

Twickenham Riverside – sustainability and reuse of buildings

Some objections to the Council's short-term scheme for Twickenham Riverside are based on claims that the scheme is not compatible with UDP policies:

- STG3 – conservation of resources and pollution
- BLT 31 – Energy and resource conservation
- IMP1 – Reuse of buildings and land

Many of the objections are linked to support for another scheme promoted by the Twickenham Riverside Terrace Group (TRTG).

Incidentally, the TRG planning application was submitted with a 1200 signature petition which called for "The immediate demolition of the wrecked pool building..."

Mr Chappell - Assertions & responses

Mr Chappell's asserts (in his letter of 23/06/03 to GOL) that the Council has never considered the renovation or reuse of the existing buildings. This is false.

The Council undertook a thorough appraisal of a scheme proposed by TRTG (of which Mr Chappell is a member). This was undertaken in December 2002.

The scheme proposed the retention of a number of buildings on the site, the partial demolition of the existing building on the Embankment and a number of temporary/lightweight structures on the site to house a range of "potential uses". (For example, tents and tented structures).

The appraisal concluded that:

- The proposals did not demonstrate that the scheme was likely to be financially viable
- In fact, many of the assumptions as to viability were highly unusual/risky
- Whilst the scheme was costed at approx £650k by TRTG – the Council's own cost estimates of undertaking the scheme was at least £1m.
- However, this is only for basic groundworks. The actual cost of implementing such a scheme would be much higher (e.g. to pay for pontoon, tented facilities, fit out of shells etc).
- There was not (and still hasn't been) any evidence of tenant demand for any of the proposed facilities in the scheme
- The key commercial assumptions underpinning the scheme were judged by the Council to be highly unsound

Overall, the scheme was judged to have a very high number of risks and uncertainties. – with a risk that the site could become open and derelict (rather than closed and derelict).

Mr Chappell's group subsequently complained to the Local Government Ombudsman that the Council had misrepresented them and engaged in maladministration (e.g. In its treatment of letters, summaries etc). The Ombudsman did not concur.

Whilst the Council's UDP policies identify that consideration should be given to reuse of buildings etc, the policies do not make refurbishment of such properties mandatory (or block demolition where this is a feature of an application).

The Council does not wish to give further consideration to the reuse of the existing structures at Twickenham Riverside for the following reasons:

- On reasonable grounds, it is not possible to predict uses which would be financially viable in the available structures
- The likely costs of refurbishing certain structures to modern standards may be prohibitive
- Whilst many people hold fond memories of the pool when it was operational, there is little evidence that the structures on the site are held in high regard
- For example, the building has not been classified as having any particular townscape merit
- Many representations on previous schemes (e.g. the Dawnay Day scheme) indicated that the present structures are of no merit (including some statutory consultees)
- A recent attempt to list the building was rejected by DCMS

On the proposal by Mr Sarhage (for a “potential” aparthotel with “potential funding”), this was received after the Council had already received numerous proposals for Twickenham Riverside and had also resolved to demolish the pool building in the long-term. The Council receives many such “ideas” and it is a matter of judgement as to how credible any offer may be. This did not appear to be a credible offer. The Particular use (hotel) had been discounted by the Council in 1999 as one which would not be suitable for this site (lack of parking, low value, therefore not generating sufficient income to appropriately support redevelopment of the rest of the site).

Taking the response of interested parties and the outcome of the appraisal of the TRTG scheme, the Council considers that it is “virtually inconceivable” that the building would be retained in a permanent scheme – i.e. one that is viable and successful.

T1 does not explicitly envisage the retention of existing structures. In fact, the presumptions as to enabling development and housing lead inevitably to the conclusion that there must be demolition and site clearance. Additionally, the supplementary planning guidance for the site envisages the possibility of demolition & new development thus:

- “Variation to the existing building line on the swimming baths site can be accepted”
- “The flat roof form of the existing baths building should not be taken as a precedent for any replacement”. There can be no replacement of the existing building in the absence of demolition of the existing structure.

The retention of the existing structures (particularly on the Embankment) appears to go against the grain of several decades of public opinion on the matter. In essence, the desire of many members of the public is that the design orientation of a redeveloped site should be “open” to the river. This is impossible with the retention of the existing pool building on the Embankment.

The Council has the objective of securing a development of the highest quality that optimises the benefits and opportunities presented by this key riverside site. Development which was restricted to reuse of the existing building would significantly constrain not only the commerciality and viability of the development but also its attractiveness and quality. In the Council’s view, these two aspects are inextricably linked.

PROPOSED CHANGES TO MODIFICATIONS - UDP FIRST REVIEW for consultation 22nd April - 3rd June 2003

Policy/para/proposal: D14Teddington School/Broom Road Recreation Ground

reference number Amends Modification D/D14/1.
D/D14/2

Title to read:
Teddington School

proposal:
replace "Rebuild school. Continued increased public use of school facilities including sports hall, all weather pitches and joint public/school use of adjoining recreation ground" with "Rebuild school. Continued increased public use of school facilities including sports hall and all weather pitches."

justification:
Add to end of second sentence: "but not preclude public use of and access to the park."

