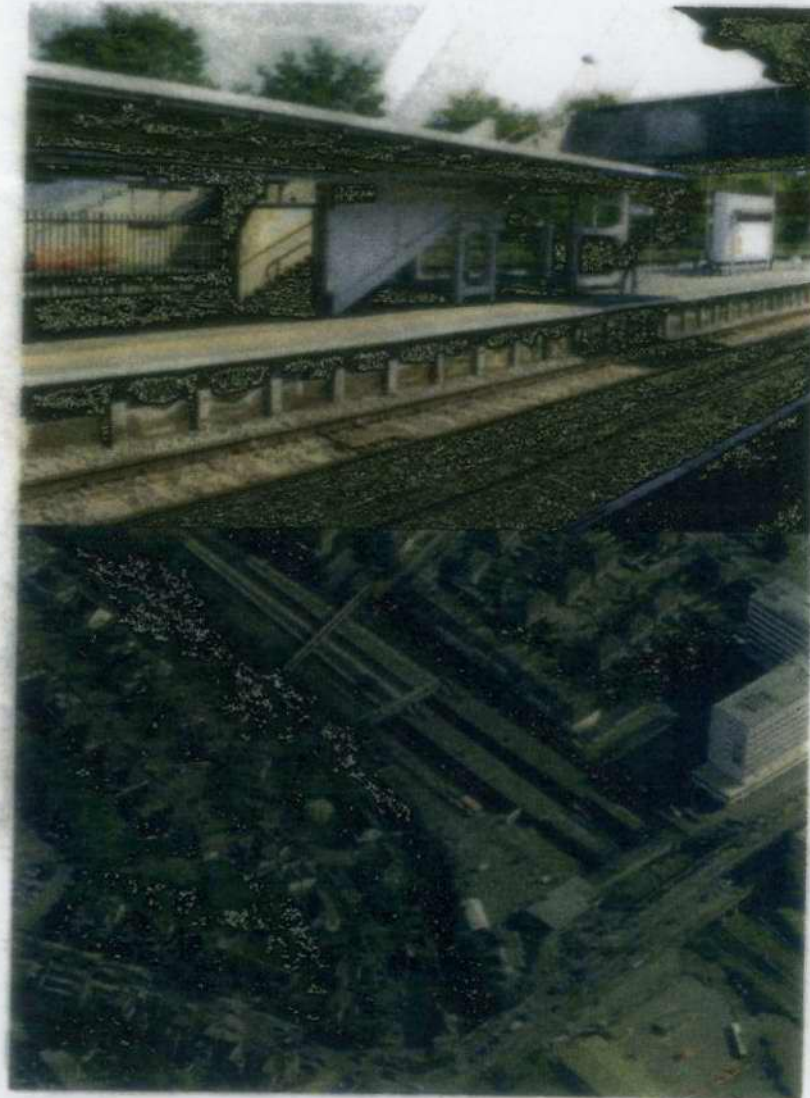
