7. Footbridge crossing the railway, looking south west

4.10 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.

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


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4.11 Architectural approach - Entrance

The Edwin Road entrance area responds to the surrounding streetscape in materiality and built form whilst also providing a legible entrance to the scheme.

4.11.1 Commercial building

A standalone building (E use class) has been positioned at the front of the site, activating the street and acting as a recognisable cornerstone and entrance point to the development. The building line has been taken from the neighbouring properties of 52 and 54 Edwin Road, providing a zone for defensible space and planting in front of the building.

The building is two storeys in height and has a front gable elevation, with two unequal pitches, reflecting the warehouse located across the street. The finish is white painted brick responding to the two other white gables in close proxmity along Edwin Road. Clearly seen in the adjacent image, the building is still of domestic scale, ensuring it sits comfortably with its neighbours, but utilises metal detailing and larger windows to reflect the industrial history of the site and its office use.

4.11.2 End of terrace house type

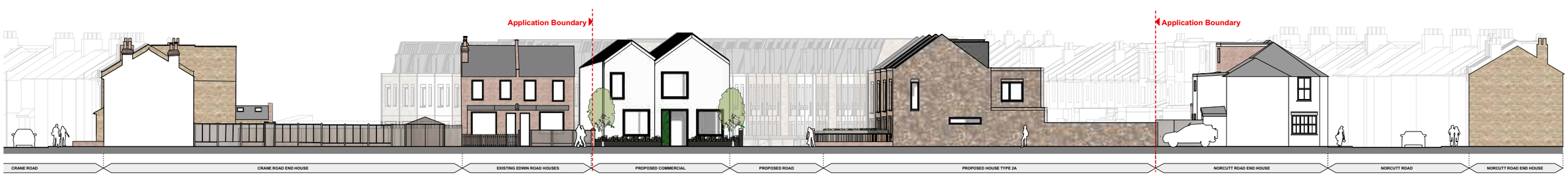
The four houses that form the end of the eastern terrace of houses create the other side of the new mews street entrance. The last house forms a gable end onto Edwin Road, which runs up to the site boundary and meets the pavement. This design feature matches many of the gable ends in the surrounding streets and helps to create a clear legibility to the street layout.

The entrance to each of the houses 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.

The floor plan provides an open plan kitchen, living and dining area at ground floor, the principal bedroom with en suite, second bedroom and family bathroom on the first floor, and third bedroom within the roof space.

Unlike the other houses on the east terrace, these are not mirrored, thus giving a modern asymmetrical elevation. They have a single large window to the front which provides excellent street surveillance. Brick soldier courses above the windows and at parapet level add further interest, whilst hidden gutters and recessed rainwater pipes give a clean finish. Two windows within the gable end provide activation onto the road and daylight into the internal spaces. The garden wall continues ensuring a clear boundary to the pavement.

View west along Edwin Road



Edwin Road elevation

4.12 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.

4.12.1 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

4.12.2 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

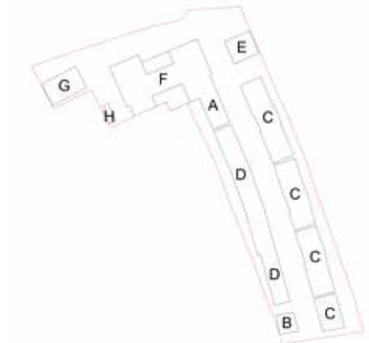

17
19
22
20

4.12.3 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

4.12.4 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.

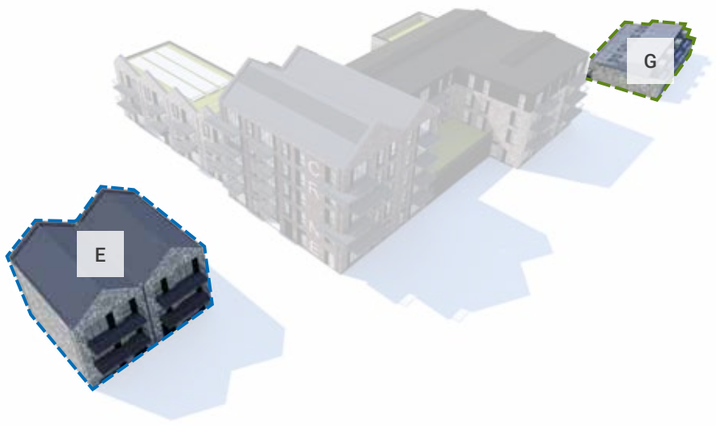
A regular gridded window pattern and charred timber effect or similar cladding links the building aesthetically to the other buildings in the riverside zone.