Amend Proposals Map to exclude Recreation Ground from proposal site.

LOCAL AREAS: TWICKENHAM

Policy/para/proposal: T01 Twickenham Riverside site, car park rear of 1 King Street
Embankment

reference number Proposal to read: Enhancement of riverside, leisure use including open space, housing, cafes and possible retail, possible temporary uses including open space.
D/T1/3
Justification to read: "The site is of importance to the future of Twickenham and any scheme should be compatible with the improvement of the wider area including the King Street frontage. Development should enhance the conservation area and Thames Policy Area by maintaining the scale and character of this part of the riverside, taking account of the vehicular and other access needs of river users, local residents and businesses and making a significant contribution to achieving the strategic policies of the Thames Landscape Strategy. An objective should be to promote the use and enjoyment of the River and riverside through uses such as open space, cafes and restaurants. Housing provision should include a substantial element of small units and affordable housing. The service road to the rear of King Street should continue to be the primary vehicular access to the site and should continue to service premises in King Street. If practicable the opportunity should be taken to make limited improvements to servicing these premises. Important trees should be retained. In the short term, pending a suitable and viable scheme, a mix of temporary uses, including open spaces could be acceptable."

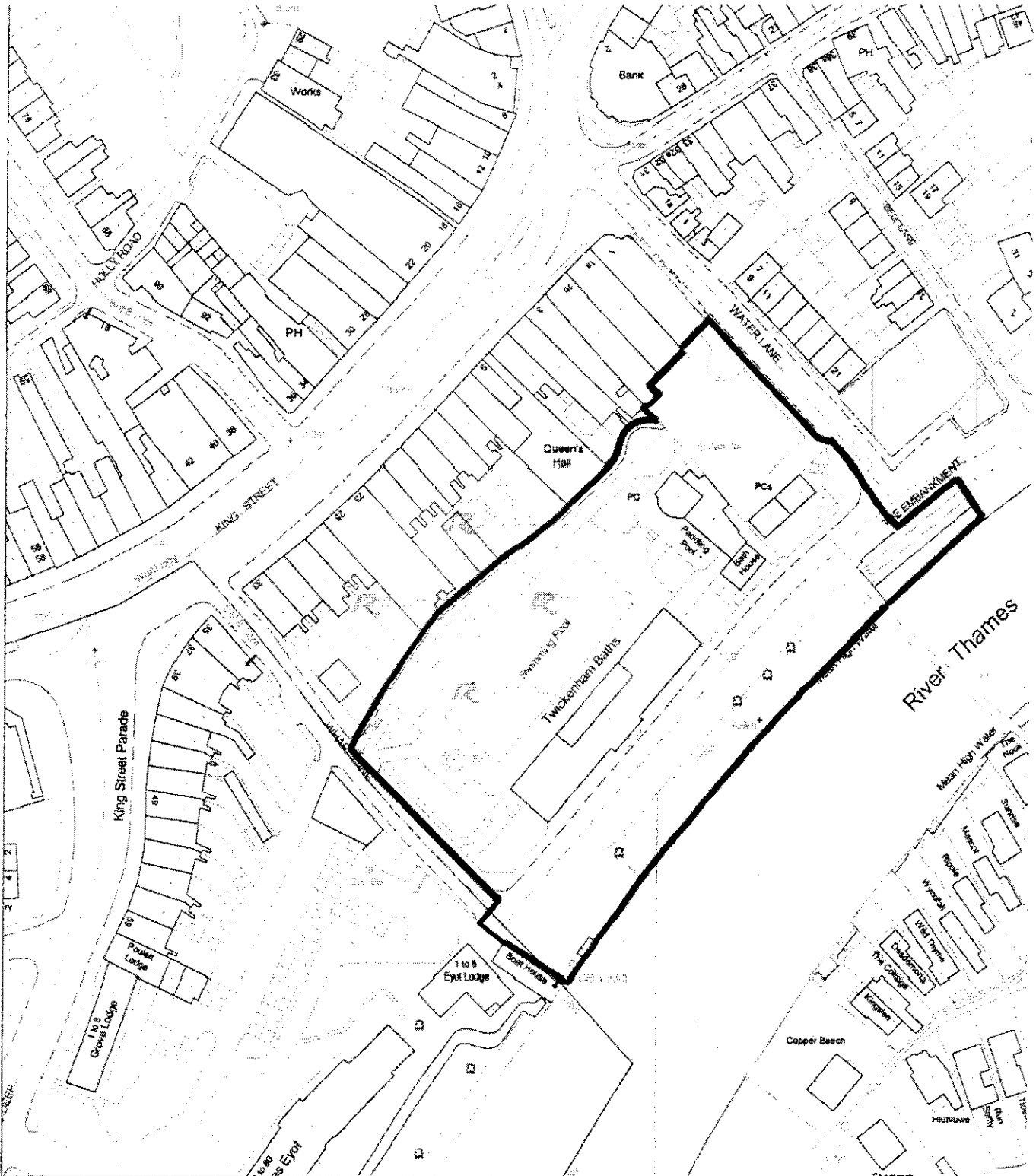
Modification incorporates D/T1/2 .