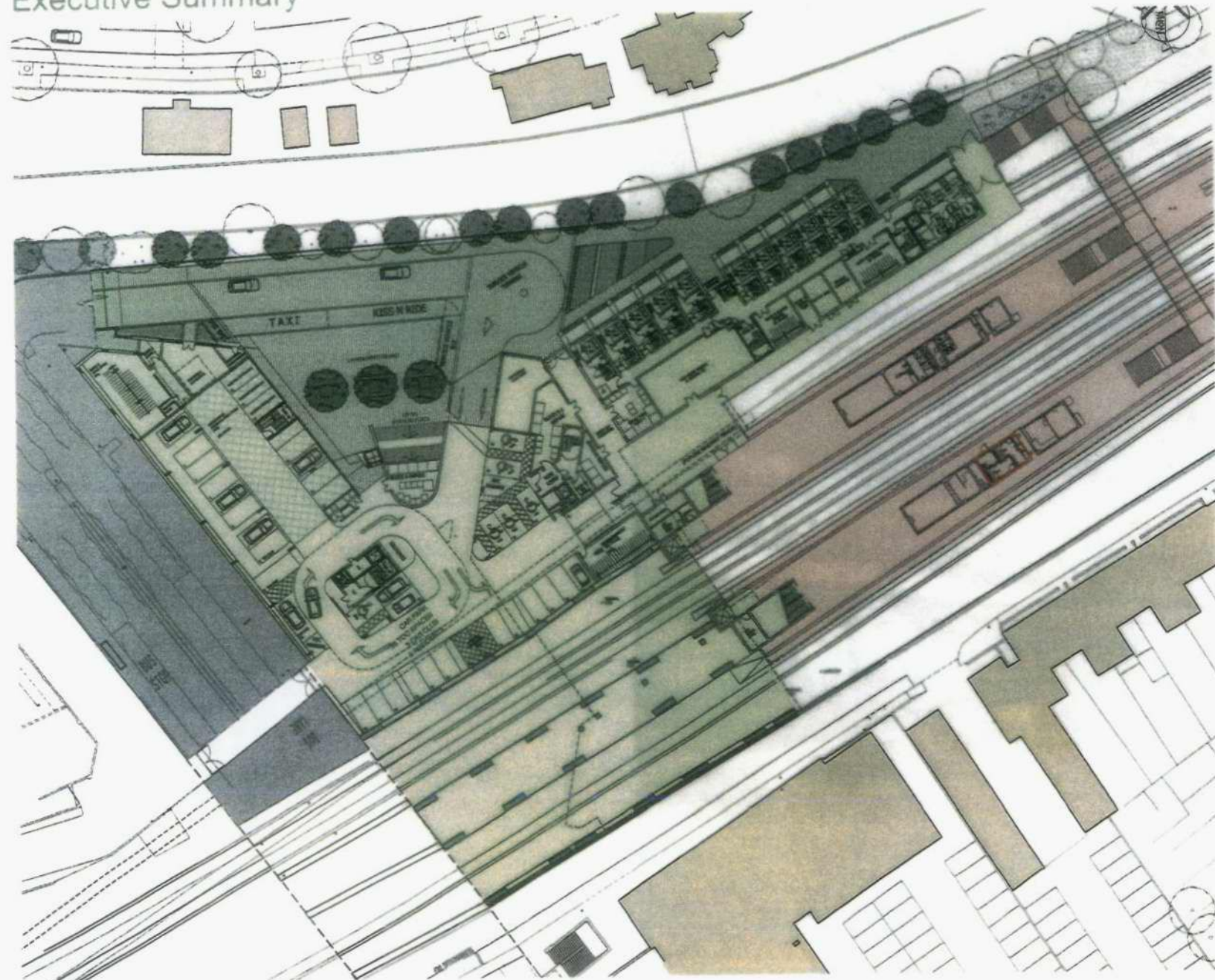


