4.9 Residents' private amenity strategy

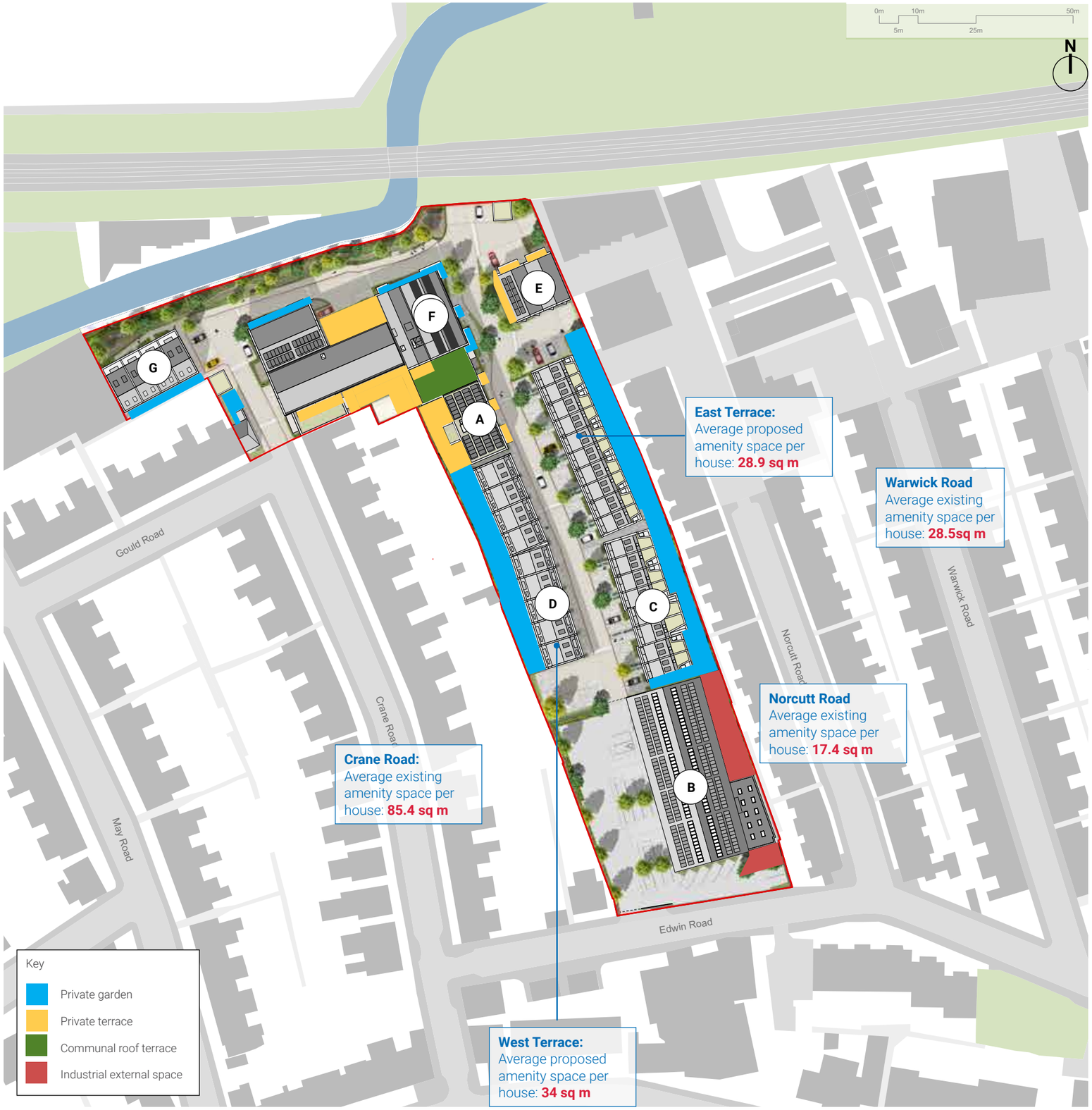
Ensuring all homes have an appropriate amenity space has been a key part of the design development process. During the consultation and design development process, the size of the rear gardens was increased to maximise the private amenity space. This means all three bedroom houses have an average 28.9 sq m private amenity space, which is secure and enclosed. This provides a safe place for children to play within the home. The design of these gardens is covered in the landscape section of this document. The gardens to the houses are a comparable size to other dwellings in the area and achieve the maximum possible on this site.

