

**The Boathouse,
Ranelagh Drive,
Twickenham,
TW1 1QZ**

August 2024 Revision to Application 23/1856/FUL

Revised Design and Access Statement

**The Scheme remains : 3no. Family Homes,
but with the entire 2nd floor removed.
Enhanced Public Realm and Heritage Benefits**



Contents

1. Site Location and Background
2. Site Context and Background
3. Previous Planning History / Informed Design Evolution and Massing Reductions
4. Reduced Proposal
5. Facade Treatments and Massing Changes
6. Enhanced Openness of the Thames Path
7. Part M4 (2) Statement
8. External Lighting
9. Sustainability and Energy Efficiency
10. Water Efficiency
11. Sustainability in Design / Energy Efficiency / Drainage Protection
12. Secure by Design
13. Access
14. Summary
15. CGI from Richmond Lock Bridge



1. Site Location and Background

The Boathouse site is located at the junction between Ranelagh Drive and the Thames footpath to the west of Richmond Lock. The site is bounded by paths on all sides and Ranelagh Drive to the East. The Boathouse building and boundary wall immediately abuts the Thames Path along a frontage of 54 metres which is consistently used by walkers, commuters and runners. The existing Thames Path is extremely narrow in front of the Boathouse and it is challenging for people to pass each other comfortably without stepping to one side and it is particularly difficult for mothers with prams. The path itself is uneven, unsightly contributes negatively to the area and the experience of the Thames Path. The façade and canopy of the existing building at this point are decayed and presents badly.

Vehicular and pedestrian access to the site is gained from Ranelagh Drive where there is an existing dropped kerb which shall be retained.

The site location is sustainable, offers good access to all modes of public transport with numerous bus stops along St Margarets Road, a 13 minute walk to St Margarets underground station and a 17 minute walk to Richmond mainline and underground station with all of the amenities within Richmond. (See diagrams).

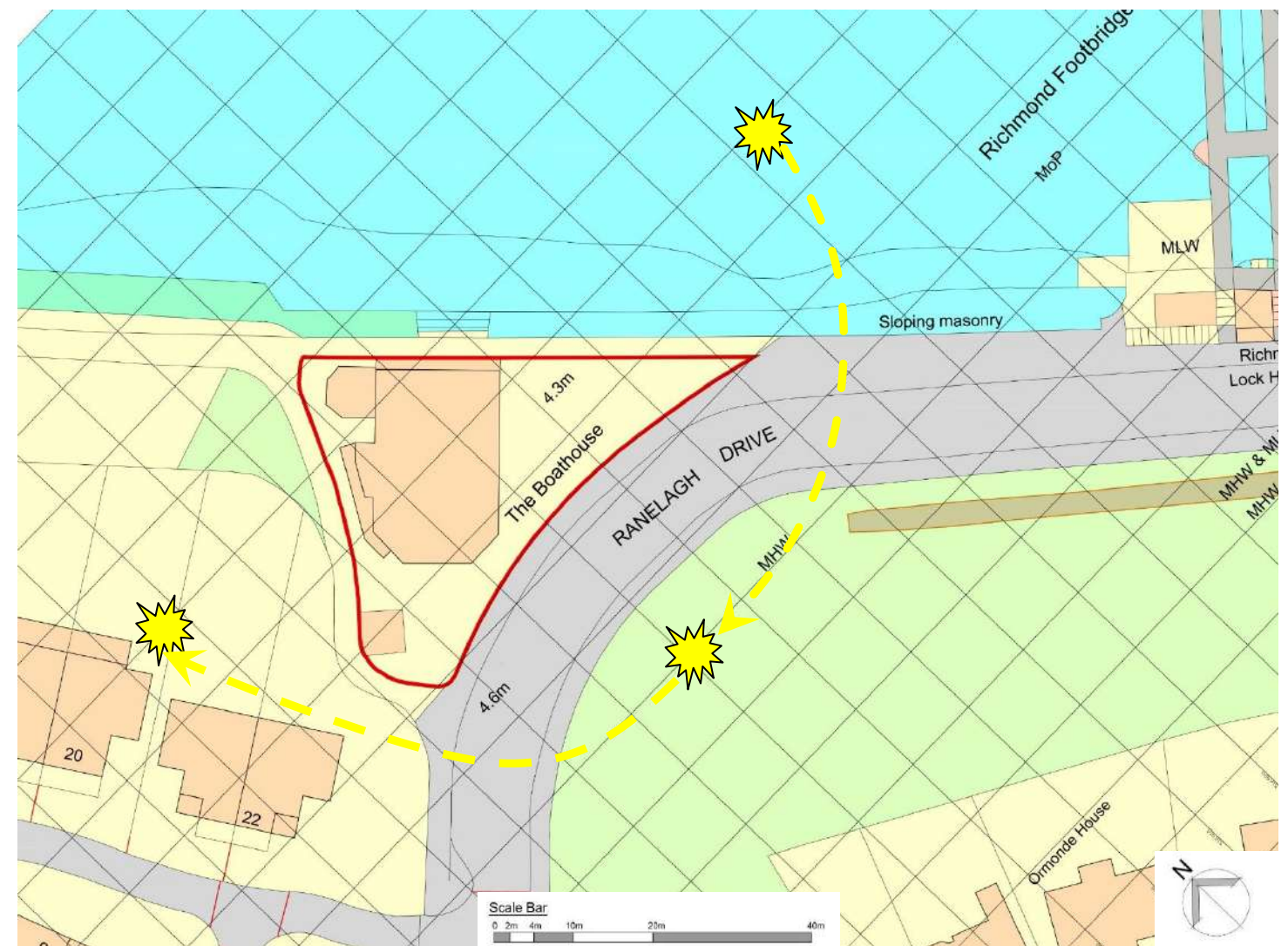
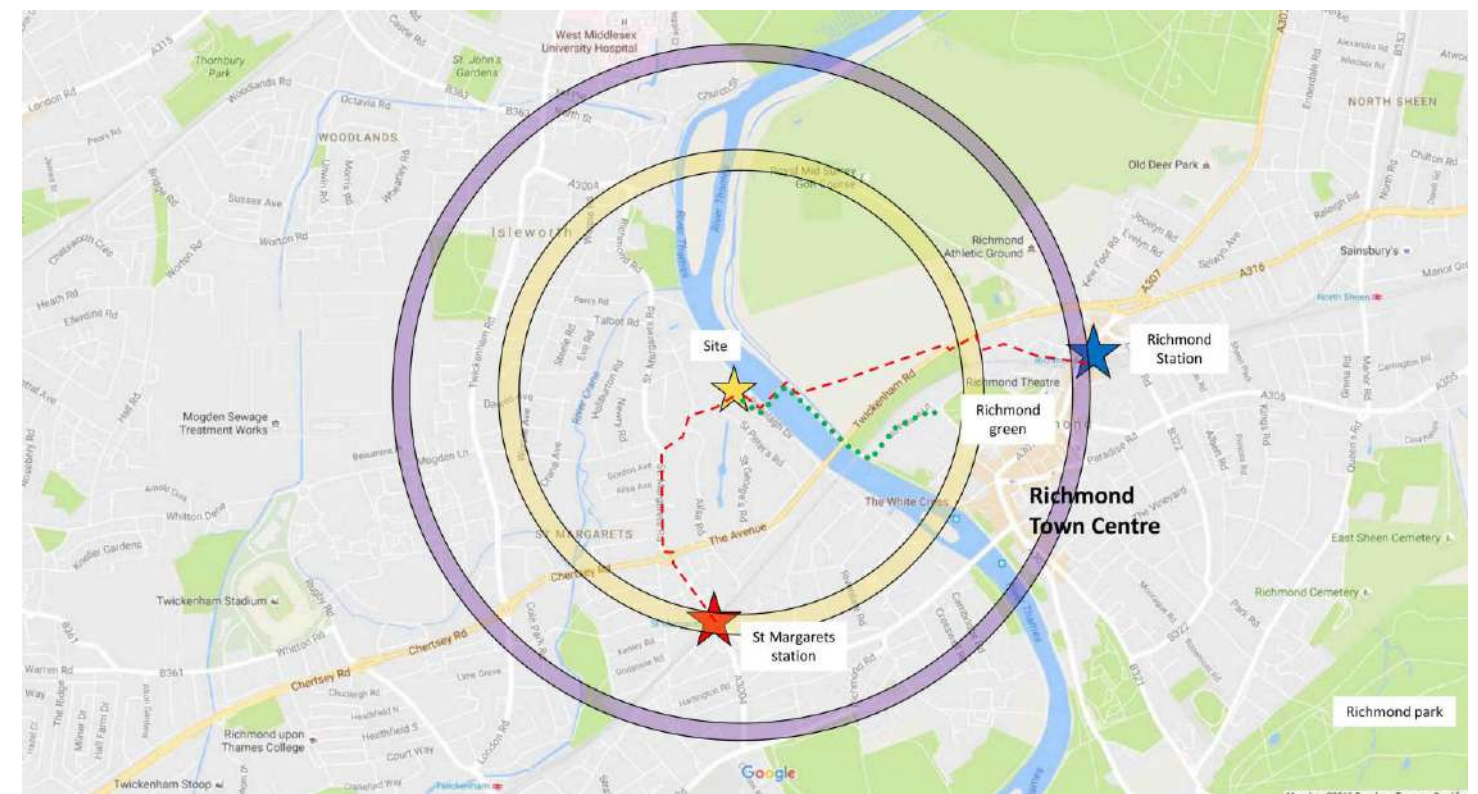
The site is within flood zone 3a is confirmed by and the ground floor element of the existing Boathouse projects into Metropolitan Open Land. The line of the existing first floor of the Boathouse follows the line of the fences of the back gardens of the houses within Martineau Drive which is the defined line of the MOL.

The origins of the site were originally for boat building and it was once the site of the Simms Boatyard which made high quality boats. In the 1960's the site was redeveloped into a recording studio with integral residential accommodation. The existing building was constructed inexpensively to a bespoke design for recording studio use and as a consequence the interior has a high degree of cellularisation with narrow corridors, raised floors, suspended ceilings and a large air conditioning concrete clad ducting system which can be seen today within the garden space. The property has been used for over 10 years purely as C3 residential accommodation and is formally acknowledged as being three residential units. The building does not meet current EA flood level data, it does not meet current thermal insulation standards and is unviable for conversation. The building would need to be raised by 1.6m to be compliant.