Appendix 1

Twickenham Station Platform Improvements Scoping Appraisal






Executive Summary



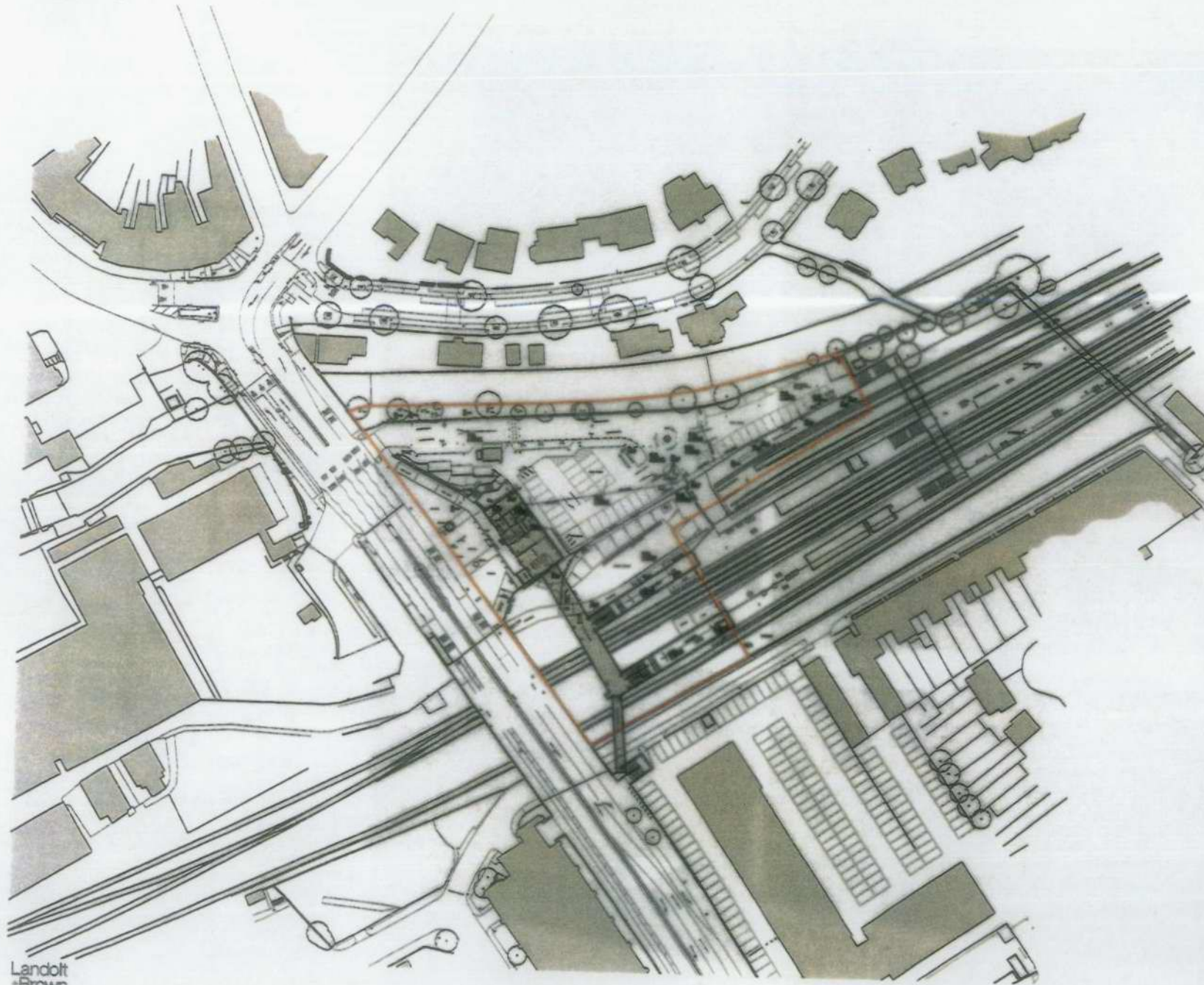
Twickenham Station, London Road is to be developed to provide a new station entrance and ticket office, with new stair and lift access to existing platforms. This report has been prepared to appraise the scope for additional platform improvements that may be proposed in addition to those already proposed in line with the wider scheme development. The arrangement described in this report are illustrated in context of the wider scheme proposals.

There are no significant platform improvements associated with the current new station and mixed-use development proposals. This document sets out a range of improvements for consideration by Network Rail, Solum Regeneration, South West Trains and the Rugby Football Union to consider.

-  Extent of site wide redevelopment
-  Extent of platform works currently defined in scheme proposals
-  Area of proposed platform improvement opportunities pertaining to this report

Scheme 6 Planning Application
Proposed Platform Level Plan
Scale 1:500 @A3

Background




Twickenham Station is located on the Wessex Route, with three lines running through the station and two sidings, each with a platform face. The site is defined by London Road (A310) to the West, Mary's Terrace to the South and the River Crane to the North. The site is currently occupied by an existing ticket office, car parking and raised steel truss walkways to allow passengers to access the platforms.

The new station is to be located on a new raft construction over the existing running tracks, to align the station concourse with the platforms. The station development is part of a wider mixed use residential and retail development

Twickenham Station is the nearest railhead to the second largest stadium in the UK, Rugby Football Union Stadium, home of the England Rugby Union Team. It is subsequently a focal point for a very large number of rail passengers attending major Rugby Union fixtures and other organised events. There are up to 70 000 people commuting through the station during a match day. During a regular day, the station records about 5000 footfall.

There are 4 platforms in use and 1 not used (No 1). Platform 5 is used for westbound traffic and platform 3 & 4 for London semi-fast and fast service. The platform 2 is used during the day as siding. Platforms 2 may be used in the future for Air track development (Heathrow Terminal 5 link).

The gate on platform 2 is used on match days to regulate the crowd access to platform 3.

 Denotes development site boundary

Existing Station & Platform Location Plan
Scale 1:1000 @A3

Existing Platform Appraisal

Existing Platform Buildings

Existing platform 4 and 5 accommodation includes the following: control room, male toilets, storage for cleaning, CIS and PA equipment, storage on platform 5, Puccino's Coffee retail outlet. On platforms 2 and 3, there are: waiting area, disabled ladies toilets, store room on each side of gents. The adjacent plans indicate the existing arrangements and areas.

The existing buildings are of masonry English bond brick construction. It appears likely that the canopy is supported in discrete locations either by brick piers or steel columns within the masonry construction- see location on adjacent plan.

