

Twickenham Rediscovered: Frequently Asked Questions

London Borough of Richmond

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Twickenham Rediscovered: Frequently Asked Questions (FAQs)

<p>How many flats will there be?</p>	<p>The upper floors of the development will provide a number of 1, 2 and possibly a small number of 3 bedroom flats. The total number and mix of units is still to be determined, but the proposal is likely to deliver between 35 and 40 flats.</p>
<p>Will there be any affordable housing?</p>	<p>Yes, the development will provide affordable housing. The total number and mix of units, including the number of affordable is still to be determined.</p> <p>As a consequence of the reduced scale of the development, high end quality aspirations and improvements to the public realm the financial viability of the scheme is likely to be challenging, however the Council is committed to delivering affordable housing on site.</p>
<p>Has cycling (including cycle parking and through routes) been considered?</p>	<p>The proposals are currently at RIBA (Royal Institute of British Architects) work stage 2 – Concept Design. Following this consultation the proposals will be developed to RIBA stage 3 – Developed Design. This will include further, detailed consideration of cycling requirements.</p> <p>The transport and landscape design consultants will work together through the next design stage to ensure the development supports and encourages safe cycling. Further information will be published as part of the pre-planning consultation planned for September 2017.</p>
<p>Will the under podium car park flood?</p>	<p>The site lies in the Environment Agency’s Flood Zone 3 with an annual probability of river flooding greater than 1%.</p> <p>The design team will ensure that appropriate flood defences are incorporated into the design and a flood warning and evacuation strategy will be outlined, dealing with matters of evacuation, refuge and resilience measures to demonstrate that the development’s users will not be exposed to flood hazards.</p>
<p>Will you have to buy something from the cafés / restaurants at the front of the Embankment building (Building B) to sit on the raised riverside terrace?</p>	<p>No. The current proposal provides for 12m from edge of the Embankment building to the front of raised riverside terrace. Outside seating space of the ground floor commercial units will be limited and there will open, community space across the 40m of terrace. The landscape proposals show this space filled with informal seating and planters, but we would like residents’ feedback on how this space should look and feel, and how it could be used.</p>
<p>Can the Council control when service vehicles will be able to access the proposed shared surface?</p>	<p>Yes, the Council can control the number of and times of day that service vehicles could access the site and has done so elsewhere.</p>
<p>Will the Council sell off Twickenham Riverside to a developer or sell and lease the properties they build?</p>	<p>The Council has not yet taken decisions on the precision of the lease arrangements for the scheme, or exactly how the scheme is delivered and by whom (the two will interrelate). This will be given further detailed consideration in the next design stage. The Council can however say that it is focusing on options that retain significant elements of control over the way in which the scheme is both implemented and managed.</p>

<p>What is the Environmental Impact Assessment application for and why does it say there will be 50 residential units?</p>	<p>This is not a Planning Application for the Twickenham Riverside Development. As part of Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017, it is a requirement that the Council submit a formal request for a 'Screening Opinion' to the local Planning Authority. This aims to clarify if an Environmental Impact Assessment (EIA) is needed to support the detailed Planning Application which will be submitted later this year.</p> <p>As part of any 'Screening Opinion', the applicant has to set out the maximum parameters of the development. It is not unusual to use inflated numbers to ensure that there is no doubt in the 'screening.'</p> <p>For the Twickenham Riverside 'Screening Opinion' parameters were inflated slightly to allow some flexibility in the design development. For example, for residential housing, the 'Screening Opinion' specified 50 units, however the Council, as per the current consultation proposals, has already stated that the final scheme is likely to contain under forty units.</p>
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