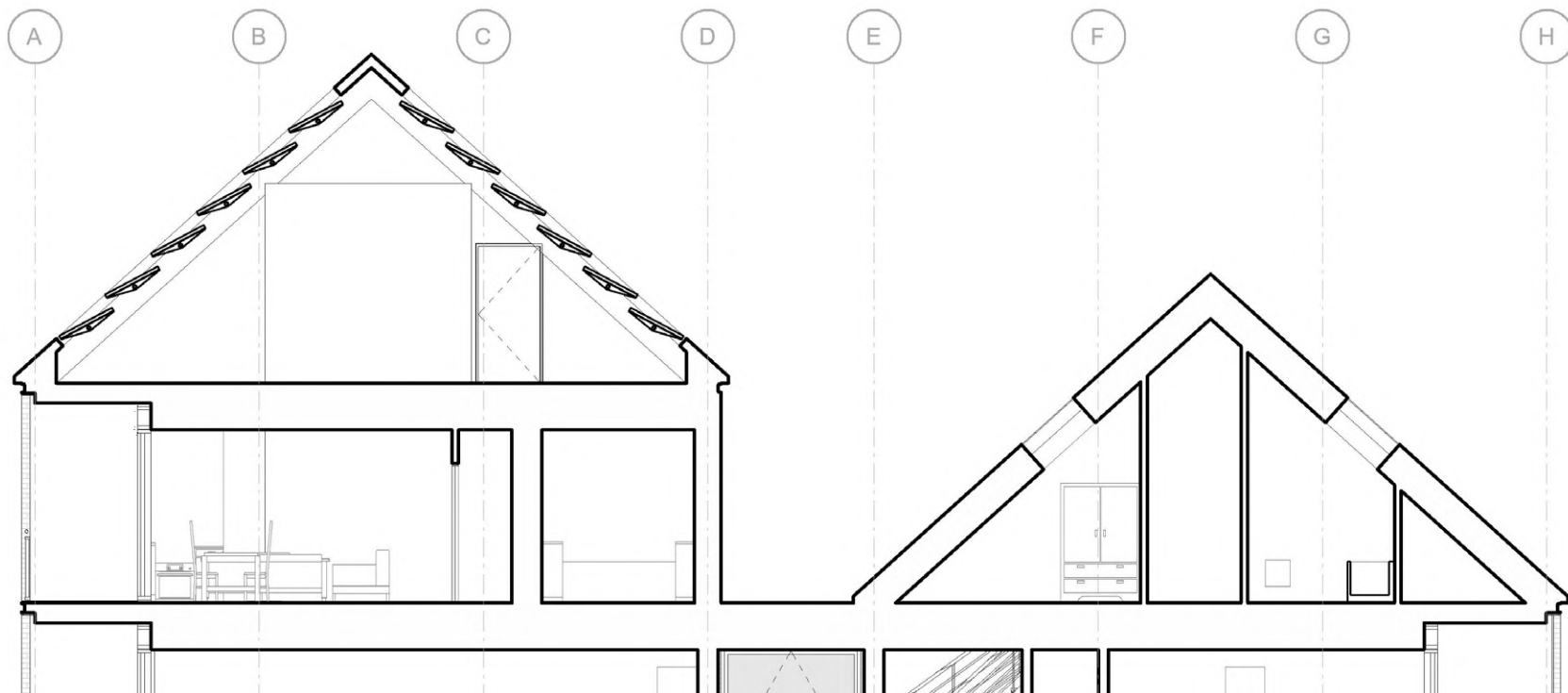
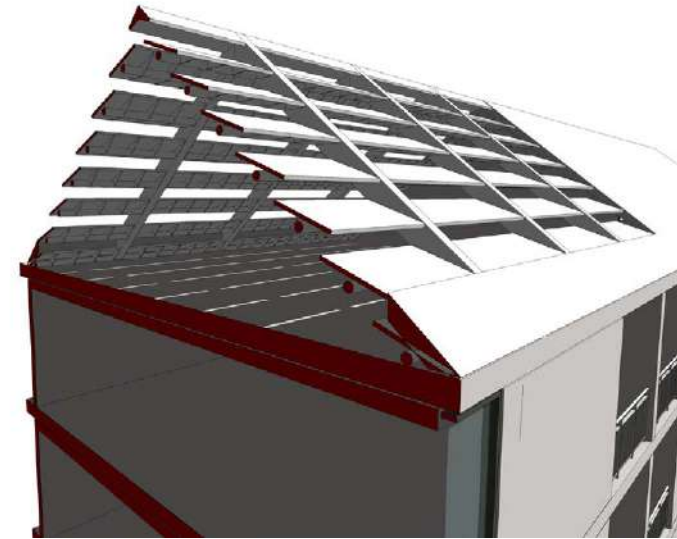
based on bikes stored in two tier bike racks



based on bikes stored vertically

6. Please see attached section through roof plant room. The plant room is louvred on both sides to provide a good cross flow of ventilation to allow the air source pumps to work efficiently. The proposal is that the louvre blades are sized to support photovoltaic panels on the southern side. By placing the PV panels in this location it means that the cables connections can be checked safely from within the plant space rather than requiring access across the residential roofs and they can also be cleaned safely from within the plant room to maintain their efficiency.