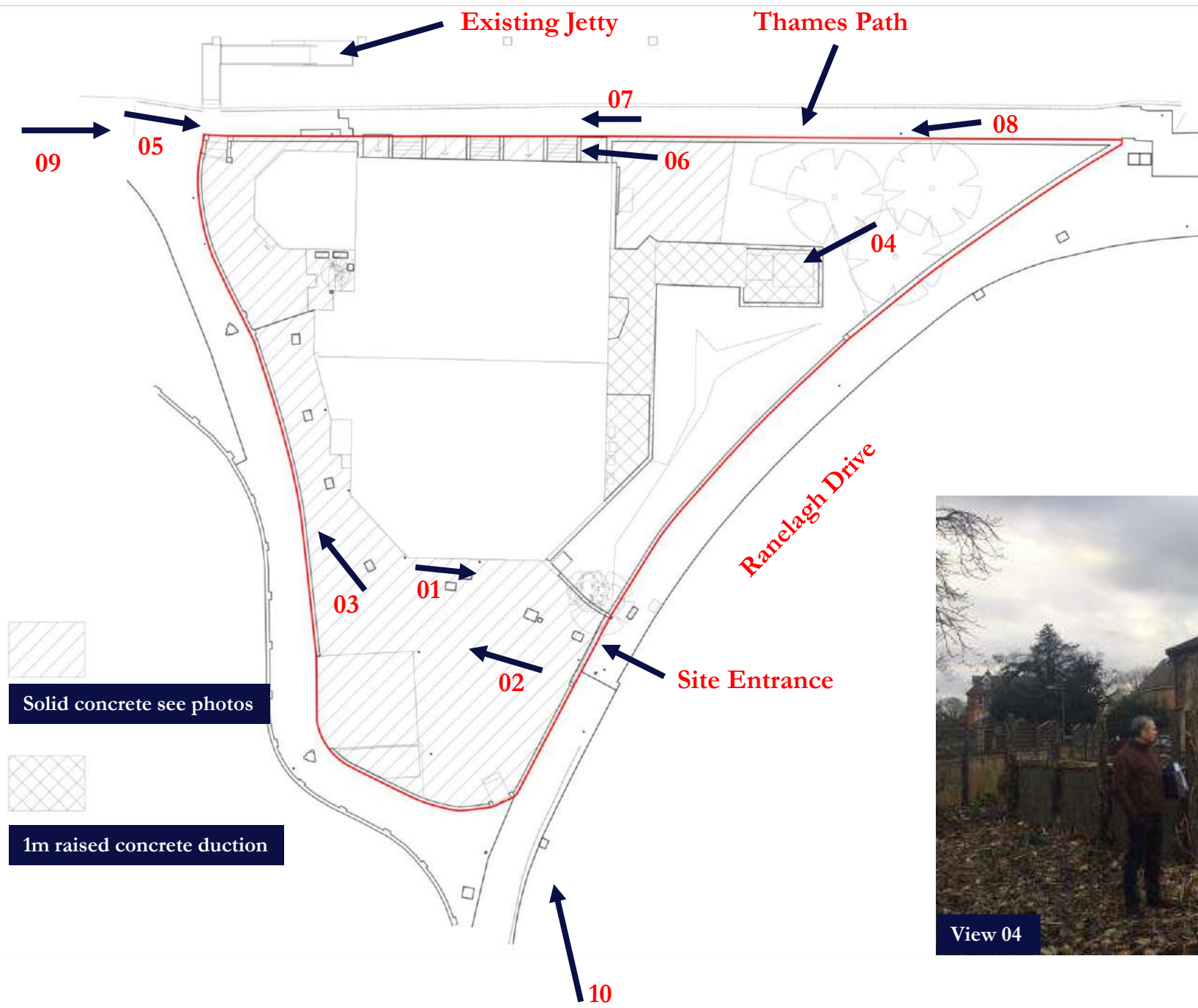
The building itself was constructed using very basic forms of construction with a cheap uninsulated masonry envelope, single glazed windows and a large single storey flat roof zone. The property is bounded by a single brick thick wall all round with an internal brick garage and the internal site area to the west and north of the building is completely made of concrete hard standing. It is generally recognised among residents and locals that the existing pathway and building are ugly and constrained and present a negative contribution to the setting within the conservation area.

The existing site parking and courtyard area is entirely covered with concrete slabs and only a small percentage of the site area is given to planting and permeable surfaces. There are no protected trees or plants, but the proposal will maintain the two existing weeping silver birch trees.

The site has its own jetty, but is not part of this application, although it will be refurbished and decorated.



Existing Site Photos



Decaying Wall

Concrete steps



Area used by loiterers – Metropolitan Police support removal of canopy and steps to eradicate Anti-Social behaviour

2. Site Context and Background

The site is located in close proximity to Richmond Lock, the conservation area and it is positioned within Metropolitan Open Land in a sustainable location along the Thames path within flood zone 3a. The site is bounded on all sides by public footpaths and is in effect an “island site” and the building itself is the flood defence, not the perimeter wall.

Access to the site can only be gained from one point along Ranelagh Drive where there is a dropped kerb and an existing vehicular and pedestrian access point. The path to the North of the site is raised up and runs around the site with the existing brick wall and garage of the Boathouse defining the boundary and to the north of the pathway is the garden fence of the houses on Martineau Drive.

The houses on Martineau Drive are substantial five story houses which were constructed by Octagon over 15 years ago and form the backdrop when looking at the Boathouse from the north side of the River. The rear elevations of these end properties are in excess of 22 metres from the proposed south elevation of the proposed scheme. (See Images of Houses). The boundary of the back gardens of the houses on Martineau Drive are defined by tall trees with thick screening, offering privacy to the Boathouse.

The North facing facade of the existing building (river facing) is directly in line with the line of the MOL which runs along the rear garden fences of the private gardens of Martineau Drive forming the constraint to built form further northwards. (See Diagram 4).

The site form itself takes the shape of an irregular triangle with the northern boundary with the Thames Path being the longest with a boundary of 54 metres. The existing boundary wall is poorly constructed and there are areas of significant decay within the wall and the flood defence of the building itself. The wall runs around all sides of the site and forms a sharp point to the East with the junction to the Thames Path and it then meets the North facing facade of the building which is comprised of austere concrete steps and sloping tiled retaining walls which have been subjected to graffiti and inappropriate use.

The Thames Path is narrow along its length in front of the Boathouse and there is no defensible barrier or space between the dwellings and the path which immediately abut.

The site owners have engaged with the LPA and EA, SMERA and stakeholders over a 4 year period in order to bring the site forward as a highly sustainable development of three 4 bedroom houses with significant public realm benefits in accordance with the NPPF and EA guides.

The Boathouse Twickenham LTD and local developer NOMAD Property are now in joint venture and joint applicants for the delivery of the project.

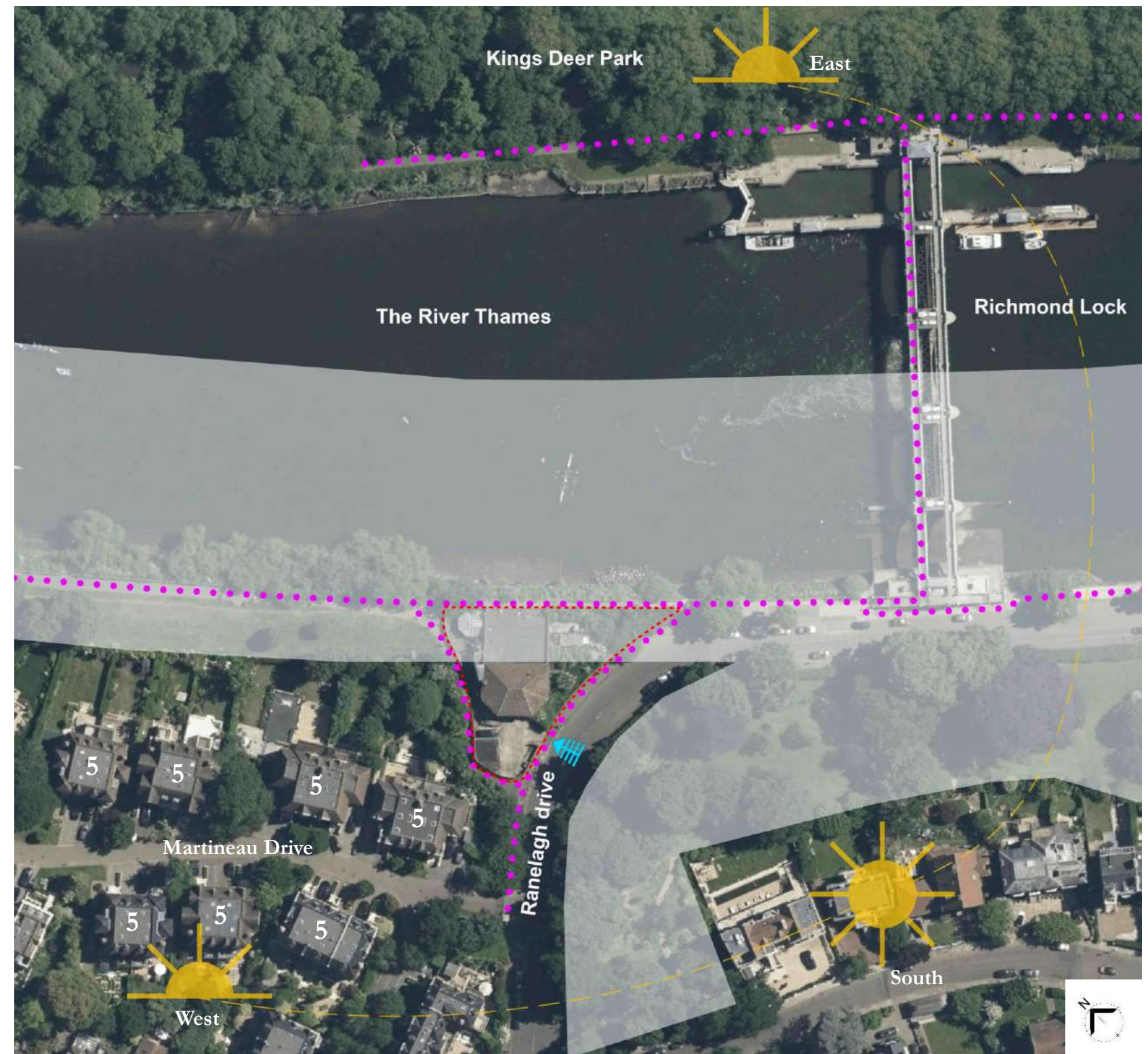


Diagram 4

5 = 5 Storey House to the South of the subject site

Key



Sun Path



Thames Path



MOL



Site Entrance

3. Previous Planning History / Informed Design Evolution and Massing Reductions

1) Pre App Submission for a scheme of 8 apartments dated 15 / 06 / 2000 followed by a meeting on 21 / 08 / 2020 and LPA letter from Mr.Faherty Ref 20 / P0166 / Pre App.

