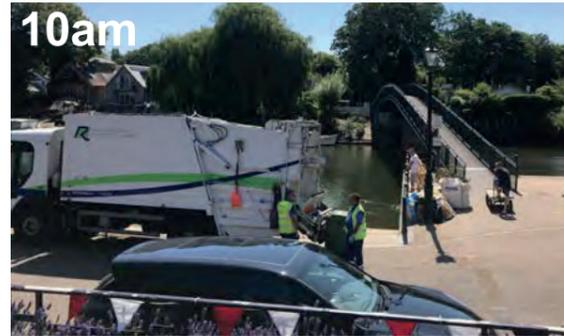


The Site
Activity and Use: Day in the Life



The dimensions of the current Embankment

The Embankment is currently 23 to 30 metres in width from the Thames River to the current retaining walls of Diamond Jubilee Gardens. The majority of the embankment operates as a car park, but there are some key spaces adjacent to this, hosting activity through the course of the day. It is important to capture and build upon this.



10am
Morning:
• Refuse collection
• Majority of deliveries & Church St quieter



11am



12pm



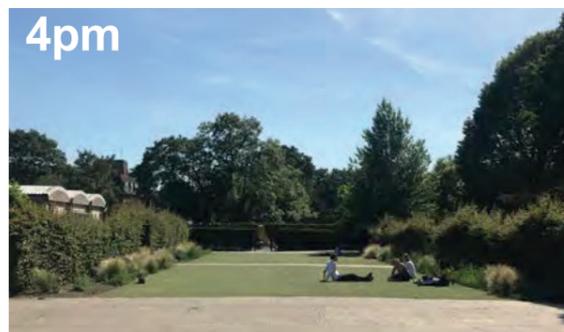
1pm
Early afternoon:
• Green spaces and benches popular for lunch
• Ice-cream van a focal point



2pm



3pm



4pm
Late afternoon:
• School children hangout
• After work activity
• Church St sets up for alfresco dining

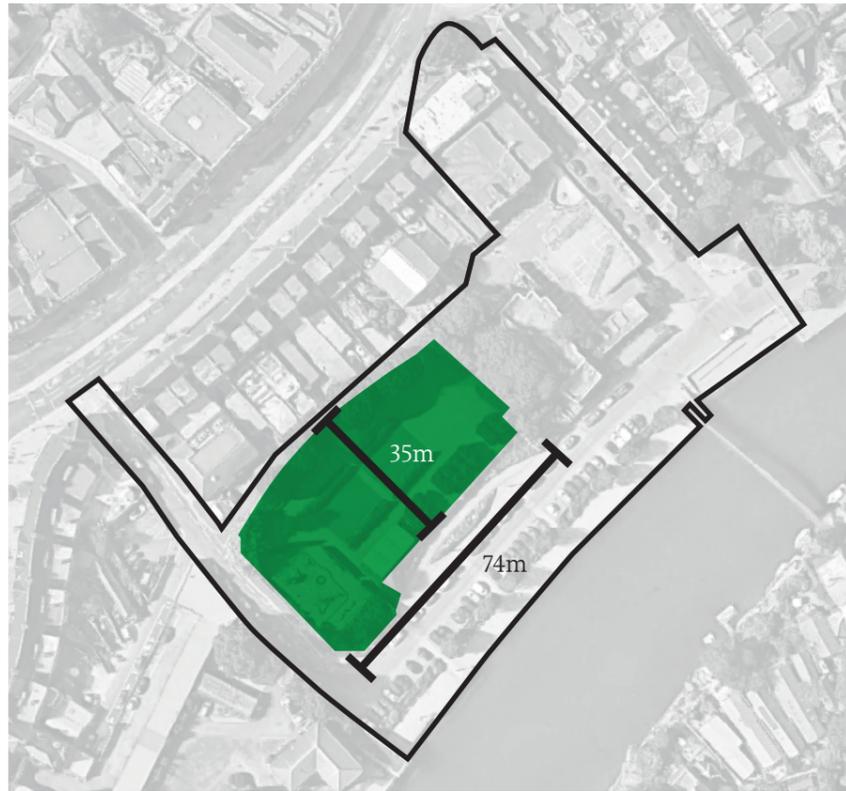


5pm



6pm

The Site
Activity and Use: Events in Diamond Jubilee Gardens



The dimensions of the current Diamond Jubilee Gardens



Market stalls in the Gardens

Leased to the Twickenham Riverside Trust on a 125 year lease (the Council is the freeholder), the Diamond Jubilee Gardens were built on what was the former swimming pool.

The Gardens are a popular spot for events and for families. They include a secure children's play area, seating with river views, hard surface for events, areas for pétanque (used by the University of the Third Age) and a café.

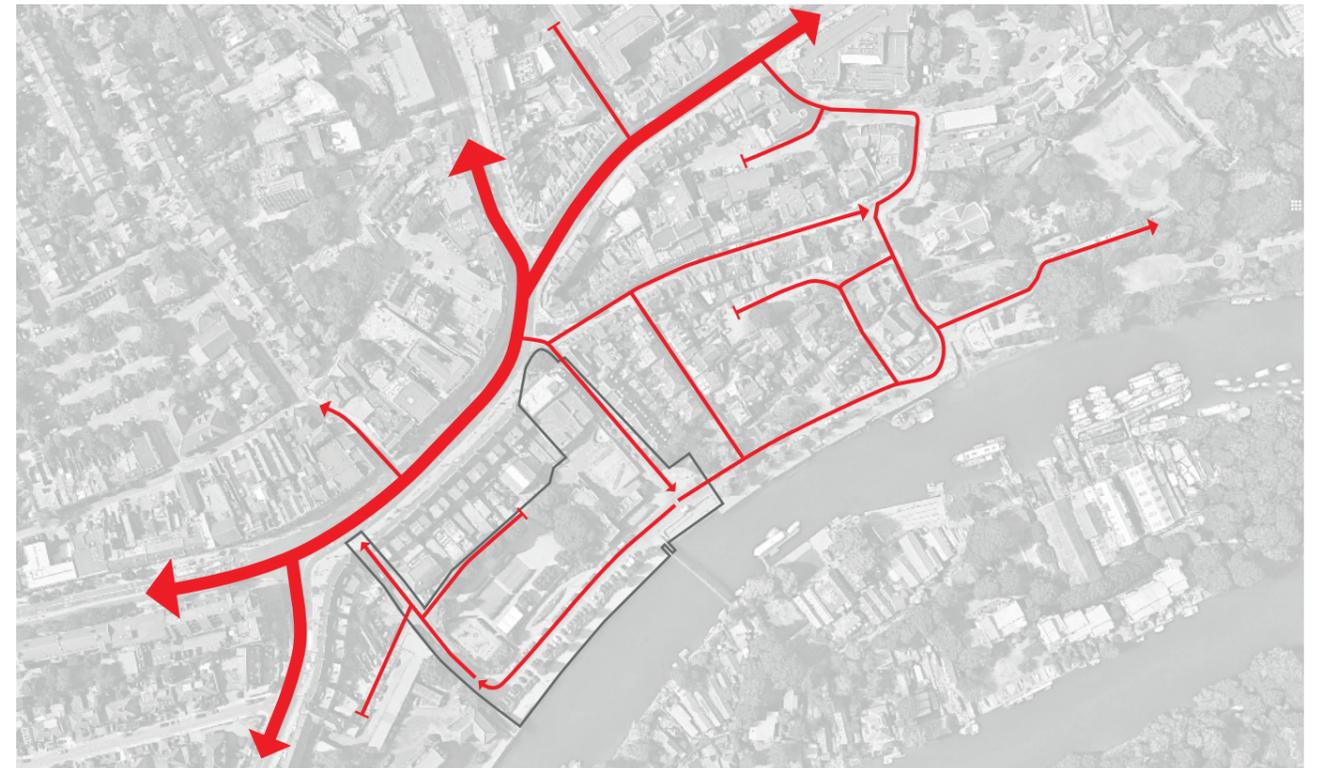
The Gardens hold events such as Dog Shows, book events for young people/families, Christmas events and live music.