There is a cement aggregate/terrazzo like dado to the base of the wall. The general condition appears sound.

Issues to be addressed

- Platform buildings: Brick & cast dado walls to platform buildings would benefit from cleaning/localised repairs.
- Platform buildings: Cluttered wall mounted posters and signage
- The existing public toilets are in poor condition.
- Numerous poor quality platform fixtures that contribute to cluttered feel and
- Canopy soffit cluttered with ceiling mounted service routes, suspended light fittings, signage and information screen hung from exposed uni-strut fixings.
- Canopy Roof is a strong visual element when viewed from above & offer poor visual amenity.
- Platform floor is asphalt with numerous patch repairs and evidence of localised ponding.
- Existing secondary overbridge offers a poor appearance and the extensive structure at platform level restricts platform capacity



Unightly overbridge & poor quality platform surfaces



Uncoordinated signage, advertising & exposed services at high level



Existing platform canopy construction



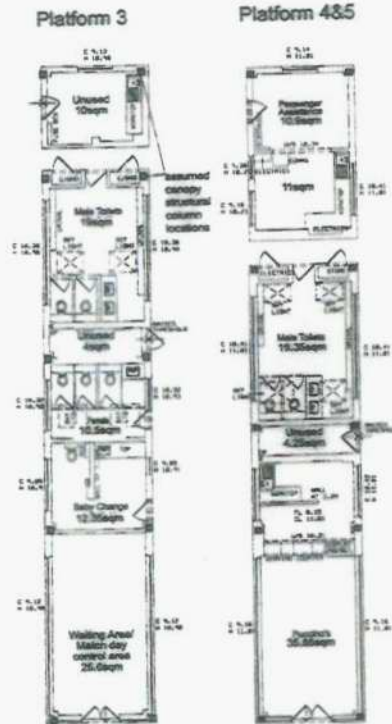
Arrival at platform 3 from main station overbridge



