

6 | Masterplan

Masterplan Overview

The strong legibility of the ground plane drawing at Competition Stage has been maintained, with good accessible links provided into and through the gardens. As described in the landscaping section, we have looked to further improve the relationship between the two buildings, not just visually but physically, by encouraging a more natural pedestrian flow through the site. Each of the design moves made have intended to further open up the embankment and gardens, complementing the architecture of the Wharf Lane and Water Lane Buildings.

The use classes of the ground floor commercial space have remained largely unchanged, with retail situated along the Water Lane Building, capped off by a large café unit at its south. The Wharf Lane Building, has been designated as office space to reprovide the current area of office on Kings Street.

The pub / restaurant has increased in size to react to comments made by officers and DRP as well as the commercial advisers. A foyer had been included to the north of the pub / restaurant to give a more appropriate entrance experience and remove the courtyard, which officers and the DRP had concerns would be under used due to it sitting in shade for much of the day.

The toilets shared by the pub / restaurant and public are located on the ground plane to improve accessibility and connectivity from the pub / restaurant and gardens. The same is true of the kitchen, which is located on the ground floor to negate the reliance on a dumb waiter and lift for deliveries and servicing the pub / restaurant.



View from Eel Pie Bridge



Riverside elevation

Masterplan
Ground Floor Plan



Key

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

Site plan with Ground Floor commercial uses



7 | Landscaping

Context

Connections to the Thames Heritage

The position of Twickenham Riverside on the banks of the river Thames is key to understanding the site's cultural and historic character. For centuries the Thames has connected London to the rest of the world, running through the heart of the capital it has been the focus of trade and connectivity, culture and leisure and has united Londoners.

The site at Twickenham has a long history of being used as a destination for leisure and recreation, being in close proximity to the surrounding 18th and 19th century manor houses, records of recreational uses of the site by people of 'fashion and distinction' date back to the 18th century.

The landscape design aims to continue the traditional use of the site for various recreational activities and draw on some of the colourful history to create a new character for the people of Twickenham today. The nearby historic parklands to the manor houses provide the perfect context for a beautiful modern recreational green space on the banks of the Thames.



Context

Twickenham's Local Distinctiveness

Modern day Twickenham is a vibrant town with a strong identity. It is famous for being the home of rugby, and has historic recreational roots in 18th and 19th century pleasure grounds and manor houses.

There is a strong sense local community, and a variety of activities, events and festivals in the surrounding area. - a few examples shown in the adjacent photographs.

The aspiration for the landscape design is to provide a new space that will enable the community to come together and accommodate existing and new gatherings.



Best Banger Festival



Holly Road Farmers Market



Concert next to St Mary's Church



Church Street Market

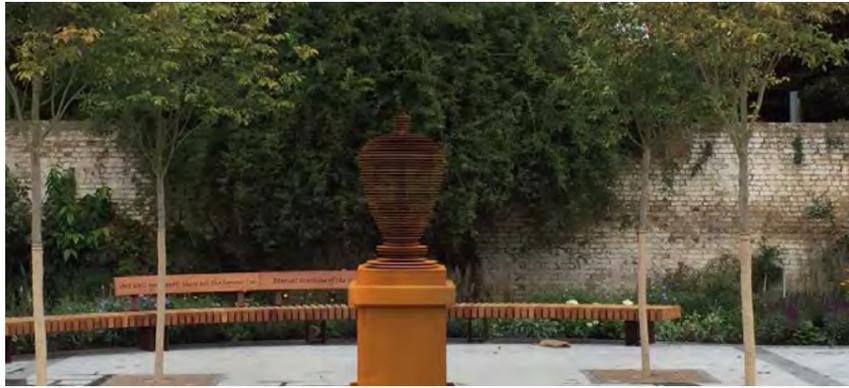


Church Street temporary installation

Context
Connections to the Thames Heritage



Riverside downstream of site



Nearby gardens



Nearby gardens



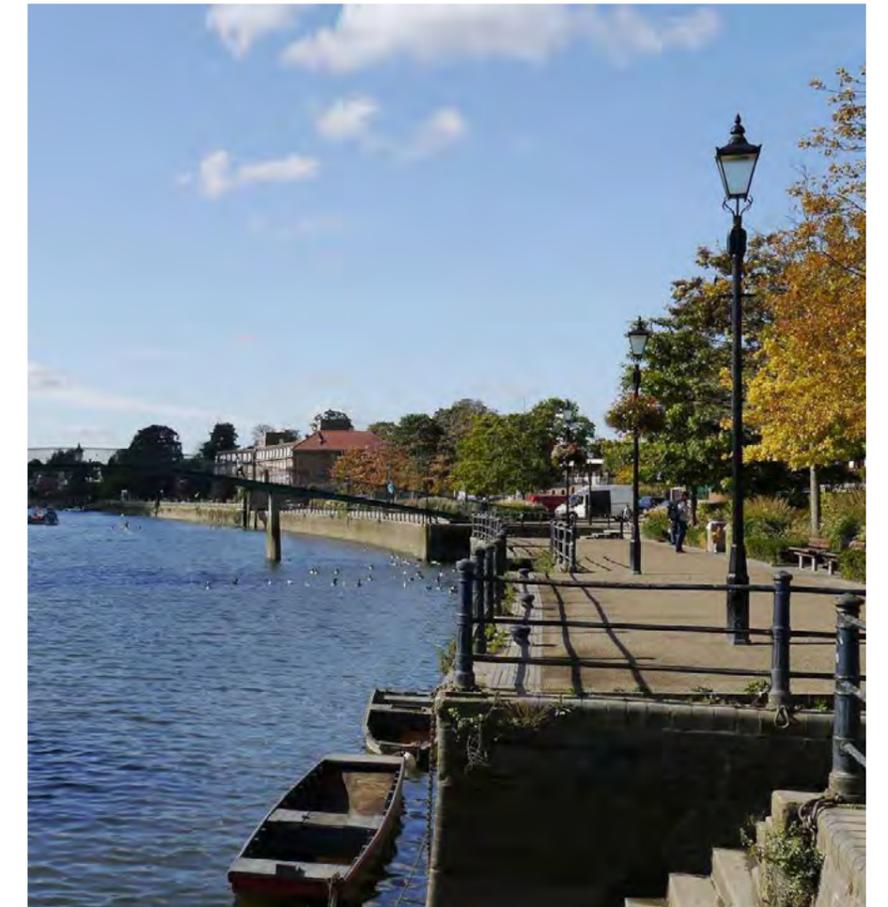
Nearby Manor House



Boathouses and river activity in Richmond



Riverside within site



View upstream along Thames path towards site and Eel Pie Island Bridge

Principles

Connecting People and Place through Landscape

The landscape design builds on the location of the site between the medieval town centre and the water. The connection to the water and the surrounding parklands is used as the inspiration to create a new biodiversity recreational space for Twickenham.



Nature and Biodiversity



The River Thames – is the key defining landscape and cultural feature of the valley. Maximise the opportunity to connect Twickenham to the water and its rhythms.



Heritage of the town centre – Twickenham Riverside is part of the medieval town centre and should reinforce its sense of place.



Historic landscape context – the riverside path connects this unique landscape setting to Twickenham Riverside. The public realm should reflect this.

Principles Continuation of Green Corridor

Extending the green corridor along the Thames path is an important design principle for the gardens and town square, continuing the riverside garden typology.

