

PRECEDENTS

1.8 SANDYCOMBE ROAD



16. -

SANDYCOMBE ROAD

119-123 Sandycombe Road
TW9 2EP Richmond

Application Number: 06/3124/FUL

Granted Planning Permission: 18/07/2007

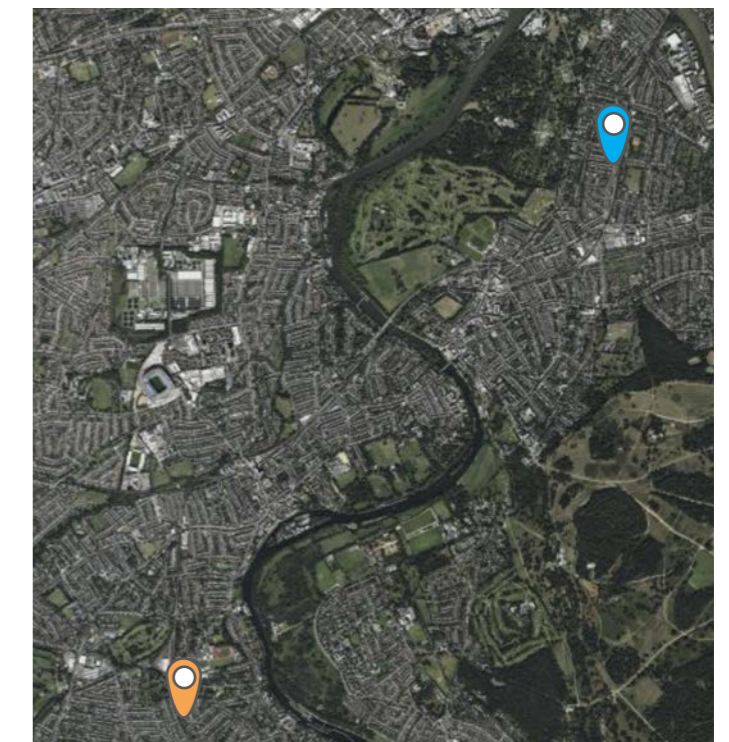
This project is composed of four separate buildings of 1009 Sq.m, along Sandycombe Road. These two or three storey buildings are composed of business use space and 8 residential units. It has been built after the demolition of all the existing buildings.



Waldegrave Mews Project

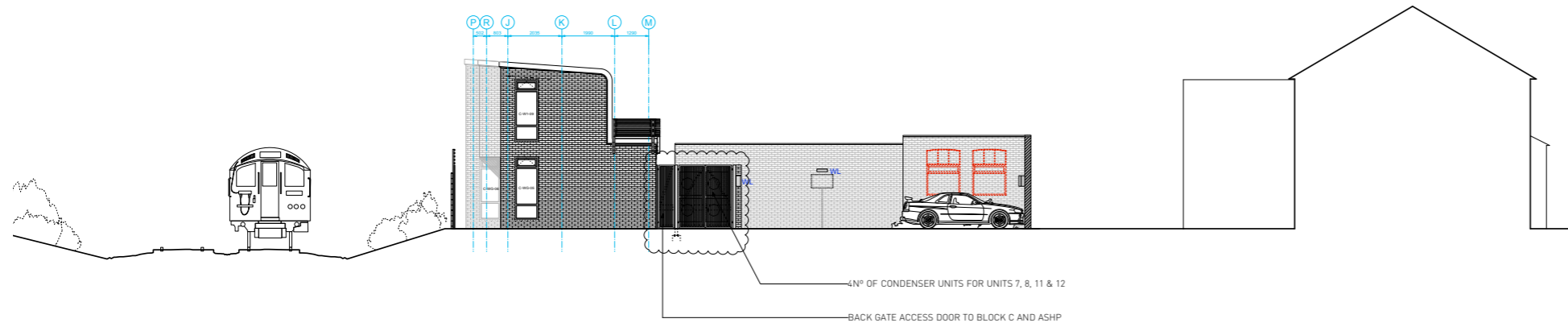


Sandycombe Road Project

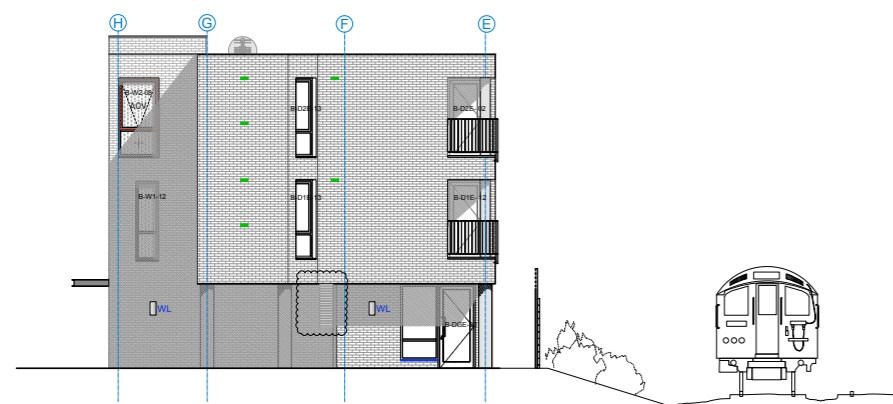


17. Site Location Plan





19. Proposed North Elevation (Block C)



18. Proposed South Elevation (Block B)

SANDYCOMBE ROAD

The adjacent images have been extracted from the planning application. This approved project has been built on a plot located along the railway, within 0.8 meter of the boundary with outlook over the railway line.