Eastern platform extents

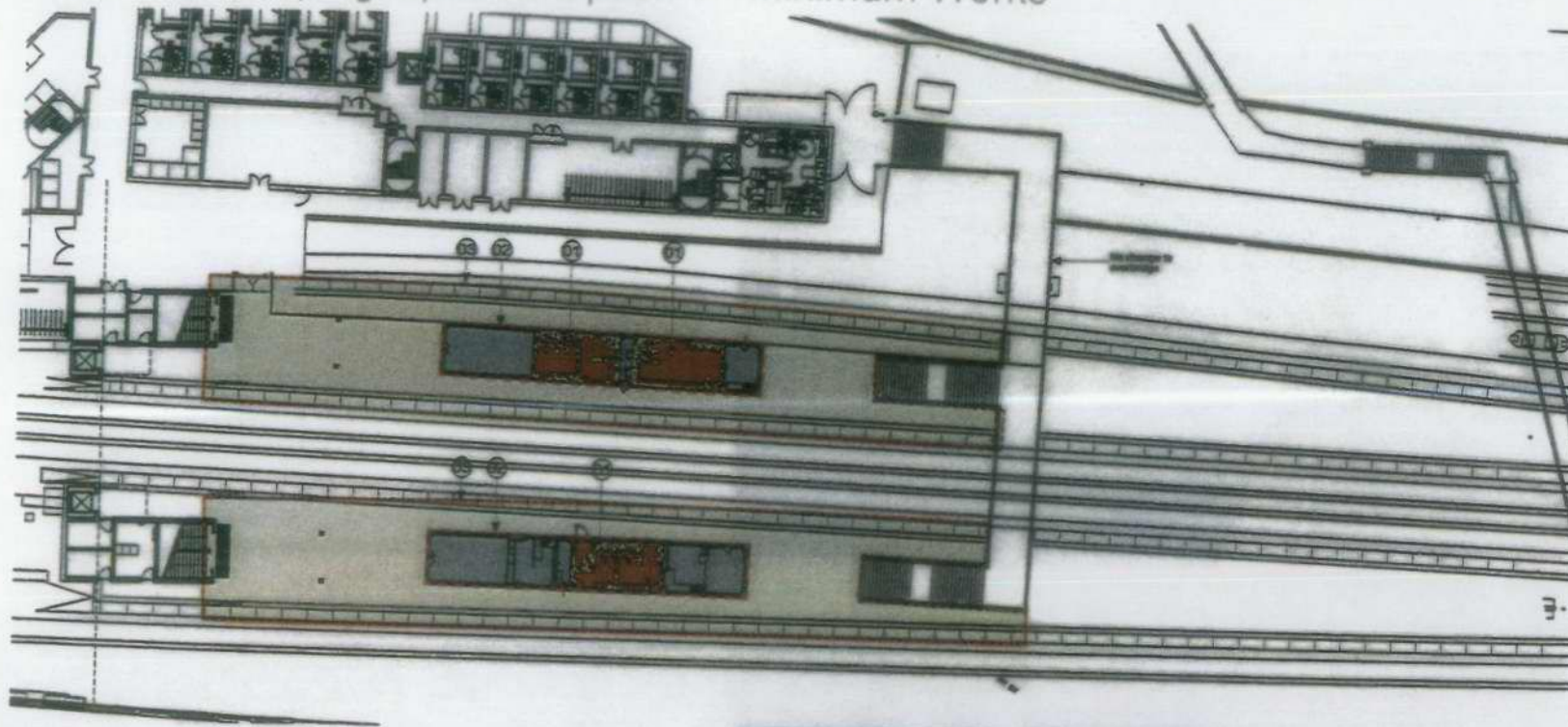


Existing WC facilities



Existing Platform Buildings with room areas indicated

Proposed Scoping Options: Option 1 - Minimum Works



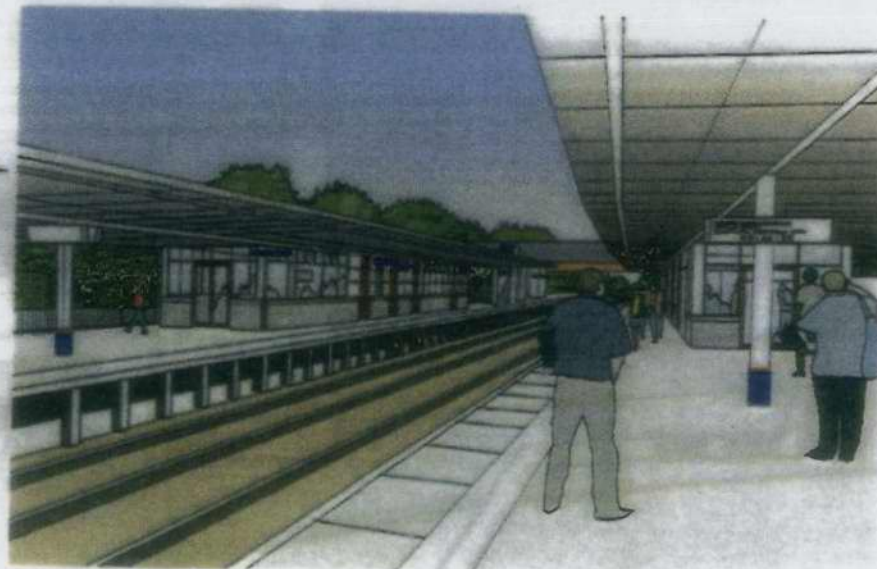
Minimum works:

- 01 Platform Buildings Arrangements
 - Refurbishment of existing WC's
 - Removal of undesirable male WC access via narrow passage.
- 02 Platform Building Facades
 - Renewal of elevations via application of adhesive fix ceramic tile finish.
 - Repair & redecoration of windows, doors & louvres
 - Consolidation of wall mounted posters & signage.
- 03 Canopies
 - New metal lining to underside of canopy.
 - New recessed light and comms fittings & concealed containment routes.
 - Redecoration of steel work
- Platform
 - No change

