

Urban Design Study.

1.00. Introduction.

- 1.01 This study was prepared by taking a series of photographs on the morning of April 9 2008. Working from the dimensions, scaled from the Architect's Drawings, the approximate outline of the proposed buildings have then been superimposed on the photographs.
- 1.02. This is not a substitute for a computer accurate series of images, but it may help the inquiry to gain a further insight into the physical relationship of the existing buildings to those now proposed.
- 1.03. It may also assist the inspector's site visit.
- 1.03. The position from which the photographs were taken is shown on the map (Figure 2).
- 1.04. The cover image is the same photograph as figure 1. The comparison shows the method used to present this study.
- 1.05. Figure 1 was taken from the river wall and path on the Surrey bank, outside the Brentford Gate to Kew Gardens, which is at the far end of the present river side car park.
- 1.06. This image is referred to in the letter from the Kew Society (Appendix B). As plans are being prepared by Kew Gardens to remove the river side car park and to open up the river this view will become more and more important and its significance is further reinforced by the designation of Kew as a UNESCO world heritage site, as described in the evidence to this inquiry presented by from Kew Gardens.

2.0. List of Images:

Cover View from the river wall outside Brentford Gate, Kew Gardens as existing.

1. View from the river wall outside Brentford Gate, Kew As proposed in this application.

This view shows there is a view across the river at this point on the Kew river path.

Location Map

2. Map showing where photographs were taken.

Thames Side Path Views.

3. High Level Path, Waterman's Arts Centre

The path 2.4m wide is raised above the level of Waterman's Park on a concrete viaduct with brick parapets.

4. West End of path past Art Centre: Top of Steps.

After traversing nearly the full length of the Arts Centre the path leads to steps to ground level.

5. Bottom of Steps. Path stops at Smiths Hill.

At the bottom of the steps the path leads to the boundary with Smith Hill where it is blocked. At this point the Gujo barge development also blocks the route at the present time.

6. Path planned for Thames Side House frontage.

There is presently no paved pathway, but there is space to provide one.

7. Existing path. Ferry Quays.

8. Paved/landscaped Area between buildings and River at Ferry Quays.

Ferry Quays provides a local example of what can be achieved when the buildings are set back from the river edge.

Proximity of Lots Ait.

9. View east towards Kew Bridge. Lots Ait to right.

The site is parallel to the water frontage on Lots Ait, with all the open ended buildings facing the application development which have placed building B right on the water edge.

Lack of Permeability.

10. View north through Thames Side House site.

View shows the retaining wall and the car park at High Street level which block views of the river from the High Street.

Impact of Proposed Design.

11. Scale at Ealing Road junction: Osier Court.

The view shows the scale which Osier Court has created at the junction, which fits well with the scale of buildings in Ealing Road and much of Brentford. Behind is the higher block on Albany Square which is set away from the intersection not dominating the view from the east.

12. Impact on the High Street. View looking east.

The proposed building is only fully set back on the ground floor. The facade will be seen most of the length of the High Street towards Kew Bridge. It will also close the views down Ealing Road. The proposed building is too high for this particular context.

13. Development proposed on edge of the water.

The proposal follows the warehouse building line closely, close to the High tide line.

14. Precedent for future development on the Waterman's Site.

Dwg 1736 206 P5 + has been shaded in to show the Effect on the Thames frontage if the height of this application was later replicated.
15. Holland Gardens from Waterman's Park.

Illustrating the style and flat roofs which have influenced the design of this scheme.
16. Effect of reducing High Street frontage by one floor.

To illustrate the benefit from reducing the High Street Frontage by one floor drawing A1736 200 P5 has been shown with the second floor excised.
17. Smith's Hill. View to river (Lots Ait beyond).

Illustrates the impact of the new buildings on the narrow Smith Hill walkway.
18. Smiths Hill. View across Smith's Hill west to the site.

Illustrates the impact of the proposal on the views west from the Waterman's Art Centre site.
19. West Elevation. View into site from Thames Side House Car park at High Street level.

Illustrates the relationship between Thames Side house with its empty car parks and the adjacent proposal. The view from the proposed central court between buildings A and B will be dominated by the side wall of Thames Side House.