

NEW HEART FOR TWICKENHAM



Introduction

Twickenham is the second largest town centre in the borough. It is a beautiful riverside location with many fine historic buildings but for too many years has been neglected. Over the past five years the Council has invested millions in improvements including wider pavements, landscaping, redesign of Champions Wharf, Diamond Jubilee Gardens. All have made the town a more attractive and welcoming place to live, work and visit.

In 2014 the Council purchased the properties on King Street and Water Lane, connecting to the derelict Pool House buildings already owned by the Council and, most importantly, the riverside. This stretch of the riverside has some of the most spectacular views in the whole borough and is enhanced by having Eel Pie Island, with its working boatyard, long music tradition and now creative and high tech industries, just across the bridge.

Since the purchase of the site the Council has embarked on a series of consultations with residents and businesses in order to ensure we hear a wide range of voices on how to create a new 'heart' of Twickenham.

Like everybody we want the very best for Twickenham and because people told us they had more creative ideas to contribute we delayed

presenting revised proposals so we could continue the conversation. Over the summer we met with local community groups, hosted an exhibition in a pop-up shop on Church Street, carried out a survey, engaged with people on Talk Richmond and held a number of themed workshops.

We heard a wide variety of views and many innovative ideas, all of which have helped us develop an extended brief that reflects people's expectations of the site. The designs presented here encapsulate some of the common themes that have emerged, including making Twickenham a destination and drawing people from the town down to the riverside.

With so much variety and history it is not surprising that feelings about changes to the riverside run high, in thirty five years there has never been a consensus on how best to improve the area. These concepts are not the final designs, and building use is still being considered, but I hope that people will approach this consultation objectively and work with us constructively on developing a scheme so that the riverside is a place everyone can enjoy for many years to come.

Cllr Pamela Fleming,
Richmond Council Cabinet Member
for Environment

Investing in Twickenham

The creation of a new heart for Twickenham is the final project in a multi-million pound programme of investment for the local area. Other projects have included:

- Twickenham highways improvement programme
- Improvements to Twickenham Embankment
- Holly Road Garden of Rest improvements
- Creating a permanent play beach and landscaping Champions Wharf
- Opening of a new Catholic secondary school and primary school
- A new Business Improvement District
- Redevelopment of Heatham House Youth Centre
- Development of a new Education and Enterprise Campus on the Richmond College site – including a new secondary school: The Richmond upon Thames School.
- The creation of the award winning Diamond Jubilee Gardens – developing the former swimming pool site on the Riverside.

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WHERE ARE WE NOW?

After consulting with residents over the summer we are presenting three new concepts.

The first two proposals have been developed as a direct result of what we heard in the most recent period of consultation.

The final proposal is a re-worked version of the November 2015 design, following the initial period of consultation at the end of last year.

