

Twickenham Rediscovered Configuration of the Site Workshop

Thursday 15th September 2016

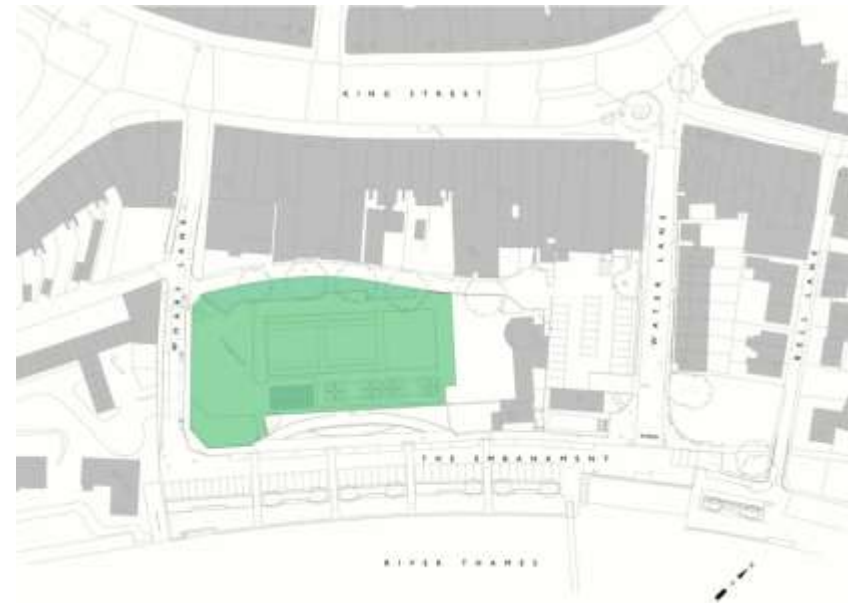
Lead Facilitator: Paul Chadwick, Director of Environment

Agenda

- Welcome / introductions
- Setting the scene
- Key messages from past consultations
- Feedback from the pop-up shop
- Configuration of the Site
 - *Henry Harrison (Twickenham Village Group) – the historic Twickenham Village*
 - *TAAP objectives and land uses*
 - *Emerging themes (from the workshops so far)*
 - *Workshop exercise*
- What happens next?

Setting the scene

- ✓ Continuing engagement
- ✓ Reflection
- ✓ Richer and deeper conversation:
 - Viability
 - Retail and business
 - Community space / linkage
 - Access, parking, traffic
 - Connectivity
 - Site configuration



Setting the scene cont'd.

Today we will be looking at the **configuration of the site.**

Purpose: to consider the layout of the site and the size and form of buildings, routes through and response to the site's local context.

More specifically:

- Open up discussion and debate
- Raise questions
- Receive and capture feedback
- Inform the broader discussion taking place through the workshop programme

Key messages from past consultations

- **Barefoot Consultation (2010):**
 - Residents told us that they do not want to see a high rise scheme in Twickenham. Any scheme must be in line with the surrounding buildings and existing heights
- **All in One Consultation (2010):**
 - 18% of respondents identified development and planning issues as one of the things that could be improved in Twickenham
- **Twickenham Area Action Plan (2013):**
 - Comments from the Barefoot Consultation were reflected in the TAAP which states that the design of new development should respect the local character and the Conservation Area

Feedback from pop-up shop

Approximately 800 people visited the pop-up shop on Church Street. Out of the 334 comment cards received, 102 of the responses were on the topic of Configuration of the Site. Snapshot of views below – consultation closes on 16th September.

Key themes

- Any development should be low rise and small scale
- Consider including / extending open space
- Architectural style should be in keeping with the surroundings
- Need for community space / buildings e.g. town square

Twickenham Area Action Plan (1)

- *Aims – to bring the site back into use, taking advantage of its riverside location, improving links with the core of the town*
- *Objectives –*
 - *Maintain existing ground floor retail frontages on King St and provide new specialist retail, leisure and community uses*
 - *Create new open space to provide for a wide range of uses*
 - *Improve the Water Lane and Wharf Lane links from the town centre to the Embankment as shared use spaces*
 - *Secure the development of the car park in Water Lane with residential and / or town centre uses*

Twickenham Area Action Plan (2)

Proposed land uses –

- Redevelopment / partial redevelopment of King St with setback / inset to create a public square / civic space with active frontage at ground floor level and residential above*
- Continuing the service road between Water Lane and Wharf Lane*
- Potential low rise leisure and community pavilions closer to the service road area*
- Redevelopment of car park with residential and / or town centre uses*
- Redevelopment / reuse of former public toilets for residential, leisure or café use*
- Reuse / replacement of existing buildings to provide mixed uses with active frontages at ground floor level*
- Open space (excl. where there are currently buildings). Hard and soft landscaping to allow a variety of leisure activities, playground and café*

Emerging themes from the workshops so far (1)

- The Council should retain some control over any potential development on the site
- An element of residential will be needed in order to make the scheme viable
- Mix-use
- Create a town square / centre
- Space for temporary markets / pop-ups / independent retail
- High-end restaurant / cafés – making Twickenham / the riverside a destination
- Flexible office space / serviced spaces / start-up business units

Emerging themes from the workshops so far (2)

- Incorporate / enhance Diamond Jubilee Gardens (accessibility)
- Open community space
- Respect parking and servicing requirements of the area
- Improve cycle safety and signage
- Working waterfront and riverside activities – boat related uses / arts and craft
- Improve connections between the River and the town / visual link from King St / increased access to the River
- Responding to the site's context

Workshop exercise

Taking what you've just heard, develop ideas and concepts for a site plan, with the aim of delivering as many of the emerging themes as possible, taking account of the objectives and land uses set out in the TAAP

1. Individually or in pairs (10-15 mins)
 - Feedback to table on ideas (10-15 mins)
2. Bring together ideas and concepts as a group (20-25 mins)
 - Table feedback to whole workshop (10-15 mins)

Think about:

- *Scale, massing, form, size*
- *Access and connectivity*
- *Different types of land uses and active frontages*
- *Nature and form of public / community spaces*
- *Orientation of buildings / uses*
- *Links to Diamond Jubilee Gardens*
- *Space between buildings*
- *Relationship of different heights*
- *Relationship to public realm*
- *Relationship to existing / the local context*

What happens next?

- From late September onwards we will feedback what we have heard at the pop-up shop, from the consultations and the range of workshops
- We will also summarise and consolidate the feedback to inform the next stage of concept proposals. We will seek views on the summary
- From mid to late October we will present revised concept proposals and will consult you on them