7. Recessed entrance and Secure by Design – noted



Section through Wharf Lane rooftop plant room - (Water Lane rooftop plant room similar)

## Wharf Lane

8. Pub pavilion – relationship between the single storey element and the ground floor of the 4/5 storey building – whilst we understand the point that is being made here we do not consider to be a significant issue. The intention is that the single storey element, with its strong form and identity, is the element that defines the identity of the pub/restaurant. The fact that part of the gastro pub/restaurant also occupies part of the ground floor of the 4/5 storey unit is not significant. The two parts will each have their own character and identity internally but in reality the interior décor of the pub/restaurant will be the element that binds it all together.

9. East courtyard entrance – we agree that signage needs some consideration and that the entrance needs to be seen to relate more closely to the pub/restaurant. To achieve this we are looking to change some of the materials in the entrance so they more closely relate to the gastro pub/restaurant. On the signage front we are looking at a proposal where the signage could be fixed in front of the louvres in the gable allowing it to be placed on both gables so it can be seen both from the gardens and from the embankment and reinforces the single storey element as the identity of the pub/restaurant.



Images of Wharf Lane illustrating potential signage

10. Wharf Lane elevation – ‘dead frontage’ – whilst we can understand the desire to maximise the amount of active frontage there is a need for somewhere for the refuse store and kitchen to go. The Wharf Lane frontage is the quietest and least public of the four elevations and is separated from the road by the need for the flood defence wall to be returned up the side of the building and the need for the floor level to be above the flood level. As the delivery bay is located in Wharf Lane it is logical for the refuse store and kitchen delivery access to be provided in Wharf Lane leaving the other three elevations free to be 100% active. Locating the kitchen down in the basement would create access issues both in terms of deliveries and in terms of serving food. Notwithstanding this we have tried to make the Wharf Lane frontage as active as possible. The two bays at the King Street end are occupied by the office accommodation and are fully glazed as are the two bays at the river end that form part of the pub/restaurant. In between there are the two residential entrance lobbies that will also help to animate the Wharf Lane frontage.



View looking along upper walkway from south west corner



11. River elevation – deeper balconies – we have had another look at the end flats and the possibility of making the balconies deeper. The current arrangement places the main living spaces across the entire end elevation allowing the kitchen, dining space and living space to all benefit from an outlook over the river whilst all working together in a satisfactory open plan arrangement. The reduced depth 'juliet balcony' provided does allow the façade to be opened up to allow a greater connection with the river when the conditions are suitable.

The EA restrictions do not allow us to project anything from the front face of the building. The only way of obtaining a deeper balcony is to push it back further into the building but this ends up separating the living accommodation into two sides and results in the dining space in the middle being pushed further away from the river. Given the relatively limited number of times a year the balcony space is likely to be used we believe this would result in a reduced connection between the main living accommodation and the river aspect and therefore feel it would be better to stick with the current arrangement.



Creating a deeper balcony would cut off the kitchen from the other living spaces and push the dining space further away from the river



12. North elevation – ‘flat elevation’ – it could be argued that the first elevation seen when approaching from the north is the Wharf Lane elevation and as you go round the rear of Iceland the attention switches to the entrance to the gardens. Adding additional inset balconies to this elevation is not possible due to the arrangement of the flats inside and the limited depth of the accommodation.

The ventilation recess above the office windows adds depth and articulation to the facade at the lower levels. The residential facade above is simple and restrained but provides natural surveillance of the street without compromising the privacy of the occupants.



13. East elevation – balconies serving communal areas – due to the location of the stair and the entrance position into each flat the living accommodation works better on the south west side of the building rather than the north west where they also benefit from better access to sunshine. The balconies also work best on the south west side where they get more sunshine. Views to the north east are also restricted at the lower levels by the roof to the pub/restaurant.

The balcony spaces off the communal circulation space do provide a useful function – they provide a view out whilst entering and leaving the flats but also provide a means of smoke venting to the escape stair lobby. At levels 1-3 we therefore believe it is better that the arrangement is left as originally proposed.

At the fourth floor level however the plan is different and we do agree that there would be a benefit in moving the proposed balcony spaces into the two flats on either side and using rooflights to provide daylight and smoke venting to the lobby space – see attached plan of proposals.