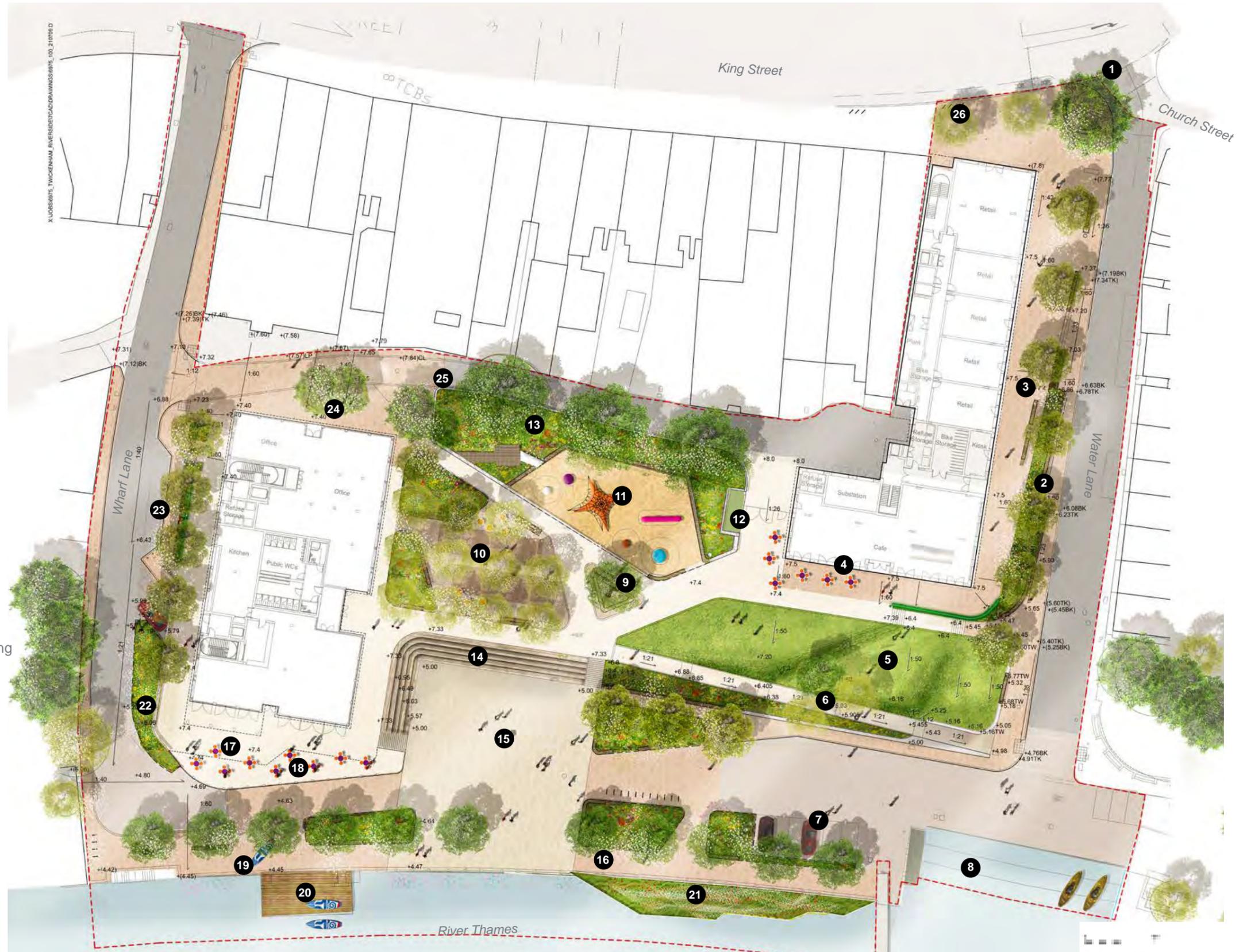


Continuation of green corridor into the site

Design Masterplan

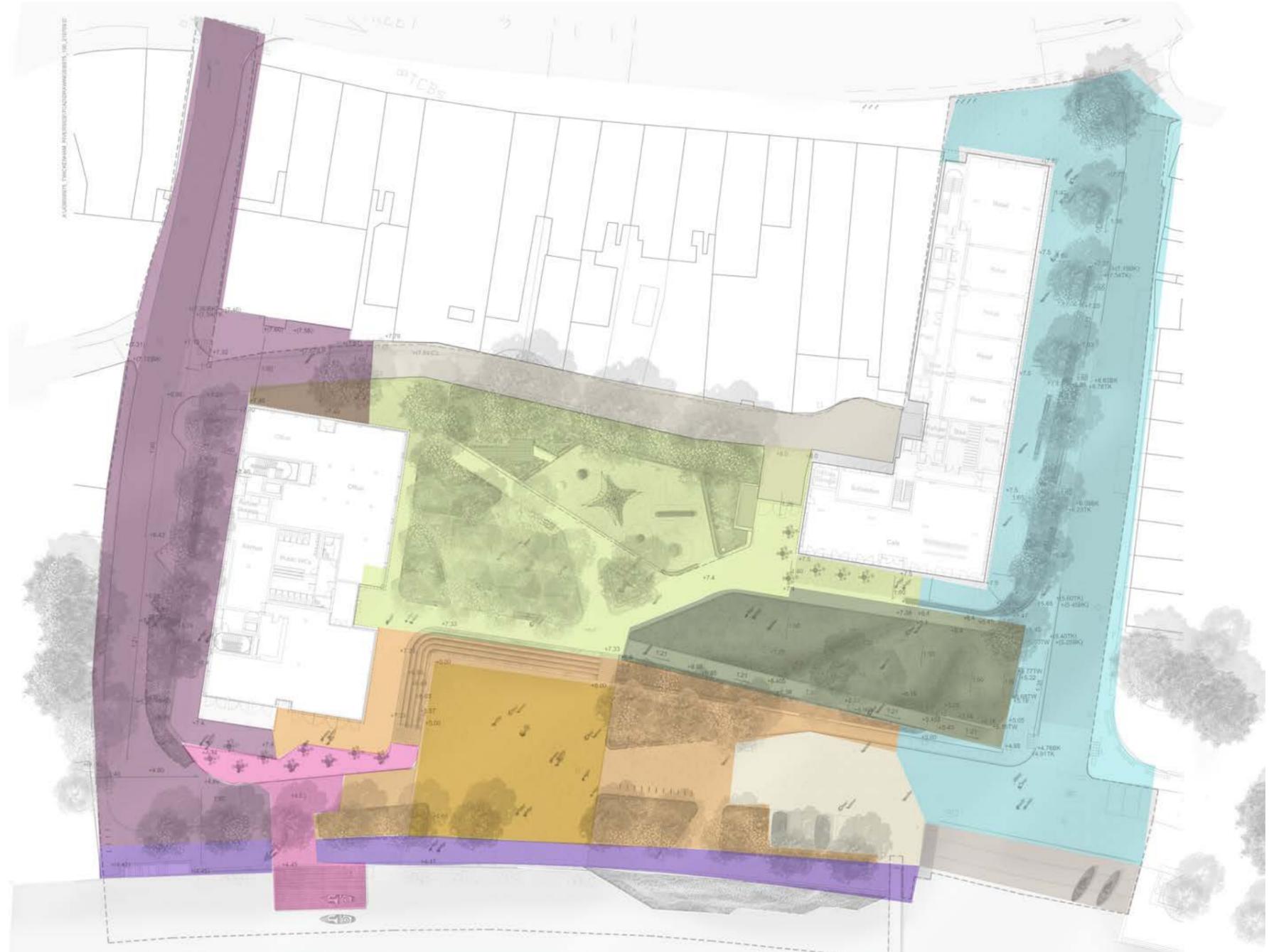
The project aims to reconnect the site with the river and provides a variety of spaces for different uses and activities, from quiet to sociable, and informal to formal gatherings.

1. Existing Oak tree retained
2. Planted terraces
3. Accessible route to gardens
4. Cafe with out door seating
5. Lawn terraces
6. Accessible sloped path to gardens
7. Service bays for Eel Pie Island
8. Existing slipway to be repaired
9. Feature tree with seating
10. Petanque under London Plane trees
11. Play area
12. Vehicle access and storage
13. Hornbeam trees and planted buffer
14. Amphitheatre / seating terraces
15. Town Square / event space
16. Riverside promenade
17. Pub / restaurant outdoor terrace and seating
18. Secure boat store
19. River activity space
20. Floating pontoon
21. Floating ecosystem
22. Rain garden
23. Service bay and parking
24. Shared surface entrance to gardens
25. Service road
26. Additional cycle parking



Design Character Areas

The adjacent plan shows an overview of the main spaces within the site and their proposed function and character.