Generally - Scheme deemed to be too large for the context but public realm enhancements acknowledged

2) EA Pre App submitted for a scheme of 4 Houses with below ground parking in 2021 - Written response letter dated 14 / 04 / 2021 . The subsequent meeting clarified that the scheme would need to address the following -

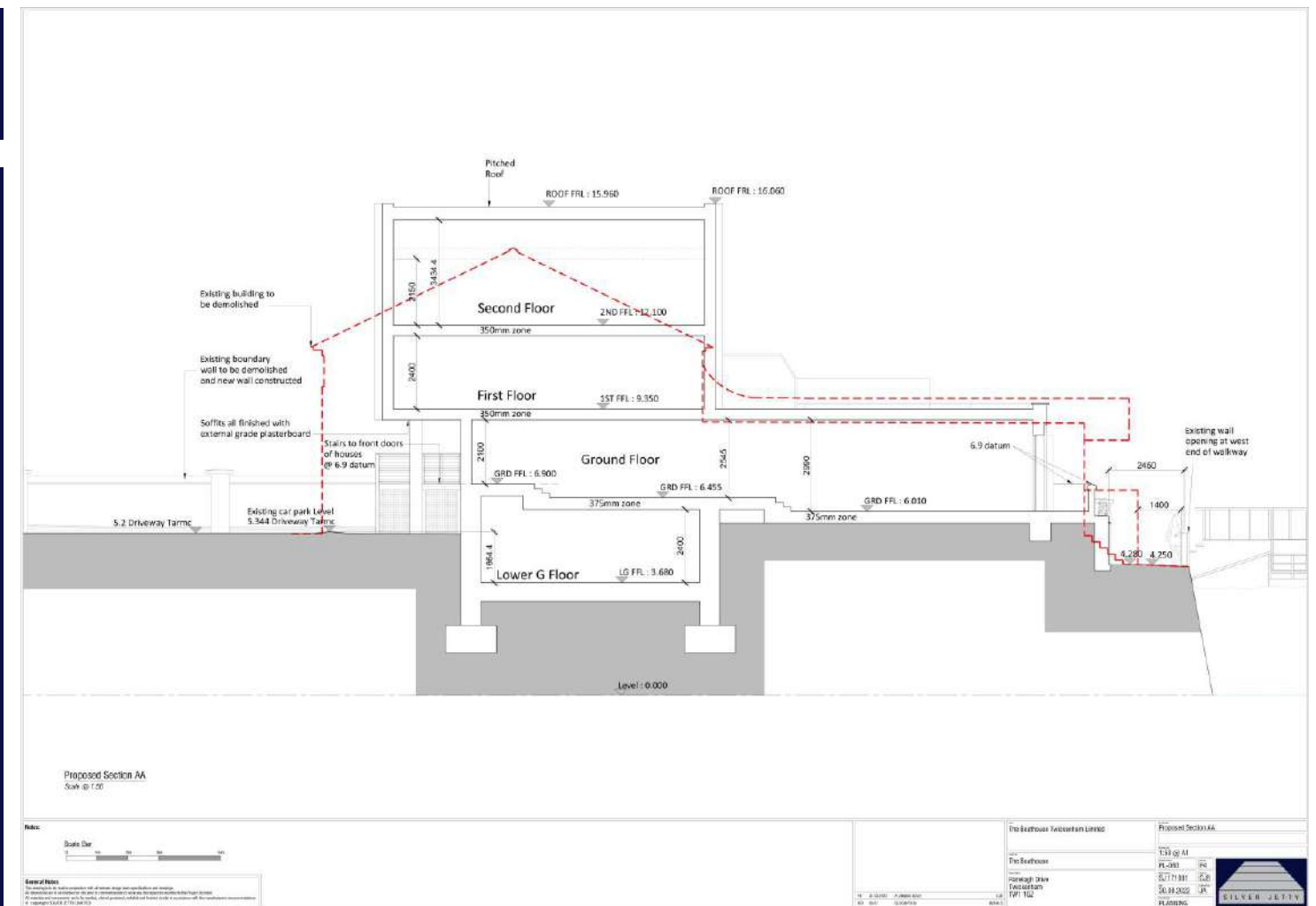
- remove any below ground parking and lobby areas - Actioned.
- The datum of 1.6m above the current ground level was acknowledged to meet door threshold levels of 6.9OD set by the EA. This is inherent within the current scheme. - Actioned.
- The footprint should not be more than existing.- Actioned positively within the current scheme.
- Below ground and above ground drainage should be fitted with safety valves to prevent internal flooding through pipes. - Actioned positively within current scheme.

3) Full application 22 / 3017 / FUL withdrawn on 13th December 2022 - REASON - The EA had incorrectly assumed that the existing site use was for 2 residential units and as such would not support and intensification above that number. 3 units have been clarified and accepted as the legal occupancy to enable the planning process to move forward.

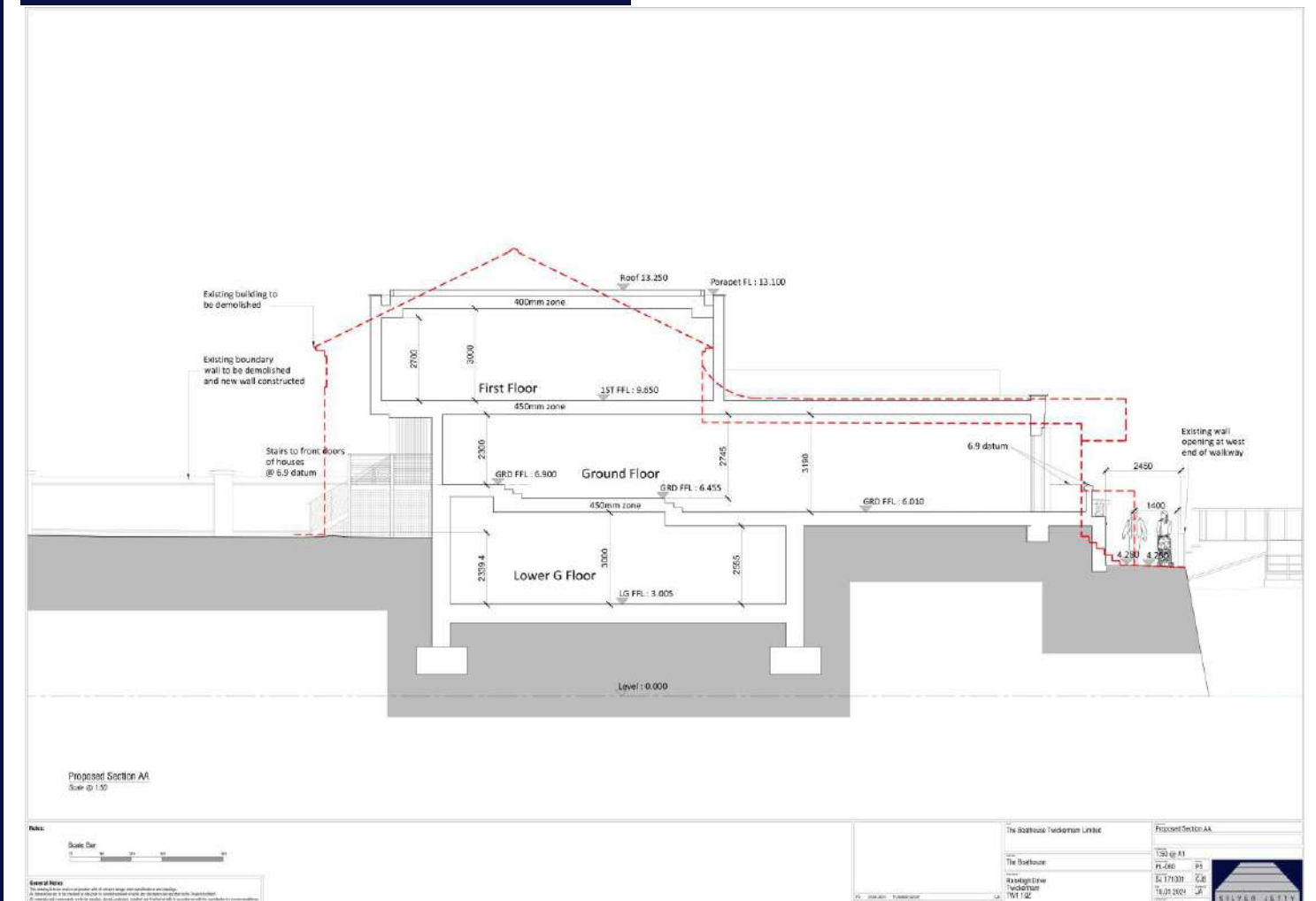
At this point HE felt that the scale and massing needed to be reviewed.

4) 16th January 2023 - Historic England Pre App with Kathy Smith of Historic England and HCUK consultants on site - The following points were raised and actioned positively within the scheme design.

- Significant reduction - 1st and 2nd floor building width reduced by 5.3M (Now reduced further) and the loss of a bedroom to make each house a 4 bedroom home.
- The ground floor was reduced by 2.4M.
- HE made the suggestion that the brickwork match that of the lock lodges - Actioned and inherent within the current scheme.
- The references to the lock lodges with stone corncicing and stone framed windows were acknowledged as a good idea.
- The design of the proposed new brickwork wall was seen favourably but that it was deemed too high. This has now been reduced from 2.1m to 1.7m high . The internal site area is higher than the surrounding paths and must be at this height to be compliant with building regs.
- 1m of building depth from North - South was removed - Actioned.



Cross Section of App 23/1856/FUL with 2nd floor



Current Proposed 3 House scheme (July 2024) Application 23/1856/FUL

3. Previous Planning History / Informed Design Evolution and Massing Reductions

5) The Current and Full Planning Application 23 / 1856 / FUL was submitted in June 2023.

On 24th October 2023 Anita Vedi advised the client team that the revised scheme should address several points all of which were actioned and confirmed in the formally submitted Design Response Document dated NOV 22nd 2023 .

- The softening of the roof design and materials and a lowered ridge line removing the two end flat sections. Actioned maintaining a reduced 2 storey and simplified storey Gable end design.
- The ridge line was lowered and the building was set back by 350mm from the Thames Path as qualified in the colour diagrams submitted.
- The boundary wall was lowered from 2.1M to 1.7m.

DECEMBER 2023 RBC advised PMV planning that the measures were deemed to be insufficient and that a refusal notice would be issued.

A refusal notice was not received.

The client formally appointed Paul Dickinson as Planning Consultant to assess the history and next steps to work towards a positive outcome. Scale Bulk and Massing concerns were deemed to be the primary focus and a further Pre App with Historic England was undertaken.

COMPLETE 2nd Storey removal and Historic England Pre App Dated 4th April 2024

- This Pre App scheme removed the entire 2nd floor and replaced it with a green seed flat roof design to achieve a more “nestled effect” as opposed to the pronounced Gable end facades.
- This reduced scheme submissions clarified that the building now being proposed would only represent a volumetric increase of 18.74 %.

IMPORTANT - This Pre App scheme contained metal clad bays on the first floor and these are now removed. The ground floor projecting bays have also been removed (See Elevation Comps).