4.12.5 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

4.12.6 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 roofscape 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

4.12.7 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.

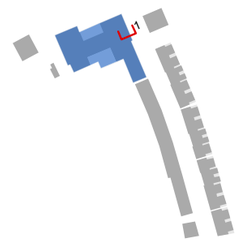
A regular gridded window pattern and charred timber effect, or similar, cladding links the building aesthetically to the other buildings in the riverside zone.

4.12.8 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

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5.1 Introduction

This chapter of the Design and Access Statement sets out the landscape proposals for the scheme. The vision for Greggs Bakery is to create an attractive, high-quality, functional environment that contributes to the quality of life of the new and neighbouring residents. This aspiration is achieved by creating pockets of usable open spaces for residents, visitors and local community to enjoy.

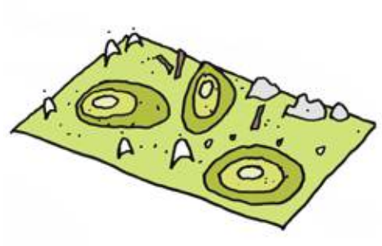
The scheme is defined by a series of interlinked spaces with individual characters and unique uses. Where possible, the integration of high-quality green spaces, which contribute to health and wellbeing, are provided using trees, native hedges and ornamental planting. The hard landscape will benefit from the use of robust high-quality materials throughout, which will subtly indicate public and private zones, and the use of lighting will provide a striking and ambient landscape in the evening whilst also appropriately responding to ecological requirements.

New climate-resilient planting palettes of trees, hedgerows, planting and habitat creation will positively contribute to urban greening and biodiversity net gain.

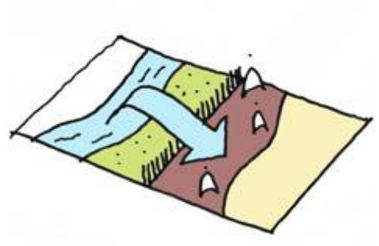
The lighting strategy will be suitable for a small town / suburban location. It will also consider ecological requirements by ensuring an adequate buffer zone is created to restrict the amount of light spill reaching the sensitive 'Dark Corridor' of the River Crane.

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

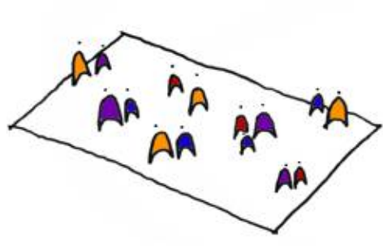
Sustainable urban drainage



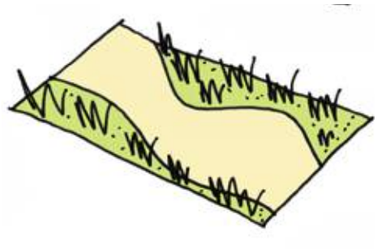
Incidental and formal features



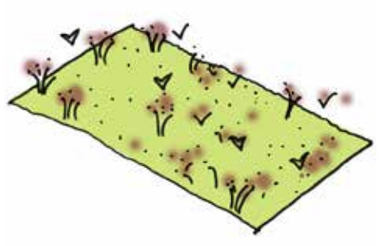
Integrating the River Crane



Live, talk, visit and play



Lush ornamental planting



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.

The design concepts ensure that the newly created landscape has its own identity, which will encourage ownership and enable residents to care about their space.