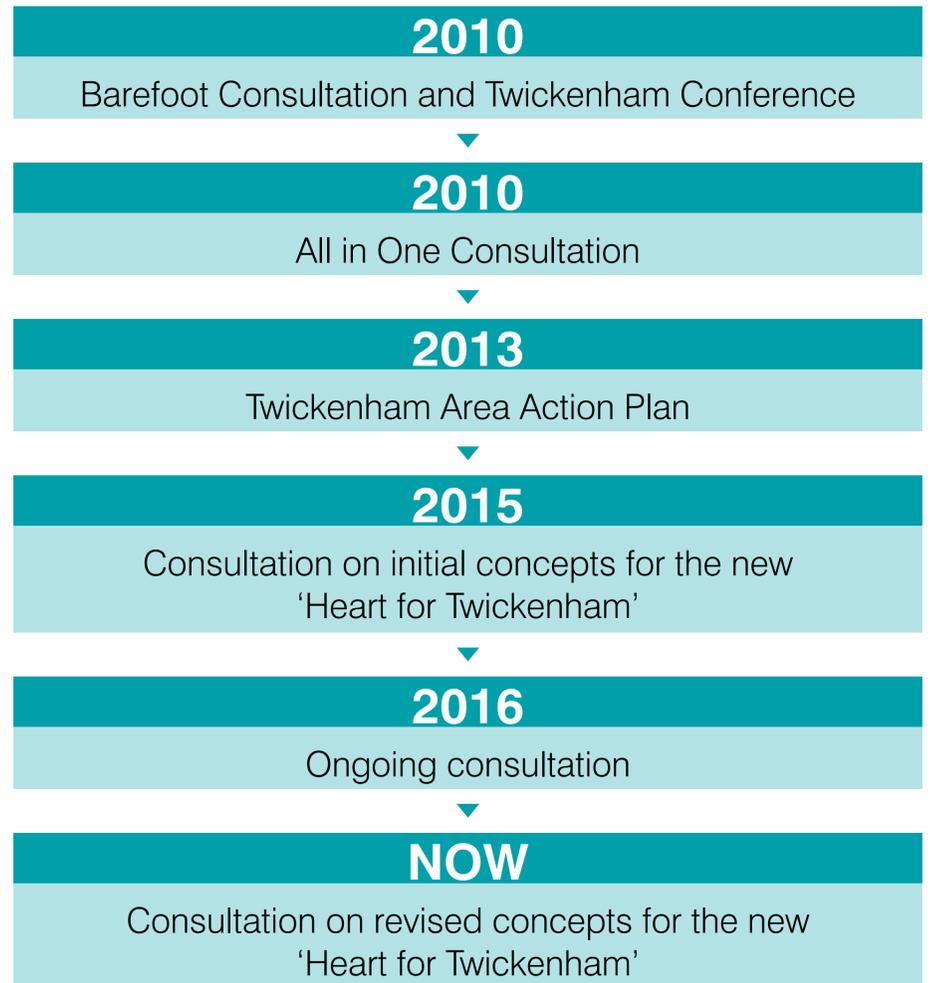
We will engage on these proposals until Friday 16th December 2016 after which we will review all comments and questionnaire responses, which will help inform which proposal we take forward.

The next stage, in early 2017, will be to further develop the chosen concept, creating more detailed designs in tandem with the technical assessments needed for a planning application. These designs will then be subject to further consultation, before a Planning Application is submitted.

For now we are asking that you look at the proposals and provide feedback. An online questionnaire is available at www.richmond.gov.uk/twickenham_rediscovered and hardcopies are available at the temporary exhibition on Church Street, Twickenham.

Consultation Timeline

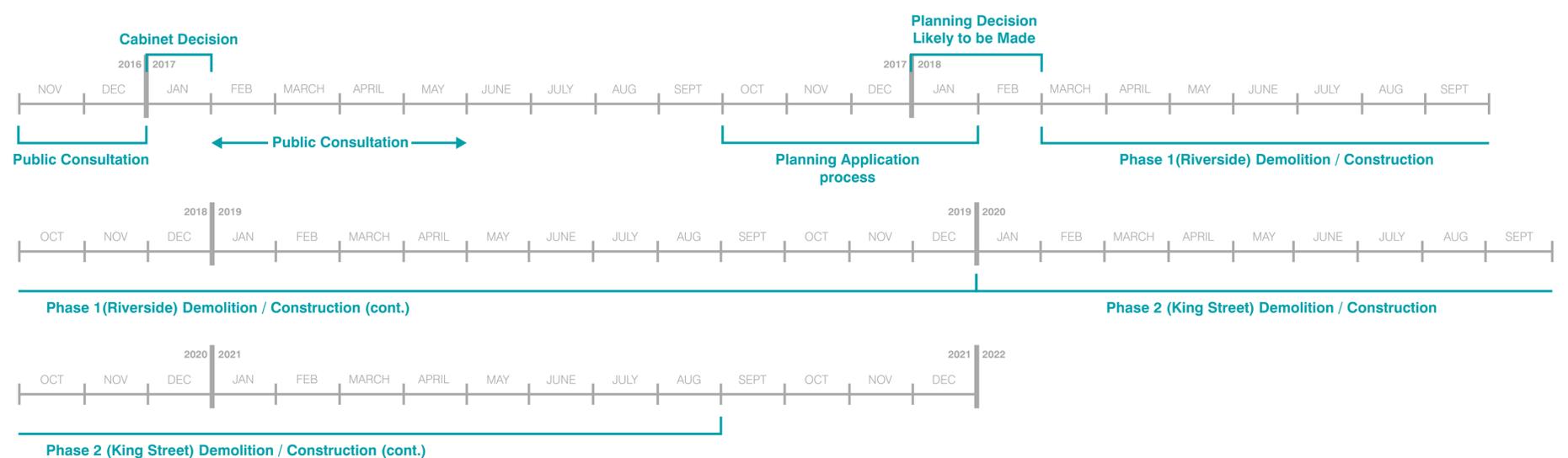
Since 2010 there have been a number of consultations that have gathered views on how best to improve Twickenham. Feedback from all these consultations has been used in the designs.