Policy/para/proposal: T26 Twickenham Rail Loop

reference number Change title to "Twickenham Rail Loop"
D/T26/2
Add after second sentence of proposal: "It is intended to undertake a cost benefit analysis of this proposal during 2003 and this may lead to the early review of this proposal. If the proposal is carried forward an environmental evaluation will need to be carried out."

Policy/para/proposal: T34 Mereway Allotments: Housing/Education

reference number Amends Modification D/T34/1.
D/T34/2
Justification now to read:
"Housing development or a new secondary school, which would include dual use of part of Kneller



 <p>LONDON BOROUGH OF RICHMOND UPON THAMES Environment & Sustainability Directorate</p>	<p>Twickenham Riverside Revised Proposal Site- D/T1/3</p>	<p>Reproduced from the Ordnance Survey 1:1250 mapping with the permission of Her Majesty's Stationery Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings.</p> <p>LA086533.</p>								
<p>CIVIC CENTRE 44 YORK STREET TWICKENHAM TW1 3BZ TEL:020 8891 1411 FAX:020 8891 7702 www.richmond.gov.uk</p>	<p>Co-ordinates at centre of map: Easting: 516267 Northing: 173170</p>									
<p>John East Head of Environment Planning & Review</p>	<table border="1"> <tr> <td data-bbox="811 1959 947 2029"> <p>Scale 1: 1250</p> </td> <td data-bbox="947 1959 1084 2029"> <p>Date 01/04/03</p> </td> <td data-bbox="1084 1959 1221 2029"> <p>Section LUP&D</p> </td> <td data-bbox="1221 1959 1349 2029"> <p>Drawn TB</p> </td> </tr> <tr> <td colspan="4" data-bbox="811 2029 1349 2105"> <p>Produced using Datamap, the directorate's Geographic Information System (GIS).</p> </td> </tr> </table>		<p>Scale 1: 1250</p>	<p>Date 01/04/03</p>	<p>Section LUP&D</p>	<p>Drawn TB</p>	<p>Produced using Datamap, the directorate's Geographic Information System (GIS).</p>			
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See Tom's email & paper

No.	SITE	PROPOSAL	JUSTIFICATION	IMPLEMENTATION
T1*	TWICKENHAM RIVERSIDE AND 1-33 KING STREET	ENHANCEMENT OF RIVERSIDE AND SHOPPING AREA, LEISURE USES, HOUSING, LIMITED IMPROVEMENTS TO REAR SERVICING, CAR-PARKING AND PUBLIC CONVENIENCES POSSIBLE TEMPORARY USES INCLUDING OPEN SPACE	This site is of prime importance to the future of Twickenham. Development of the riverside site (expected in the Plan period) should be in harmony with the small scale and domestic aspects of the parts of the conservation area which give it its distinctive character so as to enhance the conservation area and Thames Policy Area and make significant contribution to achieving the Thames Landscape Strategy. Its emphasis must be directed towards the river but should also provide the potential to link the town centre to the riverside both visually and in relation to activity. This link should be in the form of a pedestrian route from King Street, of sufficient width to create a visual link to the riverside and allow appropriate developments from it to encourage pedestrian movement and activity. A prime objective from the redevelopment of the riverside site should be to provide a broad range of leisure activities for the community and increased opportunities to enjoy the riverside. Housing provision should include a substantial element of small units. Part of the original riverside site on Water Lane has been developed for housing by a Housing Association. Primary access to the site should continue to service premises in King Street. The opportunity should be taken to make limited improvements to servicing these premises and improve the appearance of the rear of these properties, and provide opportunities for small businesses. Important trees on the Embankment and along the service road must be retained, and opportunities taken to improve the environment of the key shopping frontage of King Street. The public conveniences should be replaced in the scheme and limited car parking only be provided. Proposal T14 for a landing stage should be considered as part of any scheme. In the short term, pending a suitable	Private / Housing Council

*and viable scheme, a mix of temporary uses,
including open spaces could be acceptable.*

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ENVIRONMENT AND SUSTAINABILITY CLUSTER

EXPENDITURE //

FROM (SECTION) Development Control

TO: CSS FINANCE GROUP

REASON FOR REQUEST:

LBRVT,
Twickenham Post,
The Embankment
Twick Twi
App no. 03/1141/FW

AMOUNT: £ 220 : 00 p

DEBIT CODE

182080505

CREDIT CODE

322931100

SIGNED

H. Bisset

DATE

8.4.3