

THE BOATHOUSE

REVISED PROPOSED REDEVELOPMENT



JUNE 2023



1 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

2 INTRODUCTION

In Summer 2022, Silver Jetty consulted neighbours, stakeholders and statutory consultees on a proposal to redevelop the site to provide three new homes, alongside considerable public realm improvements. A planning application was subsequently submitted to the London Borough of Richmond Upon Thames (LB Richmond).

Following the submission of the planning application, the project team continued to review the proposal in light of comments received from neighbours and statutory stakeholders. The decision was taken to withdraw that application in order to respond positively to feedback.

During the first consultation, many acknowledged the need to redevelop the site to improve on what is currently an unattractive building that detracts from its setting.

The proposal presented within this document represents a revised design approach, with considerable changes made to respond directly to comments raised on the previous application, including:

- Perceived over-development of the site and potential impact on the Metropolitan Open Land; the building could be reduced in width and depth
- Flood mitigation
- Although an improvement on the existing, the design could be more in-keeping with the area and setting
- Impact on the Conservation Area, Grade II* Listed Richmond Lock and Footbridge
- Perceived over-statement of the proposed improvements to the public realm and how the sense of openness could be improved further
- Potential impact on residents in Martineau Drive
- The need for sustainability measures

A NEW DEVELOPMENT PARTNER

NOMAD
DEVELOPMENTS

Silver Jetty has partnered with experienced London-based developer Nomad Developments, who, if granted planning consent, will deliver the redevelopment of The Boathouse.

Nomad is experienced in creating high-quality, elegant, new homes. They particularly understand how to deliver bespoke, small-scale, developments in a riverside setting, having recently completed the award winning project of two new homes on Richmond Riverside - located just down the river from The Boathouse (pictured below).

nomaddevelopments.com/richmond-riverside



3 DESIGN EVOLUTION

The design of the proposal has evolved considerably throughout the evolution of the project. The Boathouse project team has worked hard to ensure that the resulting design solution for The Boathouse site is high-quality, sensitive to its surroundings, and deliverable. Among many factors, the following are the key considerations that have driven the design evolution.

PRE-APPLICATION DISCUSSIONS WITH LB RICHMOND

Formal pre-application discussions with LB Richmond began in 2020. The feedback received from the Council was constructive, resulting in considerable changes to the initial proposal, including:

- Designing the building so that it reads as three separate homes – a direct response to LB Richmond not wanting a building that reads as one
- The use of traditional and robust materials such as brick and stone in reference to the Conservation Area setting and the nearby Richmond Lock and Footbridge

MINIMISING IMPACT ON THE METROPOLITAN OPEN LAND (MOL)

The previous and revised proposals correspond directly to the existing build line within the MOL.

From the outset, to further minimise the impact on the MOL, we ensured that the first and second floors were set back. Along with removing the existing overbearing canopy along the river walk, and widening the footpath, this approach greatly reduces the existing visual and physical impact on the MOL, making the proposed development a marked improvement on the existing situation.

FLOODING - ENVIRONMENT AGENCY

One of the most significant influences on the evolution of the design has been the requirements of the Environment Agency. Importantly, the existing building itself is the flood defence and it currently does not meet new development requirements for its location. A strong, robust design is therefore crucial.

The requirement for a new building to have a ground floor level that meets the criteria for a 1:100 year flood, meant that the ground floor of the proposed development had to be raised by 1.6m. A considerable difference to the existing. The proposed scheme meets this requirement, but through careful design, the overall height increase from the existing to proposed is less than 1.5m.

This will ensure that the building is significantly safer and sustainable for many years to come, as well as providing a robust flood defence.

ENGAGING WITH HISTORIC ENGLAND

Historic England is another key stakeholder in helping steer the evolution of the proposal. A number of changes made in the revised proposal are a direct result of discussions with Historic England, designed to minimise the impact on the conservation area setting, and ultimately provide a betterment.

