

# THE BOATHOUSE

PROPOSED REDEVELOPMENT



JULY 2022



# THE SITE

Located on Ranelagh Drive, The Boathouse was built in the late 1960s on the site of a former boatyard. It enjoys a prominent riverside location, with its own jetty and mooring, within the St Margaret's Estate Conservation Area.



Site boundary roughly indicated in red

# THE SITE

## HISTORY

Originally used as a private recording studio, The Boathouse has been substantially altered over the years. It has been in residential use since 2009, with three dwellings within the building.

## THE SITE TODAY

Today The Boathouse is in a poor condition, both internally and externally. Its current state of repair is considered to detract from the conservation area and the nearby listed Richmond Lock Footbridge.

The building also negatively impacts the riverside setting, particularly the environment of the riverside walk which runs directly in front of the site.



## THE FUTURE

With the building in such a poor, dilapidated state, Silver Jetty has prepared proposals to replace The Boathouse with a sensitively designed new development that will better reflect the site's surroundings and vastly improve this section of the riverside walk.

# SILVER JETTY VISION

## THE VISION

Silver Jetty's vision is to transform The Boathouse, with a new highly sustainable building, as well as the riverside footpath and perimeter of the site. Through developing the site, it is possible to widen the footpath and improve the overall experience for local residents.

## RESPONDING TO THE SITE

There are a number of features of the site that the team has had to pay especial attention to in order to arrive at a proposal that delivers on the vision and provides the best technical response to the site. Technical considerations include:

- proximity to the river and risk of flooding on the river footpath
- location within Metropolitan Open Land
- location within conservation area and proximity to the Grade II listed Richmond Lock Footbridge
- Light impact on the river

Illustrative birds-eye view of the proposal viewed from the direction of the river



The proposal presented today is the result of long discussions with the Environment Agency and officers at the London Borough of Richmond, resulting in a proposal that respects technical requirements.

# THE PROPOSAL



Refurbished jetty

Widened and improved river footpath

Cycle barriers and signposts retained at both ends of the footpath

Replacement three storey building containing three homes

Private terraces and garden for the new homes

Replacement boundary wall

Car parking and cycle storage for the new homes

Retained vehicular and pedestrian access

House 01

House 02

House 03

# DESIGN APPROACH

## DESIGN APPROACH

The design of the building has been carefully considered. The roof line has been broken up to show three distinct pitched-roof homes, which also reflects a traditional boatyard shape. Inspiration has also been taken from the nearby lodges at the Richmond Lock footbridge, such as the use of bay windows.



Sketch of the proposal viewed from Martineau Drive



A crisp, contemporary design with high-quality brick detailing will complement the overall traditional shape of the new building.

Glazing has been carefully considered to minimise light spill onto the river.

## SUSTAINABILITY & BIODIVERSITY

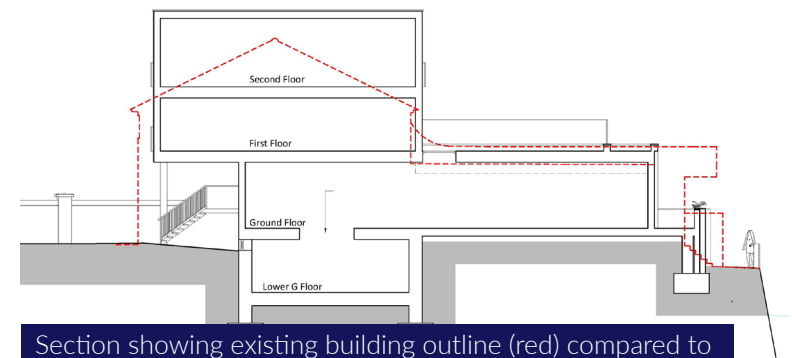
The new building will be built to reach a high sustainable rating, with the potential for ground-source heat pumps.

Other sustainable measures include green sedum roofs on certain sections. Along with enhanced planting, the sedum roof will help contribute towards a biodiversity net gain across the site.



## BUILDING HEIGHT

To provide improved flood mitigation measures, it is necessary to elevate the living areas of the new building. The new building will be elevated by c. 1.5m; however, through careful design, the height of the new building will be less than 1.5m higher than the existing ridge line.



Section showing existing building outline (red) compared to proposed (black).