Stage set up in the Gardens

The Site Existing Movements

Primary vehicular traffic is located along the primary streets around the site: King Street, Richmond Road, London Road and Cross Deep. The site is accessed by two streets: Water Lane to the east and Wharf Lane to the west. Both streets are currently one way only. The embankment runs east to west along the Thames Riverside and connects the site to the east. There is no traffic through Embankment to Church Lane.



Existing vehicular movement

Primary foot fall is located along the primary streets around the site: King Street, Richmond Road, London Road and Cross Deep. Additional traffic flows from pedestrian friendly environments of Church Street and Thames Riverside to the east. The Thames Path runs through the site and along the Embankment Flow along the Thames Riverside to the west is blocked by Thames Eyot. There is no public right of way in proximity of the site.



Pedestrian flows

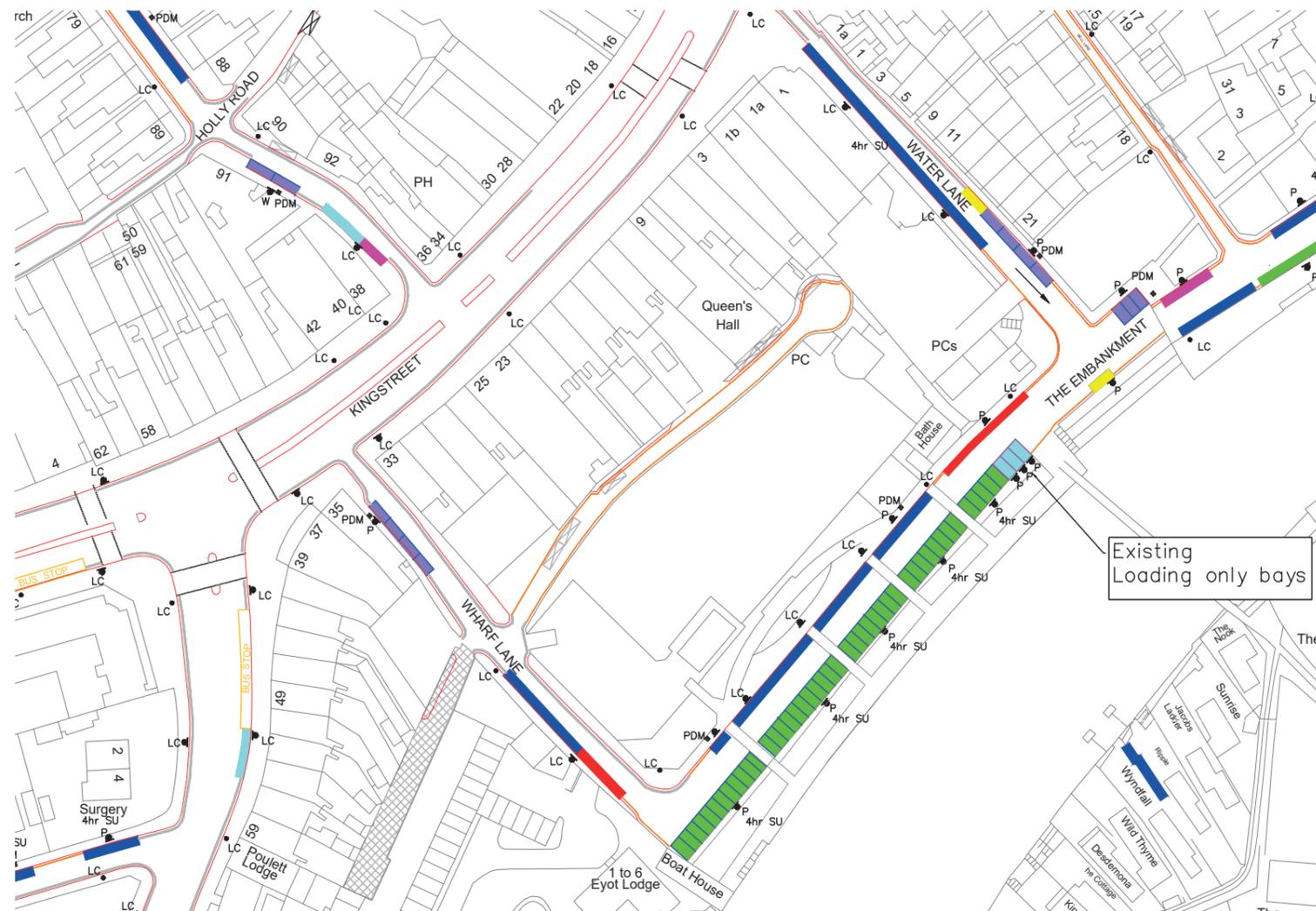
The Site Existing Parking

Parking on Water Lane, the Embankment and Wharf Lane is a mixture of residential, shared use, pay and display and business parking bays.

The site falls within the Central Twickenham Controlled Parking Zone (CPZ) zone D. Currently the CPZ operates Monday to Saturday from 8.30AM to 6.30PM.

The Council has consulted with local residents and businesses on the proposed changes. A review of the parking provision and its utilisation in the area has been carried out by the Council to assess whether current provision responds to the parking demand. The results of this review, jointly with the Policy and aspirations for the project Site, have enabled the Council to restructure car parking provision in Central Twickenham.

- KEY:
- Business bay
 - Permit bay (business / resident)
 - Resident / pay and display bay
 - Pay and display only bay
 - Motorcycle bay
 - Disabled bay



Refuse collection for Eel Pie Island residents.



Water Lane has parking bays on both sides of the road.



The servicing bays to the west of Eel Pie bridge being used.



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



All construction waste from Eel Pie Island must be taken off the island via the footbridge.