Key

 The Gardens	 River Gardens	 River Promenade	 Service Road / Area	 Water Lane
 Lawn Terraces	 River Activity Area	 Town Square	 Slip Way	 Wharf Lane

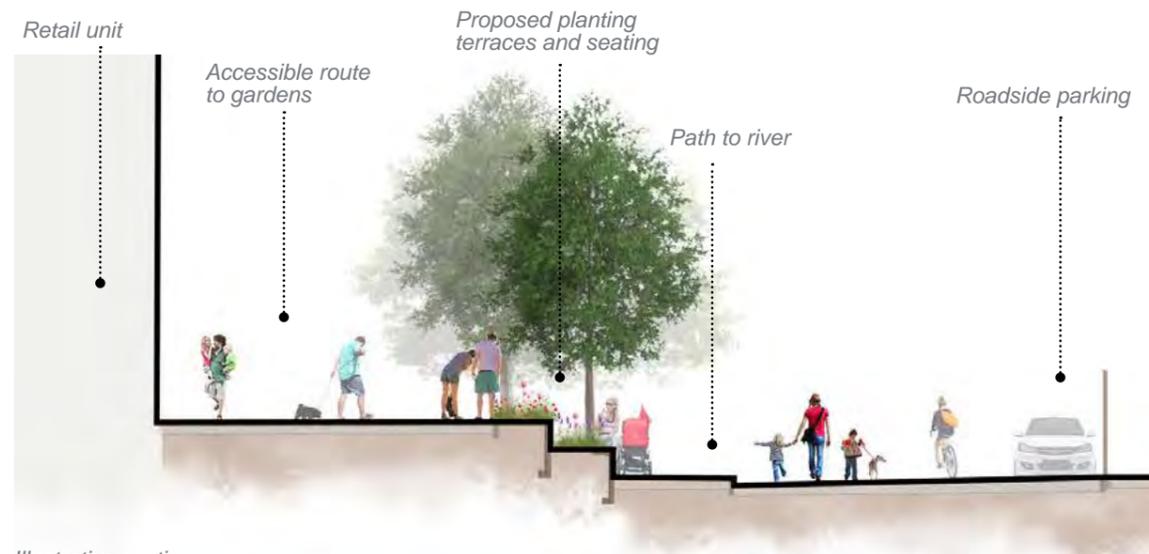
Design
Water Lane



Perennial and herbaceous flowering



Seating and planted terraces



Illustrative section

The existing Oak tree at the top of Water Lane is to be retained with new seating, signage and cycle parking to create a welcoming public space. The high quality stone paving used in Church Lane will continue down Water Lane to create a single connected public space.

The new building adjacent to Water Lane is to be set back from the pavement, creating a widened public space all the way down Water Lane, an accessible route round into the gardens, and an improved view down to the river.

As Water Lane slopes down towards the river, planted terraces with integrated seating step down from the path adjacent to the building to the pavement.

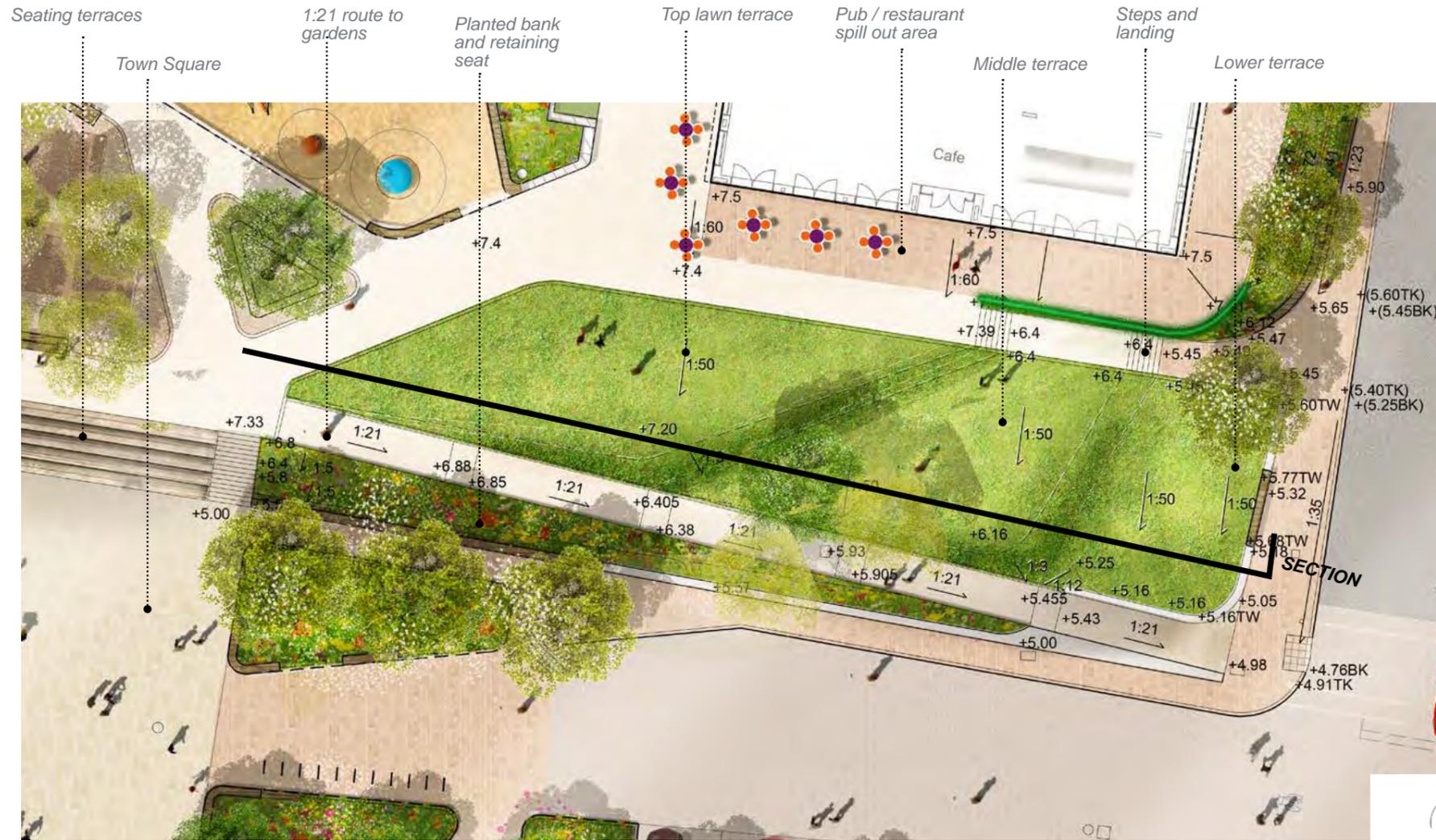


Existing Oak tree at corner of King Street and Water Lane

Design
Water Lane



Design Lawn Terraces



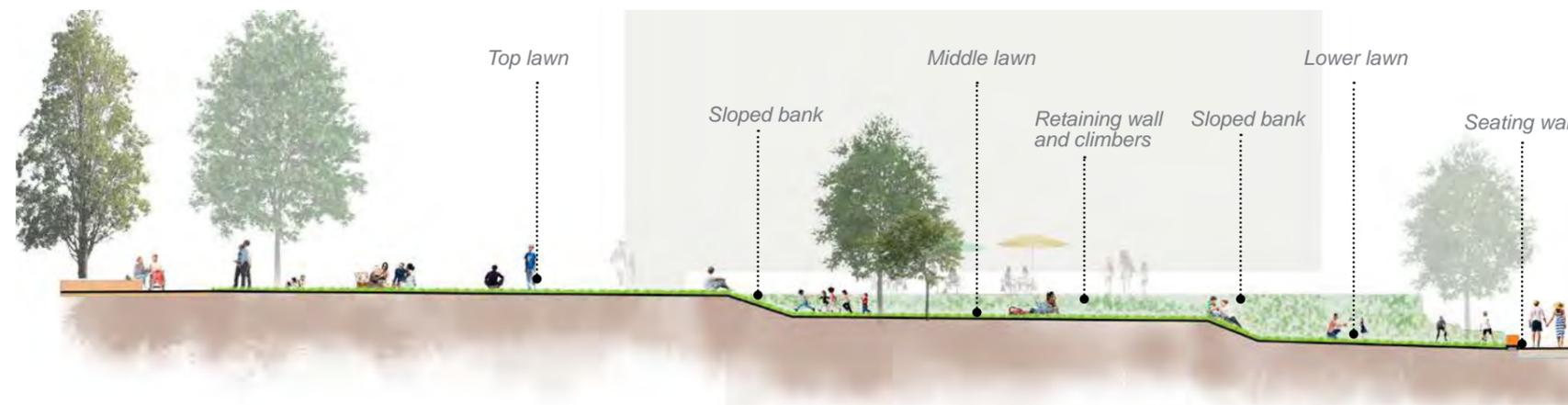
Lawn Terraces plan

The lawn terraces comprise three flat areas with sloped grass banks between as they step down towards Water Lane. They have been designed so can be used flexibly for a variety of uses from informal sitting and relaxing and enjoying the view of the river, to more formal events and activities.

The top lawn is level with the adjacent paved area of outdoor cafe seating, and movable furniture could be provided on the grass terraces to extend this use. Each terrace is directly accessible from the adjacent graded path that provides a connection between the river front and the gardens.