For the apartment buildings (A, E and F) and smaller two bedroom houses (G), amenity has been maximised with terraces (on the ground floor and roofs) and balconies, ensuring every apartment has a private amenity space either equal to or above the London Plan minimum requirements (with the exception of five no. one-bed apartments on the western end of Building F where balconies were replaced with juliette balconies due to potential overlooking). Balcony locations can be seen in the diagram below and terrace locations can be seen in the diagram adjacent.

In addition to the private amenity, apartment building F benefits from a communal roof terrace that can be enjoyed by those living in the building. Except this one towards the centre of the site, there are no communal terraces on the roofs of apartment buildings; only smaller private terraces in order to reduce the potential for overlooking onto neighbouring properties.

The industrial use has been designed to accommodate external space to the rear of each unit for employees.

Diagram showing balcony locations (highlighted red) on Buildings A, E and F



Amenity space diagram

4.10 Visual Impact Assessment

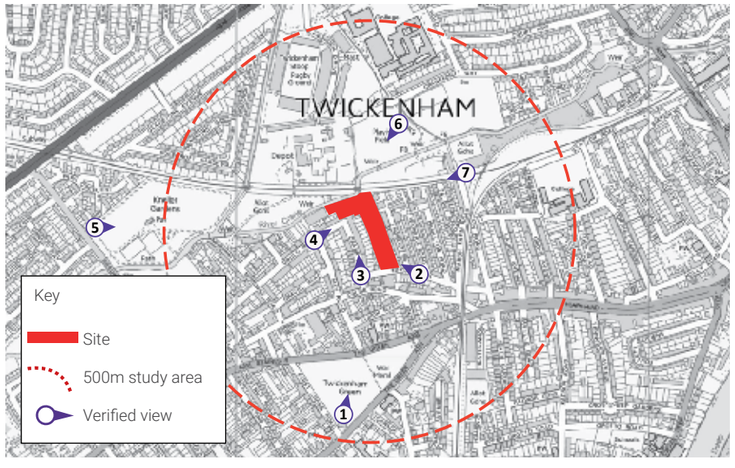
The proposals have been tested from seven key views to ensure they have a positive impact where they are visible has been continuously tested. The scale and massing of the proposed development as it has evolved to ensure it fits comfortably into the surroundings. These views were agreed with Richmond Council and none are designated as protected views in the Local Plan.

The following key design features ensure the scheme has a positive impact on the tested key views:

- Use of a varied roofscape with different height buildings
- Maximum of five storeys - similar to the recently approved Lockthorp House immediately adjacent to the site
- A varied material palette inspired by the surrounding context, ensuring the buildings do not merge together as a single mass
- Domestic scale fenestration and detailing

The following key views have been tested and are included in the Visual Impact Assessment, which has been submitted in support of this application:

1. Twickenham Green's southern corner, adjacent to the cricket pavilion, looking north
2. Southern pavement of the junction between Warwick Road and Edwin Road, looking north west
3. Western pavement of the junction between Crane Road and Edwin Road, looking north
4. South western pavement of the junction between Gould Road and May Road, looking east
5. Kneller Gardens western corner, looking east
6. Craneford Way Recreational Ground eastern side (to the south of the play ground) looking south west
7. Footbridge crossing the railway, looking south west



1. Twickenham Green's southern corner, adjacent to the cricket pavilion, looking north

2. Southern pavement of the junction between Warwick Road and Edwin Road, looking north west

3. Western pavement of the junction between Crane Road and Edwin Road, looking north

4. South western pavement of the junction between Gould Road and May Road, looking east

5. Kneller Gardens western corner, looking east

6. Craneford Way Recreational Ground eastern side (to the south of the play ground) looking south west

7. Footbridge crossing the railway, looking south west

4.11 Appearance & materials

The proposed material palette has evolved through detailed analysis of the surrounding streets, whilst also referencing the site's history as an industrial use. The appearance has been tested, refined and interrogated throughout the design process, through pre-application discussions with the London Borough of Richmond Upon Thames, a Design Review Panel and discussions with the Townscape Consultant.