These further reductions since the HE Pre APP and now submitted herewith, have reduced the volumetric increase further still to only 16.4% and this includes the enforced raising of the building. Paul Dickinson has written to the Council to confirm that the general rule of thumb used by neighbouring local authorities is 30% and sometimes 40%.

The Historic England response acknowledged the heritage benefits of the new public realm and information node to the East and the significant reductions in scale and massing to achieve a more nestled effect with the proposed flat sedum roof.



New Proposed South Elevation Overlaid over the submitted 2 storey scheme 23/1856/FUL



New Proposed North Elevation Overlaid over the submitted 2 storey scheme 23/1856/FUL



New Proposed East Elevation Overlaid over the submitted 2 storey scheme 23/1856/FUL

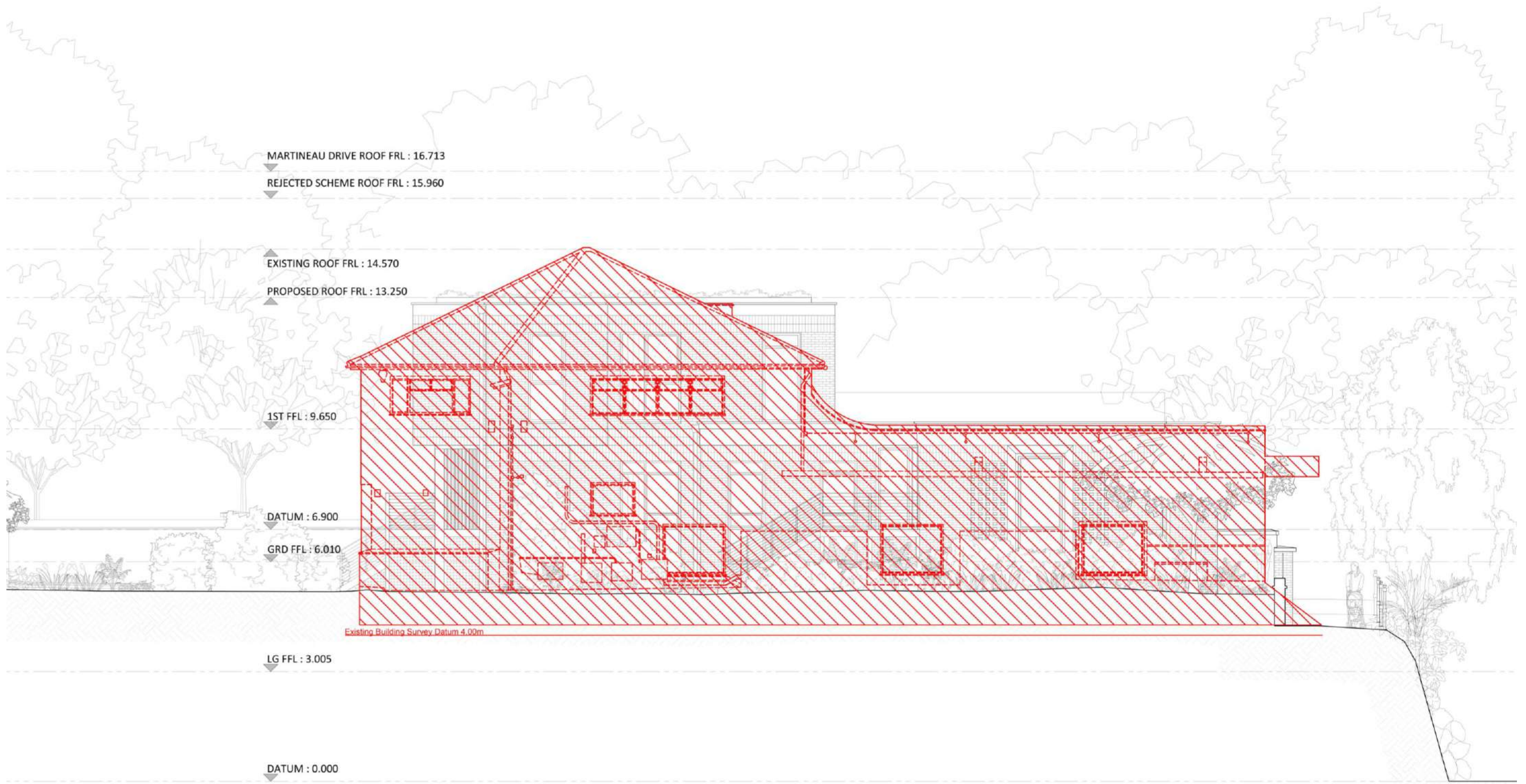
 Built Form Removed

3. Proposed North Elevation and Existing Elevation Dotted



Existing Elevation Dotted

3. Proposed East Elevation and Existing Elevation Dotted



 Existing Elevation Dotted

3. Proposed West Elevation and Existing Elevation Dotted



Existing Elevation Dotted

3. Volume reduction comparisons and Elevation diagram comparisons

The 3D cad and volumetric models compare the existing building volume with the proposed. The model process has reduced those submitted to Historic England still further with the removal of the 1st floor bronze bays and ground floor bays.

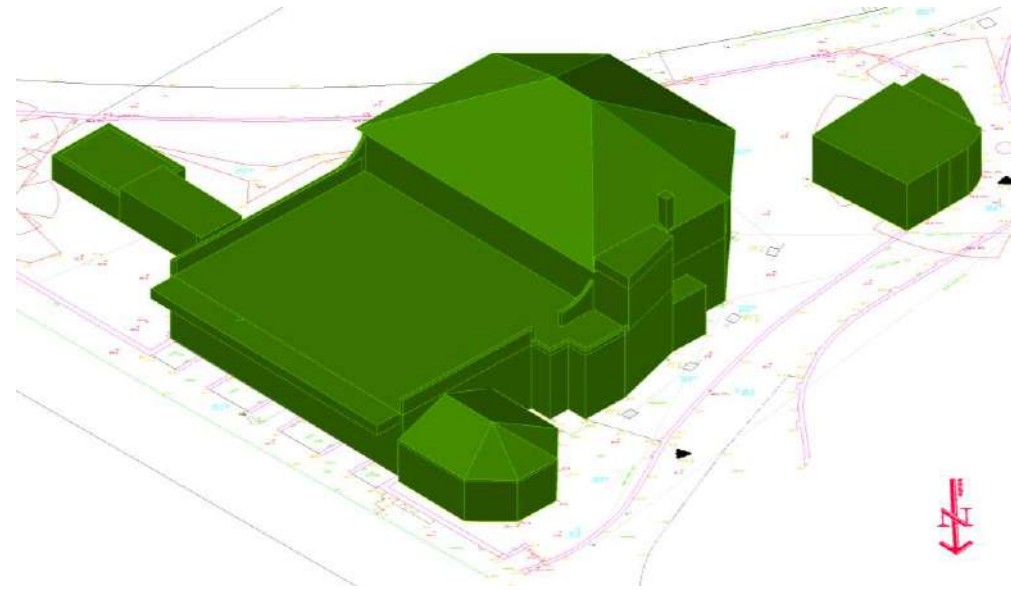
This additional reduction results in a reduction in built form of 16.4% not 18.5% as presented to Historic England

Existing Building Volume - 2452.03 m³

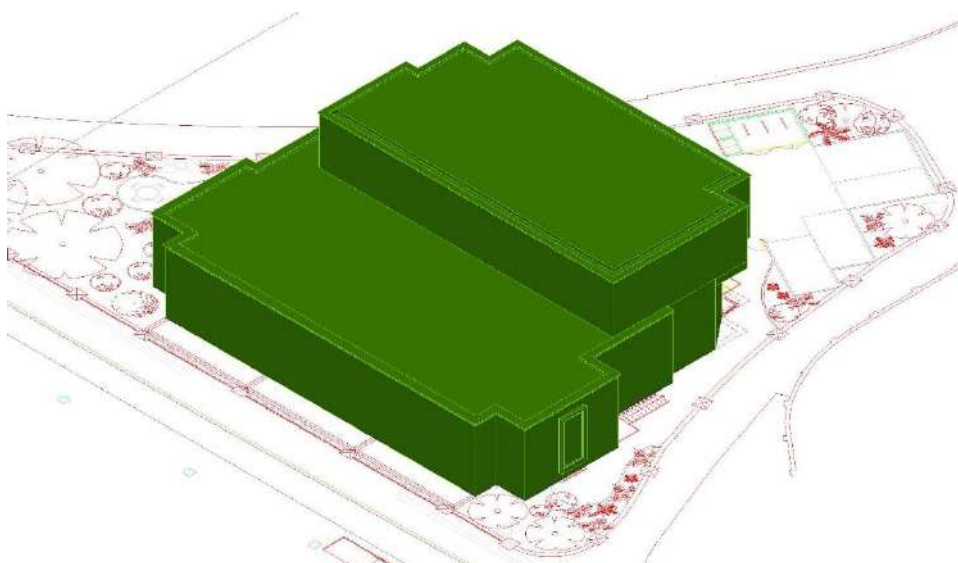
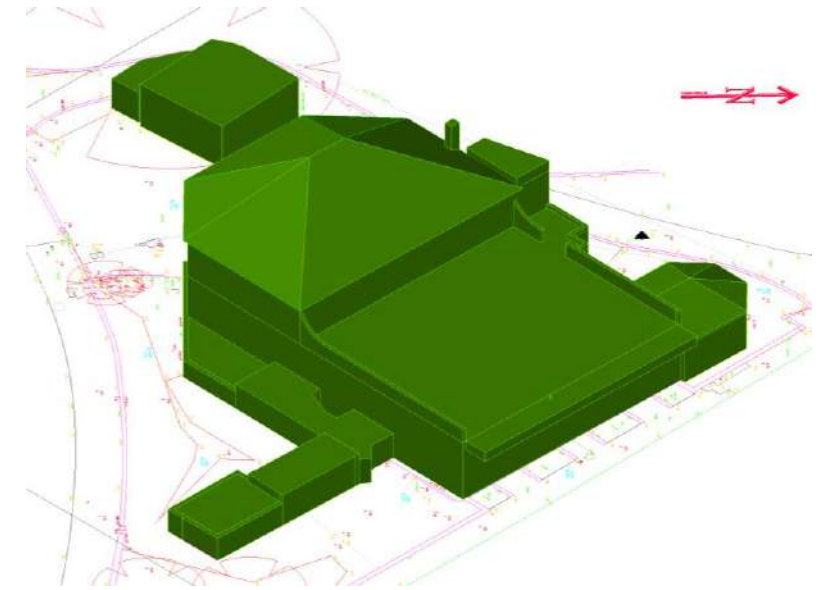
Proposed Building Volume – 2854.66 m³