4 THE REVISED PROPOSAL

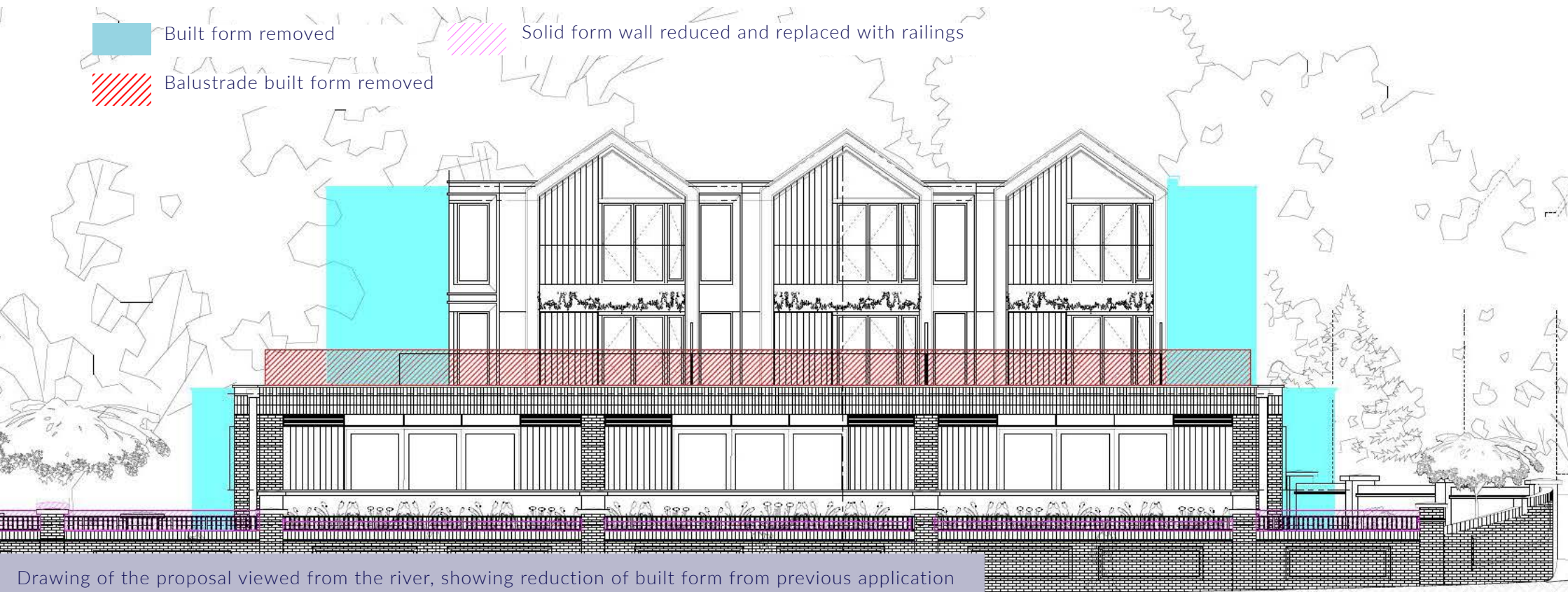
The proposal **still includes three new homes**, but a considerable number of changes have been made to address the points raised by residents and stakeholders such as Historic England.

- Width of the building at the first and second floors **reduced by 5.35m** (approximately one standard house width).
- Width of the ground floor **reduced by 2.4m**.
- Depth of the building (north-south) **reduced by 1m**, moving the building further away from existing properties on Martineau Drive.
- Windows on the side facing Martineau Drive are screened or opaque.
- New perimeter wall **reduced in height from 2.1m to 1.7m**, improving the sense of openness along the river walk.
- **Removal of the proposed 1m high perimeter metal railing** at the first floor, replaced with a smaller glass balustrade set back 3m from the building edge, thereby reducing the massing along the riverside.
- Enhanced design with introduction of stone, bronze coated metal gable ends, and timber louvres.
- Replacing the originally proposed Gabion wall along the river walk with a traditional brick wall.