All of the designs reflect what we have heard, though please bear in mind that we have more work and research to do.

Timeline for the development

The below dates are indicative and may change.



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SUMMER CONSULTATION

Over the last few months we have invited residents, businesses and community groups to engage with us through an exhibition at the pop-up shop, an online survey, on 'Talk Richmond' and through a series of theme based workshops. The purpose was to listen to the many, and varied, views of residents and businesses alike. These conversations, in part, were focused around the following topics:

- Viability
- Retail and Business
- Community Space and Diamond Jubilee Gardens
- Parking / Access / Cycling
- Connectivity to and use of the River
- Configuration of the Site

We have also engaged the different local groups invested in this development. The feedback report from these engagements can be found at:

www.richmond.gov.uk/twickenham_rediscovered_have_your_say

Themes from the consultation:



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INFORMING THE PROPOSAL

A number of common themes emerged from the engagement with residents, businesses and interested groups over the summer. These themes aim to ensure that proposals for this important site - the 'final piece of the riverside jigsaw' - respond to Twickenham's rich heritage and celebrate the town's riverside location.

A key issue for many residents was that the importance of reflecting the village setting, ensuring that development has regards to the existing street framework, opens and enhances the Diamond Jubilee Gardens and provides accessible community space. Development of the site needs to help local businesses thrive and allow both 'working' and 'leisure' activities on the River to continue and grow. The development should create a true community 'heart' for Twickenham, a space that everyone, both young and old, can enjoy.

The design brief:

- Introduce a town square on King Street and the top of Water Lane, and one that is sufficient in size to support local market activity
- Introduce the opportunity for niche restaurants, retail, arts and crafts, and commercial activity within the overall scheme and be complementary in style and formation to surrounding retail streets, specifically Church Street, Twickenham and include the opportunity for alfresco / café dining activity
- Potential for 'front of house / reception' for Council services to be provided
- Connect to, and be complementary of, existing properties not within the ownership of the Council on King Street and Water Lane
- Include a proportion of residential including shared ownership options
- Introduce, as appropriate, further open space to provide for the relevant connection to existing open space and access to Diamond Jubilee Gardens
- Create a possible area for performance on the Embankment (amphitheatre)
- Consider a current / future opportunity to connect with, and develop, the access road at the rear of King Street, with the potential to establish retail activity that is complementary to the overall site
- Introduce facilities that could be available for community use, for example a café, toilets, room to hire

How we have used your feedback

Layout / Scale / Massing (Site Configuration)



Acknowledge the scale, mass, variety and diversity of surrounding buildings; reflect and enhance the site's historic village setting



Link the town to the River and DJG, ensure dedicated pedestrian access from King Street down to the riverside



Have regard to the existing street layout and the limits of the service road

Community and Open Space



Create a 'hub' for the local community, spaces for enjoyment by all (consider dedicated spaces for children which can be used in all weathers and quiet spaces)



Introduce additional public space at the top of Water Lane and further public space for community uses, a 'town' or 'village' square, potentially with a covered section on one side



Integrate, enhance and complement DJG and the existing 'event space'



Enhance and celebrate the existing raised riverside terrace for informal leisure activities

Uses



Provide for an appropriate mix of uses, including commercial activity, some retail, community use and some residential, including affordable housing options, and ensure office space can be used flexibly to support start-up and growing businesses and creative workshops in appropriate locations on the site



Consider accommodation for boating and leisure activities on the riverside



Reflect the cultural heritage of Twickenham, e.g. music on Eel Pie Island, sport and the vibrant working riverfront

Access and Parking



Respect the current access requirements of the site, including to Eel Pie Island, and ensure that they, and any new requirements are adequately catered for



Respect the current parking requirements of the site, accommodating the needs of residents and businesses and explore creative parking solutions



Consider cycling requirements including enhancing cycle and pedestrian access to the site, cycle parking and through routes using the riverside.

