

Twickenham Riverside Design & Access Statement



Approval Record

The initials below certify that this document has been approved:

Date	Revision	Approved By
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10.08.2021	C02	CB
24.08.2021	C03	CB

Amendment Record

A record of contextual additions or omissions is given below:

Reference	Context	Revision	Date
M160	Planning Issue	C01	26.07.2021
M161	Reissue of DAS to address planning officers' comments	C02	10.08.2021
M165	Inclusion of B&W elevations - no change to design	C03	24.08.2021

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Contents

Design & Access Statement

<p>1 Executive Summary Purpose of the Report Strategic Rationale</p>	<p>page 5</p>	<p>8 Water Lane Building Floor Plans Historic analysis The brief Existing character Gable ends The building in context Building height Building positioning Facade development Elevations</p>	<p>page 115</p>	<p>14 Schedule of Accommodation Residential Areas Commercial Areas GIA Diagrams Existing Areas</p>	<p>page 209</p>
<p>2 The Site Location Opportunities Constraints Local Character Area and Influences Activity and Use Existing Movements Existing Parking River Access Flooding Existing Trees Relationship to Local Conservation Areas Policy History</p>	<p>page 9</p>	<p>9 Wharf Lane Building Floor Plans Facade development The ground plane Riverside views Elevations Site sections View from Eel Pie Bridge</p>	<p>page 145</p>	<p>15 Transport Overview Refuse Collection Fire Tender Access Deliveries Servicing Eel Pie Island Car Parking Cycle Parking</p>	<p>page 223</p>
<p>3 The Competition Background to the Competition The Brief Competition Winning Proposal</p>	<p>page 29</p>	<p>10 Riverside Activity Area Activating the Waterfront Boathouse proposal</p>	<p>page 169</p>	<p>16 Conclusions</p>	<p>page 239</p>
<p>4 Stakeholder Engagement Overview Site Interests Key Stakeholder Engagement</p>	<p>page 35</p>	<p>11 Structures, Services and Sustainability Mechanical Services Electrical Services Sustainability Structures</p>	<p>page 175</p>	<p>Appendices:</p> <p>(A) Public Consultation Boards</p> <p>(B) Public Consultation Feedback</p> <p>(C) Architectural Drawings</p> <p>(D) Landscape Drawings</p>	<p>page 243</p> <p>page 253</p> <p>page 273</p> <p>page 311</p>
<p>5 Design Development Satisfying EA requirements Massing Changes Current Plan Comparison with Competition Winning Proposal</p>	<p>page 43</p>	<p>12 Residential Layouts Flat tenure Flat types Flats in Water Lane Building Flats in Wharf Lane Building Single vs Dual Aspect Private Amenity Space</p>	<p>page 181</p>		
<p>6 Masterplan Overview Ground Floor Plan</p>	<p>page 55</p>				
<p>7 Landscaping Context Principles Design Strategies Open Space</p>	<p>page 55</p>	<p>13 Inclusive Design Introduction Access and inclusive design strategy Access provisions: Public Realm Step-free Access Access provisions: Buildings Wheelchair Accessible Units Conclusion</p>	<p>page 195</p>		

1 | Executive Summary

Executive Summary

Purpose of the Report

This Design & Access Statement has been prepared by Hopkins Architects on behalf of London Borough of Richmond upon Thames in support of a Planning Application for the redevelopment of Twickenham Riverside.

This statement describes the proposals; explains the design approach and the access arrangements; and demonstrates how, from a design perspective, the scheme complies with planning policy.

The proposed scheme includes the demolition of existing buildings and structures and redevelopment of the site comprising residential (Use Class C3), ground floor commercial/retail/cafe (Use Class E), and public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, restoration of Diamond Jubilee Gardens and other relevant works.



View down the river of the Wharf Lane Building

Executive Summary

Twickenham Riverside Vision

Twickenham Riverside is a key to the regeneration of the wider town centre. The vision is to create a new heart for Twickenham and reconnect the town to the river.