Sociable lawn terraces



Section through lawn terraces



Example of grass bank with similar gradient and height

Design
Lawn Terraces

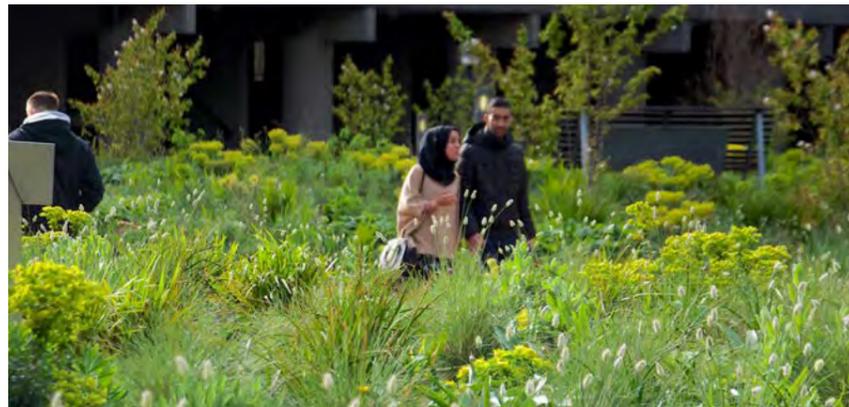


Design Diamond Jubilee Gardens

The garden is designed as a lush green space that wraps around the play area and two petanque courts. The existing pleached London Plane trees are to be carefully re-located so they provide a frame for the petanque courts, and the existing Black Poplar tree is to be moved to down along the riverside promenade.

Two of the existing Hornbeam trees adjacent to the service road are to be retained and protected, with the raised planter extended in order to provide these trees with more soil. This raised edge to the planters is to be designed as a seating wall and defines the boundary of the sunken sand play area. The wall raises up towards the cafe, to become a low climbing wall.

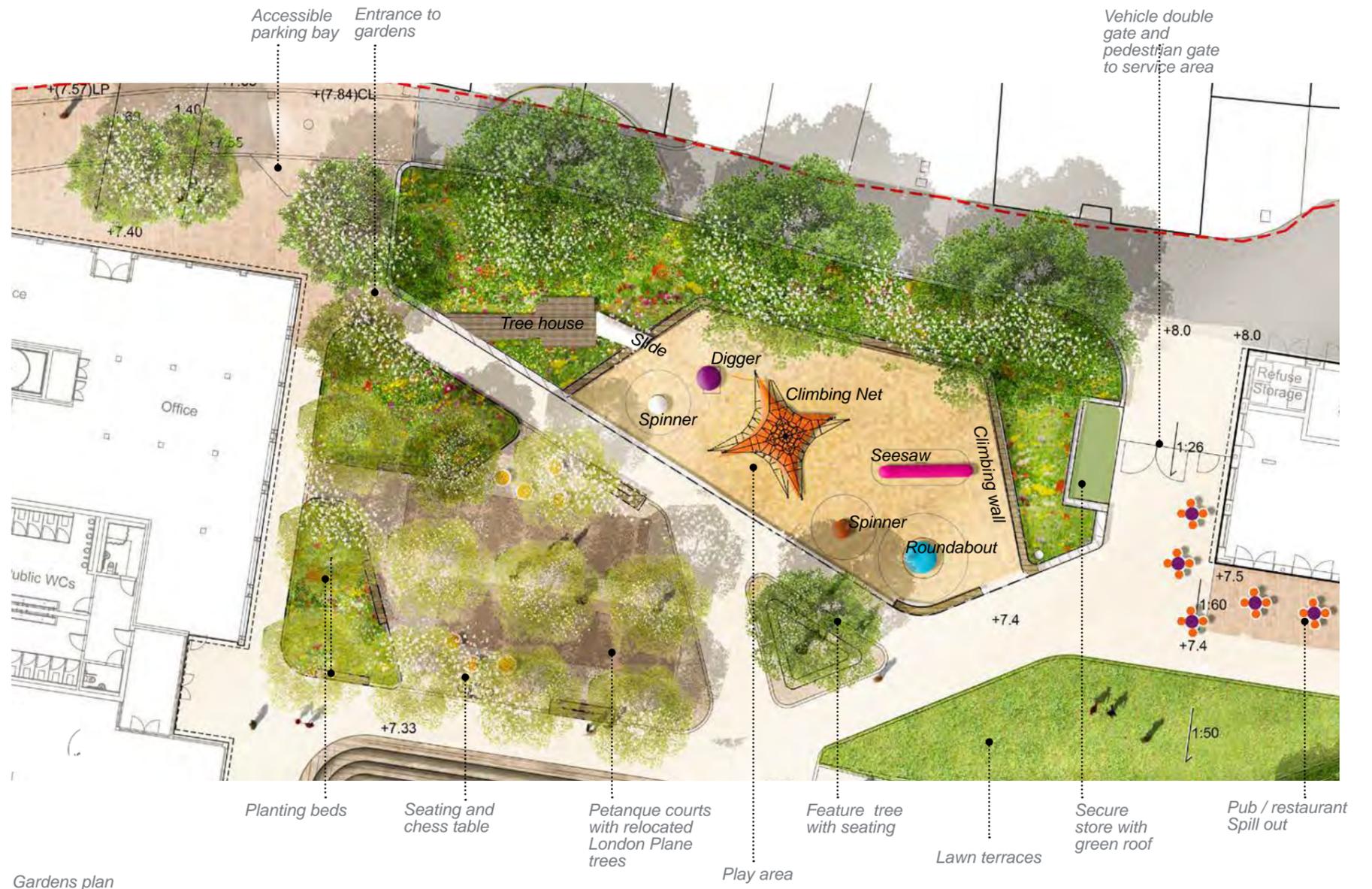
Between the play area and the cafe there is space for vehicles to turn and access the gardens through the gate, and next to the gate is a secure store to be used by the Trust for storing furniture and equipment used for events and activities.



Planting beds



Climbing net primary



Gardens plan



Existing pleached London Plane trees to be moved to new location



Spill out space to cafe



Black poplar tree relocated along riverside

Design
Diamond Jubilee Gardens



Design
Diamond Jubilee Gardens



Design Town Square

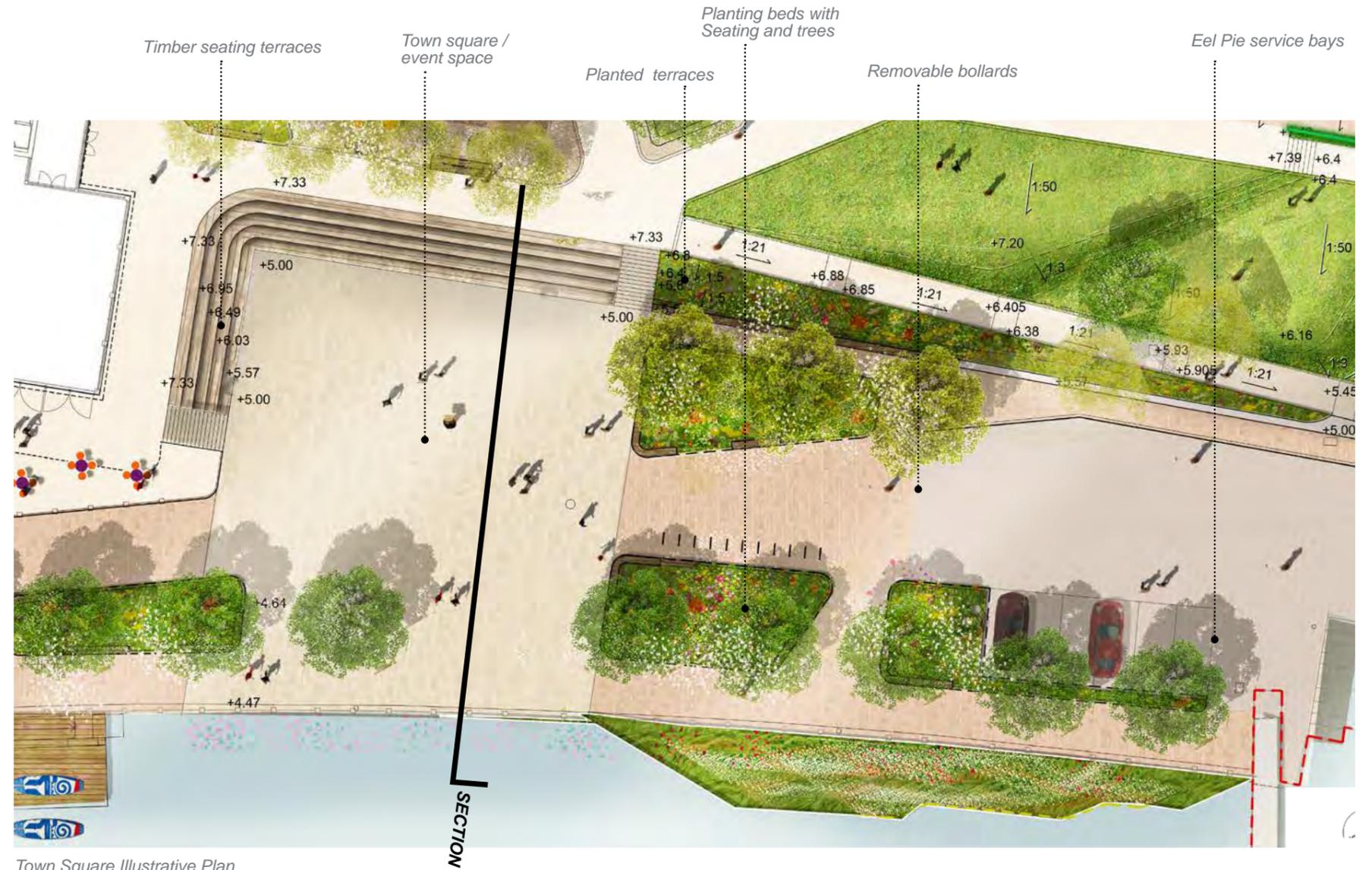
This paved flexible event space extends from the timber seating terraces down to the riverside and has been designed to accommodate a wide variety of different as illustrated on the next page. External lighting, power and water will be provided around the perimeter of the space.

