



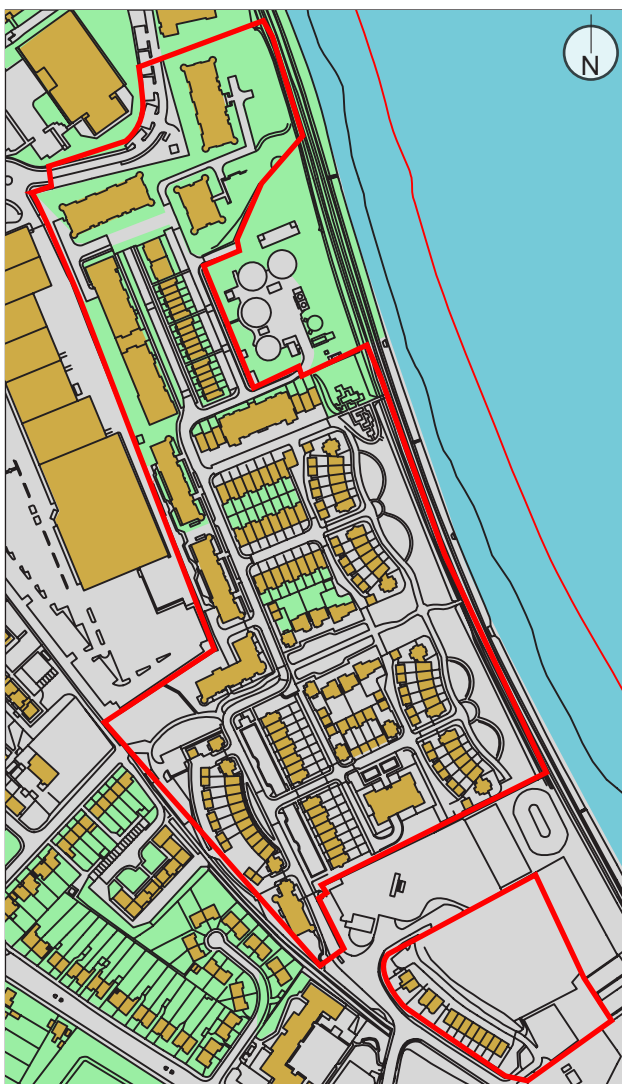
# CASE STUDY 1 - KEW RIVERSIDE

**Case Study** – Kew Riverside

**Ward** – Kew Ward

**Lead designer / developer** – St James Homes

**Location:**



## Overview:

The development includes 392 dwellings, ranging from flats to townhouses, and 75 live work units with an associated community building and open space. It lies adjacent to the River Thames, the National Archive offices and Kew Retail Park.

The development site used to be an old sewerage works and areas remain in this use. The development falls within the Kew and North Sheen character area, within the Design Quality SPD. The large proportion of amenity space reflects the surrounding high quality landscape area.

## Evaluation

- The development provides a clear urban block structure with dwellings and offices over garages framing private back gardens.
- The riverside landscaping provides a clear buffer to the development and the native planting helps to reinforce and enhance the surrounding landscape.
- The development's architecture and landscaping uses high quality materials that are well maintained.
- The layout of the blocks and orientation provide a permeable scheme.
- Previous proposals for this scheme were revised due to the development blocks being too high. The current development respond to the surrounding context with five storey flats adjacent to the retail village and archives, and three storey houses adjacent to existing two storey dwellings.
- The development is visually contained by the surrounding built form to the north, west and south. To the east views are filtered from the riverside by the buffer planting. There are no long distant views to the development.



1. Water feature responding to the surrounding context



2. Garages and parking integrated within the building



3. Balconies providing semi private space for the flats



4. High quality laid out landscape proposals

Case Study Area	10.5 hectares (2.5ha of which is formal open space)
Number of Dwellings	467 dwellings
Dwellings per Hectare	55*
Building Heights	Two to five storeys
Typical Open Space Provision	Formal open space provision and a children's play area
Typical Parking Provision	Off-street parking, garages and undercroft parking within the flat blocks
Overall Land Percentage	
Dwellings Footprint	22%
Private Gardens	8%
Communal Open Space	60%
Highway and Parking Land	10%

\*this figure excludes open space serving a wider area

### Key Issues

- The development responds to the surrounding building height, which and relates surroundings.
- A significant landscape buffer helps to reduce any potential effect on the existing riverside walk, screening the development.
- The development has opened up links from the residential properties to the riverside but more could be done to promote these connections through signage
- High value materials both on the buildings and in the surrounding landscape help to create a quality development.
- Although the area is clearly laid out when you are within the site it is difficult to orientate yourself due to lack of feature buildings.
- Different car parking techniques make a positive contribution to the street.