The Council has identified the following core objectives:

- To deliver a **compelling contribution** to the architectural heritage of Twickenham
- To strengthen the **green character** of Richmond upon Thames by enhancing the **public realm** through careful design
- To create an **exciting destination** for residents and visitors that champions the river and builds upon **Twickenham's identity**
- To provide a creative solution and riverfront experience which **prioritises people over cars**
- To deliver **affordable housing** for those who need it
- To achieve the objectives of the Twickenham Area Action Plan

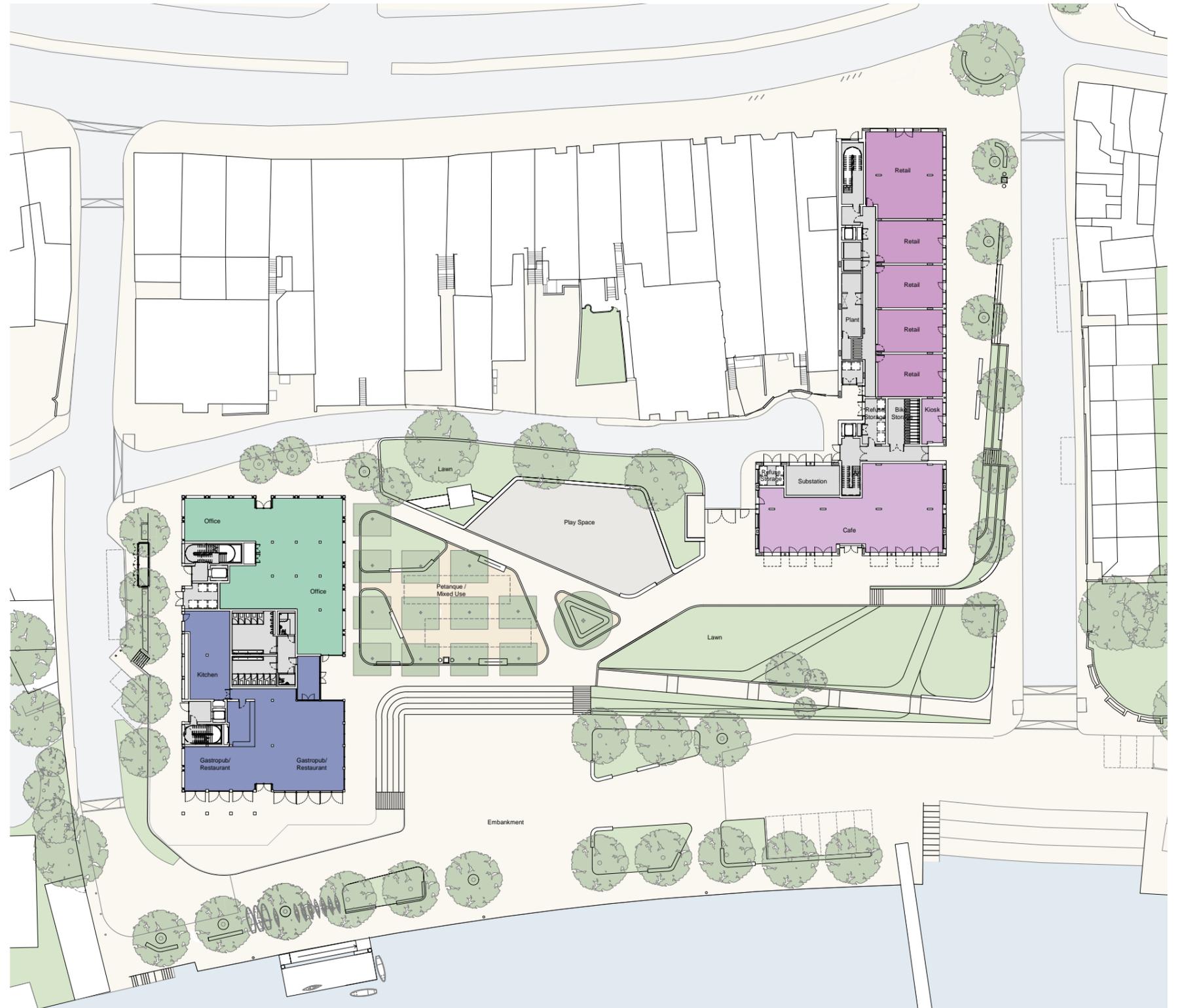
Through careful integration of building, landscape and riverfront experience, the team seeks to create a new flourishing centre for the local area, where people can enjoy the full beauty and utility of the riverside, improving the physical, social, and psychological links between the river and the town.