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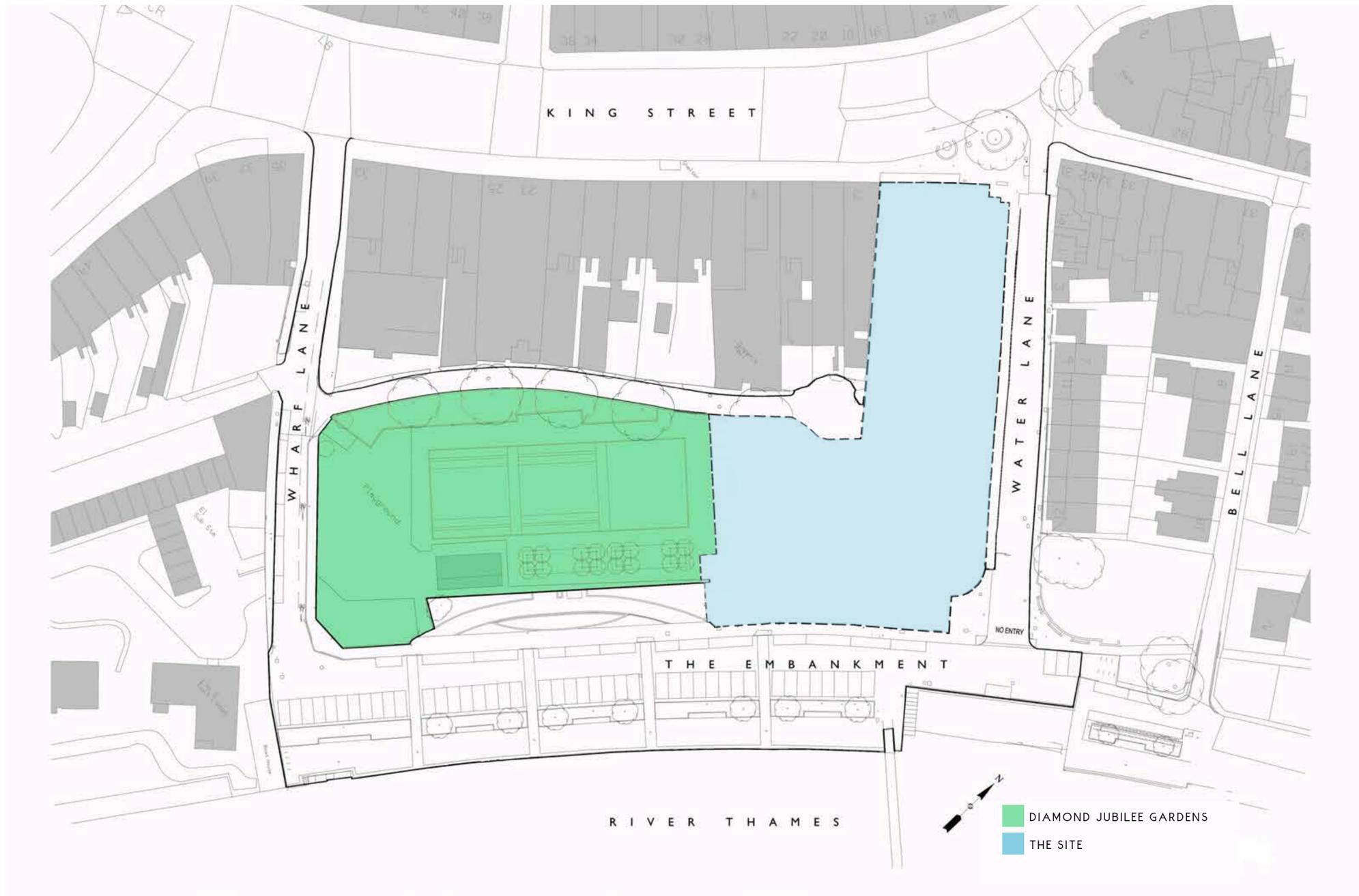
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THE SITE

The site:

The site for the proposed development is highlighted in the site plan below. This includes properties that the Council has purchased for this development: 1, 1A, 1B King Street and 2/4 Water Lane (currently occupied by Santander, Superdrug and the car park to the rear). This is in addition to the existing Pool House buildings that are already owned by the Council and have been derelict for over 30 years.



