

Comments

Our response

Overlooking & privacy

A number of comments submitted related to overlooking of gardens or rooms from the proposals.



Overlooking & privacy

Privacy and overlooking has been a key consideration throughout the design process. The scheme is in a residential area with a number of residential houses in close proximity. Notwithstanding this, it is noted that the existing buildings occupy the full width of the site and therefore are closer to neighbouring houses than the proposed buildings.

The scheme has been designed to minimise overlooking through measures such as opaque glazing, reduced opening windows and defensible planting at boundary and roof edges. Where direct overlooking is possible the buildings have been located more than 20m from the neighbours.

This means that there are no windows, roof terraces or balconies in the scheme where overlooking of other residential properties would be possible within the 20 meter distance.



Plan illustrating overlooking distances and mitigation strategies

Daylight & sunlight

A number of residents have expressed concerns that the proposals will reduce the amount of daylight and sunlight received to their properties and gardens



Daylight & sunlight

A daylight sunlight analysis has been undertaken and a report will accompany the planning application. This report demonstrates there are a number of significant improvements to the daylight and sunlight benefiting many of the surrounding houses due to the proposed heights and separation distances compared to current buildings.



Playspace

Some comments received voiced concerns regarding the amount of playspace being provided on the site.

Friends of the River Crane (FORCE) rejects the assertion that: "there is sufficient play space for 5+ year olds in the surrounding area. It is therefore proposed that play space for 5-12+ year olds will be accommodated within the Parks and Greens listed below" (Refused scheme DAS, p98).

FORCE seeks greater provision of community space on the site, even at the expense of a reduction in the number of housing units built, in order to ensure that the site is more self-sufficient in terms of its impact on adjacent open spaces.



Playspace

Using the latest GLA occupant yield and play space calculator the predicted child yield for the site is 52 children (based on the addendum area schedule). The proposal is for ages 11 and above to be accommodated off-site in larger play areas more suitable. A contribution via Section 106 will be made by the developer to facilitate this. Removing the 11+ children, results in a play space requirement of 400 sq m.

All houses of 3-bed or more are provided with a garden reducing the policy requirement for 0-4 playspace to circa 100 sq m under Richmond SPD guidance. Despite this the amended proposals have increased the public realm playspace area giving a total of 368 sq m and a further 165 sq m within communal terraces. This ensures the current proposal is policy compliant.



8.7 Summary of amendments following meeting with Richmond Council

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Overlooking & privacy

To mitigate overlooking south east towards Alcott House rooms and gardens from Building E oriel windows were introduced. The adjacent plans demonstrate the overlooking arc of oriel windows angled 30 degrees away from Alcott House. The overlooking arc does not reach Alcott House from any window.

To mitigate overlooking south towards Crane Road houses rooms and gardens the roof terrace was re-designed as an intensive green roof with the minimum external provision for the apartments fronting the roof terrace and no access for other residents.

Proposed revision to Building G model Proposed revision to Building G plan

Planning submitted landscape proposal Proposed revision

PV panels
 There was concern whether the amount of pv panels proposed would be sufficient.



PV panels

Increased PV provision with 200 PV panels across the scheme and all feasible roofs utilised.

Proposed revision roof plan identifying pv panel locations

Riverwalk
 Planning objections were raised with regards to the impact of the proposal on wildlife along the River Crane and the amount of likely illumination the development would cause to the 'Dark Corridor' of the river.



Riverwalk

Further changes to the landscape and lighting design along the riverfront restrict the amount of light-spill reaching the sensitive area so as to have the absolute minimum impact on wildlife. The lighting will be designed in line with the Exterior Lighting Assessment by Desco.

The introduction of a 5m buffer zone heavily planted with native and wildlife friendly planting, natural pathway and play elements; a 1.2m wide pathway will consist of self binding gravel (Breedon / Hoggin or similar acceptable materials); and a 1.5m high hedge with 600mm tall woven willow trellis to the southern face which will prevent light-spill onto the river.