 Built form removed

 Solid form wall reduced and replaced with railings

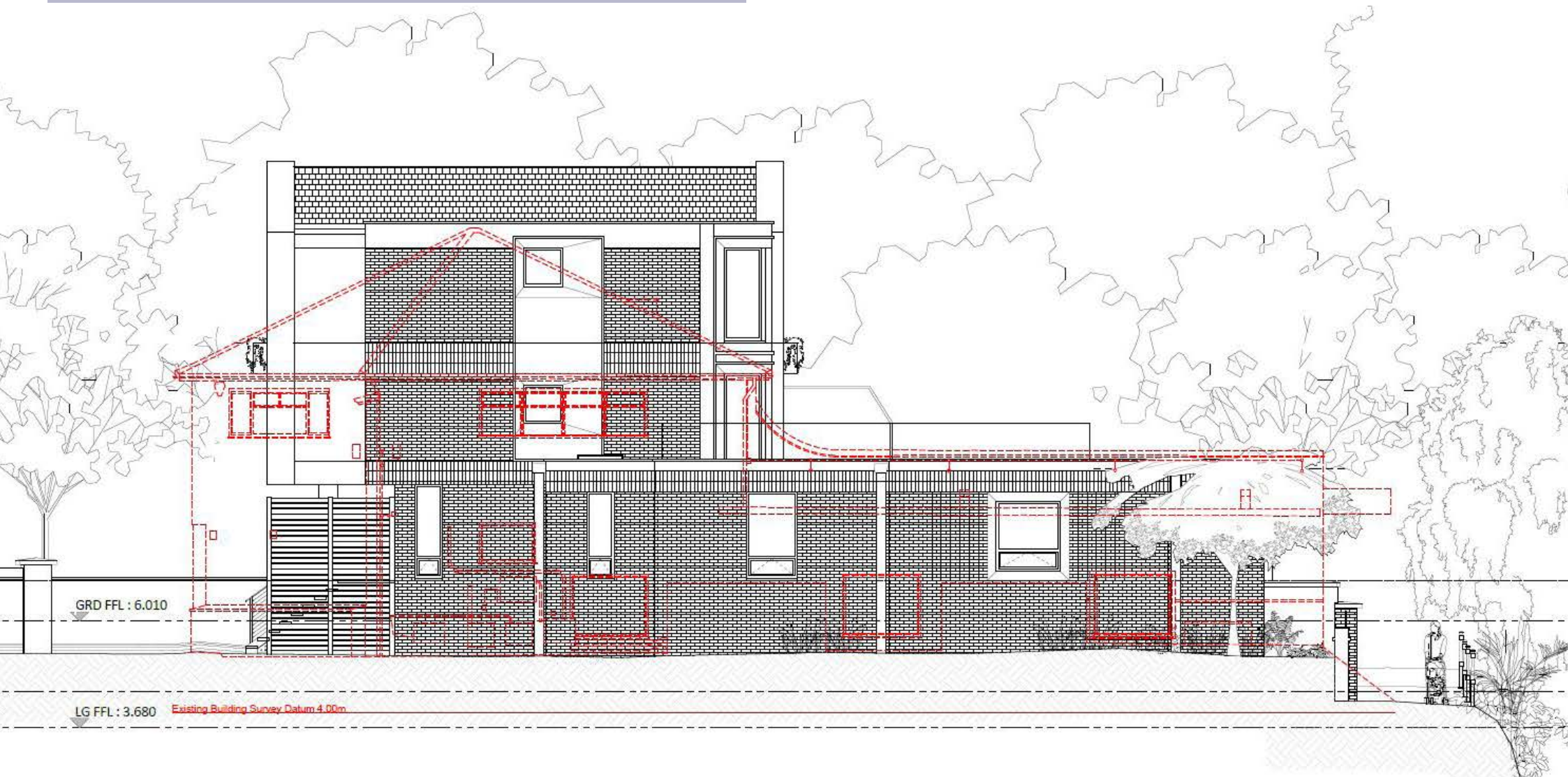
 Balustrade built form removed



Drawing of the proposal viewed from the river, showing reduction of built form from previous application

4 REVISED PROPOSAL

East elevation of the proposed new building with the existing building shown with the red dotted outline. Drawing shows how the new building has been pulled back on both the north and south boundaries.





CGI showing the previously submitted proposal as viewed from Richmond Lock and Footbridge (Summer 2022)



CGI showing the revised proposal (June 2023)

5 HERITAGE

RESPECTING THE HERITAGE CONTEXT

The form of construction for the existing Boathouse was inexpensive, now looks unattractive and does not contribute positively to the Conservation Area and setting. The building also negatively impacts the Riverside setting, particularly the environment of the river walk which runs directly in front of the site.