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PROPOSAL 1 ELEVATIONS

Riverside View

The Riverside elevation reflects the architecture of Twickenham and recreates the appearance of traditional Thames side architecture. It consists of five distinct buildings which use a variety of materials and colours to give the composition interest and break down the visual impact of the proposal. The buildings are unified by being consistently two storeys with attic accommodation, similar to many of the buildings along the Riverside. The independent facades are made up of a variety of materials including London stock, red brick and weatherboarding.

The ground floor level of these buildings could be used for a number business or retail spaces, for example a Riverside restaurant. In front of these buildings is a generous Riverside terrace allowing for active ground floor frontages, as well as open public space. The other floors could be used for a number of purposes such as residential, office or creative business space.



King Street View

This is the view from King Street. It aims to reflect the architecture and scale of Twickenham and recreate the appearance of traditional English high streets. It consists of three distinct buildings which use a variety of materials and colours to give the composition interest and break down the visual impact of the proposal. The buildings are unified by being consistently three storeys with attic accommodation in the roof. The corner building is suspended on columns allowing for a covered town/market square at ground floor level. The two buildings to the right offer retail or business use at ground floor level. The further two floors and attic accommodation across the three buildings could offer residential, office or creative business space.



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PROPOSAL 1 SITE PLAN

This proposal comprises a single building that runs down the west side of King Street. A second building faces the embankment and in front of this, is a broad south facing terrace for people to enjoy views of the river. The east corner of the terrace could be cut away as a quarter circle and have steps and seating. This could be reflected on the opposite side of Water Lane with a similar structure. Where King Street meets Water Lane, there would be a building suspended on columns which would act as a covered town/market square.

KING STREET / WATER LANE

This view shows ground floor level retail and a corner unit suspended on columns to create a covered 'town square'.



WATER LANE

A raised pedestrian walkway would stretch the length of Water Lane enabling the improved movement of people down to the river. The river terrace would provide ample public space.



EMBANKMENT / DIAMOND JUBILEE GARDENS

Access to Diamond Jubilee Gardens has been opened up, integrating it into the site. Flexible use spaces in arches would be built under the river terrace – which could be used for storage, cycle hire, seasonal kiosks.



Potential underground car park



WATER LANE / EMBANKMENT

The large river terrace offers views of the river, with a quarter circle seating area which could be used for events. Access to Diamond Jubilee Gardens has been improved.



BUILDING AREAS

King Street/Water Lane building
- 2,956m² (31,810ft²)
Riverside building
- 1610m² (17,333ft²)

Possible tiered seating performance space

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PROPOSAL 1 VIEWS

KING STREET / WATER LANE



EMBANKMENT AND DIAMOND JUBILEE GARDENS



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PROPOSAL 1 VIEWS

WATER LANE AND EMBANKMENT



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PROPOSAL 2 ELEVATIONS

Riverside View

The Riverside elevation reflects the architecture of Twickenham and seeks to recreate the village of Twickenham with the alleyways between the different buildings. It consists of four distinct buildings which use a variety of materials and colours to give the composition interest and break down the visual impact of the proposal. The buildings are unified by being consistently two storeys with attic accommodation, similar to other buildings in the immediate area. The independent façades are made up of a variety of materials including London stock, red brick and weatherboarding.

As can be seen the ground floor level of these buildings could be used for retail or business uses, such as a riverside restaurant, with ample outside space for active frontages. The other floors of these buildings could be used for a number of purposes such as residential, office or creative space. In front of these buildings is a Riverside terrace which offers more public space.



King Street View

This is the view from King Street. It aims to reflect the architecture and scale of Twickenham and recreate the appearance of traditional English high streets. It consists of three distinct buildings which use a variety of materials and colours to give the composition interest and break down the visual impact of the proposal. The buildings are unified by being consistently three storeys with attic accommodation in the roof. The corner building is suspended on columns allowing for a covered town/market square at ground floor level. The two buildings to the right offer retail or business use at ground floor level. The further two floors and attic accommodation across the three buildings could offer residential, office or creative space.