The terraces that form the two sided amphitheatre, and that step up to the gardens, are to be constructed from chunky timbers to provide comfortable seating overlooking river.

The trees and planting beds between the Town Square and vehicle service bays provide a space of shade and seating by the river, and also function as a visual and acoustic buffer between these two spaces.



Timber terraces to water edge



Town Square Illustrative Plan



Town square

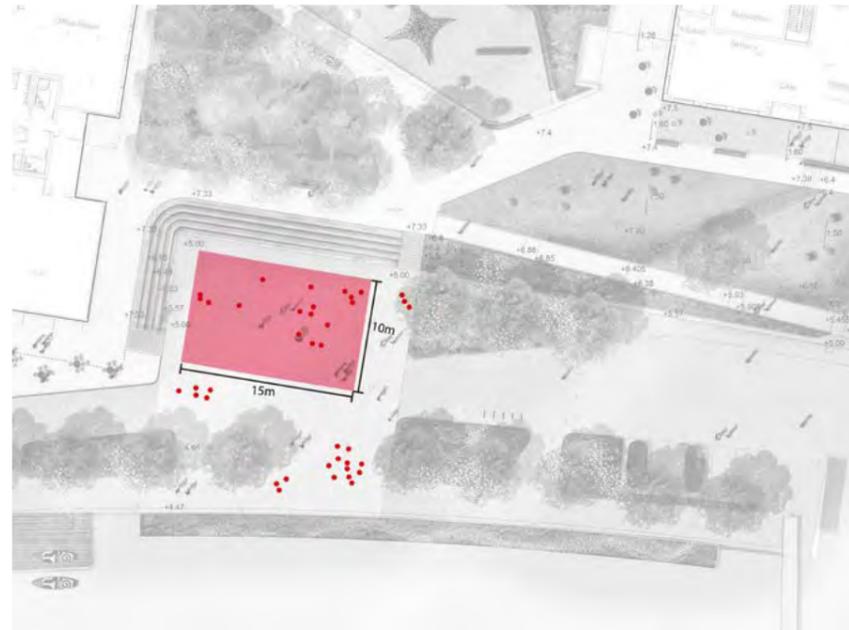
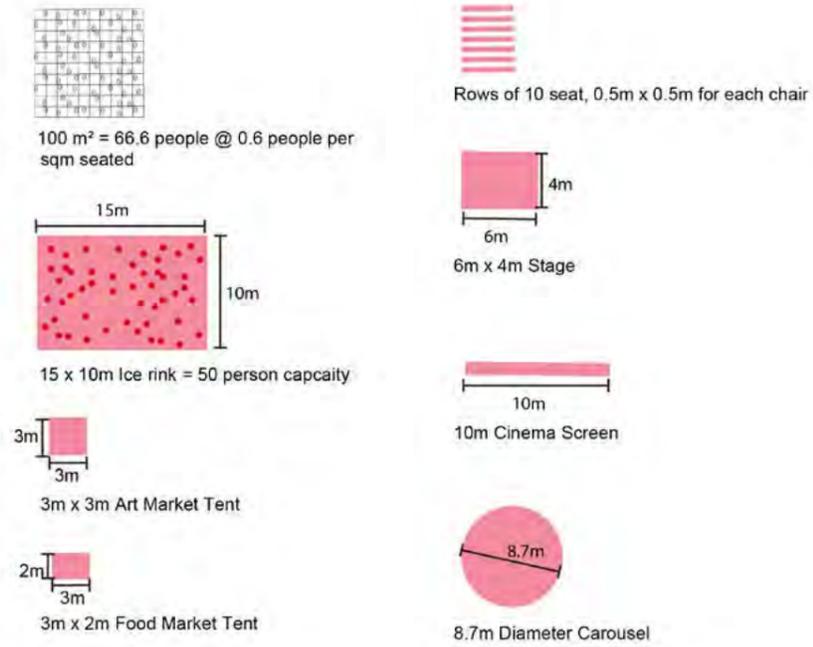


Illustrative section

Design

Town Square - Event capacity studies

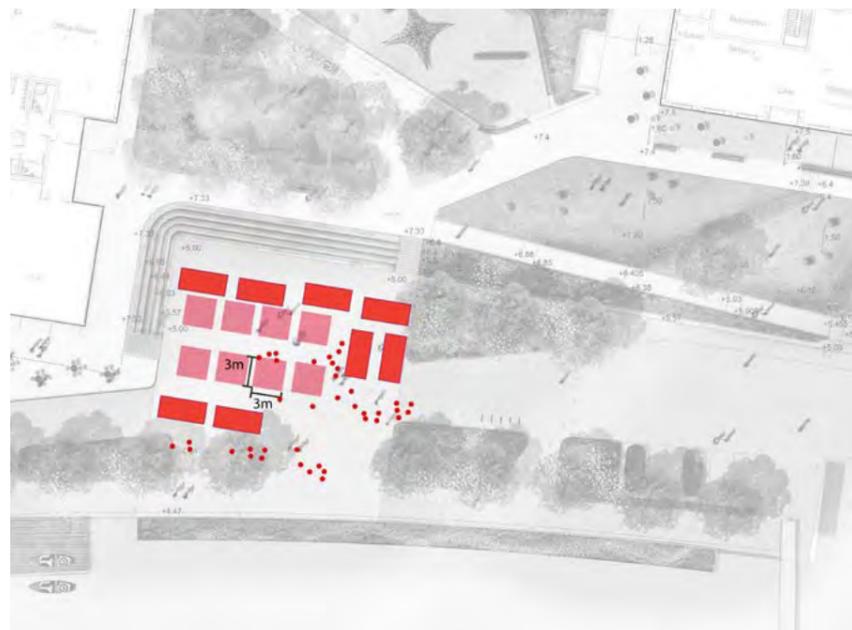
The dimensions and proportions of the space have been scaled to accommodate a wide variety of temporary events including concerts and markets.



