

Molesey Venture Summary – 09/06/2022

The below summary and comments are based on the scheme as provided on 20/05/2022.

Block A

- Stepped design at the rear is an improvement as gives amenity space to occupiers and reduces impact on the Green Belt. Would potentially be improved with larger steps as the current steps are not particularly deep.
- Need for defensible space for ground floor units to ensure that residents using the communal space can't walk up to windows etc and clear delineation between public and private space.
- A number of the units are solely north facing which is not ideal and would be better if the units are dual aspect.
- The balconies in the current central north facing units need to be completely set in to ensure there is not overlooking to the neighbouring units.
- Bike store is located in the basement currently but unclear how residents would bring bikes in and out, perhaps via the ramp, in which case space needs to be allowed for pedestrians and bikes. John was thinking about locating the bike stores above ground which is fine but need to be well and sensitively located.
- Elevations appear better now with brick instead of render and this approach is preferred.
- Elevations would likely benefit from additional detailing.

Block B

- Thank you for providing the gable roof design, on review it looks good from the front but there are concerns about the bulk, massing and appearance when viewed from the side as it makes the building appear much taller and bulkier. As such it is considered that the mansard roof option is better on reflection as it appears less bulky.
- Not entirely convinced about Block B containing houses with their outdoor space limited to a not particularly large terrace. Some consideration could still be given to flats or maisonettes for this block.

Block C

- Much improved with the front element now appearing as a pair of semi-detached houses. Design is similar to neighbours and eaves and ridge heights match so happy with that part of the building.
- Need to ensure adequate defensible space for the ground floor units whilst allowing for pedestrian movement in and out of the site.
- Need to ensure adequate separation space between habitable windows of Blocks B and C.
- Layouts are needed to assess living accommodation to ensure adequate outlook etc for front building and intervisibility to existing building to the west.

- Need to know the degree of separation between the front building and the rear to ensure adequate space to ensure they are perceived as two separate buildings and not a terracing effect between the two. It looks like there is a corridor between the two but does there need to be?