All vehicular routes, building footprints and hard-landscaping are outside of the 5m buffer zone.

Planning submitted landscape proposal Proposed revision

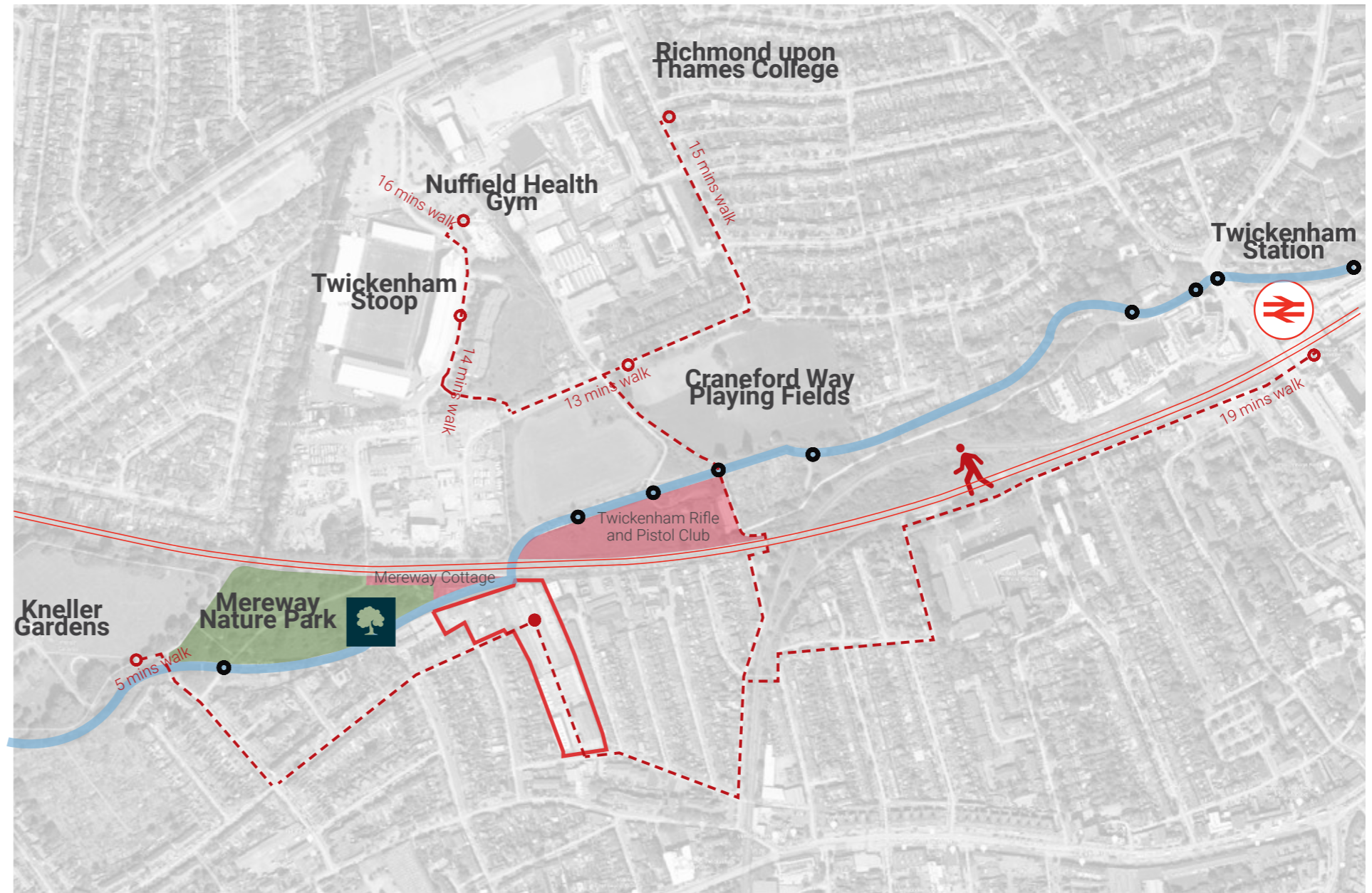
8.8 River crossings

In response to comments made at the public consultation we have looked at the possibility of facilitating a new pedestrian crossing over the River Crane as part of the design process.