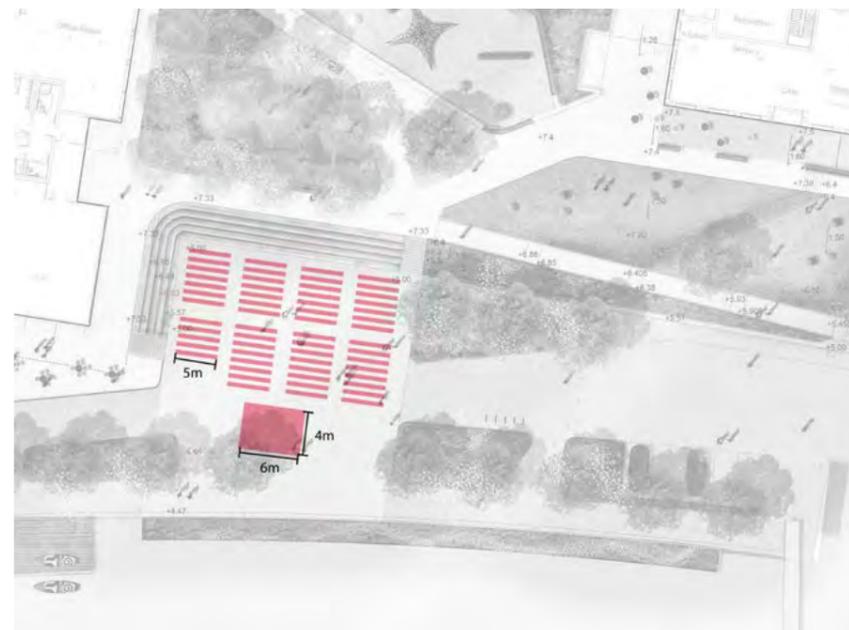
Ice Skating



Cinema



Farmers market



Concert

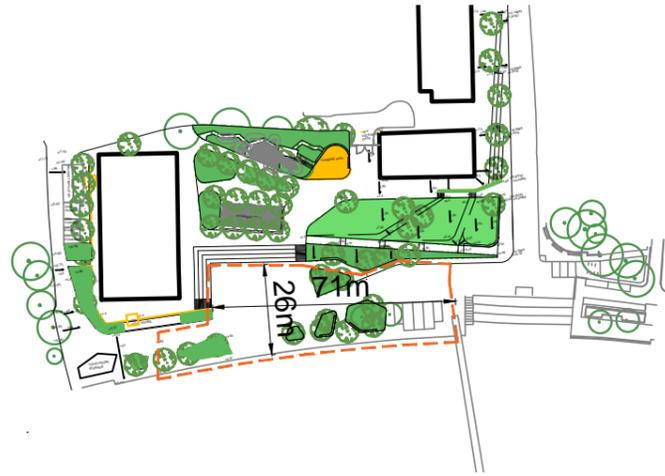


Fun fair

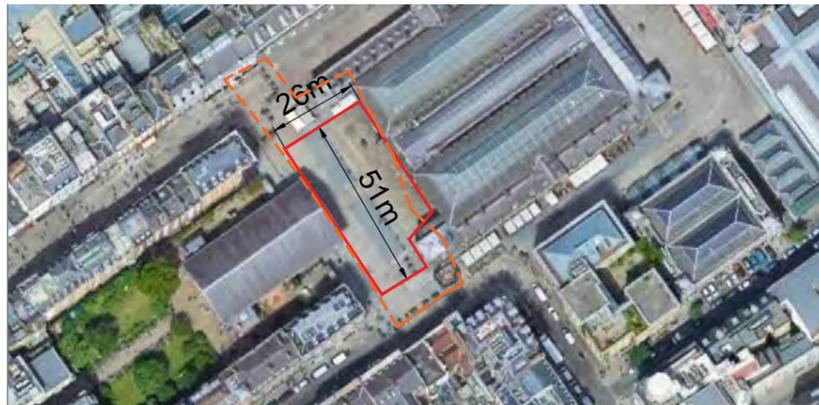
Design
Town Square - Scale comparisons

Covent Garden

-  Precedent Site Area
-  Twickenham Riverside Square Area



Twickenham Riverside - area of Town Square



Covent Garden - Performance area

Design
Town Square - Scale comparisons

National Theatre

-  Precedent Site Area
-  Twickenham Riverside Square Area

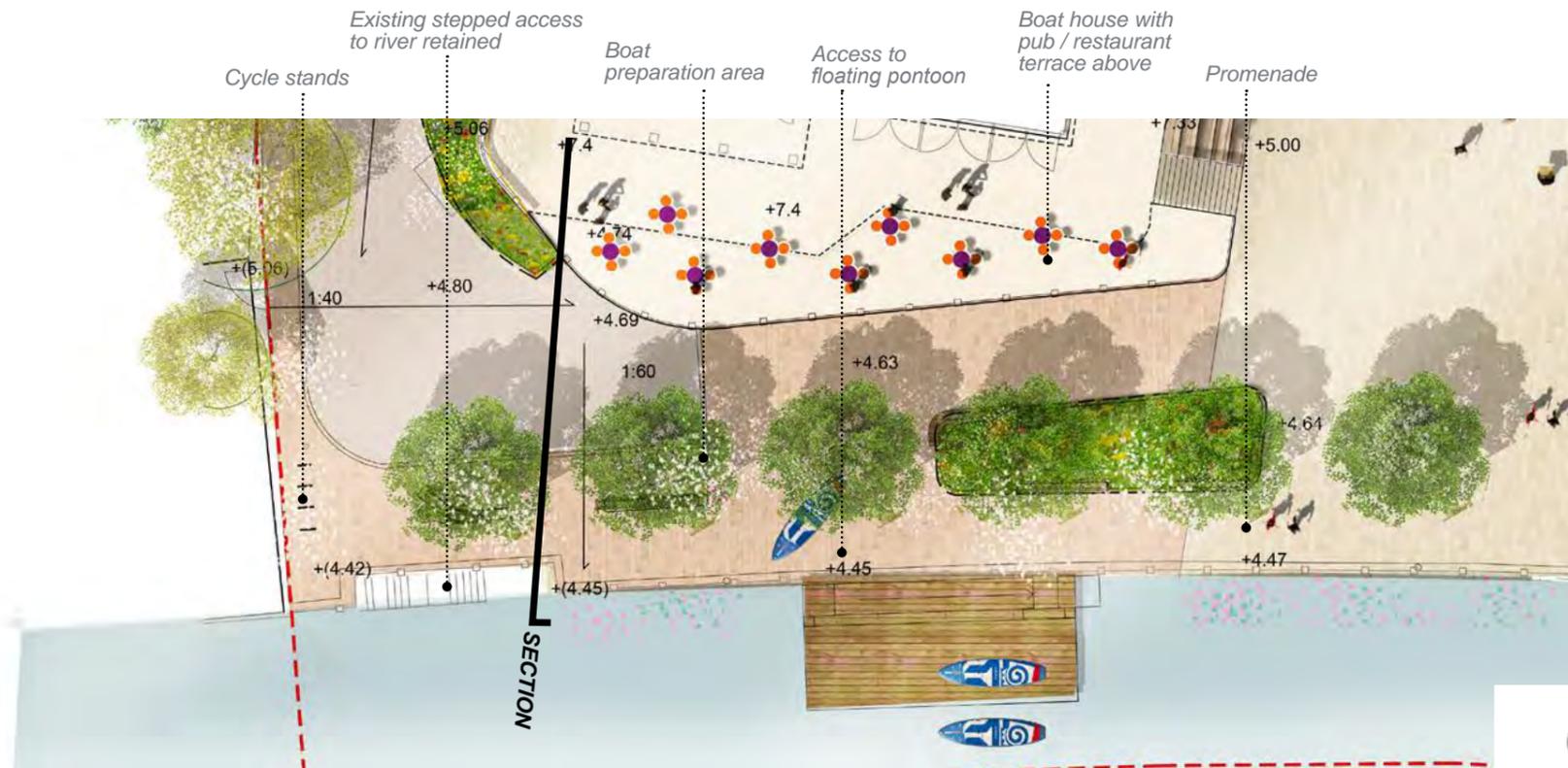


Twickenham Riverside - area of Town Square

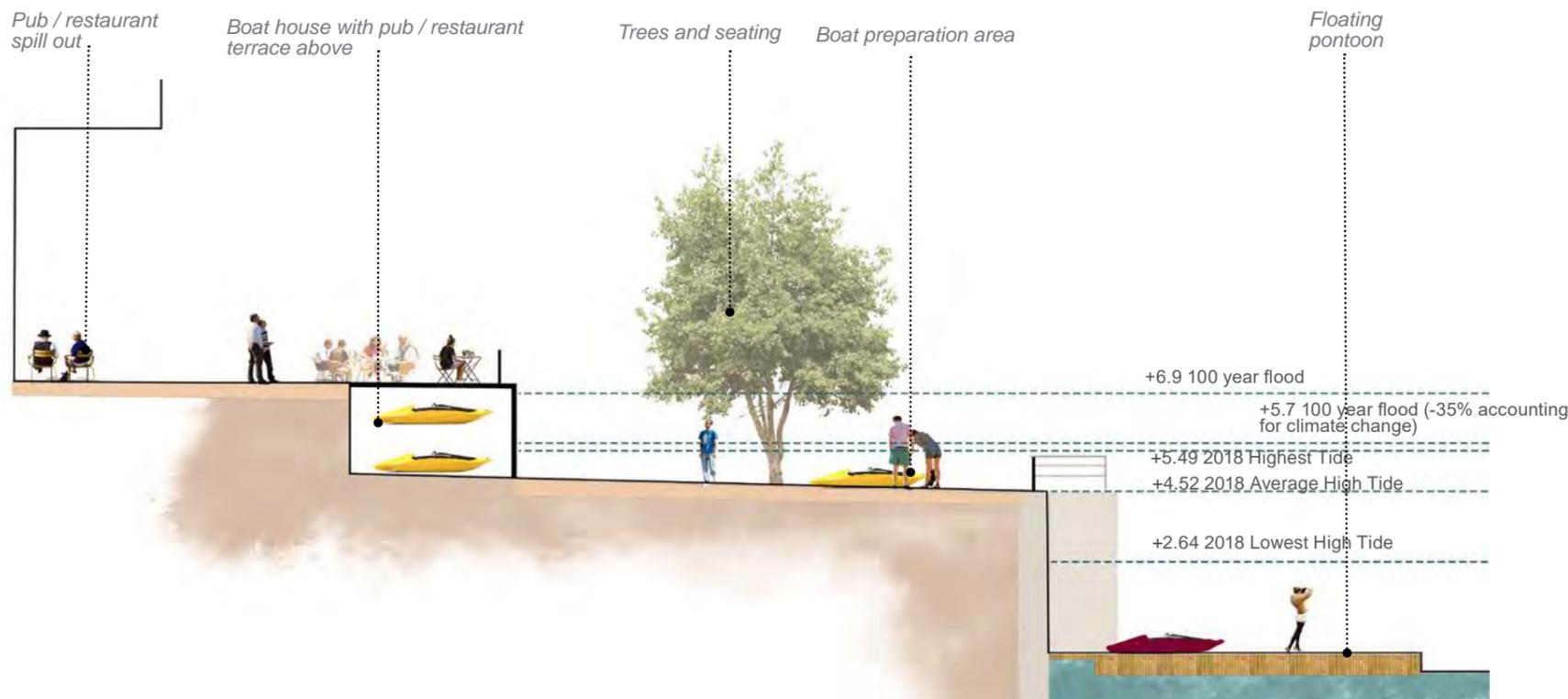


National Theatre - area of flexible plaza

Design
River Activity



Plan of river activity area



Illustrative Section

A new point of access down to the river is proposed at the end of Wharf Lane. A lockable boat store is to be built against the flood retention wall surrounding the new building, with a floating pontoon immediately opposite accessed via a walkway.