20. Proposed Site Plan

PRECEDENTS

1.10 STRATHMORE CENTRE



21. Proposed Site Plan



STRATHMORE CENTRE

The Strathmore Centre Strathmore Road
TW11 8UH Teddington

Application Number: 20/0539/FUL

Granted Planning Permission: 04/04/2022

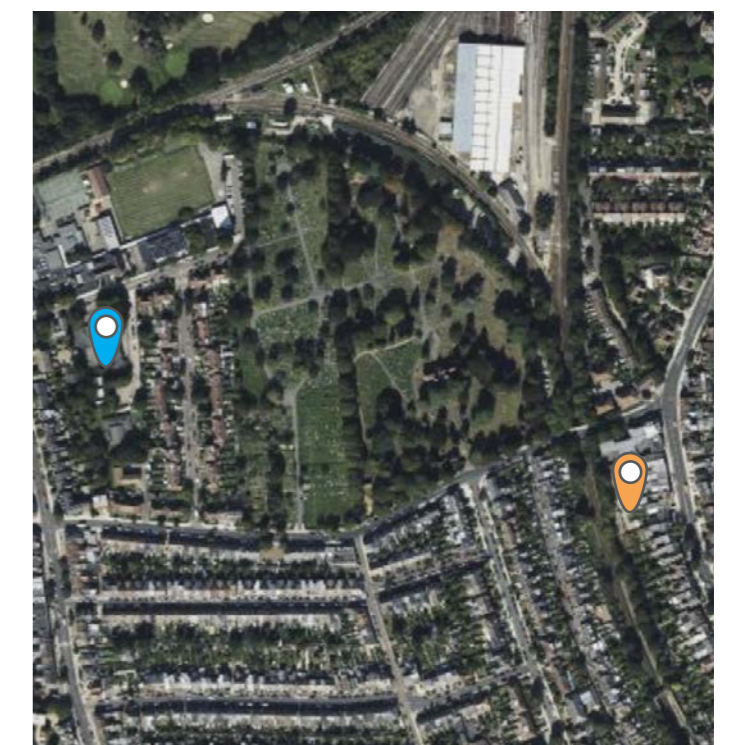
This project is composed of two 3 storey buildings comprising 30 residential units, along Strathmore Road. There is also a single storey nursery building of 294 Sq.m. It will be build after the demolition of all existing buildings. The development successfully addresses the boundary with taller buildings in a comparable way to the Waldegrave Mews proposal.



Waldegrave Mews Project

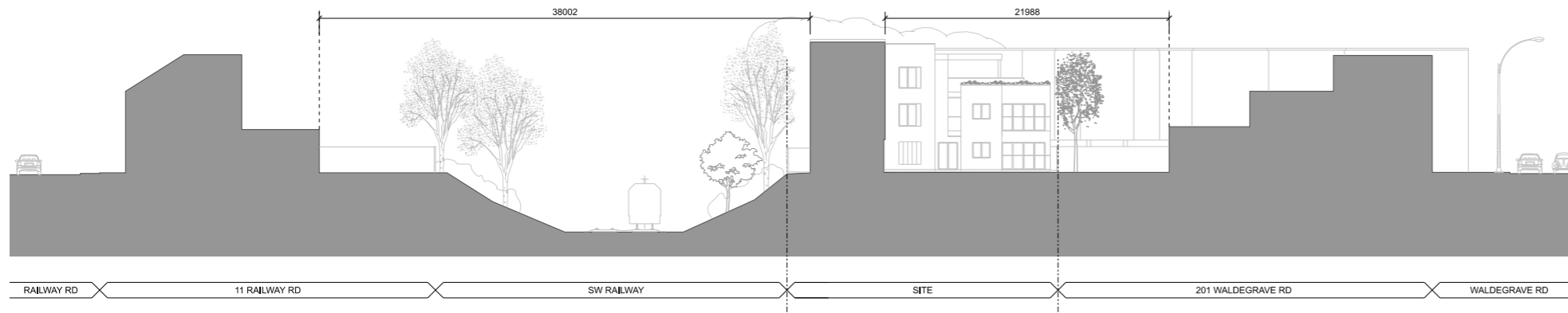


Strathmore Centre Project



22. Site Location Plan





23. Proposed Site Section BB

SITE SECTION BB

This updated site section BB shows the distances between the proposal and the surrounding buildings to the east and west of the site. Block B is approximately 22 meters from the existing buildings on Waldegrave Road, and 38 meters from the houses opposite to the railway. The proposal respects separation distance to surrounding buildings mitigating any overlooking or privacy issues. The proposal is comparable in its relationship to the railway line as approved projects highlighted in this addendum.

As demonstrated by the extended context section BB, there is generous separation between the proposed building and existing buildings to the east and west of the site. The proposed buildings narrow profile also sits comfortably in this backland location between the existing building along Waldegrave Road and the railway line.

In terms of height, the proposal is comparable to the surrounding context and previously approved schemes such as Noel Square which is taller and is situated closer to the railway line.

The 3-storey proposal is therefore wholly appropriate for the site and surrounding context. Anything below 3-storeys should be considered underdevelopment of an area in need of new housing.



24. Section Line





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