The selected materials fit comfortably within the existing context and will provide character and a sense of place, whilst also giving the impression that the development has emerged over time and has been personalised, much like the neighbouring streets.

The general approach to the appearance is as follows:

- Contrast between different buildings breaking down large massing
- Clear identification and variety of different houses along the street
- Elegance of the architecture responding to local context
- Façades and set-backs responding to the light by creating shadows
- References site's historical former industrial use
- A series of cohesive details

Robust, natural and hard wearing materials have been selected to create a high-quality material palette. The overriding material is brick, which is a traditional and local material that ages gracefully and requires little maintenance. Variations of the colour and mix will be used to give variety and interest within the development itself and break down the massing.

Metal and stone detailing along the terraces provide further variety and references to the site's industrial past.

A charred timber effect or similar material clearly defines the buildings as a distinct group, whilst adding visual interest and a rhythm to the façades.

The existing house is to be refurbished and retained in its current form.

The industrial building responds to the functionality of the space and the local industrial spaces opposite the site, utilising white painted brick and seemed metal.

2. London stock brick

Precedent Image - Apeture house

5. Dark grey standing seam metal roof and dark grey metal detailing

Precedent Image - A24_poussé

3. Brown brick

Precedent Image - Elephant Castle

6. Black charred timber effect cladding or similar

Precedent Image - Hunsett Mill

1. Pink buff brick

Precedent Image - The Cloisters

4. Dark red brick

Precedent Image - Dujardin Mews

7. White painted brick

Precedent Image - Chelsea townhouse

Local precedent photos

London stock

Brown buff brick

Pink buff brick

White painted brick

White painted brick with black plinth

Site material palette diagram

4.12 Architectural approach - Industrial building

The Edwin Road entrance area responds to the surrounding streetscape and mimics the previous forms of the industrial units on the site. A new boundary wall and fence provides security and completes the streetfront.

The pitched roof form provides a standard industrial approach, giving clear legibility of its use to passers-by. White painted brick and metal cladding references the existing industrial buildings opposite the site, creating a family of industrial buildings around the entrance. Functional windows, rooflights and loading doors provide access and natural light to the interior spaces. These are set out in a consistent rhythm along the façade.

Industrial buildings opposite include grey metal cladding and white painted brickwork

View west along Edwin Road

Edwin Road elevation

4.13 Architectural approach - Mews

The mews street provides a shared vehicle and pedestrian route through the site. Inspired by residential streets in the area, it looks to reinterpret these for the 21st century. The design has been informed by the site footprint and context and a shared surface approach to the public realm, resulting in a shared space for walking, cycling and driving.

4.13.1 Western terraced houses

The western terraced houses are made up of three townhouse types, all of which have integrated garages and front doors directly off the street. All of these houses have been designed to be Approved Document M4(2) compliant. Garages are oversized to accommodate the majority of vehicles, as well as to provide secure cycle storage. The garage doors incorporate high level windows, providing natural light whilst maintaining security.

Each front door is recessed, providing privacy and a cover from the elements on approach. Each of these recesses would be provided with a PIR light to provide visibility, comfort and security. A space for meters and/or a wheelie bin is also accommodated within this recess. A built-in planter and a change in ground floor material provides a sense of defensible space, clearly delineating the vehicular route.

For each of these three house types, the ground floor accommodates a hallway, WC and a kitchen / dining room that opens out onto a private rear garden. On the first floor is a large living area, family bathroom, and either a double bedroom and single bedroom, or a master bedroom and en suite. Within the mansard roof level, two further double bedrooms and a bathroom are provided.

Architectural details

The architectural design of the houses is based on a traditional vernacular of London houses, specifically using a form and type common throughout London and Twickenham. Different brick colours provide a playfulness when viewing the mews down the street, giving a similar feel to the local context. A recess accommodates a rainwater pipe between each house, making the boundary of each house clearly legible.