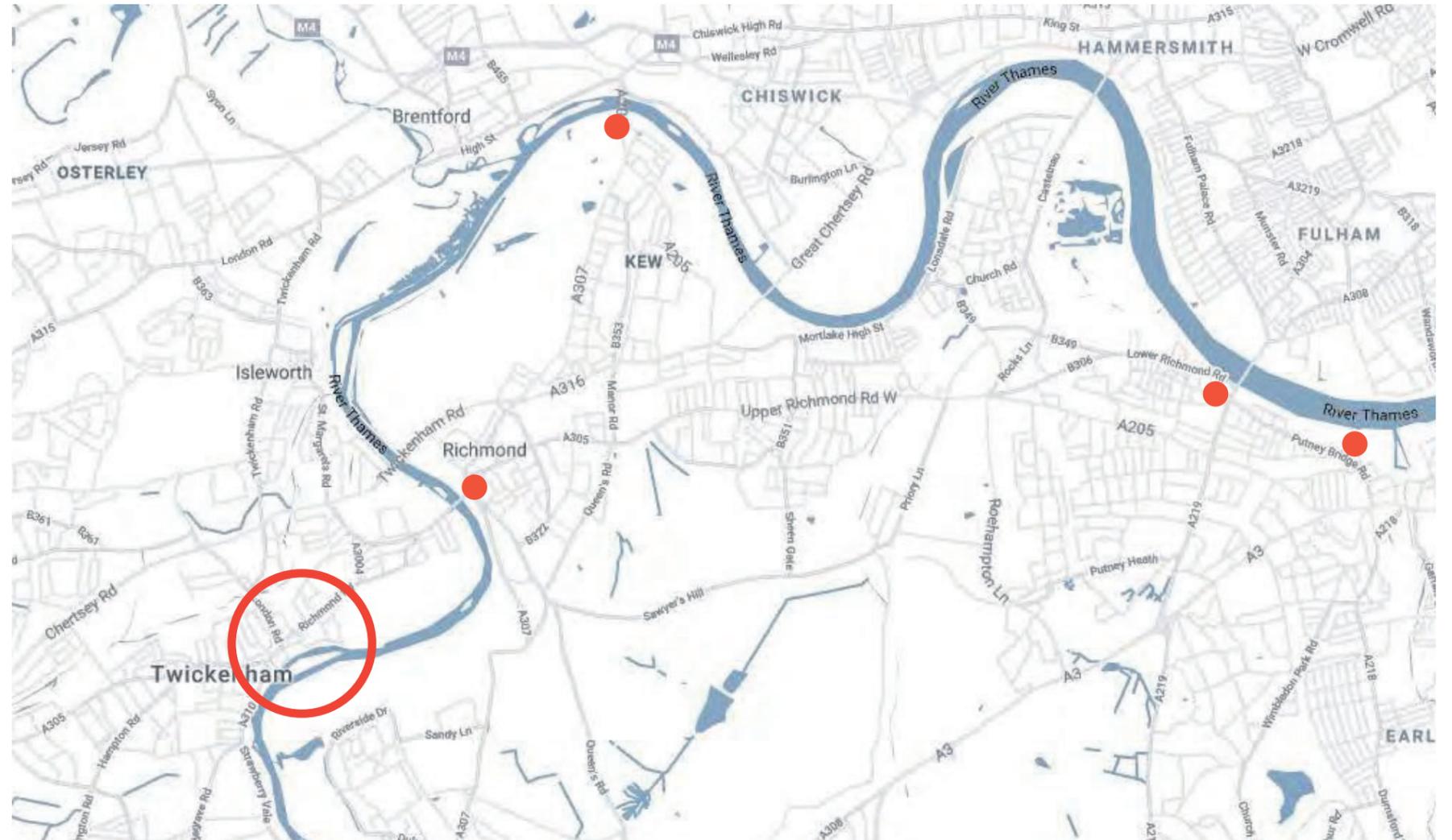
The Riverside Promenade dominated by cars.

The Site River Activity

The site is directly adjacent the River Thames which is very well used for both travel and recreational purposes.

The diagram to the right shows how the site sits relative to key river bus stops along the Thames. Although well situated, it is felt the addition of a new node on this transport network would not be feasible, due to the tightness of the river at this point and the presence of Eel Pie Bridge creating headroom restrictions for boats.

That said, the Twickenham Riverside site currently allows recreational river users to engage with the water using the slipway to the east side of the site, and the project looks to optimise this for river based activities. There are a number of local sports clubs such as Twickenham Rowing Club and EPIC SUP (Eel Pie Island Club Stand Up Paddleboarding) who would also benefit from improved connections to the water.



River bus stops along the Thames relative to the site's location



Twickenham does present other ways to use the river though, for both travel and recreation

The Site Flooding

Lying in flood zones 3a (annual probability of fluvial flooding greater than 1% or tidal flooding greater than 0.5%) and 3b (the functional flood plain of land where water has to flow or be stored in times of flood), the site is at risk of flooding from the Thames.

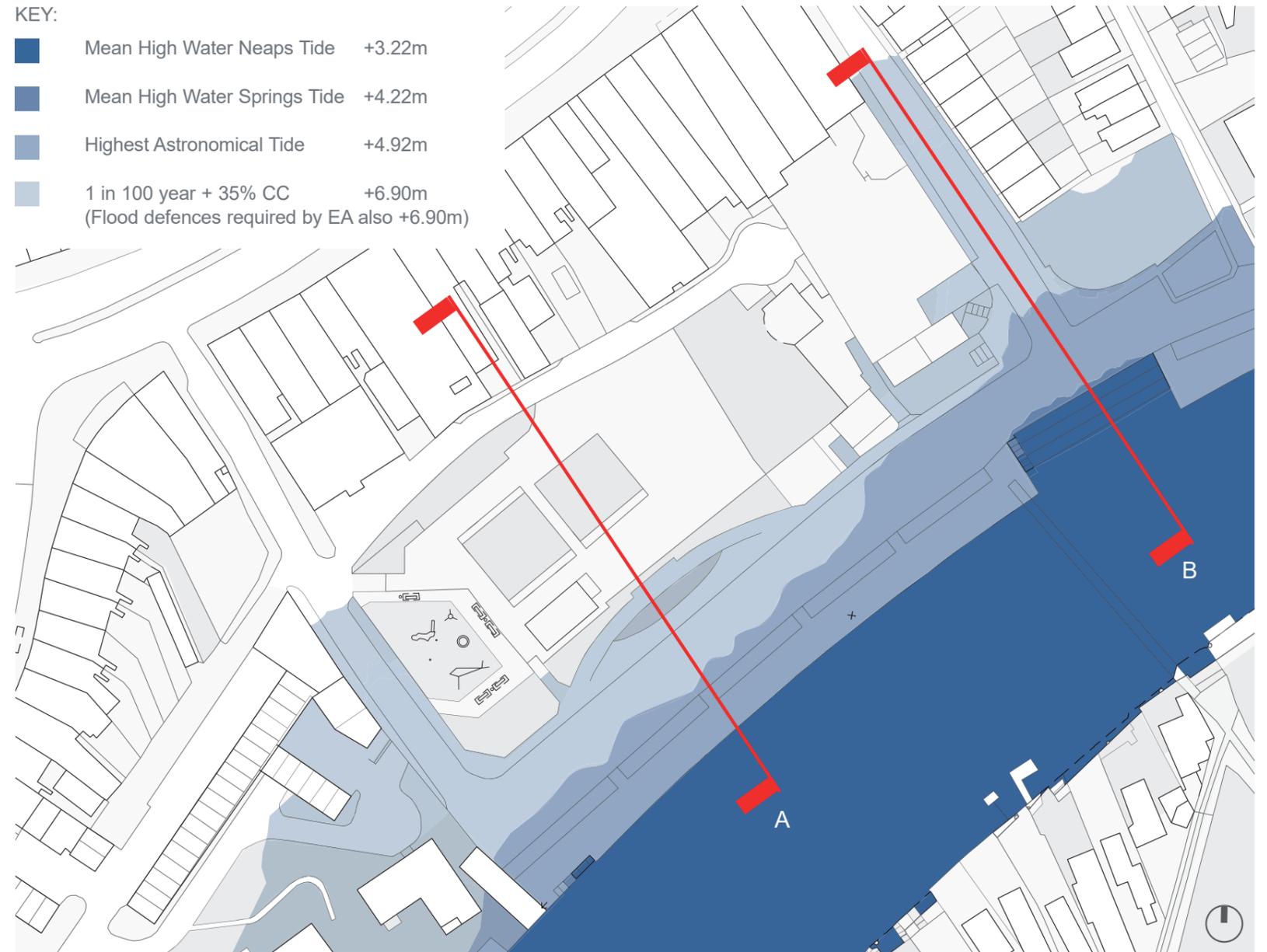
Policy LP21 of the Local Plan requires that where the development falls within the functional flood plain, only water compatible uses or essential infrastructure that has met the requirements of the exception test are allowed in the floodplain.