The map identifies existing crossing points and the time it takes to get to key destinations. As identified, there are two crossing points within 6 minutes walk.

Key

- Public land presenting opportunity for potential bridge over river to enhance connectivity
- Private land restricting opportunity for potential bridge
- Twickenham station
- Existing pedestrian route from site
- Popular locations within walking distance
- Existing pedestrian bridges over river
- x mins walk Existing time from site
- Starting point



Existing routes and bridges

Due to the presence of the river and railway, providing a new pedestrian bridge is not a straight forward proposal. This is further complicated by the private land owned by Twickenham Rifle and Pistol Club and Mereway Cottage.

To the right is a brief analysis of possible bridge locations.

There are two main options:

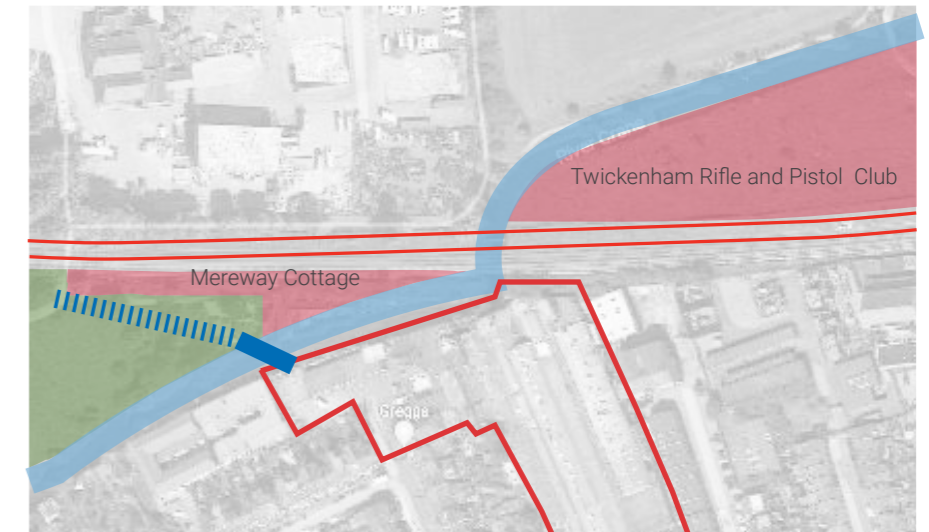
Option 1 would require a bridge to go over both the railway line and river. This would require the bridge to go up a significant height and traverse a long distance. It would also need to be approved by Network Rail.

Option 2 requires a diagonal span to the Mereway Nature Park. This is dependent on ground conditions to the west and is likely to have a negative effect on the biodiversity of the nature park.

It is considered option 2 is the only feasible option for a future bridge.