# CASE STUDY 2 - TEDDINGTON WHARF

**Case Study** – Teddington Wharf

**Ward** – Teddington Ward

**Lead designer / developer** – St George Developments Plc

**Location:**



## Overview

The site was a former boats yard and warehouse for Thames Television. It now provides 125 residential dwellings within three flat blocks (Admiral House, Regatta House, Fairmile House); it has also opened up a new public riverside walk and slipway.

The site falls within the Teddington Lock Conservation Area and the Strawberry Hill and Teddington East character area. There is a clear difference between the developments on either side of Manor Road with suburban properties to the west and villas and flats to the east. The latter is to take advantage of the riverside setting.

## Evaluation

- The building heights step down from six storeys at the road boundary to three storeys next to the River Thames. This responds to the surrounding building heights.
- The riverside access that the scheme provides is poorly signed from the outside and unwelcoming.
- The development's architecture provides varied roofline and material palette, which breaks the building form up and reduces its impact.
- High quality hard and soft landscaping provides a quality environment for the development and help to relate it to the surrounding context, creating a positive feature building.
- The topography helps to form the undercroft parking and hide it from the road.
- An existing building that was designated a 'Building of Townscape Merit' was also refurbished as part of the proposal for use as a restaurant.
- The development is visible from Teddington Lock and the tow path to the east, the open space to the south and along limited places of Manor Road to the west. Otherwise the site is relatively contained



1. Building line steps up from the river



2. Strong edge to the road frontage



3. Varied roof line and materials breaks up the built form



4. High quality landscape proposals are well maintained

Case Study Area	1.3 hectares
Number of Dwellings	125 dwellings
Dwellings per Hectare	94
Building Heights	Three to six storeys
Typical Open Space Provision	External hard and soft landscaped areas, semi private balconies and three private roof top gardens.
Typical Parking Provision	Designated surface and undercroft parking
Overall Land Percentage	
Dwellings Footprint	31%
Private Gardens	n/a
Communal Open Space	39%
Highway and Parking Land	30%

### Key Issues

- Care has been taken to make sure the building heights of the three blocks reflect the surrounding development and do not have a negative effect on the river frontage by stepping down to it.
- The sites topography has been used to its advantage in order to absorb the parking requirements and prevent surface car parking having a detrimental effect on the external open space.
- The varied rendering material used on the apartment blocks helps to reduce the overall massing of the building. However this finish needs to be maintained regularly to prevent weathering and a dated appearance. The continuous building frontage provides natural surveillance onto the street and communal spaces.
- The undercroft parking could become a concern if not maintained properly, creating safety and security issues through poor lighting.

# CASE STUDY 3 - DUKE'S COURT

## Case Study – Duke's Court

**Ward** – Mortlake, Barnes Common Ward

**Lead designer / developer** – Berkeley Homes (West London) Ltd

### Location:



## Overview

The development is located to the north of Mortlake High Street, in between the road and the River Thames. The development provides a mixture of residential units with associated parking.

It is located within the Mortlake and East Sheen character area. The development reflects the description of the character area with its regular block pattern and dense built form.

## Evaluation

- The building heights of the development reflect the surrounding buildings with three storey dwellings fronting the road and five storey dwellings facing the river.
- The design of the development relates to the typical form of the surrounding context both in building footprint and facade.
- The scheme provides an impermeable block to the public, although there is an adjacent link to the riverside to the east of the development.
- High quality hard and soft landscaping provide a quality environment for the development and provides a mature setting to relate it into the surrounding context.
- The underground parking and flood defence wall provides an inactive frontage along the riverside path.
- Visually the site is viewed from the riverside to the north and from sections of the wide Mortlake High Street carriageway.



1. Building frontage to the riverside walk



2. Roof line responds to adjacent building



3. Designated parking spaces

Case Study Area	0.15 hectares
Number of Dwellings	32 dwellings
Dwellings per Hectare	213
Building Heights	Three to five storeys
Typical Open Space Provision	No public open space only semi private balconies
Typical Parking Provision	Designated surface and undercroft parking
Overall Land Percentage	
Dwellings Footprint	64%
Private Gardens	n/a
Communal Open Space	23%
Highway and Parking Land	13%

### Key Issues

- The form of the roof relates to the surrounding buildings and helps the development to relate itself into its existing setting sympathetically.
- The car parking provision has a detrimental impact on the riverside frontage and the external open space courtyard.
- High quality and varied materials used in the buildings help to create an interesting building.
- The range of unit and tenure type provide a mixture of social groups.