Volume increase = 16.4%

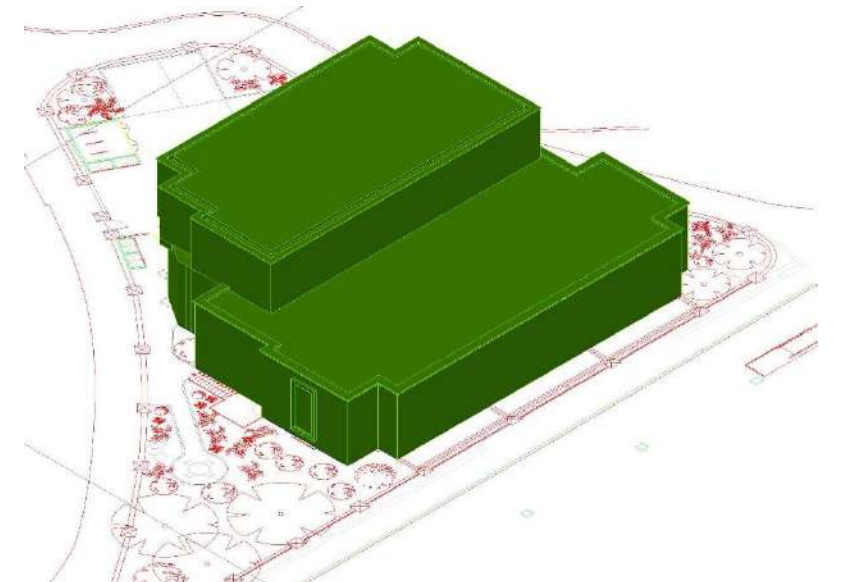
This is a modest increase and, when considered together with the significant reduction in overall height (nearly 3 metres lower than the previous scheme and about 1.5 metres lower than the existing building), the concentration of development (due to the demolition of the existing detached garage) and design enhancements, we consider this will enhance the appearance of the area.



Existing Building Volume model



New Proposed Volume model (July 2024)



3. Computer Generated Images to illustrate reductions in built form and material change from 23 / 1856 / FUL



4. Reduced Proposal - Replacement of the existing dated residential building with 3 no modern and compliant 4 bedroom family homes with off road parking and public realm enhancements

The existing property is formally and legally recognised as being C3 use class with 3 units contained. The building is 697M2 (7500 sqft) and is regarded as an unsustainable “eyesore”. This proposal will replace it with a sensitive, attractive, high quality modern development that will guarantee safety from potential flooding and will attain Gold Standard for Secure by Design. The proposal will offer significant public realm enhancements with the Thames Path widening, the foreshortening of the path by 8M and the creation of a site heritage information node point to the East of the path.

The original submitted scheme under application 23 / 1856 / FUL consisted of a ground floor set at 1.6m higher than the existing and EA compliant, a lower ground floor, a first floor and a second floor. The first and second floors set back from the ground floor, in accordance with the MOL line of the back garden fences of the houses on Martineau Drive and the existing first floor building line.

2nd FLOOR REMOVAL

This revision to 23 / 1856 / FUL removes the 2nd floor entirely and replaces the two storey gable end proposal with a single storey flat roof above the ground floor with a Sedum roof. The proposal maintains all previously agreed public realm enhancements, secure by design measures and Heritage enhancements.

The proposal is now for three modern and flexible 4 bedroom family homes with off street parking, gardens and large terraces accessible from the ground floor and first floors directly. The two end houses have landscaped gardens with permeable pebble resin pathways, soft borders and planting all accessible from the living space via a breakfast area terrace and steps to the garden.

1) This proposal will replace the existing poorly constructed 1960's building with sustainable, flexible and flood protected modern homes. This revised scheme will deliver a vast improvement to the living accommodation currently on site and will embrace enhanced water preservation, enhanced landscaping, public realm, on site security and the surrounding paths as stated in the Design and Access Statement.

2) Public Realm Objectives - The design proposals will deliver a significantly improved public realm experience. The proposals will deliver -

- A significantly improved Eastern access point to the path with an 8 metre long open area adjacent to the current information totem pole. This new node point will reduce the length of the path by 8metres which will enhance the sense of openness at street level and will remove the current “ sharp” end to the boundary with the path.

A widened path experience to allow ease of passage in both directions.

A new high quality perimeter brick and stone wall befitting of the setting.

A wider Western entrance to the walk with the creation of a more fluid and open entrance with a curved wall.

References to the history of the site will be implemented at the site through consultation with SMERA and Society Groups.



Two Storey original submitted scheme under application 23/1856/FUL



Proposed single storey flat roof scheme

5. Facade Treatments and Massing Changes

Evolution of Facade Design and Influences

The composition of the proposed development is expressed with a ground floor that is raised up by 1.6m and a set back first floor that has a large terrace above the ground floor which is consistent with the existing building format.

Design References to The Lock Lodges and Thames Rowing club architecture.

The concept design origins for the site in the previous two storey scheme are maintained with this iteration of the design, with clear reference within the ground floor and first floor River facing elevations to Rowing clubs along the Thames. References have been made to The Richmond Canoe club, Putney Embankment, Chiswick and Marlow.

On the ground floors, these clubs have large apertures within a brickwork frame that allow the passage of boats to the River. This detail is captured within the Ground Floor Riverside elevation, where the interpretation of the aperture is inherent in the design of the fenestration and doors that lead out to the private terrace and integrated planters. These apertures will be flanked by vertical timber panels that reference the doors of boat clubs.

The ground floor facades also reference the materials, colour and form of the Lock lodges, particularly within the East and West elevations that incorporate stone framed "picture windows" as we see within the lodge elevations and stone corncing. This combination of references to the boat building heritage of the site and to the lock lodges were seen as positive references by Historic England and HCUK.

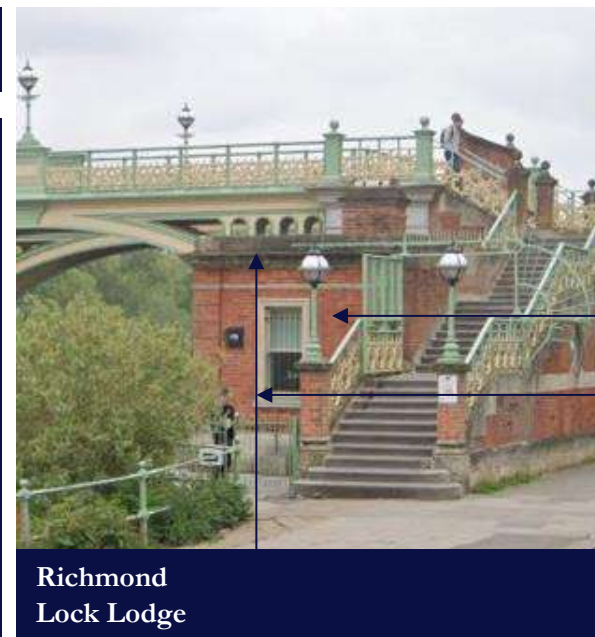
It is evident from research of Rowing club architecture that the basic built form is consistently comprised of a ground floor with apertures for the passage of boats and a set back first floor and second floor with a terrace for viewing the River and Rowing. In terms of detail, there have been many different design approaches to the form of roofs and first floor facades. This revised iteration with a flat Sedum roof is appropriate for the setting and achieves the "nestled" effect previously raised by the LPA.

SUMMARY OF CHANGES FROM 23 /1856 / FUL and since the Historic England Pre App April 2024

- 2nd Floor Removed
- Gable end design approach removed.
- Building width reduction
- Flat Sedum roof introduced.
- Large expanses of stone removed from the first floor .

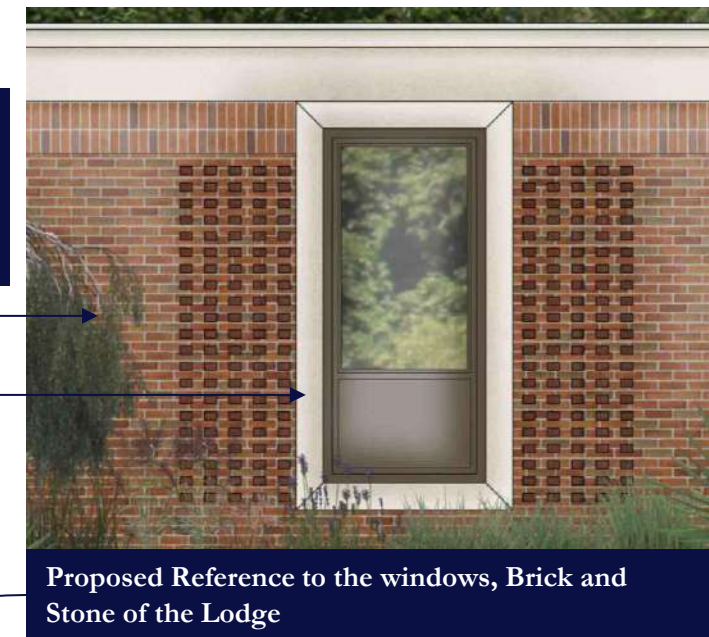
Changes since the HE Pre App

- 1st Floor Cantilevered Bronze bays removed from the first floor East and West elevations -(further width reduction of 2.5m)
- Ground floor West and East elevation cantilevered bays removed (width reduction of 2.5M)
- Solid timber panels introduced to both sides of the French doors on the ground and first floor terraces to reduce the expanse of glazing.
- The scale of the West and East elevation "picture windows" has been reduced to mitigate the expanse of glass.
- The first floor bronze framing and modern metal framing and detailing removed.



Stone cornice and brickwork of the ground floor to match the lock lodge

Richmond Lock Lodge



Proposed Reference to the windows, Brick and Stone of the Lodge



Piers and brickwork framework line through

Boundary wall designed in context with local character

Proposed Lock Lodge



Richmond Boathouse and apartments



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6. Enhanced Openness of the Thames Path and MOL

The site of the Boathouse, in context with the Thames Path and Richmond Lock is a node point and there is currently a signpost and information board close to the entrance to the Eastern access to the path in front of the Boathouse. Through a combination of river walk widening and public realm improvements it is intended to significantly improve the experience of walking past the site by contributing private Boathouse land to the public realm

The Eastern end of the Boathouse site boundary is defined by an acute sharp end to the site wall which is also tight to the River Walk railings (Existing Eastern View 03 page 16). When standing at this point there are good views across to the lock where the full width of the River and the lock itself with lodge houses can be seen. The design proposals include a landscaping scheme within the site and it is proposed to remove the corner end of the development site by 8m which will shorten the confined Thames Path and create an open public space from which there are views and vistas of both the North and South side of the Lock. It has been agreed with SMERA that this will be the location for an information point about the history of the Boathouse. (see existing and Proposed diagrams below and on page 17 of this document)

We have engaged closely with St Margarets Estate Residents Association and have agreed to incorporate this within the design as submitted.