These developments will need to have been designed to stay safe and operational during a flood, avoid blocking water flows or increasing flood risk elsewhere, and avoid loss of floodplain storage (i.e. loss of land where flood waters used to collect)

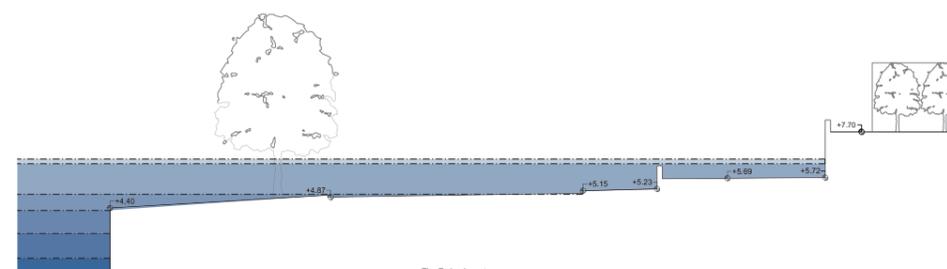
In Zone 3a, More Vulnerable (provided they pass an exception test), Less Vulnerable and Water Compatible developments are permitted provided habitual rooms are located above 6.9m, the EA allowance for the future flood defence raising of both river banks by the year 2100 (TE2100).



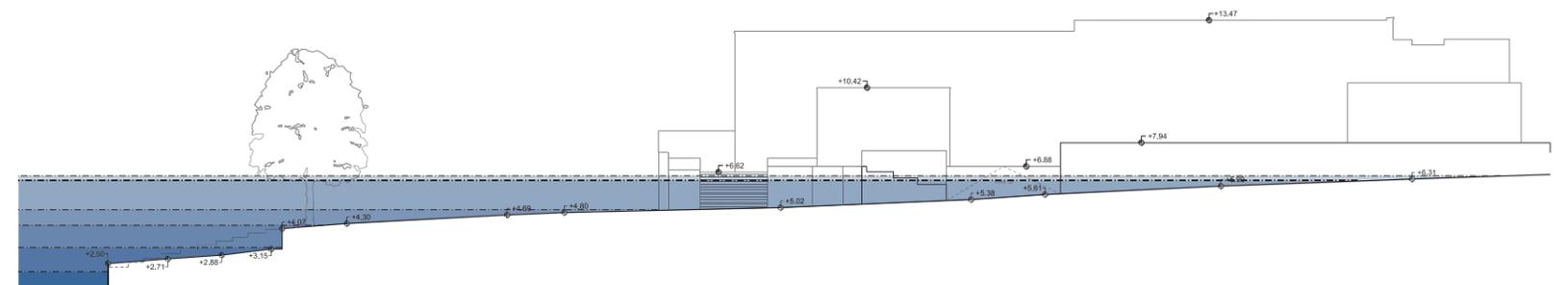
Floods at Twickenham Riverside



Tidal and fluvial flooding ranges



Section A through Diamond Jubilee Gardens



Section B through slipway and Water Lane

The Site Existing Trees



An arboricultural impact analysis was completed with the below grading given to each of the trees on site, based on recommendations set out in BS 5837:2012.

- A High quality with an estimated life of at least 40 years
- B Moderate quality with an estimated life of at least 20 years
- C Low quality with an estimated life of at least 10 years, or young trees with stem diameter below 150mm
- ⊘ U Cannot realistically be retained for longer than 10 years



Black Poplar gifted by the Queen at the opening of the Diamond Jubilee Gardens, located by the entrance to the west.



The large Fastigate Hornbeam trees to the north of the site.

The Site
Relationship to Local Conservation Areas



- Key
- Listed buildings
 - Conservation areas
 - Previous Archaeological Works



Although it does not have listed status, the Queen's Hall to the rear of the site is valued as a heritage asset by many.



The only listed structure on the site is the phone box at the junction of King's Street and Water Lane.

London Borough of Richmond upon Thames has a total of 85 different conservation areas, for which Twickenham Riverside is one (no. 8), encapsulating a large portion of the site.

The Site Policy

Planning policy is contained in a hierarchy of policy and guidance Documents from the national to the local level, all of which are used to guide and manage development in the borough. At the local level, the Twickenham Area Action Plan (TAAP) and the Local Plan are the most relevant.

According to the Twickenham Area Action Plan, the aim is *to bring this derelict site back into active use, taking advantage of its riverside location and improving links between this area and the core of the town. A substantial area of open land to be retained and some of this to be green space. Bringing the site back into use will be key to the regeneration of the town.*

The site forms part of Proposal Site TW7, and within the TAAP, the future vision and key objectives for the future redevelopment of this site are outlined: -

- Retail frontage along King Street and residential above.
- Provide new specialist retail, leisure and community uses.
- Create new open space to provide for a wide range of open uses.
- Maintain the Embankment as a working quay.
- Improve the environment of the Embankment including reduction in car parking / upgrade areas of open space, create a pedestrian priority.
- Improve the Water and Wharf Lane links from the town centre.
- All new uses to take account of unique riverside setting / create a destination on the riverside with high quality facilities/events

- Riverside Park
- Shared Surface / Pedestrian Activity
- ... Servicing Facilities for Eel Pie Island
- - - Access/Service Road
- ~ Review Existing Parking Spaces
- Development Sites
- Active Frontage
- Building Setback
- * Enhanced Public Square
- ∨ Screening and/or Improvements to Rear Courtyards
- ▣ Reuse/Redevelopment of Existing Buildings
- Public Realm Improvements including pavement widening)



TAAP - Riverside and Approaches Principles

(A) Open space (excluding the area where there are currently buildings), a mixture of hard and soft landscaping to allow a variety of leisure activities, playground and café;

Please note: the hoarded off area to the north east of this area is not accessible to the public.

