

Dear Catherine

As I mentioned this morning, a discussion yesterday with other residents and an architect friend has yielded two suggestions for reducing the height and 'block' of the boathouse facing Riverside (but without reducing internal volume or uses). We would be very grateful if you could discuss these with the Colleges to see whether they are willing to consider them. To reiterate our position NO resident is opposed to boathouse use on this site, or to redevelopment to improve facilities including a second storey. And most residents agree that the materials and overall 'look & feel' of the building are stylish and attractive.

The problem is that the current design (roof rising south from a central gutter) creates the \_maximum possible\_ bulk facing Riverside -- a rectangular block 35m wide and 9.8m tall, with a long horizontal roofline -- and thus the most obtrusive building possible in an otherwise largely green and natural north bank. See 'Riverside view 1' attached. 9.8m is unusually tall for a 2 storey building at eaves. The first floor balcony is over 5m in height.

We appreciate that, at this stage, a change of design would require the application to be withdrawn (or refused). However, as this building will be a permanent structure on a sensitive site, fully visible to the thousands of people who walk or cycle along Riverside every day, we feel it is worth trying one last time to achieve a less overbearing design.

The two suggestions are:

1. Change the roof structure over the fitness room and lobby, adding a ridgeline running east-west halfway back. The roof would then drop down to Riverside instead of continuing to rise, with eaves height approx 7m rather than nearly 10m. See annotated drawing (Height reduction idea 001). Internal floorspace and functions would be unchanged. The balcony could still run the full length of the building but would be c2.7-3m high instead of 5.3m

This suggestion is less attractive to residents than suggestion 2 below, as it would still create a rectangular horizontal-roofed block facing Riverside. This does not appear to 'tie well' with the Victorian CA pitched roofs opposite or with the assymetric roof design of the consented CRA/Camrowers boathouse nearby (see attached 'Both boathouses' image). However, it would decrease overall bulk when viewed at street level, with a horizontal eaves of only c7m, and the roof inclining away from the river, as for Riverside and Capstan Close houses.

2. An alternative, more creative solution would be to 'rotate' the first floor so the interesting assymetric roofscape runs east-west to face the river. This would break up the skyline when viewed from Riverside, and

complement local pitched roofs on both north and south banks of the Conservation Area. Internal first floor layout would need to be reconfigured to keep fitness room and balcony at the front, but ground floor layout would remain exactly the same. The attached file (Height reduction idea 2) attempts in a very rough and ready way to illustrate this suggestion, though actual roof arrangement would depend on internal reconfiguration.