This opening up of the East end of the Thames Path is balanced by a new wider curved entrance at the West end which creates a far more open and fluid entrance to the path. The path itself is widened along its entire length (see plan comparison) and without a canopy overhanging the path as existing, the whole experience will be one of more openness and quality.

The proposals include a completely new brick wall all round the entire site with decorative brick piers, stone copings and a terraced brickwork detail along the River walk that will integrate new wild planting and grasses appropriate to the River setting. (See images). The entrance to the site will remain in its existing position and there will be new mechanised sliding timber gates and a pedestrian gated access.

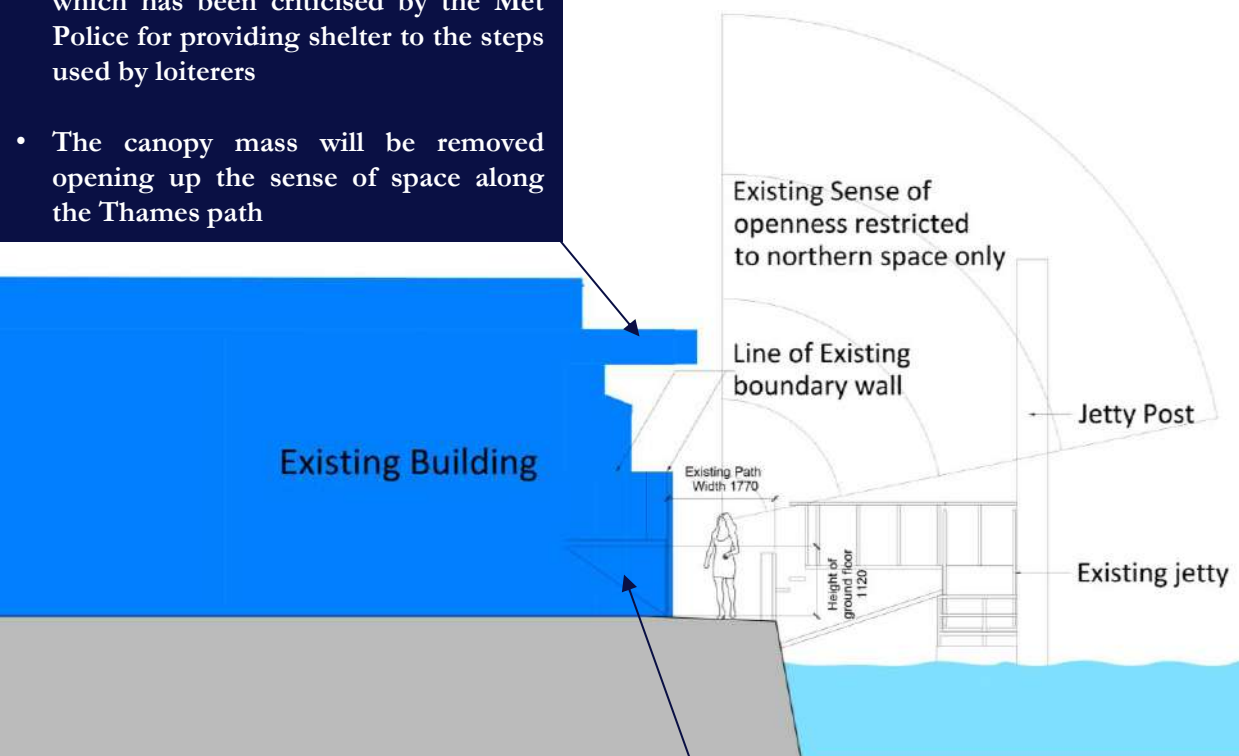


Existing Area of Built form removed



Removed Canopy

- The overbearing mass of the canopy which has been criticised by the Met Police for providing shelter to the steps used by loiterers
- The canopy mass will be removed opening up the sense of space along the Thames path



Existing River Section FIG A

Location of existing steps used by smokers and drinkers. This spot is not visible from either end of the path and many locals do not use it for this reason

Existing canopy removed and building pulled back to open up the MOL along the Thames Path and views to the wider MOL to the West and Lock to the East



Proposed River Section FIG B

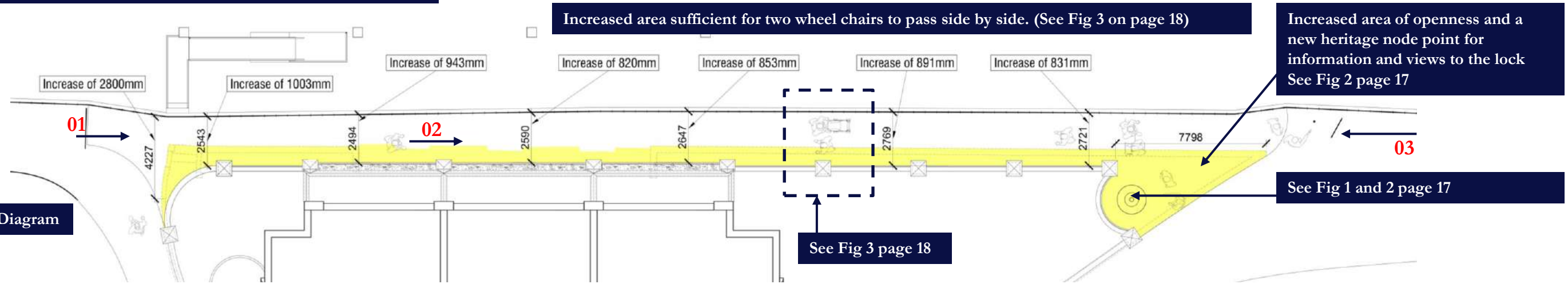
Outline of existing building and perimeter wall

Area of Proposed to EA Level

Area of new open space created

NB : Path widening increases the width by 820mm minimum - 2800mm maximum

6. Enhanced Openness of the Thames Path



View 01 Existing loitering area unseen from entrance point



Existing photo of the river walk viewed from the West 01

View 02 Existing canopy removed from MOL. Refer to page 14



Existing photo of the river walk viewed from the West 02
Existing area of loitering removed with new scheme proposal

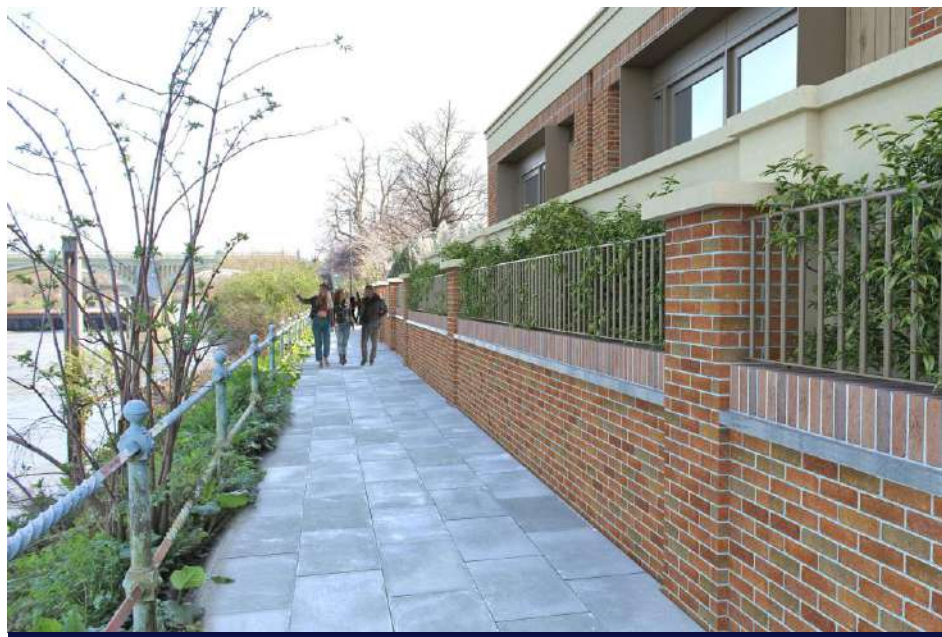
View 03 Existing loitering area unseen from entrance point



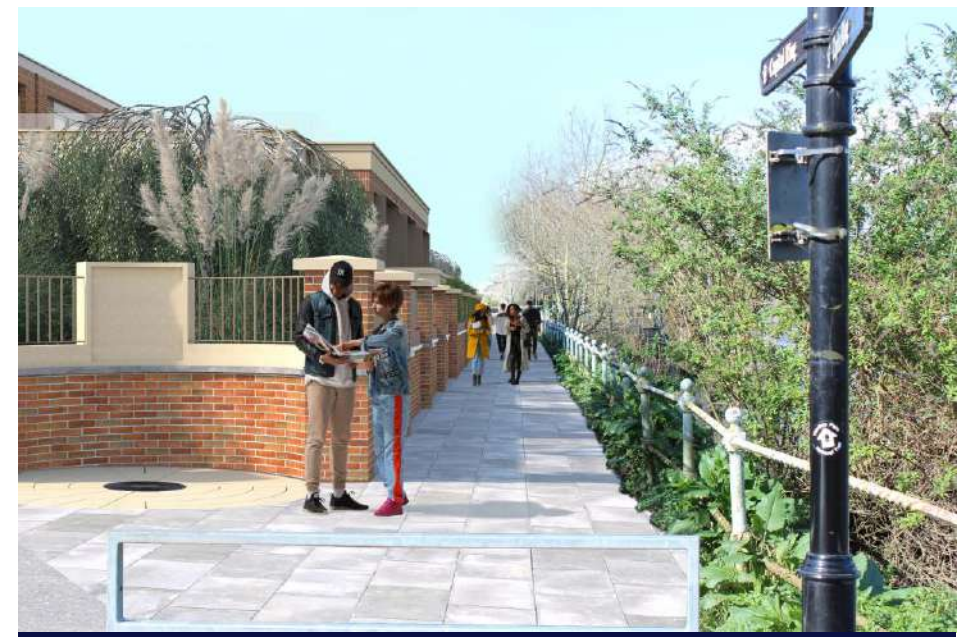
Existing photo of the river walk viewed from the East 03



Proposed CGI of the river walk viewed from the West 01



Proposed CGI of the river walk viewed from the West 02



Proposed CGI of the river walk viewed from the East 03

6. The Boathouse Development 2nd Floor Removed – Public Realm Heritage Benefits

The existing site wall currently has a sharp, narrow and abrupt Eastern end which is unattractive and constrained. To embrace the public comments about the site heritage, the proposed new perimeter wall line cuts away 8m of existing wall from this corner to create a circular node point at the Eastern end closest to the Lock on Ranelagh Drive. This design is illustrated within the CGIs on this page and represent positive Heritage benefit for the location.

The circular node point will incorporate the heritage of the Boathouse site as a boatyard within a stone wall plaque and it is proposed that the recording studio heritage of the site will be captured in a circular slate floor panel, that will have the engravings of the artists who recorded at the Boathouse and the tracks that were recorded.

