

37 HAMILTON ROAD, TWICKENHAM
For: Hamilton Lofts Ltd.

Appendix i
Environment Agency
Approval of Flood Risk Assessment

Acanthus LW Architects, Voysey House, Chiswick, London W4 4PN. 020 8994 2288. Contact: Christopher Richards.
Hamilton Lofts Ltd, 20 Mortlake High Street, London SW14 8JN. 020 8392 6600. Contact: Bill Bailey.





Our Ref.: FM/2006/005780-2/1

Your Ref.: 05/3089/FUL

Date: 05 June 2006

Head of Planning & Building Control
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ

Dear Sir/Madam

**SUBMISSION OF FRA REDEVELOPMENT OF SITE TO PROVIDE 6 NO.
LIVE/WORK UNITS AND 29 RESIDENTIAL UNITS, INCLUDING 34 CAR
PARKING SPACES.**

37 HAMILTON ROAD, TWICKENHAM, TW2 6SN

Thank you for your letter dated 19th May 2006, received on 22nd May 2006. Please quote the following reference in any correspondence: **FM/2006/005780-2**. The Environment Agency has the following comments:

The Flood Risk Assessment shows the site is not at risk of flooding, therefore we are happy to remove our objection.

If you have any further queries please do not hesitate to email Fiona McNie, quoting the reference cited at the beginning of this letter.

Yours faithfully

**FIONA MCNIE
Planning Liaison Officer**

E-mail: fiona.mcnie@environment-agency.gov.uk

Website: www.environment-agency.gov.uk

37 HAMILTON ROAD, TWICKENHAM
For: Hamilton Lofts Ltd.

Appendix j
L.B. Richmond
Design Panel Review

Acanthus LW Architects, Voysey House, Chiswick, London W4 4PH. 020 8994 2288. Contact: Christopher Richards.
Hamilton Lofts Ltd, 20 Mortlake High Street, London SW14 8JN. 020 8392 6600. Contact: Bill Bailey.



Christopher Richards
Acanthus LW
Voysey House
Barely Mow Passage
London W4 4PN

31 August 2006

Dear Christopher Richards,

RE: LBRT DESIGN PANEL REVIEW 23 AUGUST 2006
37 Hamilton Road, Twickenham Pre Application

The Panel would like to thank the client team for the opportunity to review this project.

The Panel is an independent body, which provides expert views on urban design, architecture and sustainability matters. The Panel's comments will be considered along with the London Borough of Richmond upon Thames's Unitary Development Plan policies and standards, Supplementary Planning Guidance, officer's comments and other material considerations by the case officer when making recommendations to the Planning Committee.

Panel members express their own views during the meeting but the Design Panel's view on each scheme is as contained in the minutes of the meeting, signed off by the Chairman. These minutes will be treated as a material consideration by the Planning Committee.

Panel's views

The design panel welcomed the changes made to this application, in response to the site constraints.

Buildings of Townscape Merit

It was considered that given the constraints of the site that retaining the southernmost building 1 (BTM) and rebuilding the frontage of building 2 (BTM) was reasonable and pragmatic. One member expressed disappointment that building 3 would be lost.

It was accepted that there would be serious constraints on the internal conversion of building 2 to accommodate new residential use. The rebuilding of building 2 was considered to be a positive step forward. There was some criticism of the façadist approach, completely rebuilding the façade of building 2 in near replica of that existing. It was accepted, however, that this approach,

and the proposed modest increase in the height of this façade, would be justified given the serious constraints of this building and the desire to satisfy local support for the retention of the BTMs.

New Build

The need for the consideration of how this building related to other new and existing historic buildings within the site was raised. Some concern was expressed regarding the use of materials and detailing of this block and the scale of openings. The panel considered the combination of 2 or 3 different architectural approaches, including the retained historic buildings, within this site could result in a lack of visual cohesiveness across the site. Further information would show the relationship between the different elements within the site.

A minority of the panel were concerned with regard to the scale and height of this block, its relationship with the historic buildings and its dominant impact on views from across the open space to the north and along the railway line. They considered that this block would appear more dominant in views compared to the existing building 3 and that a reduction in height of this new build block by 1 storey could be a possible solution.

Concern was raised regarding the rear elevation and roof form of the new build live/work units along the east edge of the site. This elevation and roof could appear unsympathetically harsh and dominant in views from neighbouring properties. It was suggested that an alternative roof material was used.

Landscape

As a point of detail, an improvement in the choice and degree of planting within and edging the site was identified as an opportunity. The use of magnolia trees at the centre of the site may fail to reflect the robust industrial aesthetic of the development and increased planting along the north side of the new build block of flats could be used to soften the impact of the building in views from the north and to buffer the railway.

Conclusions

The general approach to the development of this site was considered to be the correct one, given the existing constraints of this site. The retention and rebuilding of the façade of building 2 was considered to be acceptable and pragmatic. There was concern from a minority of the panel; however, with regard to the large scale and height of the new build block of flats and the impact of the new build live/work units on the eastern edge of the site, and their relationship with the historic buildings.

Please call me if you have any questions regarding the above.

Yours sincerely



Gareth Jones
Urban Design and Conservation Manager

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Fax 020 8891 7768
g.jones@richmond.gov.uk

CC Bill Bailey, Frenncastle Management Ltd