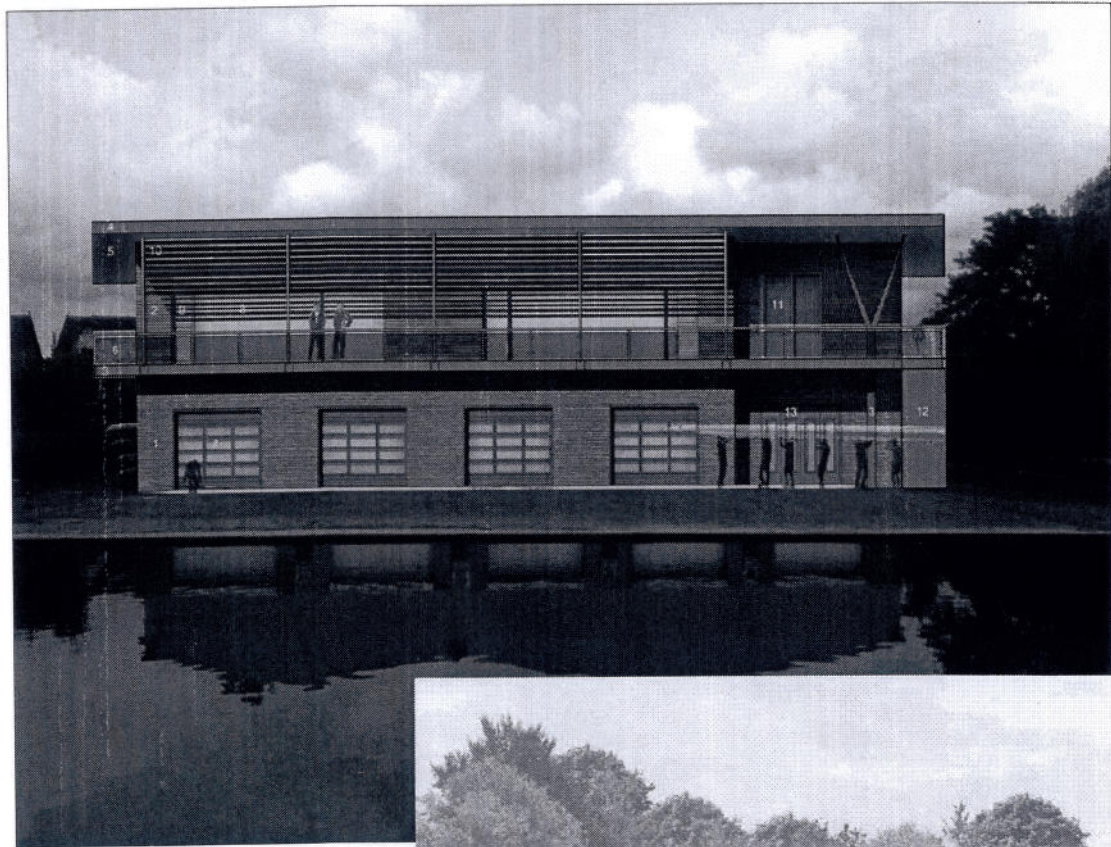
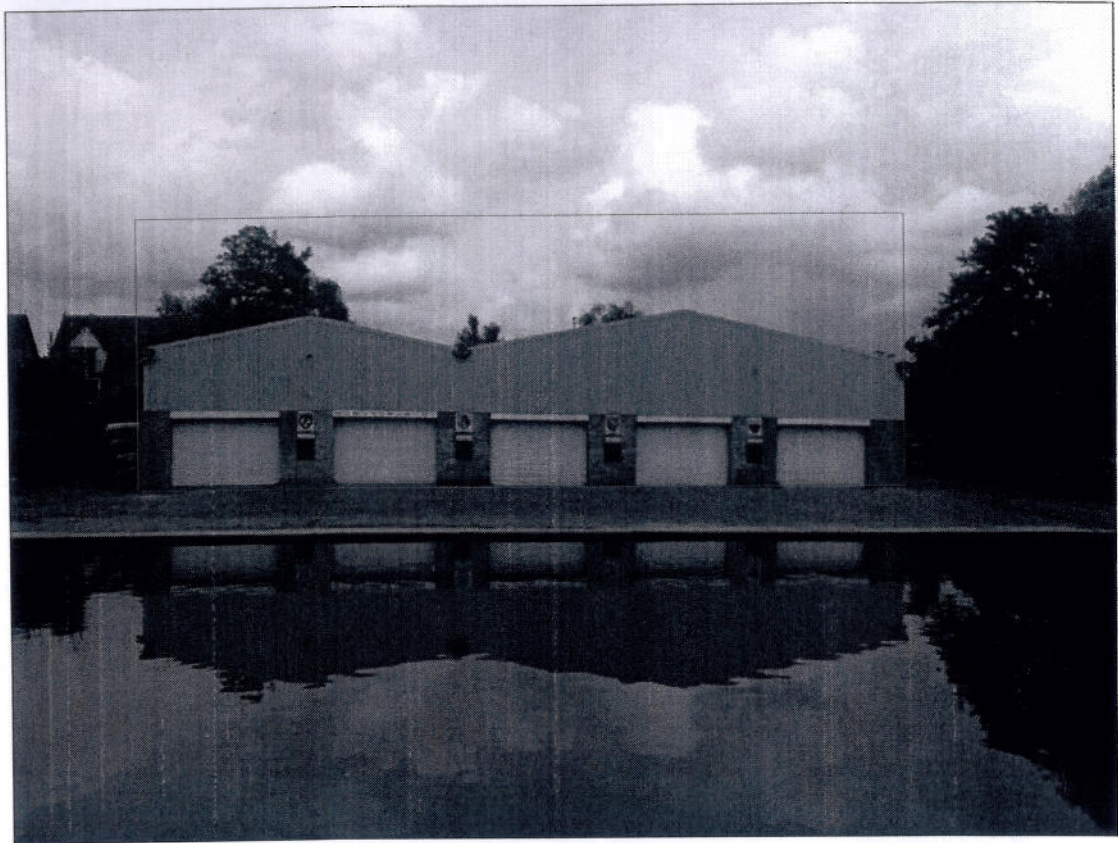
This suggestion would involve a bigger rethink of first floor layout and roof, but has the potential to transform the impact of the building on the river frontage. It could also reduce the bulk facing Capstan Close residents if the roof line dropped rather than rose to the west (as shown). At present, with the design submitted, all roof interest runs north-south and would be totally obscured by large flanking trees to east and west. PLEASE NOTE that the applicants' key visual is unfortunately very misleading on this point - the willow is far closer to the boathouse in reality than shown - see 'Riverside view 2' attached).