In previous discussions with Historic England, the height of the perimeter wall was drawn into question as potentially being too high. The whole wall has now been reduced in height by 305mm which is the maximum reduction that can be achieved while complying with building regulations for the black metal handrail height within the site. (See wall illustrations).



Fig 1

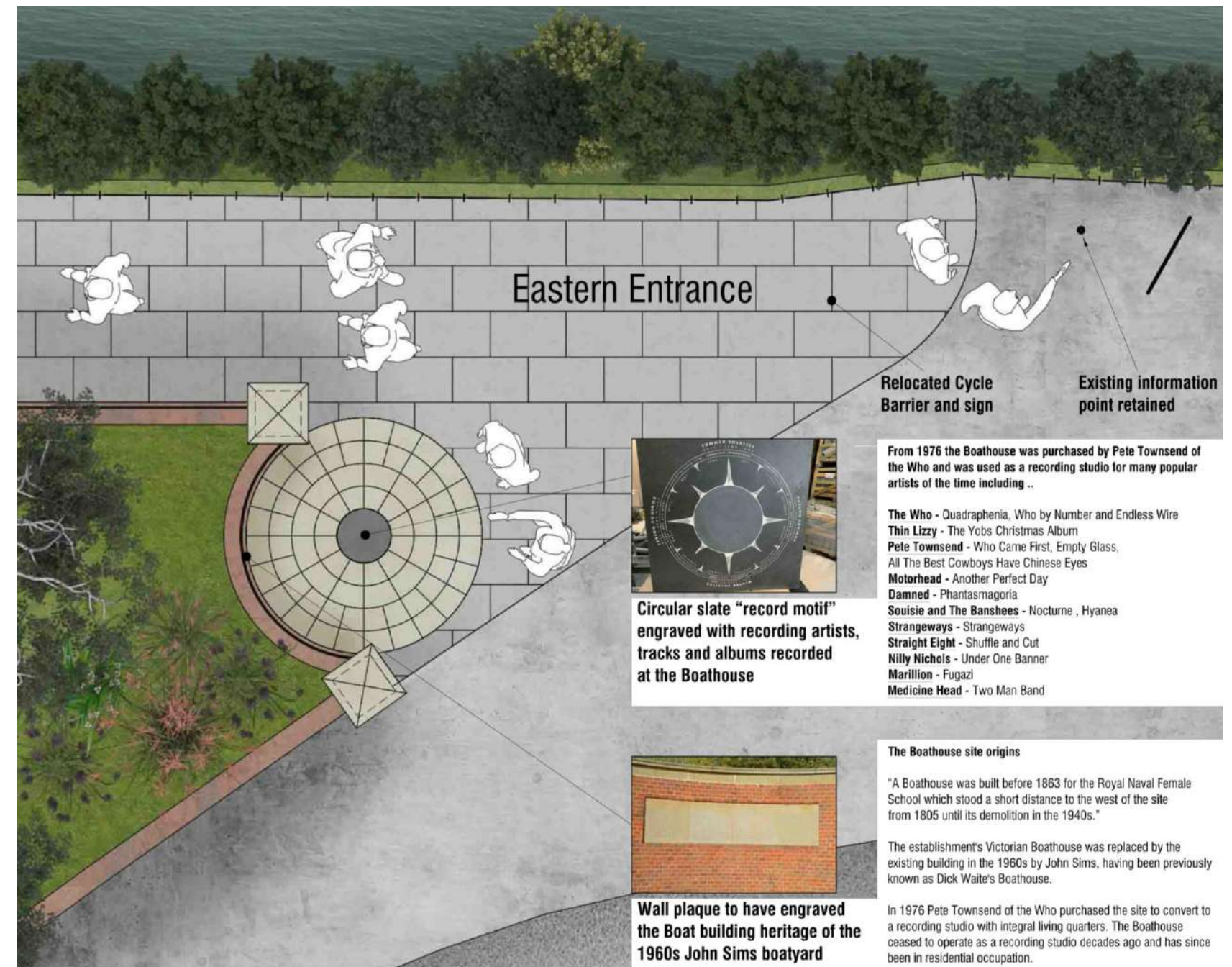


Fig 2

6. Thames Path widened for wheelchair users and prams

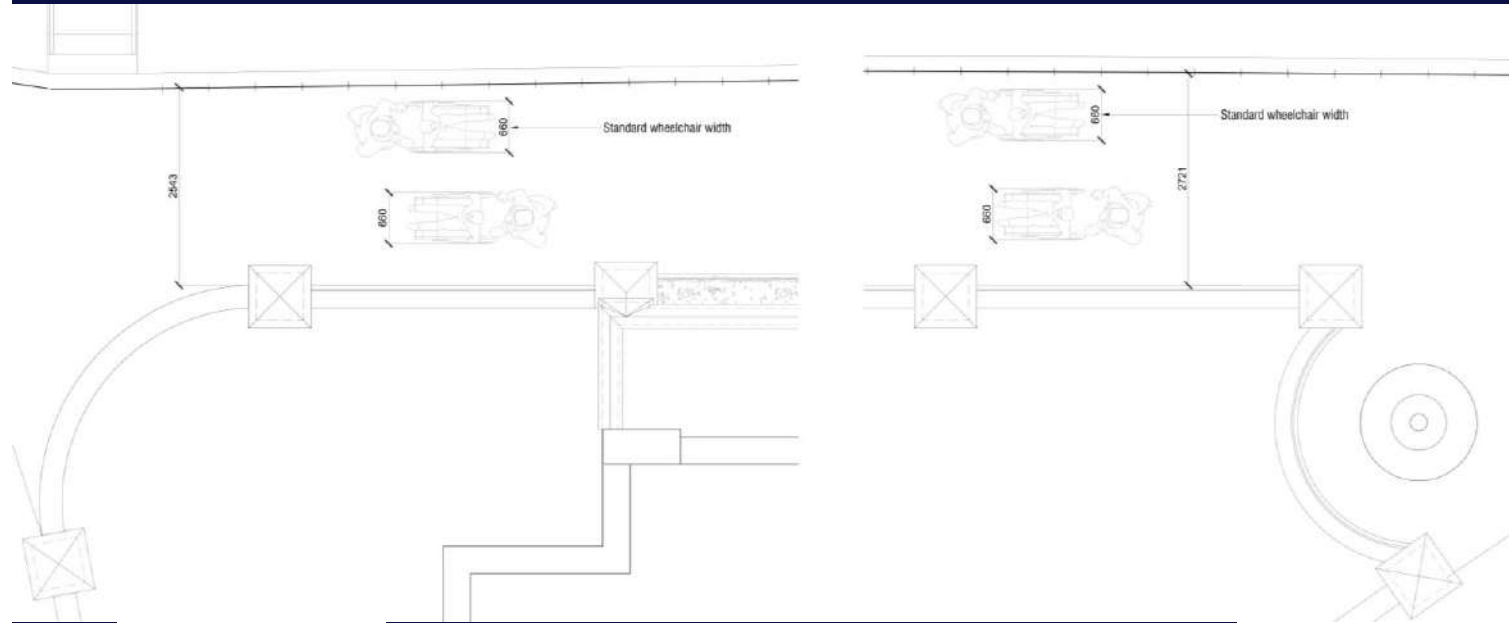


Fig 3

Increased area sufficient for two wheel chairs to pass side by side

Proposed River Path – Western end extract

Proposed River Path – Eastern end extract

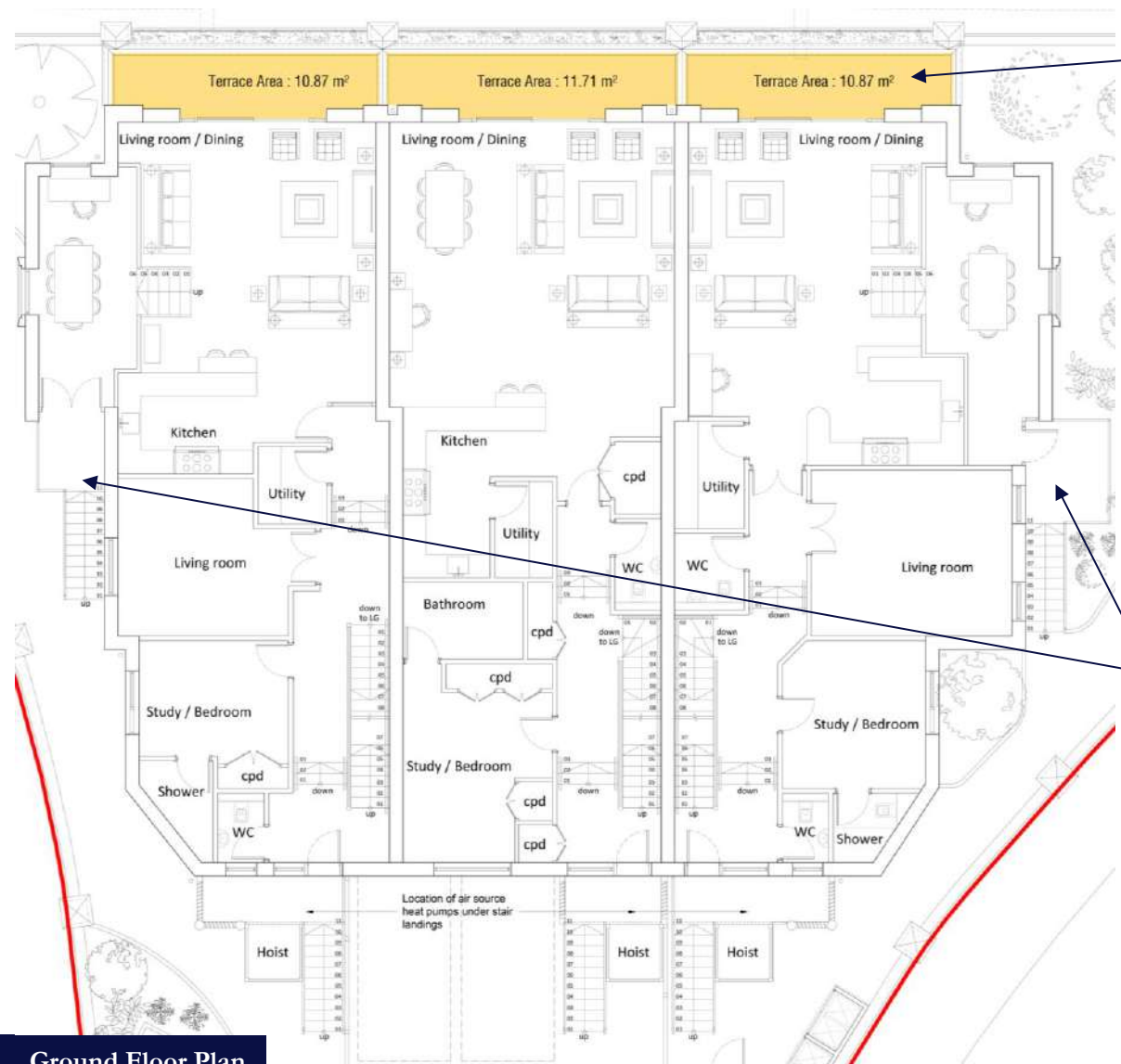
7. Part M4 (2) Statement

Part M4 (2) Statement

The proposed development will be raised by 1.6m to be compliant with EA Flood risk criteria. This will inevitably raise the front door threshold from the parking and garden zones by the same which will be addressed by the introduction of a hoist for each house (see plan extract) and stairs which meet Part M4 (2) for rise and going dimensions.