A fully mixed-use development of shops, offices, workspaces, and social spaces together with a newly invigorated Diamond Jubilee Gardens, whilst respecting the needs of Eel Pie Island, will create a location where people can work, live, play, enjoy and thrive. The upper levels of the two main buildings will consist of apartments ranging from studios to 3-bedroom flats, with 50% of them being affordable. The residential has been designed to optimise daylight, natural ventilation, and river views.

The revitalised gardens, kept elevated above the flood plain, provide new play space for old and young, with open views across the river. This space naturally extends into the riverside promenade, free of cars with ample opportunity to get close to the water. A new cafe in the Gardens, overlooking the play area, and a new pub / restaurant at the end of the square will create excellent destination points for residents and visitors.

Key

- Retail
- Cafe
- Pub / restaurant
- Office / retail



Site plan with Ground Floor commercial uses

2 | The Site

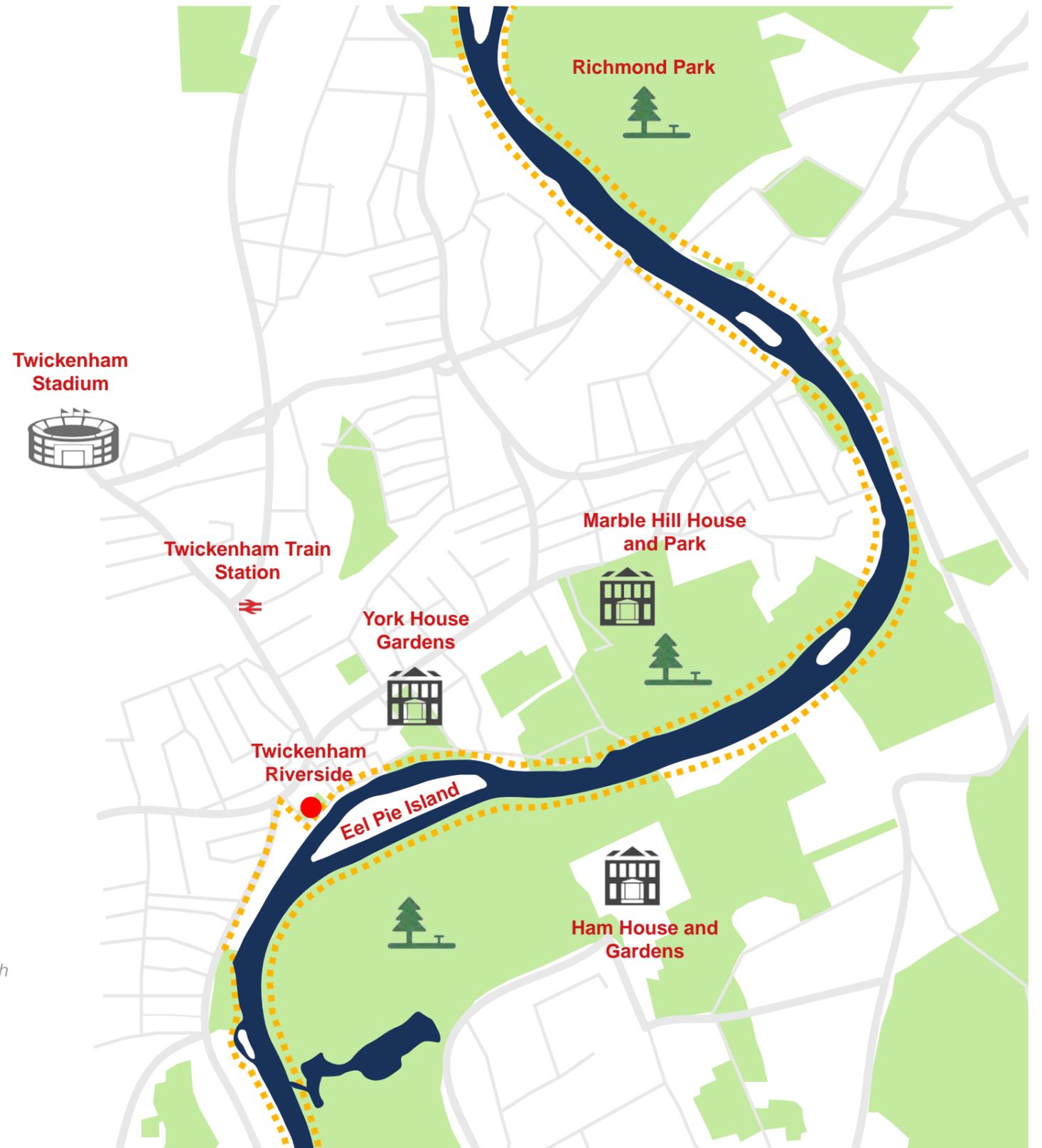
The Site Location

Twickenham is a historic riverside town with a commercial centre. The proximity of Richmond and Kingston means that Twickenham faces significant competition, but it nevertheless fulfils a range of local needs as well of those of visitors and the substantial workforce in the town.