We very much hope that the Combined Colleges and their architects are willing to consider these suggestions to improve the overbearing visual 'bulk' and impact of the boathouse on the view across the river. We want the Colleges to have the best possible amenities, and believe that either of these suggestions could represent a 'win-win' solution.

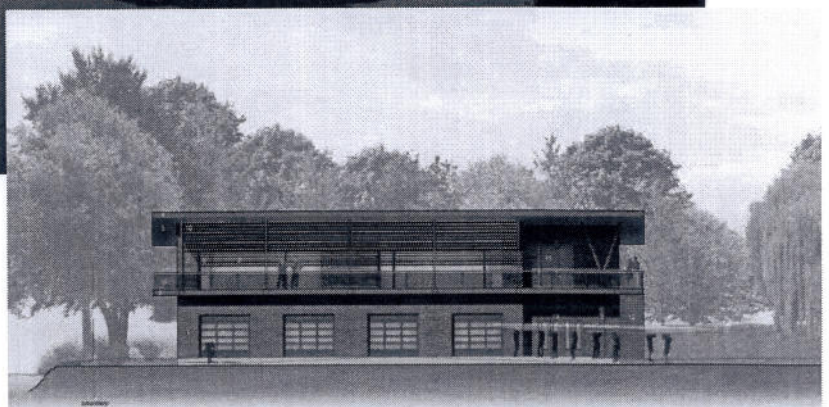
Best wishes

On behalf of Riverside Area Residents' Association





This is the picture in the proposal. Note the non-existent 20m high tree!





ONE SIMPLE SOLUTION TO REDUCE 'BLOCK' HEIGHT FACING RIVERSIDE?

new pitched roof

Add new ridge line here (ear-vest) aligned

Facing Riverside  
New  
Flim  
ear-vest  
water  
marked  
center  
gutter  
(water)