All houses are provided with large windows, a chamfered metal dormer, a juliette balcony on the main bedroom, as well as window boxes to encourage planting and personalisation.

Further interest is provided through variation in detailing such as stone and steel lintels and juliette balcony types. Modern detailing in the form of soldier courses, standing seam metal roofs and metal windows ensures these buildings will look contemporary whilst being respectful of the local context.

Sketch render front of west terrace

Typical west terrace elevation

4.13.2 Eastern terrace

The eastern terrace is made up of two house types. These houses are narrower but deeper than the west terrace. The plan is based on a typical Victorian terraced house, with an L-shaped plan at first floor. This allows light to reach into the centre of the plan and creates side elevations for windows. This, in turn, avoids overlooking to the rear of the Norcutt Road houses, as outlined earlier in this document.

The most common house type is a three bedroom family home. The other is slightly wider and accommodates an M4 (3b) accessible house type complete with allowance for a lift. All of the houses on the east terrace have a parking space on the driveway and external bin and bike stores. Providing clear definitions of ownership and an opportunity for planting and personalisation.

The houses are mirrored and in pairs, providing clear and legible entrances and encouraging neighbourliness through the proximity of their entrances. This mirroring is clearly identifiable through the change in materials between each pair of houses.

As with the west terrace, each house has a recessed entrance which provides privacy, cover from the elements, and a small store for gas and electricity meters. Each of these entrance recesses would be provided with a PIR light to provide visibility, comfort and security.

Architectural details

Similar in style and using the same palette of brickwork as the east terrace, these houses are designed to be in keeping with those in the local area. More vertical style windows and a juliette balcony provide generously-lit internal spaces. The wider accessible house type features stone lintels above the windows, whist the other house type features a more modern soldier course. A dormer and rooflight provide light to the upper levels as well as visual interest at roof level.

The houses are not positioned in a single horizontal plane, but are set in and out to avoid monotony. This is further emphasised by the changes in brick finish.

Sketch render front of east terraced houses

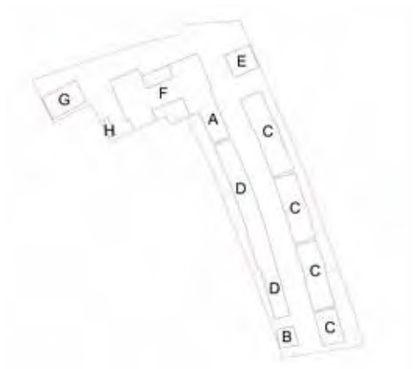
Typical east terraced houses elevation

4.13.3 Architectural approach - Riverside

The riverside zone is populated by a collection of apartment Buildings (A, E, F), and a terrace of four houses (Building G) benefiting from the riverside setting and views over the recreation ground opposite. The design of the buildings has been developed so they appear as a group of elements built over time. This is further enhanced through the architectural language and material choices, intending to make reference to the site's industrial past.

The buildings are set-back from the river edge to provide a new riverwalk and a minimum 8m maintenance access for the Environmental Agency. This also reduces the impact and visibility of the massing from views across the river, particularly as the tallest massing (five storeys in Building F is set-back 13m from the River Crane). The architecture of the buildings has taken inspiration from industrial and wharf style buildings, with regular façades and varying roofscapes.

As part of the design process, the roof profile and material of part of Building F was revised to improve its relationship within the existing context, including reducing the parapet and roof terrace extent at the junction of Gould Road and Crane Road and amending the treatment of fourth floor material and roof profile to reduce visual impact from the street whilst retaining the lantern profile to best respond to existing buildings on the site and the local character.



Building label key

Massing diagram showing the buildings that make up the riverside zone

Proposed north elevation in context

4.13.4 Building E

This three storey apartment building is located to the east of the site adjacent to the approved application of Lockcorp House. All of the apartments in Building E are dual aspect and benefit from river views as the building has been orientated north-south, avoiding overlooking across the site boundary. The elevations have been split in two, with windows being paired and two equal pitched roofs, providing symmetry to the form.