Building Regulations Part M4 (2) requires each house, "as far as is reasonable", to be planned for "a variety of users and occupants." (see plan extracts). Great consideration has been given to this design guide and we can confirm that the internal stairs, doors, landings, wc's and internal spaces have all been designed accordingly.

- Doors are all 838mm with a 300mm leading edge.
- Internal stairs are designed to Part M4 (2).
- External stairs are designed to Part M4 (2).
- Stairs have a clear internal width of 900mm
- Half landings are 900 x 900 as required.
- Top and bottom landings are 1200mm as required.
- Corridor widths are compliant.
- Each house will be fitted with a fully integrated electrical hoist from the car park zone to the entrance landings.

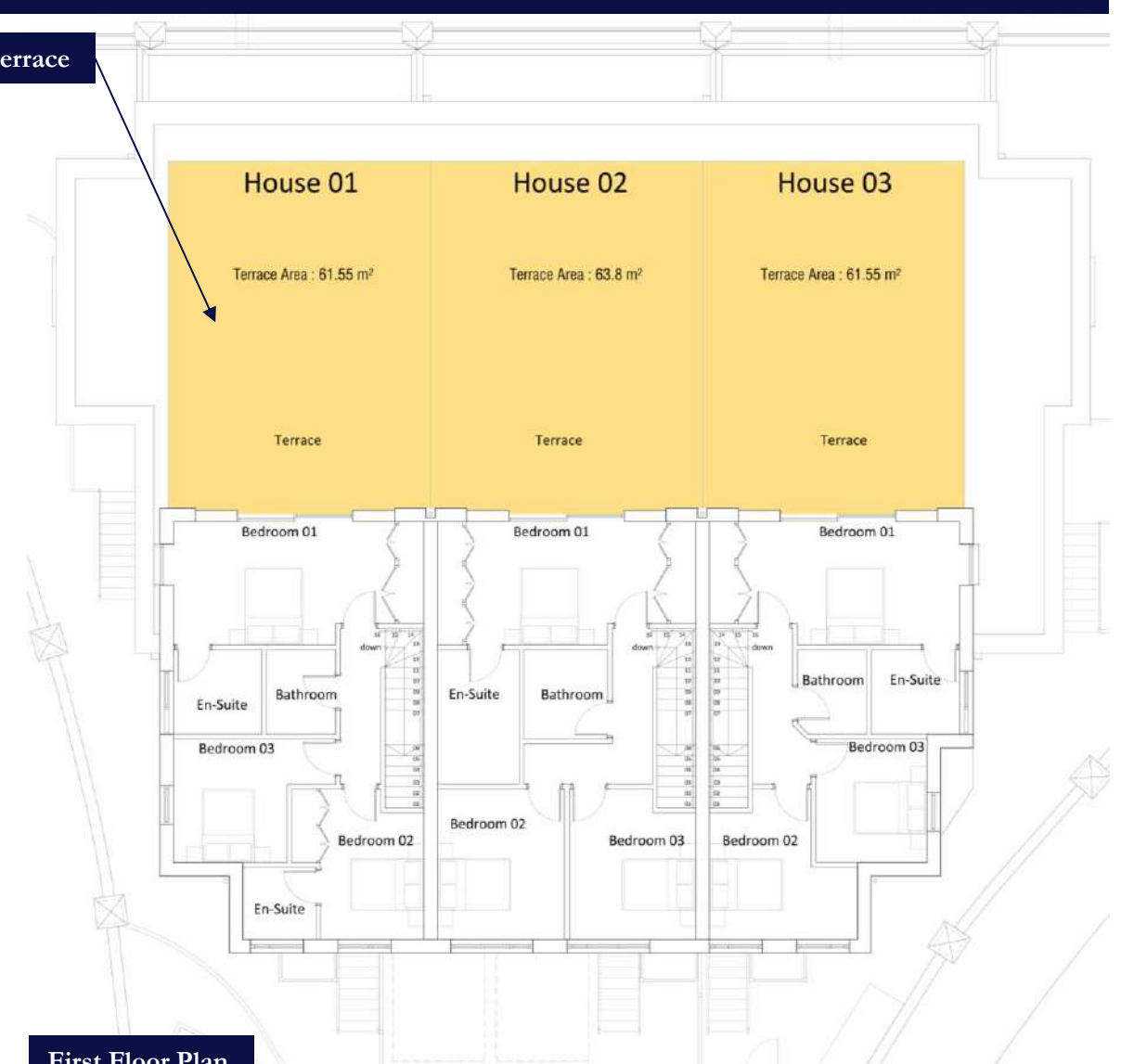


Ground floor terrace

First floor garden terrace

Area of terrace

External stairs to Ground Floor gardens



First Floor Plan

9. External Lighting

External Lighting is limited to -

- Soffit fixed circular LED lights above each external entrance landing in accordance with Part M4 (2). These will be fitted with opaque diffusers to limit light spill. (see image)
- Concealed LED strip lighting is to be integrated beneath each external step and concealed beneath the lip of the step to avoid light spill.
- Car parking bays will be fitted with solar powered light posts at low level (see image)
- No lighting is proposed for garden areas or terraces

Public realm

- The Metropolitan Police advocated the installation of low level luminaries to light the Thames Path along the River and also the path that surrounds the site to the South and links into Ranelagh Drive. This scheme does not exhibit these lights because of a potential conflict with the Ecology preferences. However, the applicant is prepared to install lighting as required as a condition of this application.



Floor mounted LED low energy car park lights



Anti Glare Soffit mounted LED downlight over each external landing

10. Water Efficiency

The development commits to the following measures of water efficiency to enable a limit of 110 litres of water per person per day in accordance with Part G of the Building Regulations. This includes an allowance of 5 litres or less per person per day for external water consumption in line with Policy LP22 of the Local Plan.

- Low Flow items fitted throughout.
- Showers will be fitted with water efficient shower heads and flow restrictors.
- Bathroom taps will have aerators integrated to add air into the water.
- All toilets will be fitted with dual flush of 6 litres to comply with water fittings regulations.
- Washing machines will be energy efficient units.
- Energy efficient dish washers shall be installed throughout the development.

11. Sustainability in Design / Energy Efficiency / Drainage Protection

Sustainability in Design / Energy Efficiency / Drainage Protection

NOTE - The proposed development will replace the existing underperforming and unsustainable building which is the flood defence, not the existing perimeter wall. The new purpose built family homes will be constructed to the highest standards of design, sustainability and thermal performance. The new structure will include -

Flood Protection for Occupants

- Solid concrete and fully insulated basement floors and walls that provide robust flood protection.
- Fully compliant 1:100 year flood protection through the design of the levels and ground floor entrance level 1.6M above the existing ground floor.
- The building envelope will remain the flood defence as the inherent strategy for the flood protection of the occupants and will provide safe and sustainable accommodation.
- Fully compliant 1:100 year flood protection enhancement through the implementation of below ground drainage safety valves and above ground safety valves to prevent any potential for water ingress in the event of a severe flood.
- Internal flood alarm sounder

Building Envelope and Energy Efficiency

- Floors shall be constructed in beam and block with an 80mm screed with a wet system under floor heating to all areas.
- A Vaillant air source heat pump shall be implemented per house and will be located beneath the entrance landing to each house adjacent to the hoist. This area is screened and louvred.
- The envelope of the building shall be a minimum of 320mm thick with industry standard insulation.
- Windows shall be high quality aluminium double glazed units with trickle vents and openable windows as illustrated on the elevations.
- All internal Lighting shall be energy efficient LED units.
- All houses shall be fitted with CAT 6 cable infrastructure to enable home working.
- All houses will have an electrical charge point for one bay.

Landscape and BNG

The existing site is covered 60% by concrete slabs (see diagram) and this area shall be replaced with a permeable pebble resin surface. The existing perimeter wall is in a state of severe decay and is collapsing along areas of the pathway to the South and shall be completely rebuilt in brickwork and stone with reference to walls opposite along Ranelagh Drive. The internal site area is reduced with the contribution of valuable space to the Thames Path and the public realm.

There are no TPOs within the site and the scheme proposals will provide a significant enhancement with structured planting, borders and permeable pathways within the garden spaces. It is the intention of the scheme to relocate the two existing trees on site.

The entire flat roof shall be finished with a Sedum roof which will be of benefit to local wildlife and blend in with the trees to the South when viewed from the Lock bridge

12. Secure By Design

This scheme will be delivered to a Gold Standard.

Consultation with the Metropolitan Police in the form of a Design Teams meeting took place and was followed by a letter of support dated 19th September by Officer Matt Scales who is the assigned officer for the area and this project. Matt Scales was particularly supportive with regard to the removal of the existing stone steps along the Thames Path and he noted that this was an opportunity to remove the problem of loiterers, smokers and drinkers from the Thames Path. He noted that this misuse is assisted by the existing canopy that provides shelter and which will also be removed as part of this redevelopment.

The Met Place letter noted that the project could achieve Gold Standard for Secure by Design which this proposal commits to achieving. The design of external doors and windows, locking systems and security cameras combine to meet the required standard.

13. Access

The current access point for vehicles and pedestrians will remain at the existing point to avoid any highways alterations. All parking shall be contained within the site with the appropriate quantum of cycle stores and bin stores.

14. SUMMARY

The existing building is the flood defence for the site and not the perimeter wall and was cheaply constructed in the late 1960s and requires redevelopment. It is both an eyesore aesthetically and presents negatively to the area and is not sustainable in its current form. Many letters of support for this application are presented within the planning portal and many from ladies who feel unsafe using the surrounding paths.

The redevelopment proposals offer significant public realm enhancements, enhanced safety for the general public and a robust building with flood criteria to 1:100 standards.

The design has been informed through a long period and documented period of consultation with the Environment Agency, Historic England, Richmond Borough Council Planning Dept, The Metropolitan Police and local society groups and local people. This reduced proposal represents a significant reduction in built form with the removal of the previously proposed 2nd floor and is now comfortably within the “general rule of thumb” of 30% increase used by neighbouring LPAs. This proposal is further reduced from the Pre App with HE in April 2024 and will deliver all of the benefits previously stated.