Design principles

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

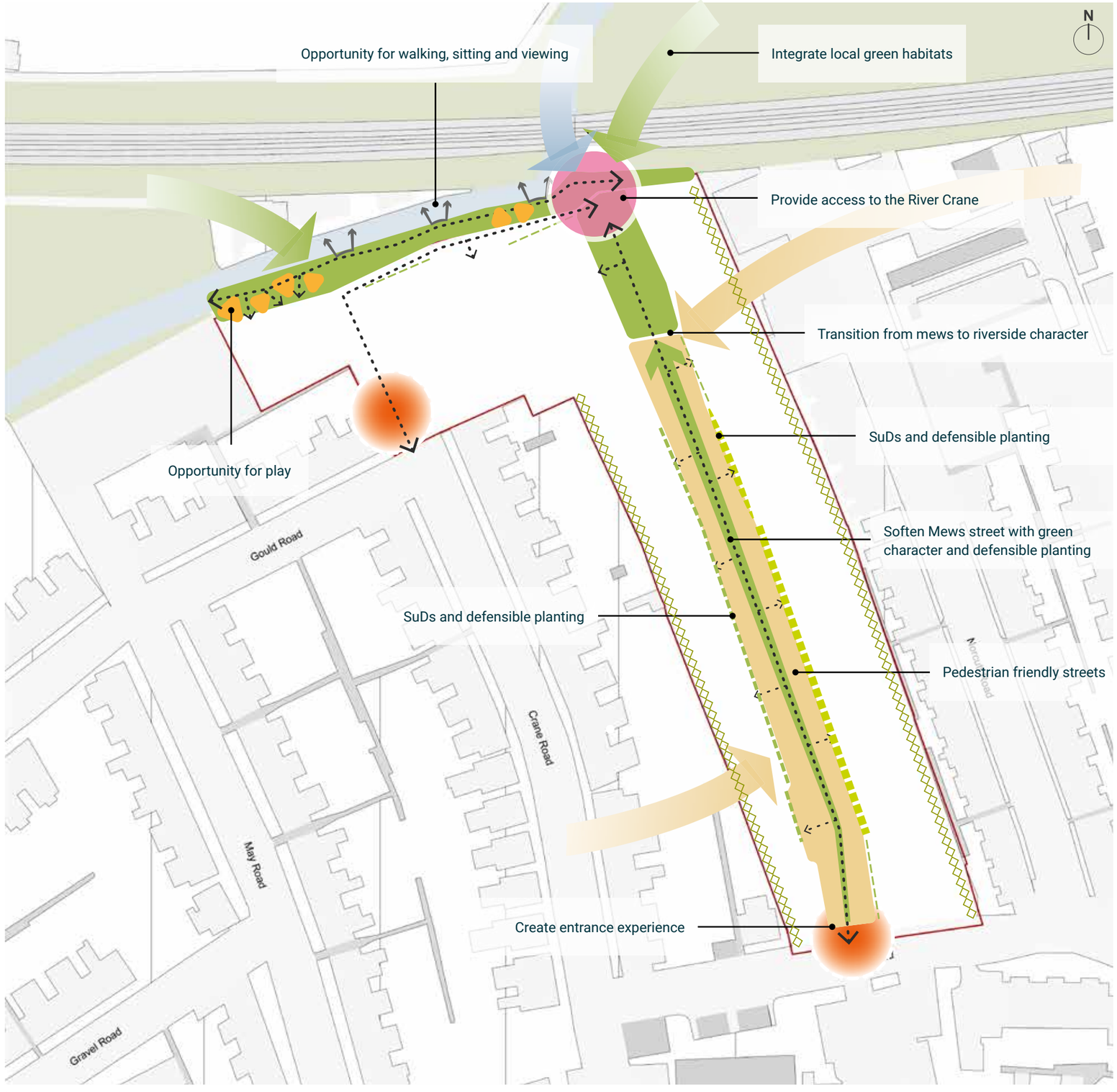
The proposals have been influenced by a number of factors including:

- 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 direct users to the unique aspects of the site, such as 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
- Green boundary buffer



Design opportunities diagram

5.3 Landscape typologies & character areas

5.3.1 Introduction

The landscape will be divided into six distinct character areas, summarised below and in the adjacent diagrams:

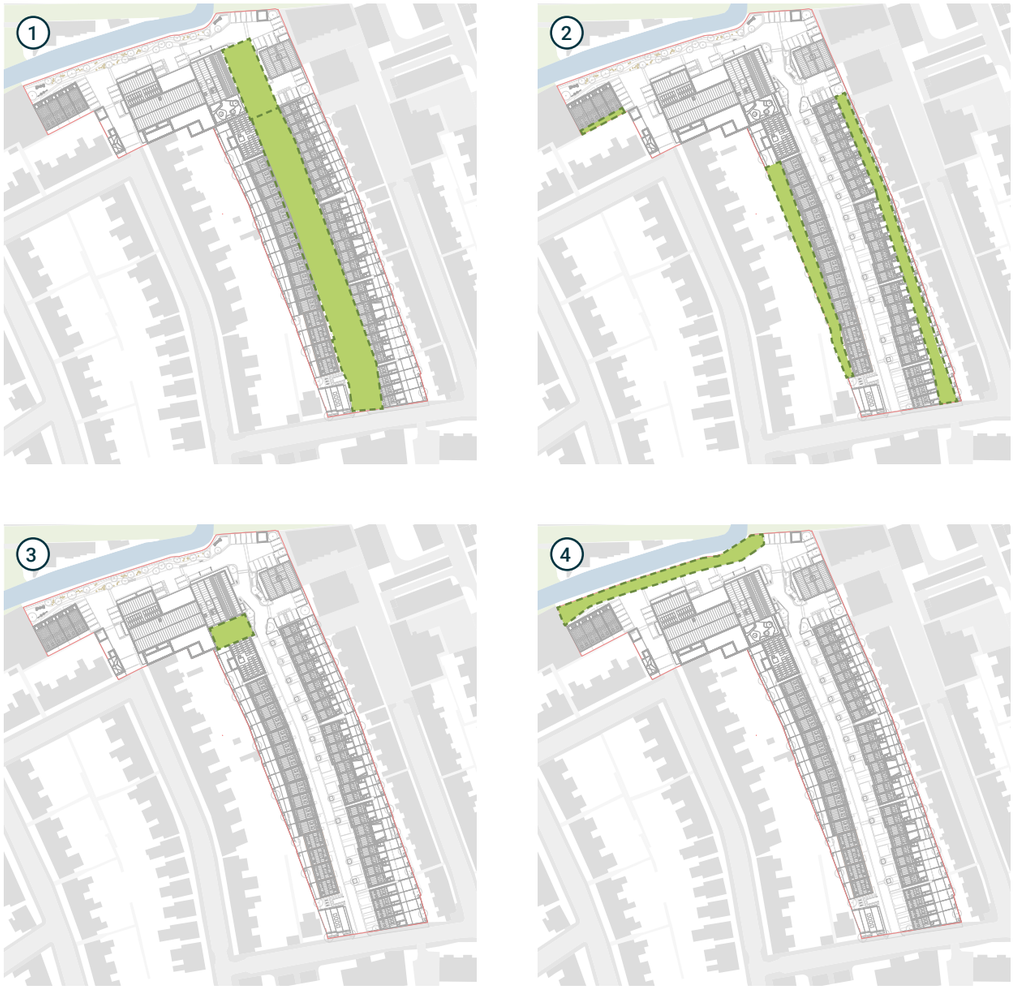
Key

1. Mews street
2. Private gardens
3. Communal roof terrace
4. Biodiversity corridor with integrated play

These character areas are designed to provide a variety of functional and enjoyable spaces for residents and visitors.

The largely residential nature of the site drives the landscape response with tree-lined streets for shade, shelter, nature and health and wellbeing. Private dwellings and ground floor apartments also include private gardens and terraces that front the streetscape, and pockets of scattered open space are provided throughout for community use.

The most significant open space with new green infrastructure is located along the riverfront which provide forage and nesting habitat for a large variety of wildlife.



Landscape

Landscape typologies

The adjacent diagram illustrates the character zones with further detail explaining the servicing and access are explained in further detail over the following pages.

Key

- Mews with private parking
- Private gardens
- Green corridor
- Roof terraces (private and communal)
- Riverfront
- Shared space with on-street parking
- Residential entrances
- Core entrances
- Commercial entrance
- Bin and bike entrances
- Residential car park entrance
- Substation entrance
- Private residential bike storage
- Private residential bin store

Character areas overlaid on proposed roof plan