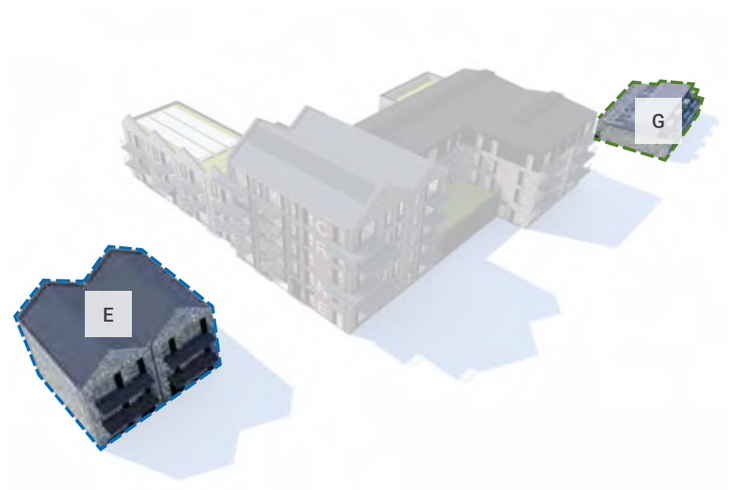
A regular gridded window pattern and charred timber effect or similar cladding links the building aesthetically to the other buildings in the riverside zone.

4.13.5 Building G (house type 8)

A terrace of four identical houses make up the final building in the riverside zone. These are small two bedroom houses that face the River Crane. They have been designed to minimise the impact on the houses along Gould Road which will have views towards them. Accordingly, there are no windows facing south towards the Gould Road houses, other than at ground floor where they open onto a walled garden. Instead, the roof pitch is angled, providing a high ceiling with rooflights in the main living area, and stepping up to accommodate a master bedroom with dormer window overlooking the River Crane.

Building G was reduced in height from three storeys to the proposed height during the design development process in response to consultation feedback.

Building E north elevation showing relationship to building F and the adjacent scheme to the east



Key

Visualisation of the north elevation of building G

4.13.6 Building F

The four storey element of Building F is a pitched roof with a lantern profile in the gable. The lantern profile is inspired by the lantern roof on the existing Greggs building; it beds the building into the existing townscape and gives it a distinct character.

The five storey element has two pitched roofs of differing sizes to reflect the homes within, smaller pitched above the one bed apartments and a larger pitch above the two bed apartments. The pitched roofs help to achieve a varied roof scape and break down the massing.

Windows to both elements of Building F are laid out on a regular grid, giving definition to the façades.

The charred timber effect material is used as a motif throughout the riverside buildings through its use as a feature cladding panel adjacent to windows and doors and to signify the entrance of the car park. This consistent detailing and material ensures a cohesive scheme that reads as a collection.

The two elements of the building are further distinguished through the use of two complementary brick types.

Large scale painted text runs up the east façade of the five storey element, designed to echo that of a factory building. This playful feature is a nod to the site's industrial past.

Building F north elevation

Key

Building A and Building F east elevation

4.13.7 Building A

Building A is visually linked to Building F but appears as a separate form. It is three storeys and provides an intermediate step between the lower scale of the terraced houses and the larger scale apartment buildings. The elevation of Building A is split into four distinct bays through the use of regular windows, balconies, downpipes and an industrial style sawtooth parapet. Beyond this parapet is a flat roof, which reduces the impact on the neighbours behind and enables the accommodation of a biodiverse flat roof and photovoltaics.

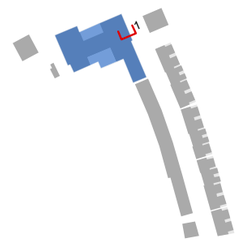
A regular gridded window pattern and charred timber effect, or similar, cladding links the building aesthetically to the other buildings in the riverside zone.

4.13.8 Façade study

The drawing opposite demonstrate typical façade details and materials that are being proposed for Buildings F and A. Similar details are also proposed for Building E. All apartments achieve a generous 2.5m ceiling height in habitable rooms, whilst bolt-on balconies provide private amenity space. Level access is provided onto the terraces.