SECTION C-C

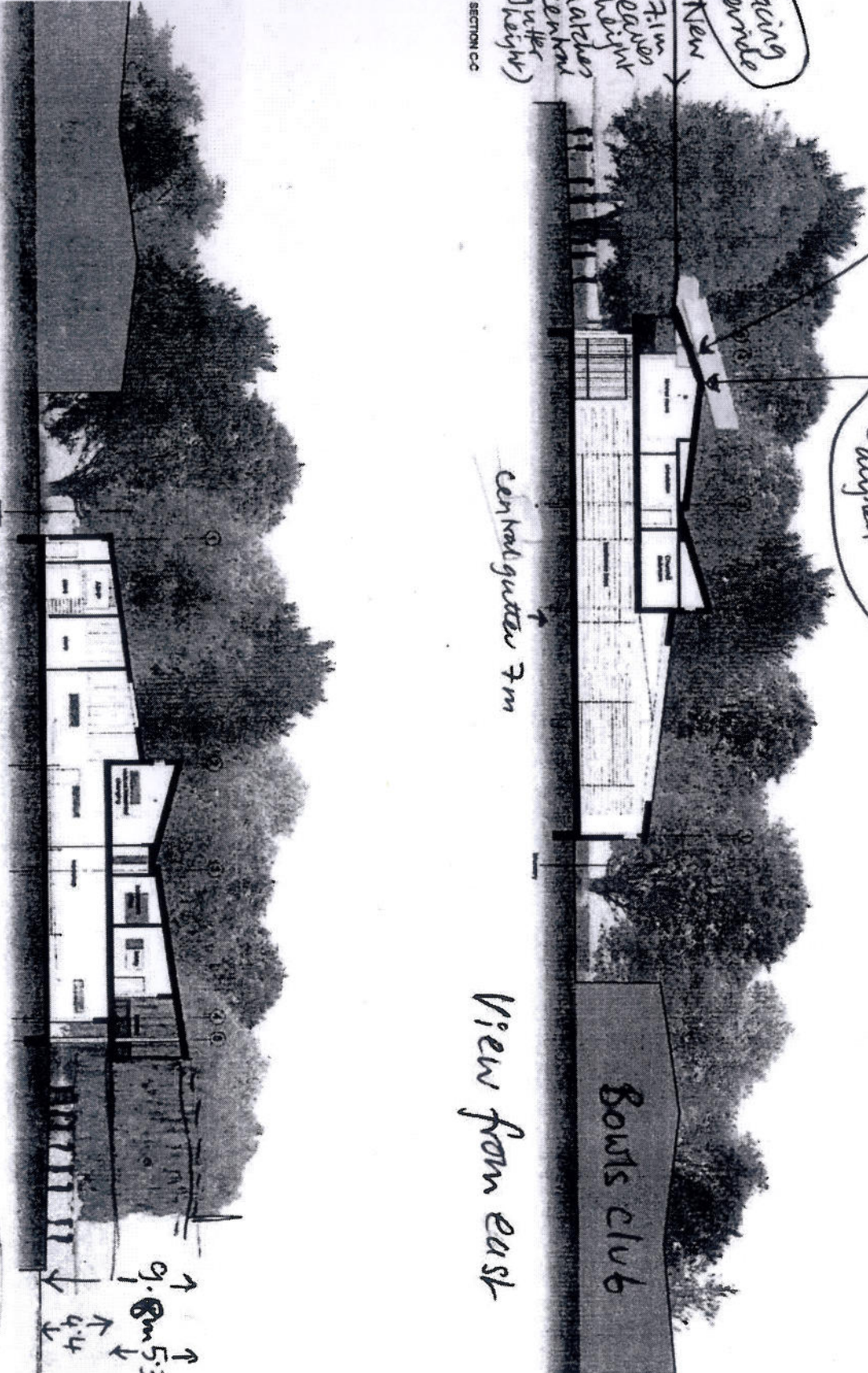
central gutter 7m

View from east

Boats club

View from West

SECTION D-D



9.8m 5.3  
4.4



Client	GLD	2212	01
Project	180818	18	18
Drawn			
Checked			

Architectural Services  
CC18 BD

Architectural Services  
CC18 BD

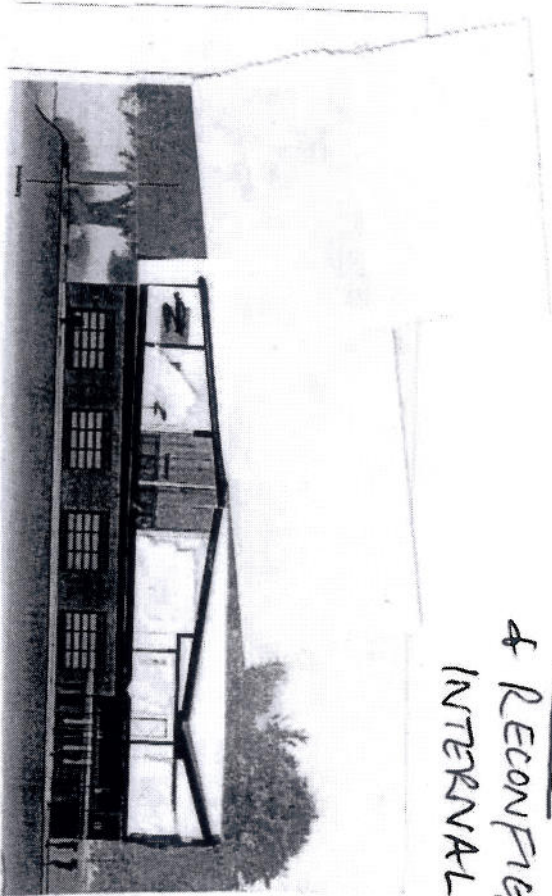
Architectural Services  
CC18 BD







SUGGESTION 2:  
ROTATE FIRST FLOOR  
& RECONFIGURE  
INTERNAL USES SO VARIED

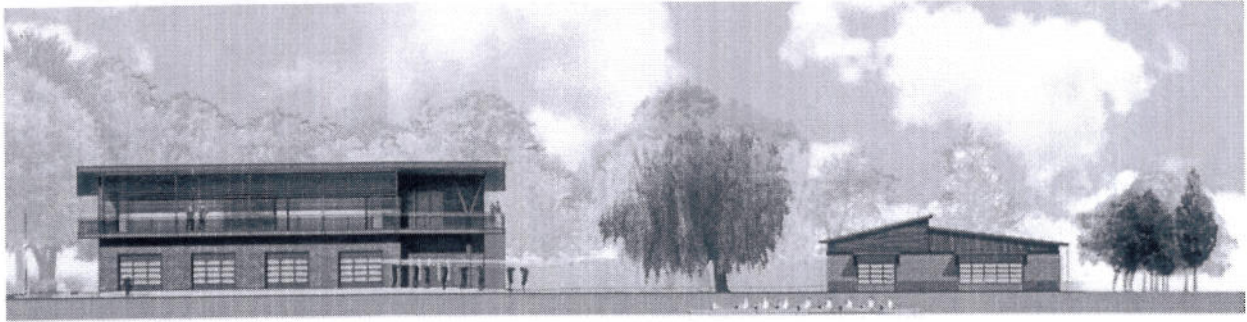


ROOFLINE INTERE  
FACES RIVERSIDE  
& BREAKS UP

SKYLINE

→ E.G.  
(ILLUSTRATIVE)  
- BALCONY COULD  
STILL RUN  
ALONG FRONTAGE  
WITH FIVE  
ROOM BEHIND

Both boathouses from the river



*Image 16: Front elevation showing the proposed Combined Colleges boathouse and CRA / Camrowers boathouse.*

Dear Ms Linford,

I received notification of the planning hearing on Wednesday morning, August 6th, but unfortunately I will not be able to attend in person.

I have, however, in the mean time, received a copy of some very sensible and practical proposals sent to you by Lynette Gilbert, as to how the frontage facing Riverside could be improved, e.g. by reducing the height of the roof or by slightly altering the design so that the more interesting sloping facade faces the river, rather than the side. Neither suggestion would substantially alter the space available within the boathouse, and I hope that the Colleges and the architects might be persuaded to see these suggestions as both reasonable and feasible.

I do hope, therefore, that you and / or your colleagues on the Planning Committee might be able to draw the attention of the meeting to the existence of these proposals, in case there are no residents at the meeting to do so.

Many thanks, in anticipation of your help with this.

Yours sincerely

40 Riverside