Option 1 - Bridge location over the river and railway

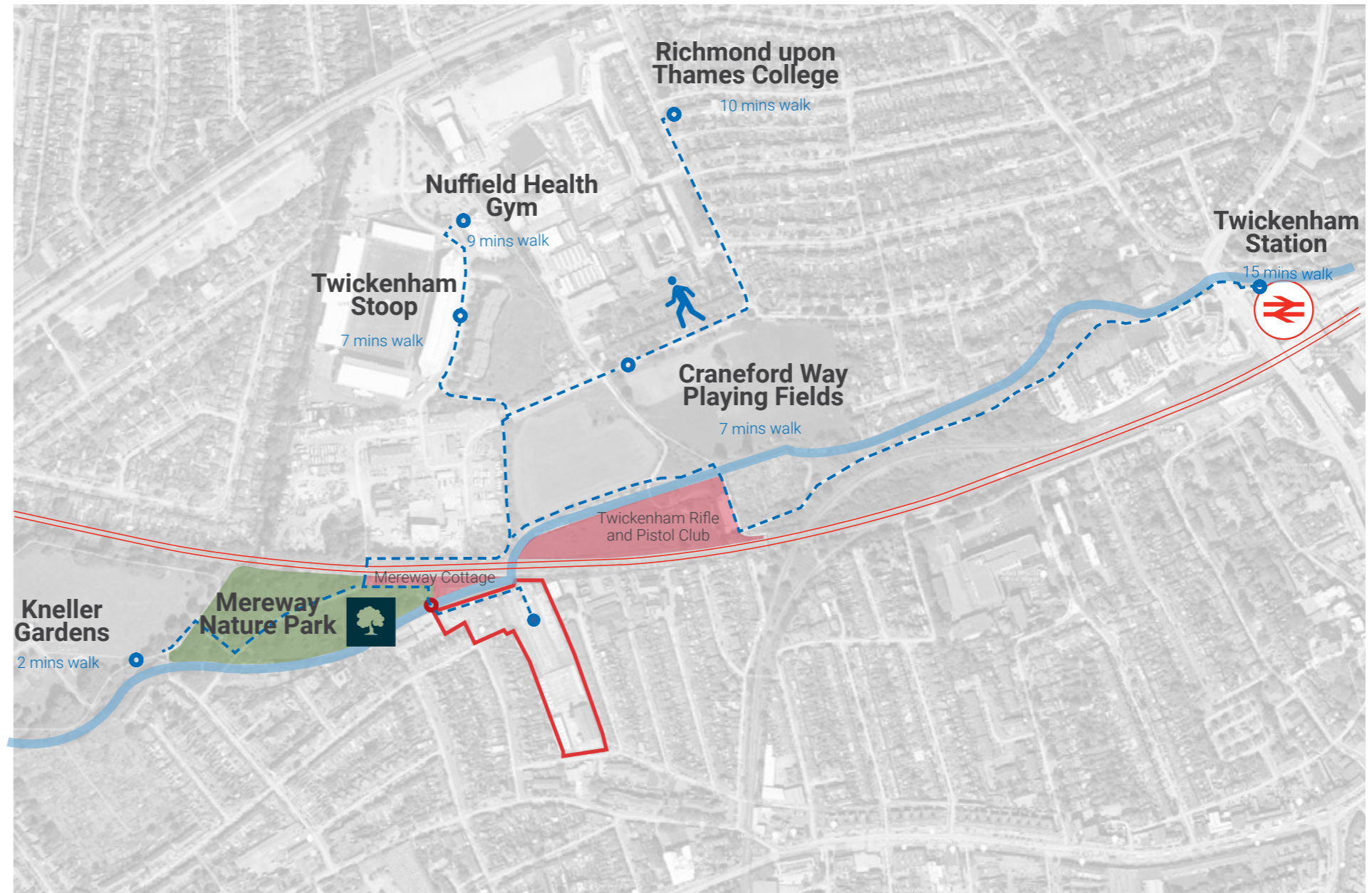


Option 2 - Bridge location and new path through Mereway Nature Park

This diagram shows the decrease in walking time if a pedestrian bridge was to be provided from the site in the future.

Key

- Public land presenting opportunity for potential bridge over river to enhance connectivity
- Private land restricting opportunity for potential bridge
- Twickenham station
- Potential pedestrian route from site
- Popular locations within walking distance
- Potential bridge location
- x mins walk Time from site via potential new bridge
- Starting point



Possible new routes with bridge option 2

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Document control form

Project number	A2871
Project title	Greggs Bakery, Twickenham
Document title	Design and Access Statement
Client	London Square
Document status	Planning Submission
Date of issue	14 December 2022
Prepared by	Chloe Simons, Architectural Assistant
Checked by	Ed Sharland, Associate Director

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Status	Revision	Date issued	Prepared by	Checked by
P50	Planning DRAFT	16/02/2022	CS	ES
P51	Planning DRAFT	08/04/2022	CS	ES
P52	Planning Submission	05/08/2022	CS	ES
P53	Planning Updated	14/12/2022	CS	ES