Key

Building A and Building F east elevation showing the relationship




Bakers Yard
Units A - D

5.1 Introduction

This chapter of the Design and Access Statement sets out the emerging landscape proposals.

The scheme has two definitive use zones, residential and commercial. The commercial units are located along the southern tip with their own access and so is separated from the residential streets.

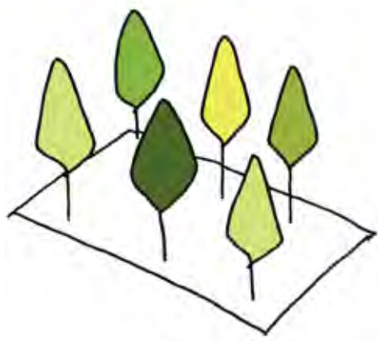
The vision for Greggs Bakery is to create attractive, high-quality, functional open spaces, streetscapes and public realm that contribute to the quality of life of the new residents and the local area. This aspiration is achieved by creating pockets of usable open spaces for community and private use.

The scheme is defined by a series of interlinked spaces with individual character zones that complement their new and existing surroundings. High-quality green spaces with integrated play and places to stop and rest are scattered throughout, including a linear stretch of multifunctional space along the River Crane, the primary focal point for public realm intervention.

New climate resilient planting palettes of trees, hedgerows, planting and habitat creation will contribute to urban greening and biodiversity net gain. The hard landscape will benefit from the use of robust high-quality materials which will subtly indicate public and private zones.

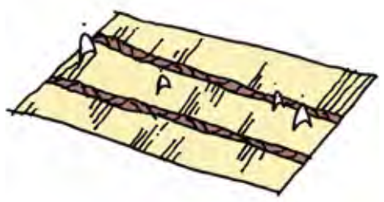
The lighting strategy will be suitable for a small town / suburban location. It will also consider ecological requirements by ensuring an adequate buffer zone is created to restrict the amount of light spill reaching the sensitive 'Dark Corridor' of the River Crane.

In developing the landscape vision and concept, there were nine key factors that influenced the design. These are captured in the diagrams below:



Tree-lined streets and feature trees

Incidental and formal play features

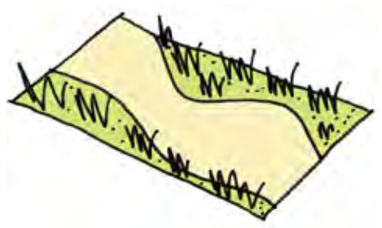


High-quality public realm and streetscape

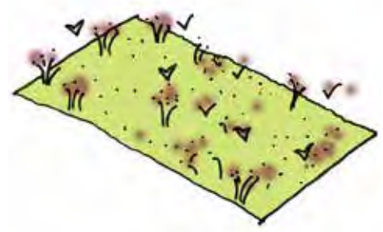
Sustainable urban drainage strategies

Integrate the River Crane

Live, talk, visit and play



Rich, colourful planting palettes



Biodiverse green roofs

5.2 Landscape design approach

The overall design principles ensure good surveillance with well overlooked spaces and promote a series of new links to the existing surroundings.