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PROPOSAL 2 SITE PLAN

Proposal 2 consists of an 'L' shaped building. There are then three further buildings, with pedestrian routes in between. A primary alley way would create new access from Water Lane to the Diamond Jubilee Gardens. Where King Street meets Water Lane, there would be a building suspended on columns which will act as a covered town/market square.

KING STREET / WATER LANE

This view shows ground floor level retail and a corner unit suspended on columns to create a covered 'town square'. The height is the same as other on King Street.



WATER LANE

This shows a large river terrace, enabling views of the river. An alley links Water Lane and Diamond Jubilee Gardens.



EMBANKMENT / DIAMOND JUBILEE GARDENS

This proposes additional open space next to the Diamond Jubilee Gardens. This could be used for markets / performance etc.



WATER LANE / EMBANKMENT

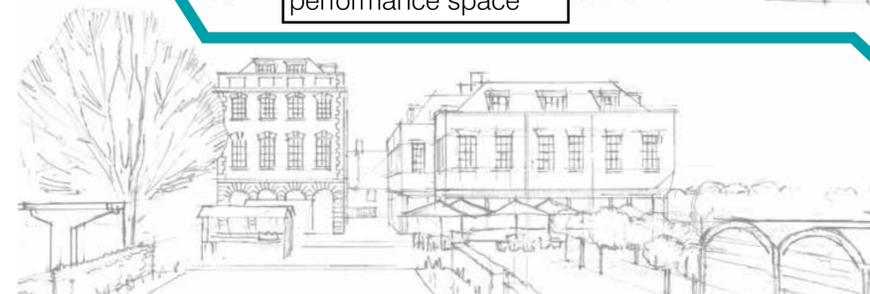
This view shows the river terrace and a number of 'flexible' spaces in arches underneath. These could be used for e.g. boat or cycle hire, artist workshops, pop-ups etc.



BUILDING AREAS

- King Street/Water Lane building
- 4,098m² (44,105ft²)
- Riverside left building
- 236m² (2,532ft²)
- Riverside centre building
- 680m² (7,319ft²)
- Riverside right building
- 201m² (2,165ft²)

Possible tiered seating performance space



DIAMOND JUBILEE GARDENS

This view highlights the extra public space, extending Diamond Jubilee Gardens.

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PROPOSAL 2 VIEWS

KING STREET



WATER LANE



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PROPOSAL 2 VIEWS

DIAMOND JUBILEE GARDENS



EMBANKMENT AND DIAMOND JUBILEE GARDENS



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PROPOSAL 2 VIEWS

WATER LANE AND EMBANKMENT



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PROPOSAL 1 AND 2 LOCAL INSPIRATION AND MATERIALS

King Street 1920s

The proposal drew inspiration from the buildings that were historically on the site.



King Street

Enriched modillion cornice, parapet with urns to ends and stone coping, dormer windows behind parapet within slate roof.



The George

A mix of sash, dormer and bay windows. The George has historical significance in Twickenham.



Loggia in the grounds of Thames Eyot

Stone loggia comprising free standing Doric columns with entablature over with frieze detailing includes triglyphs and rounders.



Embankment

This is a fine quality Georgian building which the new proposal will seek to follow. The main walling material is a brown London stock. The windows have rubbed and gauged red brick heads and timber sills.



Embankment

The dominant language is sash windows set within brick reveals with brick flat arches to the heads. The sills made from timber or stone. The roof materials are either clay tiles or natural slate. This variety of materials within the Georgian and Victorian architectural language has been reflected throughout the proposal.



Twickenham Rowing Club

Two storey building with a weatherboard façade and light weight timber and steel balcony which is complimentary to the riverside setting. The façade is predominantly painted white with accents of colour in critical places. This use of materials will be echoed on the riverside elevation of the new proposal.



Sion Road

Three to four storey Georgian terrace with sash windows that have boxes on the face. The main walling material is a brown London stock with the jambs and heads in a red brick. Some of the windows have arced heads with keystones. There is a variety of doorcases including a Doric, Tuscan and Gibbsian pedimented examples. This is a fine quality Georgian Terrace which the new proposal will emulate.