(B) Reuse or replacement of existing buildings to provide mixed uses with active frontages at ground floor level;

(C) In long-term, subject to agreement of the community, potential low rise leisure and community pavilions closer to the service road area, to enliven the area and allow public enjoyment of the riverside open space;

(D) Redevelopment or reuse of former public toilets fronting Water Lane for residential, leisure or café use;

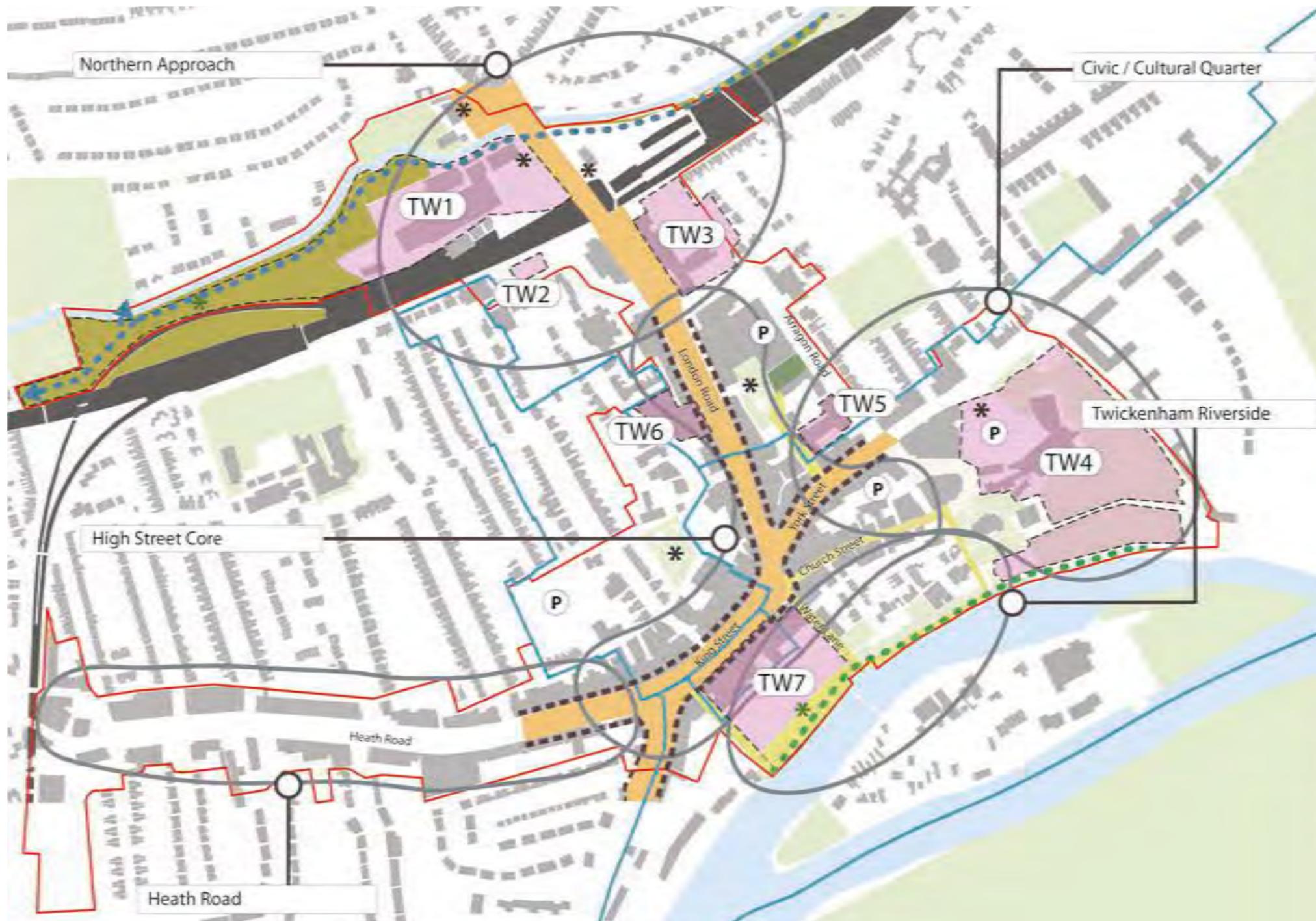
(E) Redevelopment or partial redevelopment of 1, 1a and 1b King Street with setback or inset to create a public square or other civic space with active frontage at ground floor level and residential development above of a height and design appropriate to the location of the site;

(F) Redevelopment of the car park in Water Lane with residential and/or town centre uses together with the continuation of the service road between Water Lane and Wharf Lane.



TAAP - Riverside Areas

The Site
Policy



- Conservation Area
- AAP Boundary
- Opportunity Area
- Existing Car Park
- New/Improved Public Space
- New Riverside Park
- Public Realm Improvements
- Shared Surface/Pedestrian Priority
- Shop front Improvement
- Extension to River Crane Walk (and cycle route west of London Road)
- Improved Pedestrian Route
- Opportunity Sites for Change and Improvement

TAAP - Spatial Strategy

The Site History

The history of the Embankment area of Twickenham dates back to the 1650s when Richmond House was built. The villa occupied a four-acre piece of land along the River Thames between King Street, Water Lane and Wharf Lane. Richmond House was demolished in 1927 and part of the site was sold for the development of commercial buildings. In 1935 Twickenham Lido opened on the remaining land where Richmond House once stood and this opening coincided with the Silver Jubilee of George V.