The town is renowned as the home of English rugby, and the area's pubs and restaurants are particularly popular on match days. Twickenham's cultural heritage includes the recently restored home of the artist JMW Turner (the only surviving building he designed himself); Henrietta Howard's house and gardens at Marble Hill, Horace Walpole's Gothic revival Strawberry Hill House; York House with its extensive public gardens and the remaining sections of Alexander Pope's villa (adjacent to the site). St Mary's University is also located just outside Twickenham in Strawberry Hill, with a student population of around 5,500. Twickenham is bordered to the south by the River Thames.

The Thames Path passes through the site, and when walking or cycling along this mostly car free route from Richmond Bridge to the development site, a visitor can take in Marble Hill House and Gardens, York House and Orleans House Gallery, and enjoy fine views across the river to Petersham Meadows, Ham House, and Eel Pie Island opposite the site itself.

Located in the heart of Twickenham, the site is bounded by King Street and the back of the King Street Parade to the north, Water Lane to the east, the river to the south and Wharf lane to the west. The site is comprised of commercial properties on King Street (1, 1A, 1B, 1C) and private car park to the rear and land to the south and west that was part of the former Twickenham Lido. This includes the Diamond Jubilee Gardens, part of the former lido site, that are open to the public and are managed by the Twickenham Riverside Trust.