Design principles

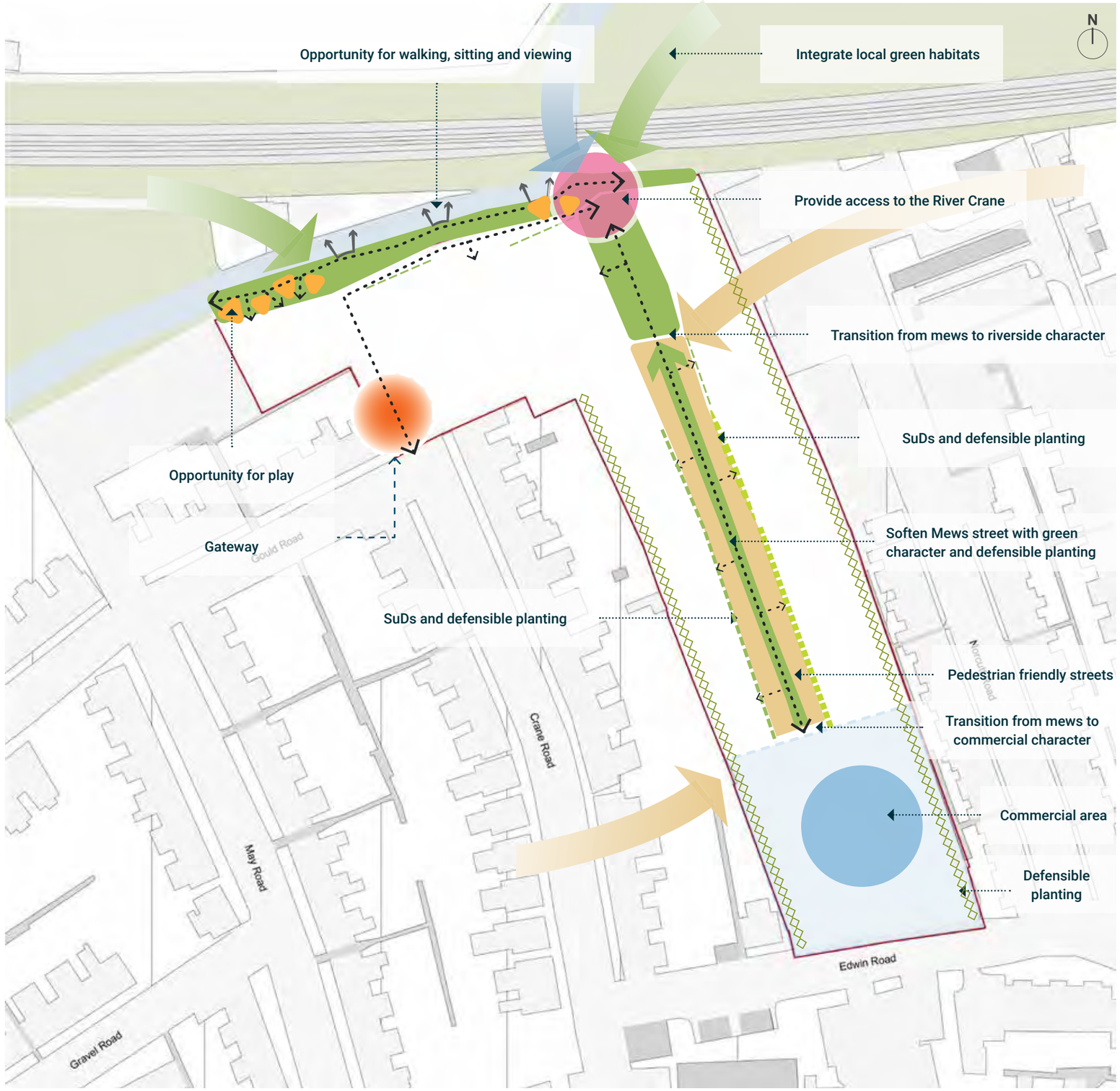
- Unify the entire site with a simple palette of landscape materials creating a holistic landscape
- Use of trees, hedgerows and soft planting to reduce and soften the urban environments
- A child-friendly public realm with dedicated playable spaces
- Enhance and create new habitat corridors for wildlife
- Link green spaces
- Careful use of planting and street furniture to create a safe, attractive environment with good surveillance
- Views across the space with little opportunity for unwanted loitering
- Develop a lighting scheme of both decorative and functional lighting, ensuring the spaces are safe and navigable after dark & sensitive to local wildlife / ecology

The landscape design approach for the site is outlined in the adjacent diagram.

The proposals have been influenced by a number of factors, including:

- The River Crane
- Tight urban grain
- Character of neighbouring streets
- Maximising biodiversity and urban greening
- New dedicated and incidental playspace on site

The approach aims to embrace and direct users to the unique aspects of the site, namely the River Crane, which borders the northern tip of the site.



Key

- Site boundary
- Residential gateway
- Desire lines
- Views towards the River Crane
- Play opportunities
- Green zones
- Private front gardens and drives
- Commercial yard
- Commercial units
- Green boundary buffer

Design opportunities diagram