It was important for the team that the design of the new building reflects its heritage setting, whilst also delivering a crisp, modern aesthetic. The result, we believe, is a strong design with direct nods to the Richmond Lock and Footbridge, and a significant improvement on the existing building.

- Gable ends break up the massing and are a direct nod to the original boathouse building that stood in the 1920s, linking the new building to its former use and providing a strong connection to the former silhouette on the river front.
- Feature 'picture' windows on either end of the new building at the ground floor level, have been designed to be set back with thick stone frames, a reference to the Richmond Lock Lodges.
- The colour of brickwork for the single storey section will match the lock lodges, with more stone introduced on the second and third storey element.
- The use of brick and stone detailing within the design, we believe, ensures high-quality design and that the building sits comfortably within its Conservation Area surroundings, without being pastiche.



CGI of the proposal viewed from the river

5 HERITAGE

The materials pallet has been carefully selected to reflect the stone and brick colour on the Richmond Lock Lodge.



Richmond Lock Lodge with feature stone framed windows

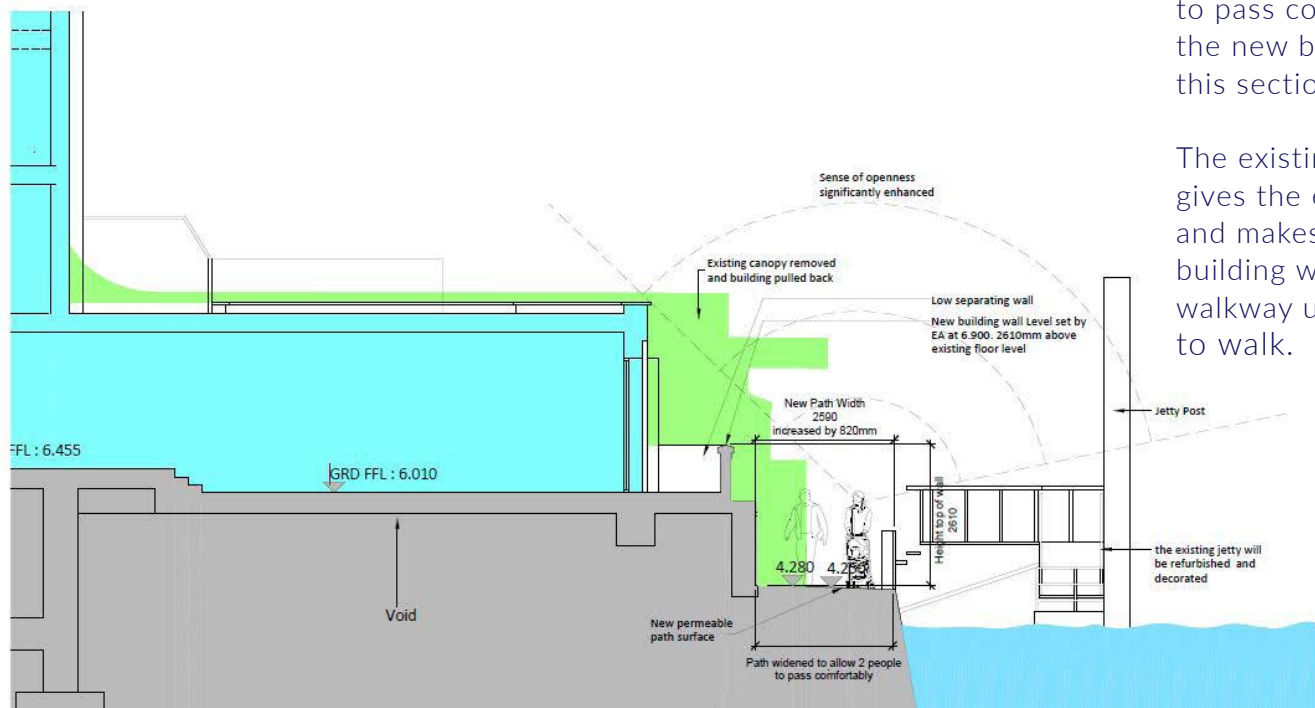
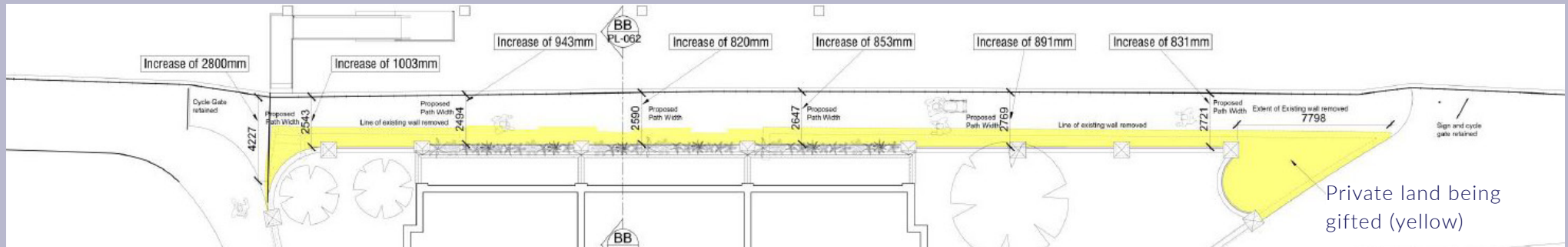