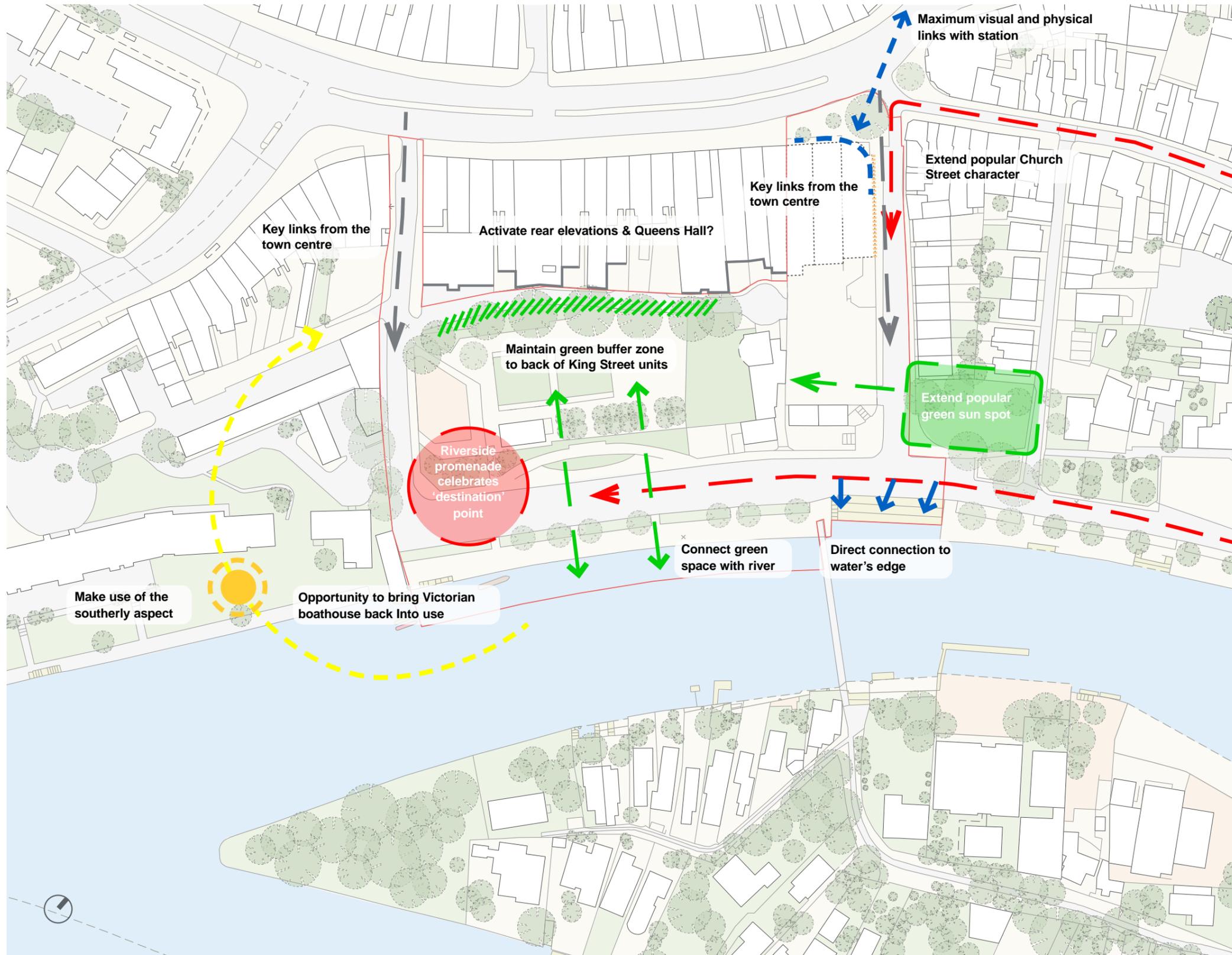


Twickenham Riverside is a place connected to the Thames' heritage

The Site
Location



The Site
Opportunities



Popular green spot to east of Water Lane during High Tide Festival, 22nd June 2019