Space is to be provided between the boat store and the river promenade for getting boats out of the store and preparing before carrying down to the pontoon. From discussion with local groups, there is interest in paddle boarding and kayaking - and the floating pontoon is to be scaled so can accommodate other boats such as for the local Dragon boat racing.



Sea Kayak



Standard Kayak



Paddle Board



Paddle Board Mega Size

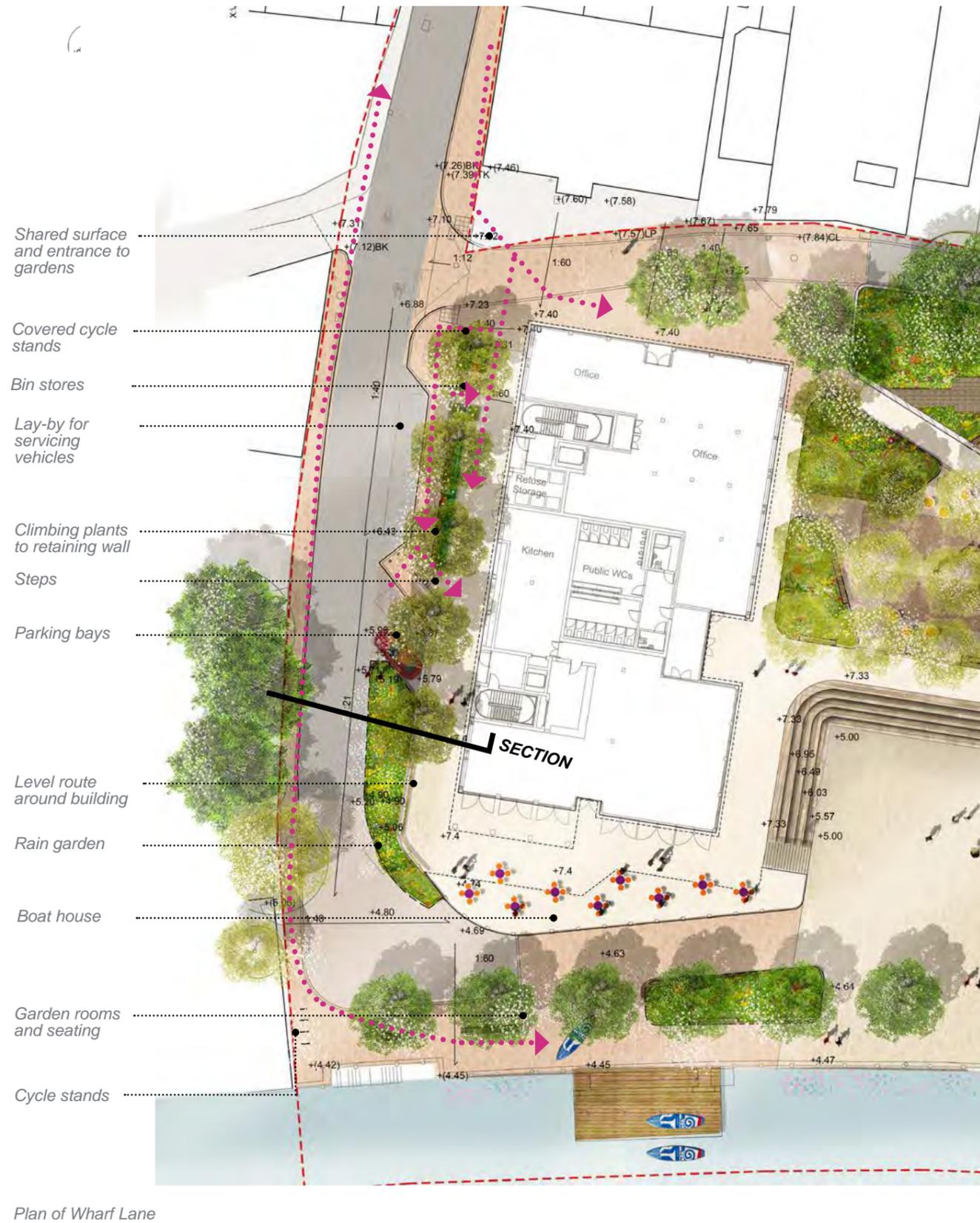


2 Person Canoe



Dragon Boat

Design Wharf Lane

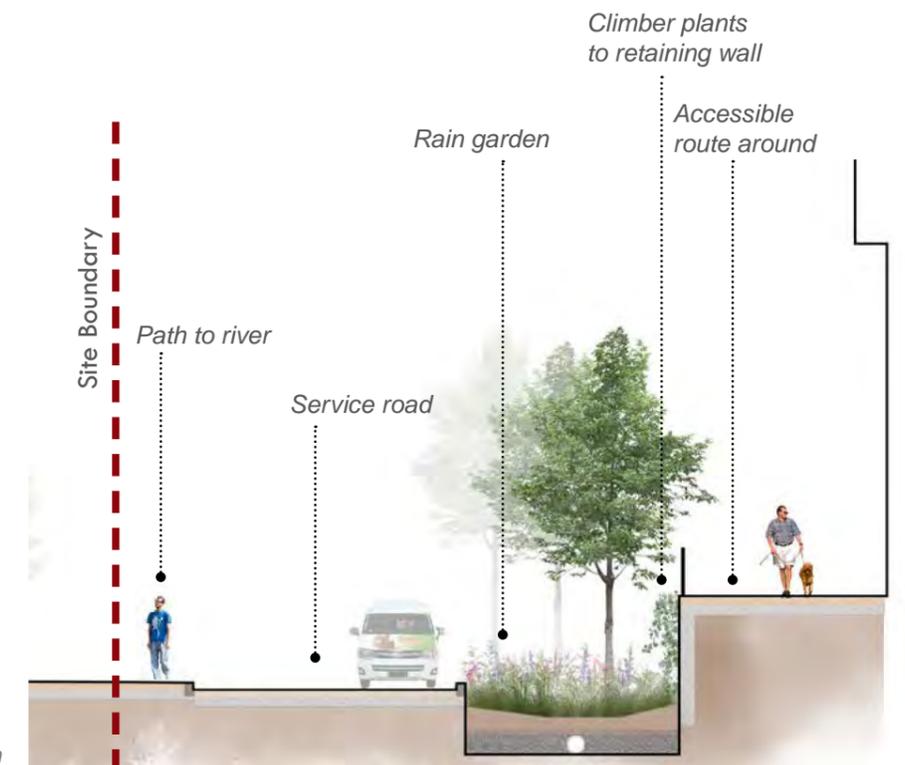


Wharf Lane will be improved with high-quality stone paving all the way down to the river similar to Water Lane. The junction of Wharf Lane and the service road will be raised slightly to create a shared surface and accessible route through to the gardens entrance.