Richmond House, 1700s



Top of Water Lane, 1904



Base of Water Lane, 1906 (Charlie Shore's Boathouse)



View of the Embankment from Eel Pie Island, 1905

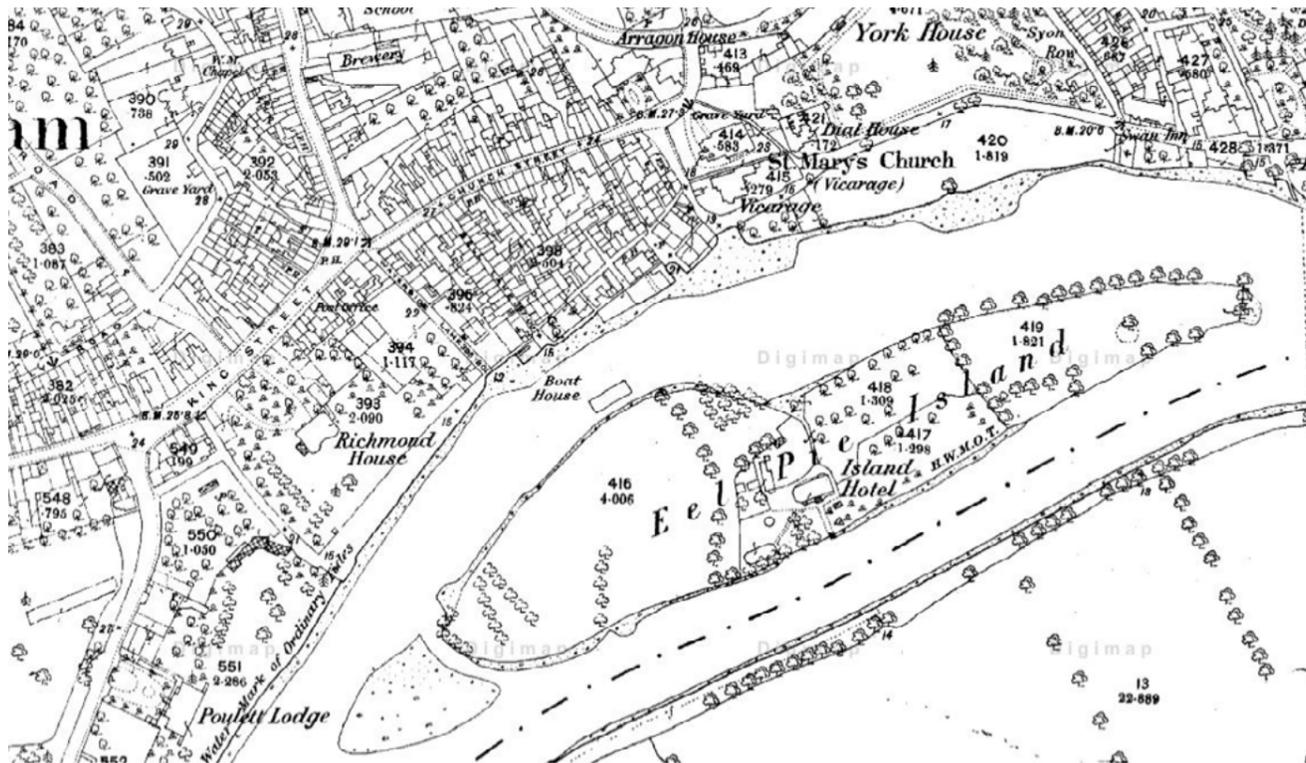


Twickenham Lido, 1930s

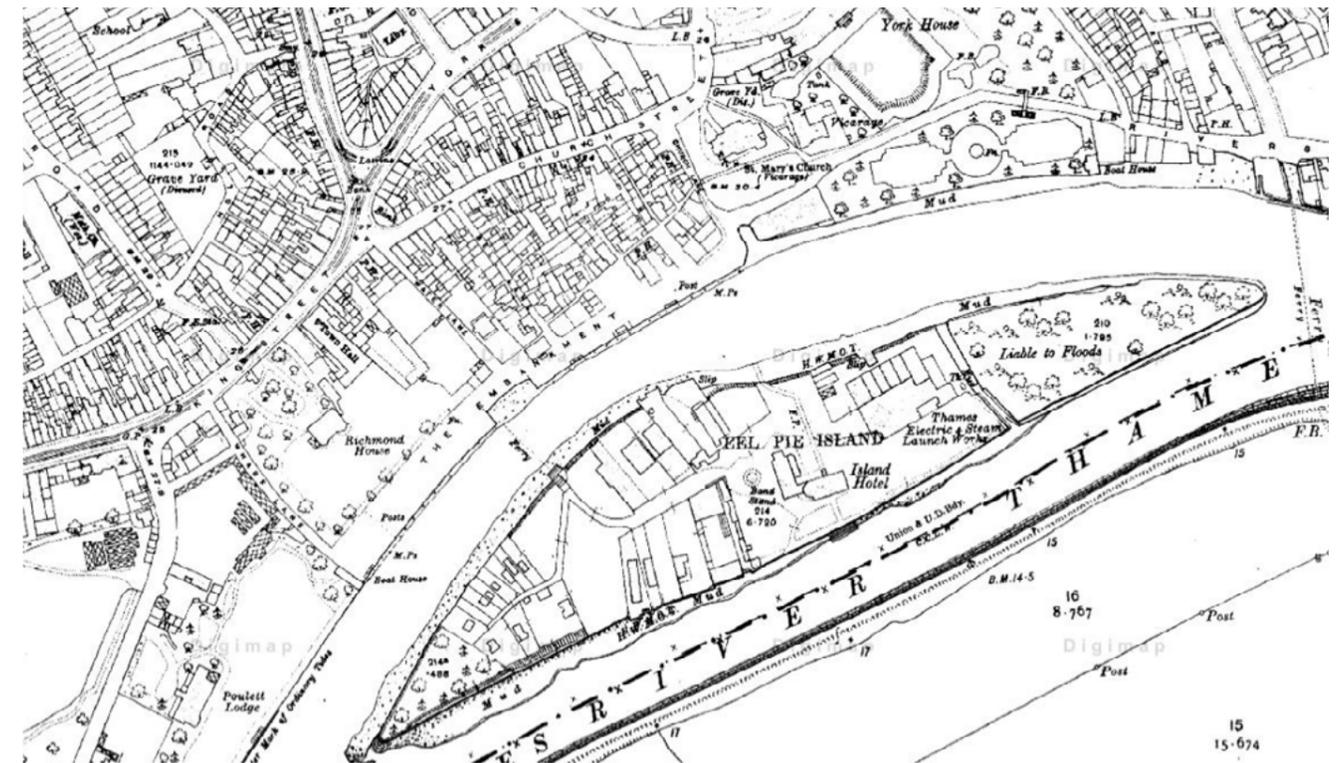


Twickenham Lido from above, 1937

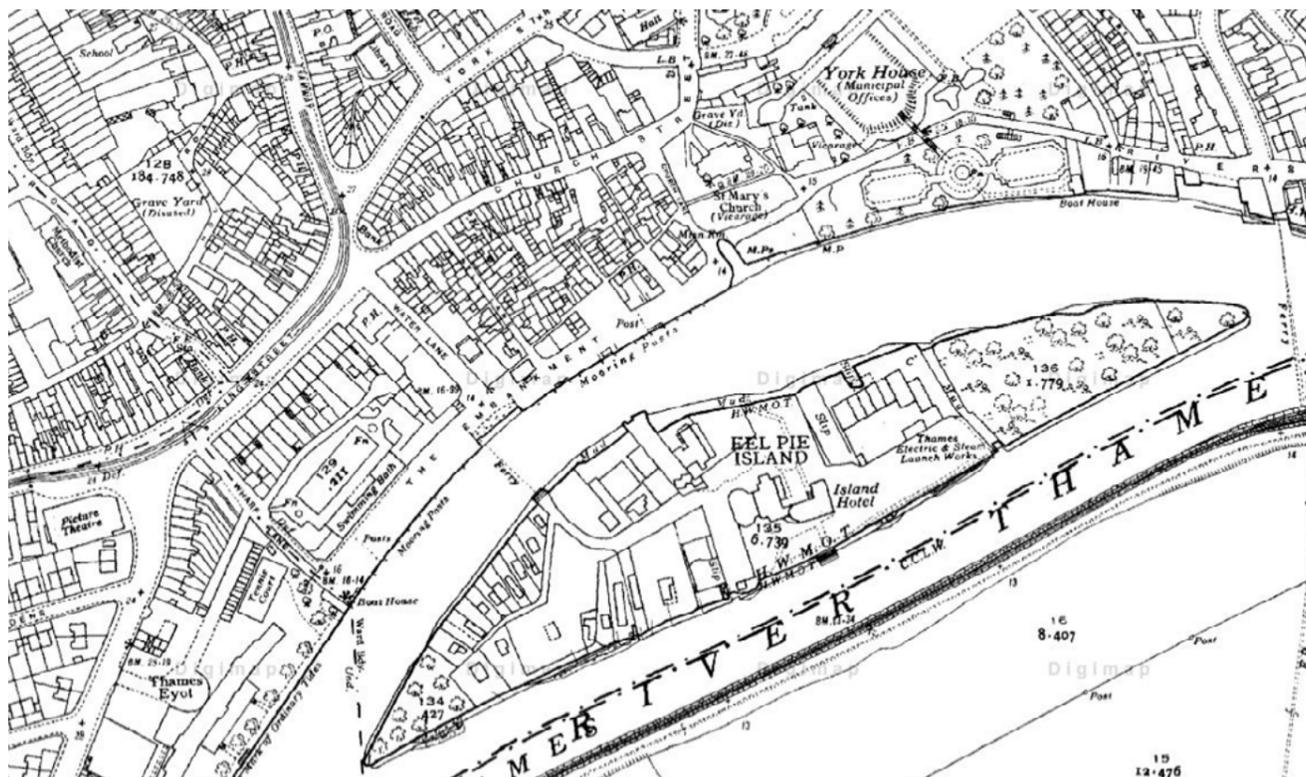
The Site History



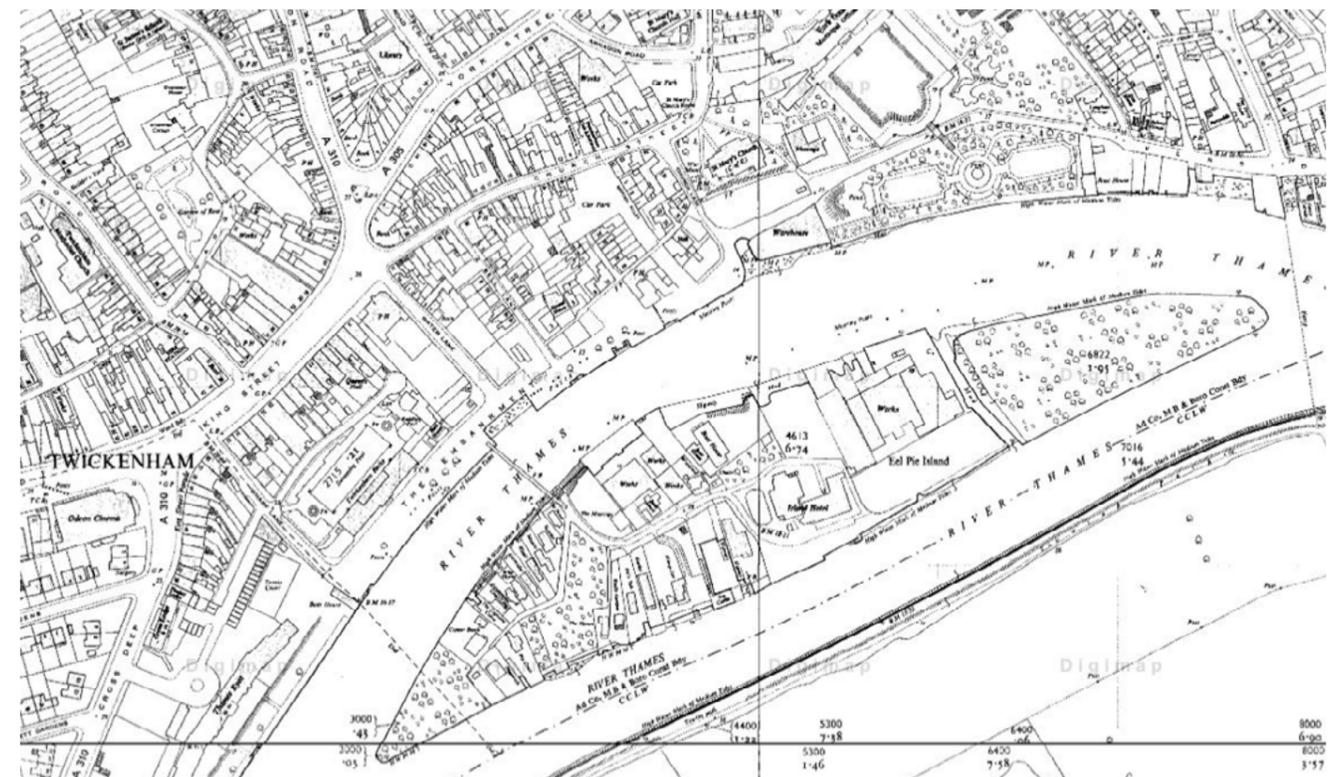
1870s - Site is part of Richmond House



1910s - Some land around Richmond House gets developed



1930s - Twickenham Lido built on the site



1960s - Lido continues with minor additions to its massing

The Site Recent History

The open-air swimming pool was closed for refurbishment in 1980 but never reopened. There followed numerous attempts to redevelop the site all of which failed for various reasons including what were considered inappropriate uses and over-development of the site. The pool site was derelict until 2005 when Jubilee Gardens was developed on part of the site. This site was later extended to create the Diamond Jubilee Gardens which opened in 2012.



Former Lido, closed in 1980 and demolished in 2005



Countryside Properties / Clive Chapman Architects, 2008

In 2014 the Council bought the King Street units 1, 1A, 1B and 1C and private car park to the rear that adjoins the former swimming pool site, opening up new possibilities for the site. Following this acquisition, the previous Council administration consulted on a series of proposals for the site working with architects Francis Terry and Associates, and later Carey Jones Chapman Tolcher. The public response was mixed, with some people supporting the final design proposal, but others disappointed by important aspects of the proposals, including its retention of parking on the immediate waterfront area.