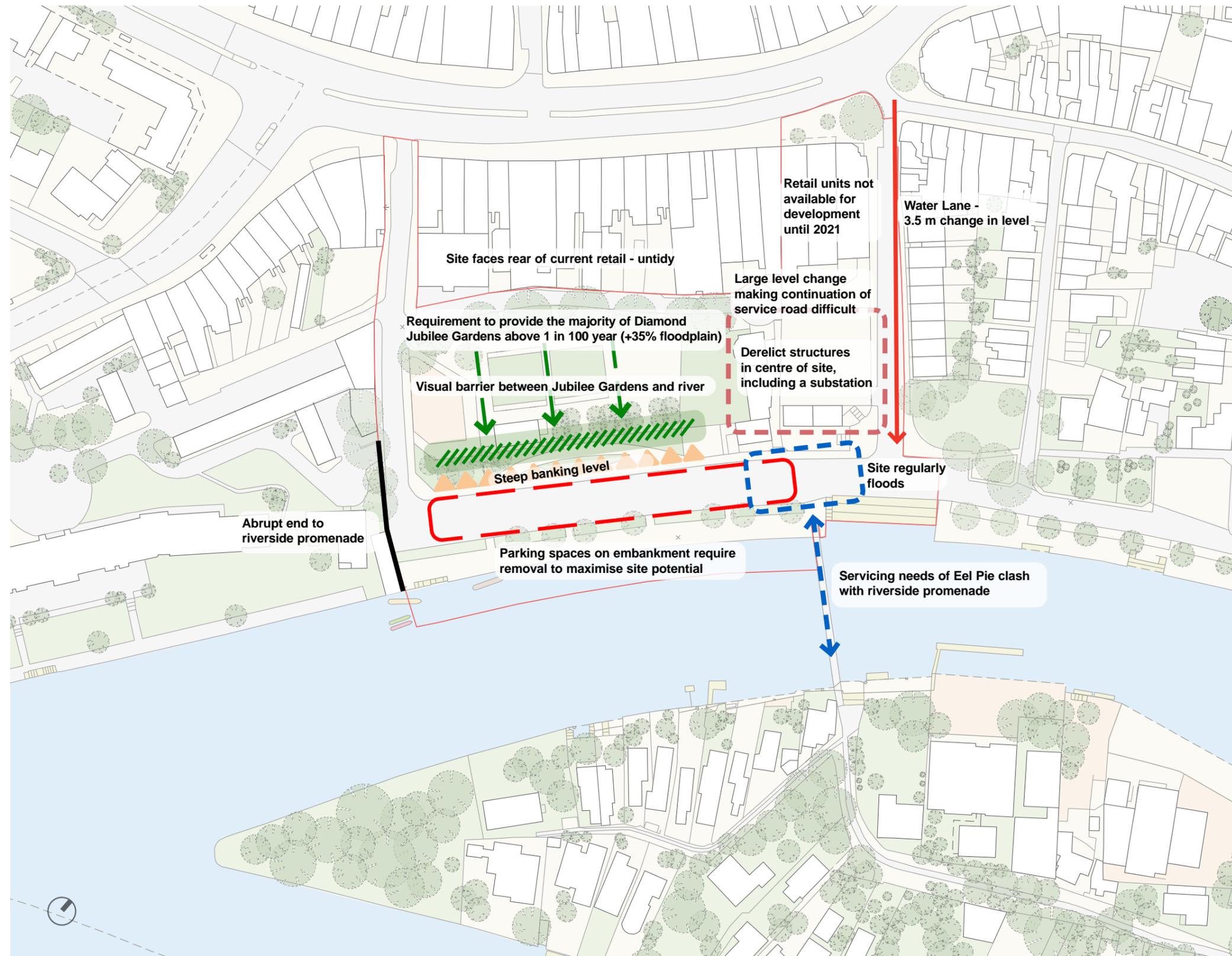


Slipway and adjacent steps providing a direct connection to the water's edge



The Riverside Promenade

The Site Constraints



Derelict structures in the centre of site, formerly part of the old Lido

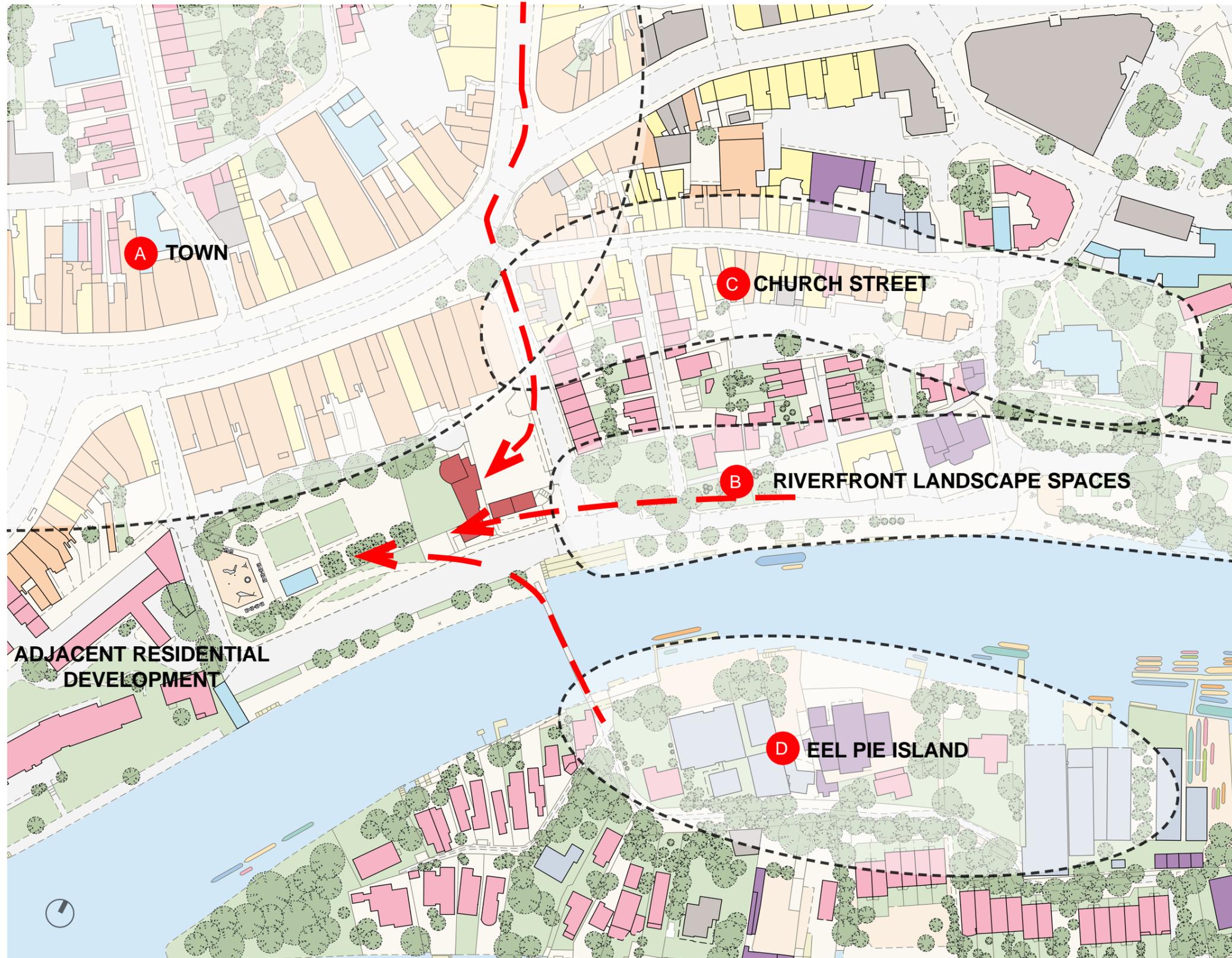


Untidy backs of King Street units facing onto service road to the north of the current gardens



Vegetation creates visual barriers between gardens and river

The Site
Local Character Areas and Influences



- Retail
- Residential
- Community
- Workshop
- Food & Drink
- Leisure
- Offices
- Derelict

A



The busy King Street looking north east



View looking south with the King Street units included as part of the site on the LHS

The Site
Local Character Areas and Influences

B



The Naked Ladies sculptures at York House Gardens



One of the green pockets connecting York House Gardens to the riverside



Champions Wharf play beach to the east of the site

C



Market stalls supplemented by dining



Al Fresco dining on Church Street during summer months



High Tide Festival is just one such festival taking place on Church Street for Community events



Cafes and Restaurants spilling into Church Street

D



Twickenham Rowing Club located on the north of the island. Richmond Yacht Club is also located on the island



There are a number of businesses including boatyards, tech startups and creative industries



Eel Pie Island's art sale during High Tide Festival