At the corner of Wharf Lane and the service road an accessible path extends along Wharf Lane adjacent to the new building and around to the pub / restaurant terrace. A service bay, parking bays, covered cycle stands and bin store are located just below this junction for easy access to the building.

The flood protection retaining wall will be greened with climbers and a planting bed that turns into a rain garden in the lower part of Wharf Lane.

Wharf Lane will be greened with climbers up the flood protection retaining wall, tree planting, and a rain garden along the lower section of Wharf Lane.





Strategies Flood Protection

The site floods regularly and is quite constricted as a result of required flood mitigation measures. The top of the river wall is mostly at +4.45AOB however the 1 in 100 year flood level is at +5.7AOB, meaning that the promenade floods intermittently.

The new design will take into account the need for flood attenuation and storage at the lower levels and assumes +6.9AOB as the 1 in a 100 year flood level to account for a 35% increase as result of climate change.

The master-plan has a flood mitigation barrier designed into it to protect the new buildings and upper garden levels, the diagram opposite explains the flood-able area of the site.



Key

- +6.9 contour line - 100 year flood level with 35% climate change
- +5.7 contour - 100 year flood current level
- Area below +6.9

Strategies Cycle Parking

Proposed cycle parking is to be located at the main entrances and stopping points in the site - at the top of Water Lane, the entrance to the gardens along Wharf Lane, and at either end of the river promenade.

The 19 cycle hoops will provide parking for 38 bicycles.



Key

||||| Cycle parking hoops

Strategies

Pedestrian movement - Existing

Pedestrian circulation and accessibility on the current site is quite restricted, with poor access from the Diamond Jubilee Gardens down to the riverside.

An accessible route to the gardens is only available at one point from Wharf Lane and adjacent to the back of house service route to the north of the site.

Routes down to the river front are provided along Water Lane and Wharf Lane. There is a pedestrian route along the river front but the majority of the space is given over to car parking spaces and access to the gardens from the river front is only available from a set of steps.

Refer to transport statement for more information on cycle routes.



Strategies

Pedestrian movement - Proposed

The revised layout provides access to the gardens at three points – from Water Lane, Wharf Lane and from the river front itself. The lower level and new square prioritises pedestrians and the garden terraces are further opened up through stepped access adjacent to the seating terraces.

New accessible routes from the top of Water Lane and Wharf Lane are proposed round into the gardens adjacent to the new buildings, and the route through the site from the Thames Path up through the gardens is improved.



Key



Main pedestrian routes



Secondary pedestrian routes



Tertiary pedestrian routes

Strategies Levels and Drainage

The levels strategy has been developed to ensure accessible routes (no routes steeper than 1:21) between existing levels are provided and flood storage requirements are met across the site. Rain gardens provide drainage opportunities along Wharf Lane.



Key

+ (0.00)

Existing levels



Rain garden

+ 0.00

Proposed levels

Strategies Seating

The seating strategy provides numerous places to rest throughout the site. Opportunities to enjoy views looking over the river or into the performance area are carefully considered, while there is also ample private and intimate areas for rest and reflection. There is additional seating around the petanque and play areas as well as additional movable seating proposed for the cafe and lawns.



Key

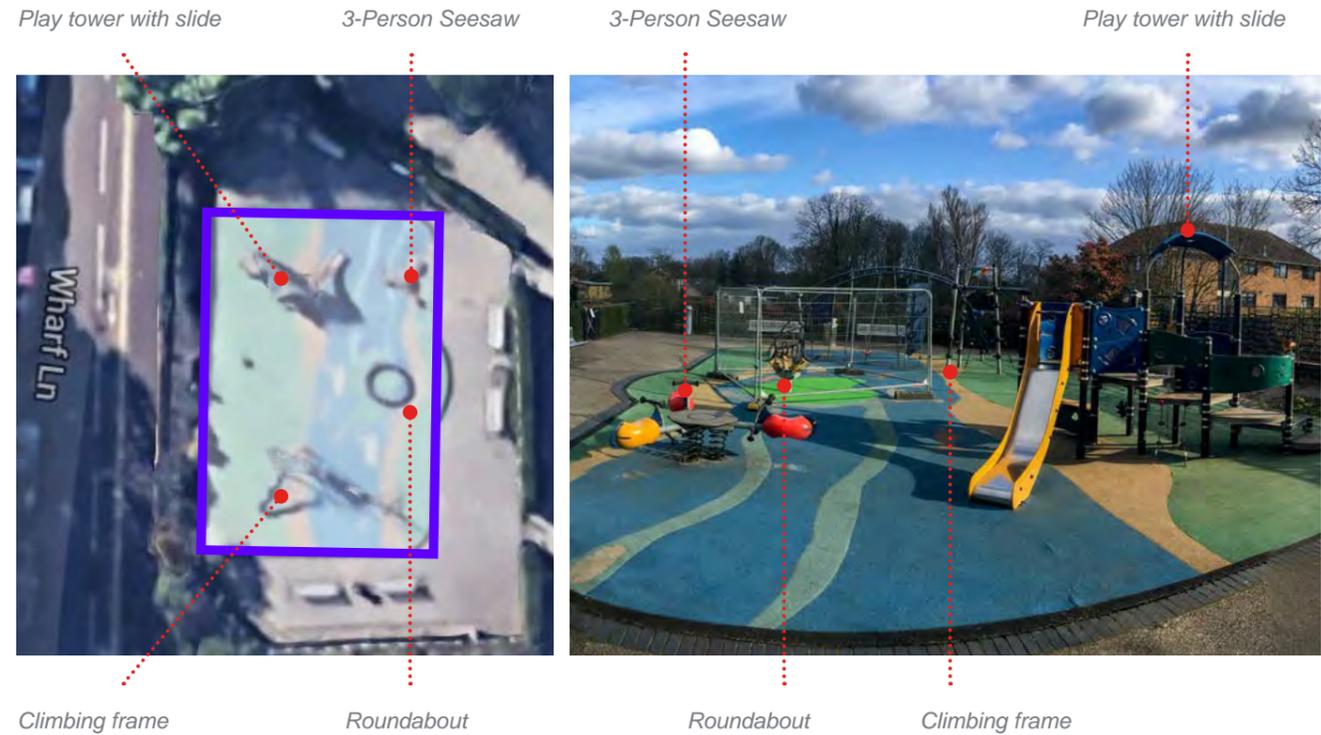
- Accessible benches and seating walls
 Seating wall within play area (not accessible)
- Timber seating terraces (only lower terrace is accessible)

 ●● Proposed informal movable seating

Strategies Play

EXISTING

Existing play - 187 msq



 Existing Play Area

Existing Equipment (total 4 pieces, maximum 15 children at the same time)

- 1 Play tower with slide (aged 2+, 3 children)
- 1 Seesaw (aged 3+, 3 children)
- 1 Roundabout (aged 6+, 4 children)
- 1 Climbing frame (aged 6+, 5 children)

PROPOSED

The existing play area within the gardens is to be re-provided and improved in a new location adjacent to the new cafe.

As well as this new play area there are many other more informal play opportunities for all ages designed within the gardens - such as the grass lawns and slope, chess tables, and petanque courts

Proposed play = 343 msq

Required play to reprove existing 15 play spaces (187 msq)
+ anticipated extra child yield 383msq (based on previous scheme calculations of child yield (GLA)

= Total requirement 187 + 148.6 = 335.6 msq



 Proposed Play Area

Proposed Equipment (total 8 pieces, Maximum 23 children at the same time)

- 1 Tree house with slide (aged 2+, 3 children)
- 1 Seesaw (aged 3+, 2 children)
- 1 Roundabout (aged 6+, 4 children)
- 1 Digger (aged 3+, 1 Child)
- 1 Climbing net (aged 5+, 7 children)
- 1 Climbing wall (aged 6+, 4 children)
- 2 Spinners (aged 2+, 1 Child each)



Location Plan