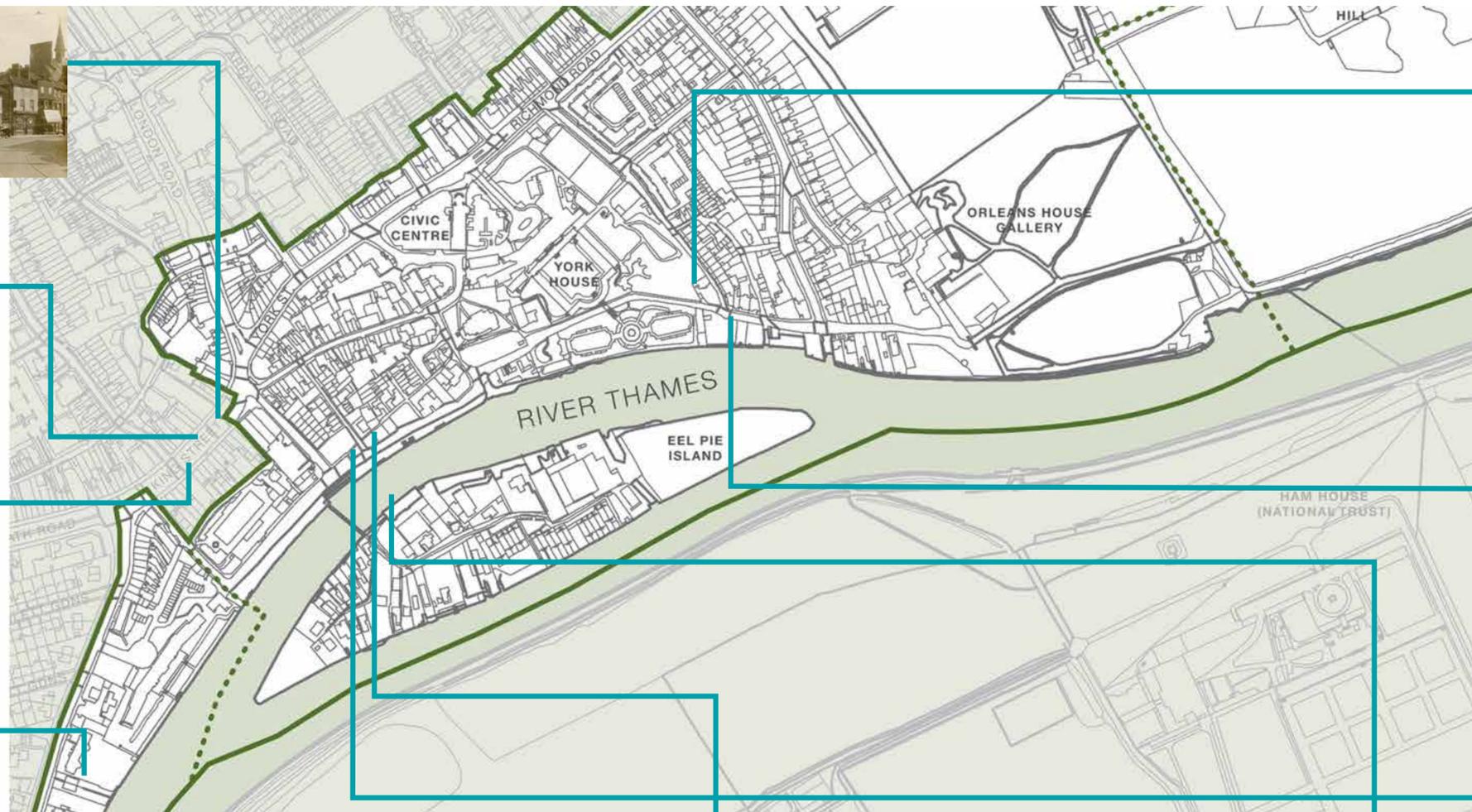
Riverside

A small Regency terrace comprised of buildings three to four storeys high. A mix of sash and bay windows, with the presence of a number of balconies and railings. The buildings use Georgian and Victorian elements and create a lively composition which is both vibrant and respectful of the setting.



Twickenham Village

These images show the village setting with its narrow lanes and alleys, something recreated in the proposals.



PROPOSAL 3 ELEVATIONS

This design is the amended version of the proposal that went out in November 2015 which the Council had re-designed following the initial period of consultation on it, making sure to incorporate elements of what we had heard.