# THE RIVER WALK

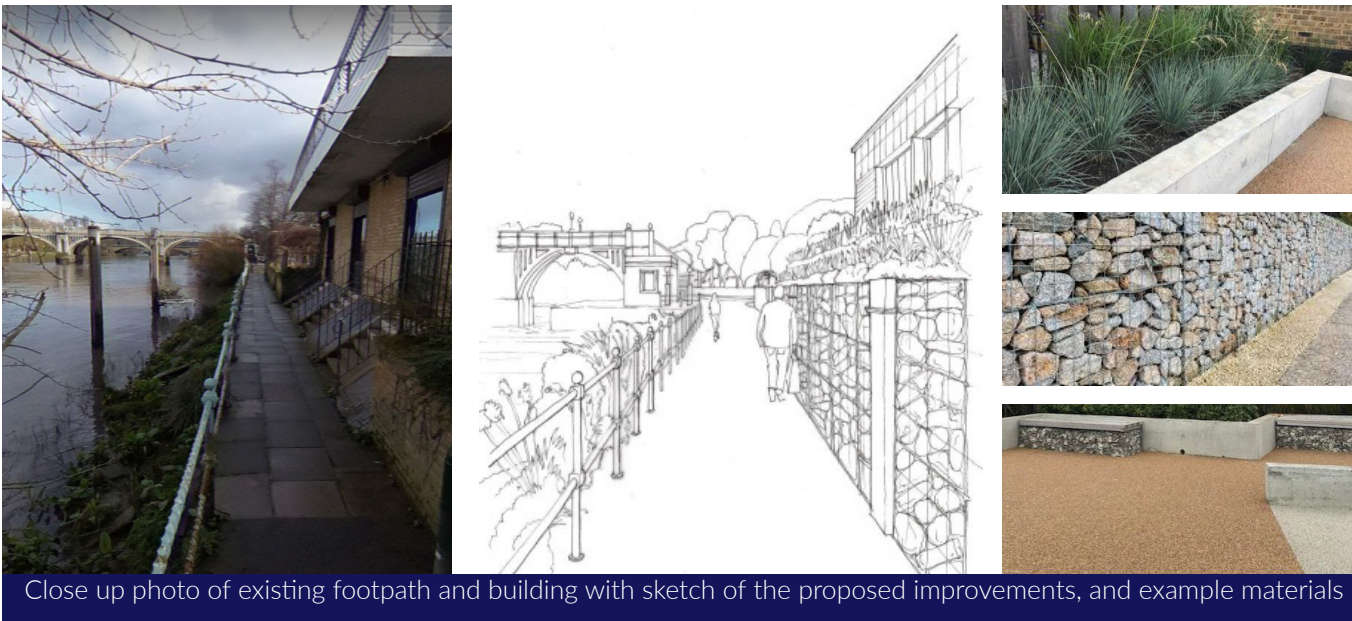
## THE RIVER WALK

The river walk is an important asset for the local community. Currently, the section of the path that runs in front of The Boathouse is too narrow and unwelcoming. Silver Jetty's proposal seeks to transform this space.



The environment along this stretch of footpath will be improved by:

- Widening the footpath through gifting land from the site
- A new decorative gabion wall providing privacy for the new residents as well as users of the footpath. A vast improvement on the current steps which attract anti-social behaviour
- Planting along the top of the gabion wall (the existing planting along the river edge will remain)
- A new perimeter wall along the remainder of The Boathouse site
- Proposing a safer, permeable and more durable surface for the footpath
- A refurbished jetty



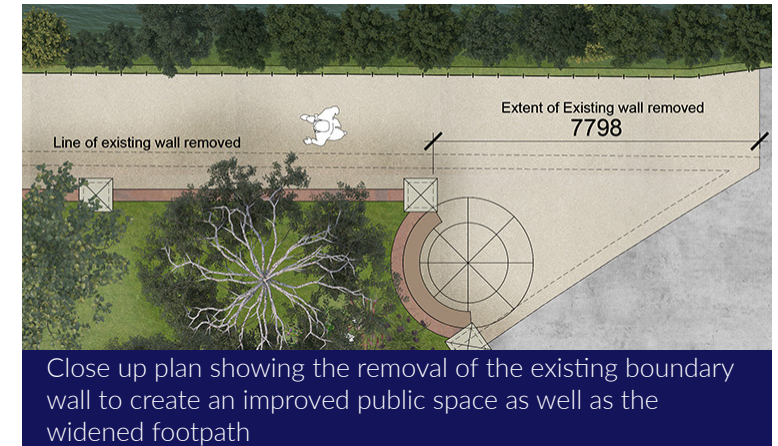
The sketches on this and the next page show you our proposal for the river walk.

# THE RIVER WALK

## MAKING THE MOST OF THE LOCATION

The Boathouse sits in a perfect corner position with a wonderful view of the Grade II listed Richmond Lock Footbridge. At the moment there is no real opportunity for users of the river walk to sit and enjoy this view.

The proposal includes altering the line of the perimeter wall of The Boathouse site by chopping back the triangular corner to create a new concave softer corner by the river walk. This will not only improve the access to the river footpath, but also provide an opportunity to create a new public seating area facing the Richmond Lock Footbridge.



Close up plan showing the removal of the existing boundary wall to create an improved public space as well as the widened footpath



Photo of existing footpath viewed from Ranelagh Drive, with sketch of the proposed improvements and seating area. Please note, the existing sign post and notice board will be retained.



# THE RIVER WALK

## YOUR SPACE - YOUR VIEWS

We really want to hear your views about the proposed improvements to the river walk, in particular the new public seating area.



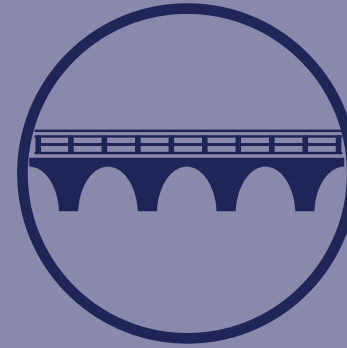
# SUMMARY



NEW PUBLIC SPACE ALONG  
THE RIVER WALK



WIDENED RIVER WALK



POSITIVE CONTRIBUTOR TO THE  
CONSERVATION AREA & IMPROVED SETTING  
FOR THE GRADE II LISTED FOOTBRIDGE



IMPROVED PLANTING AND  
LANDSCAPING



THREE NEW HOMES



SUSTAINABLE DESIGN