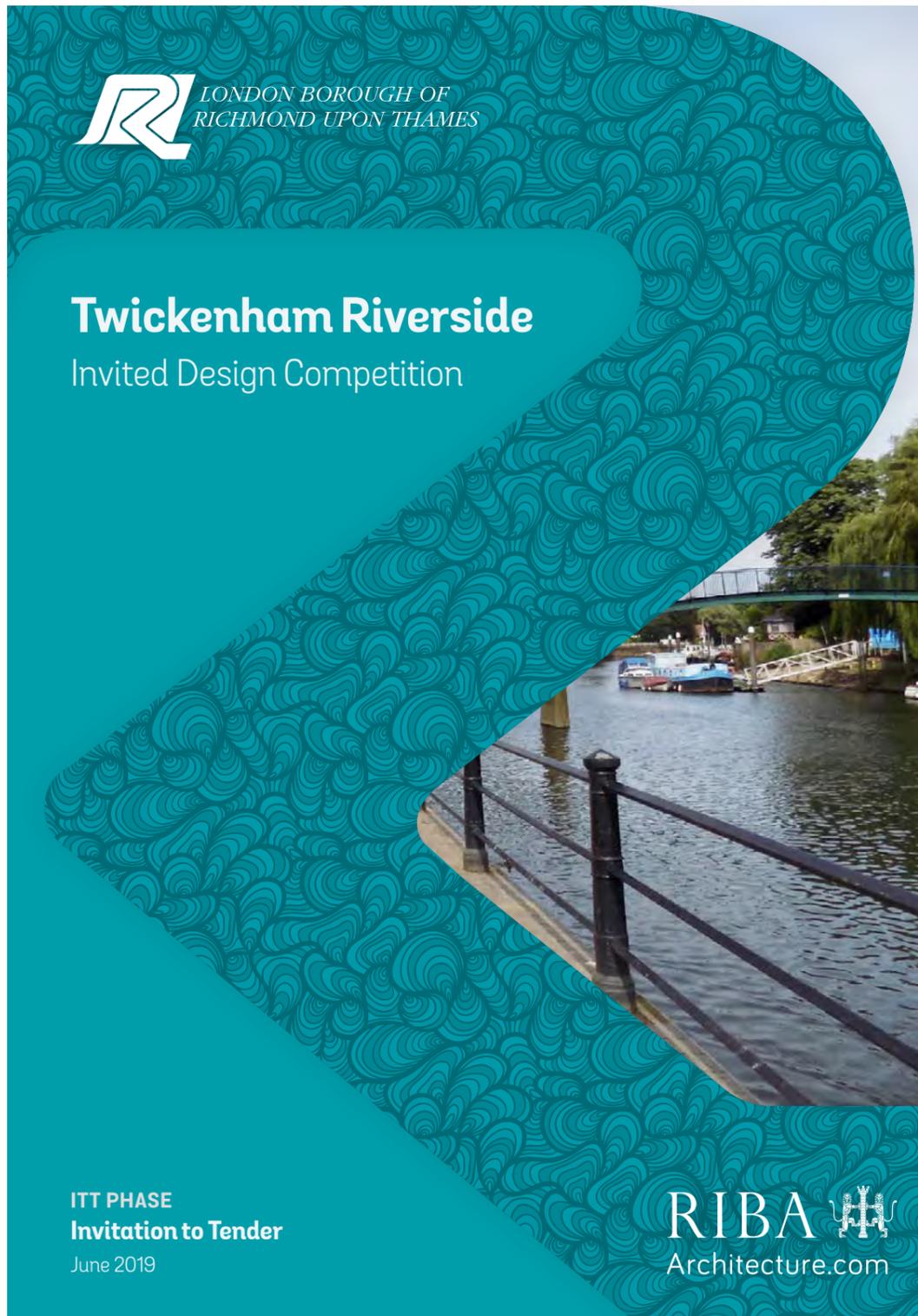
Francis Terry and Associates, 2015



Francis Terry and Associates with Carey Jones Chapman Tolcher, 2017

3 | The Design Competition

The Design Competition The Brief



Following the change of administration in May 2018 a new approach was taken and, responding to public feedback, the Council decided to run a Design Competition. The Competition Brief, issued with the first and second stages of the architectural competition in June and later in August 2019, was the starting point for the design of the scheme. In addition to setting out the spatial and programme requirements, the competition brief set out the wider vision for the project.

The brief identified the main objectives for the site being: -

- Make a distinctive contribution to the waterfront
- Appropriate style, scale and massing, sympathetic to the surroundings
- Sustainable and in line with the Council's Local Plan (LP22)
- Reflect the riverside setting and be obviously belonging to 'Twickenham'
- Must respond to the local flooding conditions through siting and design
- Mixed use, with a variety of building forms and massing should sit within a cohesive overall masterplan
- Provide different types of public space
- Meet the requirements for the re-provision of the Diamond Jubilee Gardens
- Provide a focal point for the town that allows for activities and events, as well as day-to-day use and enjoyment
- A pedestrian and cycling friendly environment should be created which removes the parking from the immediate riverside
- Meet the servicing requirements of Eel Pie Island, the King Street units and the development itself

The Design Competition Competition Winning Proposal

In late 2019, the Hopkins Team was announced as the winning team with the following proposal: -

Water Lane

The Water Lane building acts as a bridge between the scale, activity and charm of Church Street and the riverside. Whether coming up that street or down from the station, to the corner of King Street, the building announces the new development, opening up the vista right down Water Lane to the bridge.

Lined with shops with flats above, the domestic materiality of Church Street is maintained down Water Lane, without dominating the houses opposite, until it opens out to the gardens and the events space. The competition winning scheme also had a separate pavilion building directly adjacent the Water Lane Building, housing the cafe.

Wharf Lane

The ground floor of the Wharf Lane building provides workspace to its north and a gastro pub/restaurant to its south. Modularly designed, large span space provides flexibility for layout. In the competition winning scheme a shared external but covered Winter Garden also created additional space for spill-out.

There are flats above both buildings, with at least 50% affordable, sharing views over the river, gardens and Winter Gardens.

Gardens and Events Space

Diamond Jubilee Gardens, with the riverside events space it extends down to, provides the heart of the scheme. The scheme builds on the existing diversity of use and aspect to create an accessible set of spaces which function in every season for a multiplicity of events, and critically, for everybody, whether a person on their own or a huge group, whether old or young, able or not, with great river views. We have focussed on spaces which can be really used.

Key areas and functions include: -

- Tucked into the rear of the site between the Water Lane and Wharf Lane buildings there is a new play space.
- Adjacent to it, an area for pétanque where people of all ages can play games, chat and relax.
- A new events space which extends the Riverside walk.
- A floating pontoon engaging with the river and the tide, with accompanying boat storage for kayakers and paddleboarders.
- Terraced steps for sitting and watching the market, the boats or the events space.



Ground Floor Plan: drawing people from town to river, different types of public space can be enjoyed by both residents and visitors

The Design Competition
Competition Winning Proposal



View of the competition winning scheme from Eel Pie Bridge