Drawing of the proposal from Ranelagh Drive, showing the feature picture windows and stone detailing reflecting the Richmond Lock Lodge.

6 PUBLIC REALM IMPROVEMENTS

The revised proposal continues to maximise the benefits for the local community through creating a physically, and visually improved open space along the Thames Path. The **Applicant is offering to gift a considerable piece of the privately owned land** from The Boathouse site to allow the widening of the river walk.

The benefit of this additional land should not be underestimated. The proposals will widen the river walk path by an average of 890mm, making the path on average 2.7m wide.



In addition to widening the path, which will allow two people to pass comfortably, including the use of prams, the design of the new building will greatly improve the user experience on this section of the river path.

The existing building has a considerable overhang which gives the effect of narrowing the existing pathway further and makes it feel less open, uninviting and unsafe. The new building will remove this completely, therefore opening the walkway up and making it safer and a more attractive place to walk.

- Extent of proposed new building
- Extent of old building area removed creating more open space

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

6 PUBLIC REALM IMPROVEMENTS

The revised proposal for the new perimeter wall includes terracing along the section adjacent to the path. This allows us to introduce additional planting which helps soften and enhance the sense of openness as you progress along the walk. All this serves to enhance the aesthetics of this section of the walk, making it more complimentary to the conservation area setting.



Existing photo of the Boathouse and river walk showing the narrow footpath and overhang from the building



CGI of the proposed enhancements, showing the proposed new building with considerably wider footpath.

6 PUBLIC REALM IMPROVEMENTS



Existing photo of the unwelcoming environment of the footpath, showing the area which currently attracts anti-social behaviour.



CGI of the same view, showing the vastly improved environment and user experience.



Existing photo of the river walk viewed from the east (the Richmond Lock Footbridge side)



CGI of the same view showing the new area of public realm gifted as part of the proposal and the improved widened path.

7 LANDSCAPING & SUSTAINABILITY



-  Enlarged Sedum green roof
-  Planting along boundary wall
-  Pebble resin permeable paving
-  Retained Silver Birch trees (re-sited)
-  Planting and soft landscaping areas
-  Refurbished jetty

SUSTAINABLE APPROACH

Replacing the, poorly constructed and unattractive, existing building, provides the opportunity to greatly improve the sustainability of the site. In addition to redeveloping the site to the new Environmental Agency standards on flooding, the proposals also include:

- Air-source heat pumps – a greener, cheaper form of energy
- High-quality insulation and harder, longer-lasting building materials
- Replacing the existing external concrete-slab, with permeable landscaped areas
- Electric Vehicle Charging Points
- Enhanced biodiversity with increased planting and green roof
- Cycling storage for the residents

8 NEXT STEPS

We are preparing to submit a revised planning application to LB Richmond. We welcome your views on the revised proposal and invite you to provide your feedback by using the online feedback form on the project website:

www.ranelaghboathouse.co.uk