View from King Street

As can be seen the buildings have been designed to be in keeping with the surrounding area, in terms of style and height, with retail / business units at ground floor level. The pedestrian part of Water Lane has been considerably widened allowing for a vista of the riverside and a greater amount of public space, which could be used for market or pop-up stalls. This layout hopes to draw people down to, and open up, the riverside.



View from Eel Pie Island

The image allows you to see the development from both the Embankment and a portion of Water Lane. An amphitheatre can be seen at the end of the building nearest the River, acting as a multi-purpose public space which could be used for events, performances, socialising, relaxing, amongst others. The design aims to open up the riverside and allow for greater enjoyment of it.



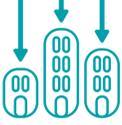
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ISSUES FOR CONSIDERATION

	<p>Access and parking:</p> <p>Proposals 1 and 2 retain the current access arrangements and circulation around the site and recognise that some parking on the embankment is essential for residents and businesses on Eel Pie Island. We have heard that people want a creative solution to parking in the area and therefore we are investigating the potential for underground parking arrangements. To help this we are carrying out more transport and parking surveys, the results of which should be available in early December. We will share the results and work through more detailed options around parking over the coming weeks.</p>
	<p>Cycling:</p> <p>It became clear during the summer consultations that cycling needs could be more fully integrated into the designs.</p> <p>We will ensure that any future development supports and encourages cycling. We would like to hear more about how you think the current circulation for cycling can be improved. We will ensure there is provision for cycle parking and promote the opportunities for leisure cycle hire.</p>
	<p>Open space:</p> <p>Many people said that the development should provide more spaces for people to gather, enjoy the river views and each of the proposals present different forms in which additional open and community space could be provided.</p>
	<p>Potential Use of Buildings:</p> <p>Each of the proposals will have ground floor uses that encourage footfall to and from the river and Diamond Jubilee Gardens from the town centre. We envisage that this would be delivered through a number of new cafes and restaurants at the ground level of the main buildings. In addition, in proposals 1 and 2 we have introduced a covered area at the King Street side of the scheme. This will give opportunities for specialist markets, fairs and (semi) open air entertainment.</p> <p>Retail units for the sale of goods will be limited to replacement space for those already at the site. The ground floors may also include some business related space. Although this will likely predominantly on the upper floor levels of a part of each scheme option. This is in recognition of the demand for such space from an expanding high tech sector in Twickenham, as well as the desire for incubator style units for fledgling enterprises.</p> <p>A significant part of the upper floors of the buildings, in all options, will be residential flats, predominantly for private sale. Although a proportion will be Affordable Housing. The Embankment level units that are proposed for the first two options offer opportunities for river and tow path related uses. This includes: yacht and paddleboards clubs, boat building/repair workshops, cycle repair and hire shops and perhaps some further café space. These Embankment level units will of course have uses that are arranged in a way that can cope with the floodable nature of this part of the scheme.</p>
	<p>Diamond Jubilee Gardens:</p> <p>Any development must reflect the wider context in which the site sits – the area between Water and Wharf Lane and Kings Street to the north. It must respect the current situation of the Diamond Jubilee Gardens. The development will enhance and improve the use of the Gardens by providing better access and links across the wider area.</p>
	<p>Heritage:</p> <p>Twickenham has a rich history, particularly Eel Pie Island with its music tradition and working boatyards, sport and hi-tech and creative industries. We hope that the chosen proposal will be able to enhance and celebrate this.</p>
	<p>Trees:</p> <p>The removal of trees will be kept to an absolute minimum and will be confirmed during detailed design. As part of the planning process full arboricultural surveys and method statements will need to be developed and considered. Any trees that need to be removed will be replaced in the Twickenham area.</p>
	<p>Construction:</p> <p>We will seek to manage the construction and keep disruption to a minimum, to mitigate any negative impact on those who live in the surrounding area or local businesses. This will be outlined in the Construction Method Statement (CMS) which will guide the actions and behaviours of all contractors during the construction phase. The CMS is a requirement for the granting of planning permission.</p>
	<p>Viability:</p> <p>The financial viability of any development depends on the cost of buildings, how they might be used and how the development is progressed. Viability will also be affected by the uplift that the redevelopment could attract to the wider Twickenham area.</p> <p>The opportunity provided by additional retail, commercial and residential units from these proposals would support viability but we have to do more detailed work once we understand which is the preferred scheme.</p>