Platform 3



Platform 4&5



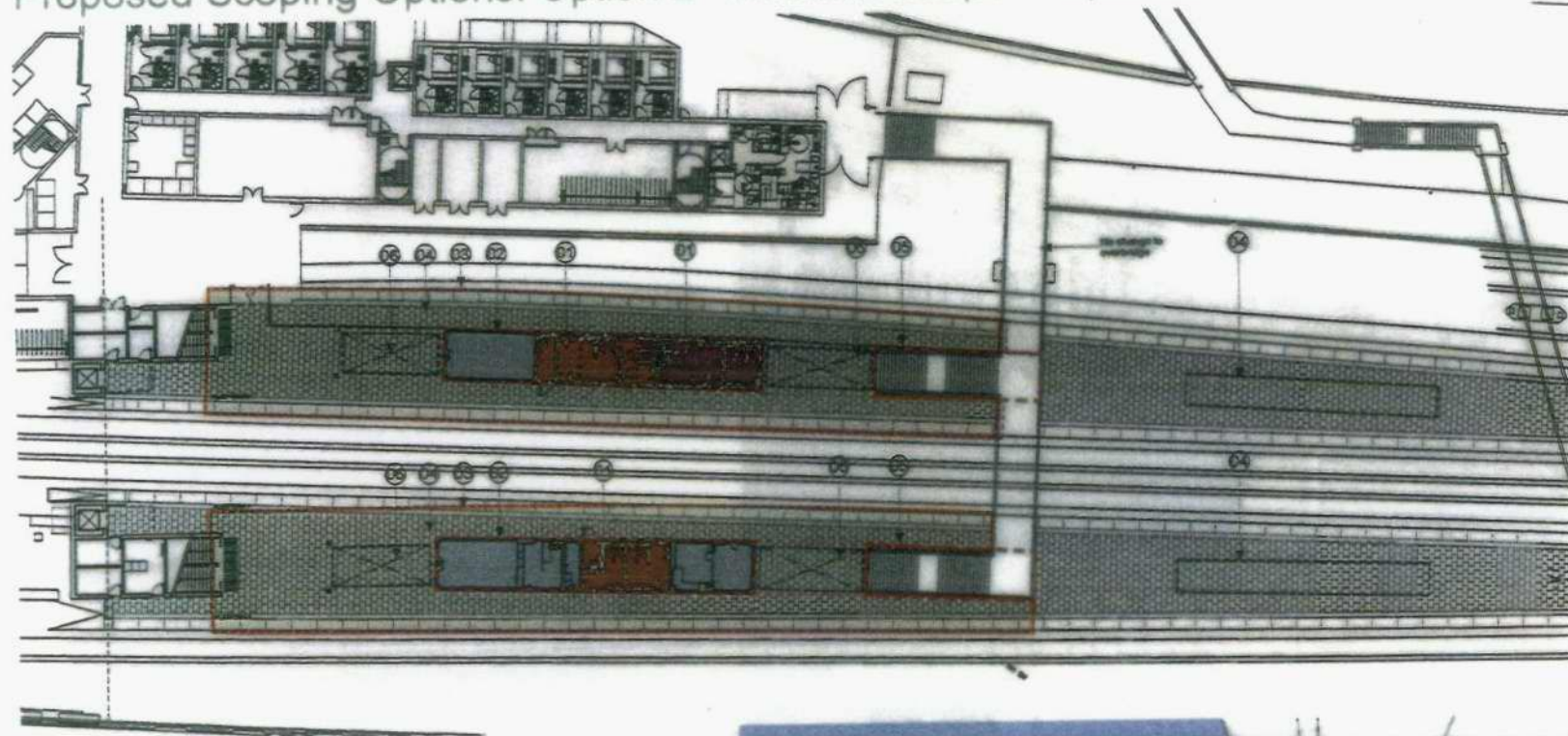
Pros

- Minimum disruption & cost
- Provision of accessible WC's to both platforms and general improved WC facilities
- With application of new finishes there is potential to offer an appearance that achieves a level of consistency with the new station development.

Cons

- Potential limited visual impact of improvements due to limited scope.
- WC Capacity not greatly increased.
- Existing secondary overbridge has major negative visual impact.

Proposed Scoping Options: Option 2 - Medium Scope Proposals



Medium works:

- 01 Platform Buildings Arrangements
 - More extensive remodelling of exiting platform buildings to provide maximum WC capacity & separate WC's for occasional use on match days.
 - Removal of undesirable male WC access via narrow passage.
- 02 Platform Building Facades
 - Provision of new high quality panel wall lining system including integrating new high level screening & replacement windows & doors.
 - Consolidation of posters & signage to be recessed within new wall finish.
- 03 Canopies
 - New metal lining to underside of canopy.
 - New recessed light and comms fittings & concealed containment routes.
 - Redecoration of steel work.
- 04 Platform Surface
 - High quality concrete pavours.
 - Proprietary platform canopies to eastern platform extents.
- 05 Secondary Overbridge
 - New high quality panel wall linings to stairs to conceal unsightly structure.
- 06 Canopy Rooflights
 - Form new canopy roof-lights with glazing or ETFE roofing system.

Platform 3



Platform 4&5



Pros

- Provision of accessible WC's and general improved WC ambience.
- Provision of maximum WC capacity including separate Male & Female WC to platform 3 for operation on match days.
- Greater visual impact of improvements with opportunity to provide consistent and striking station identity with new wall and canopy soffit linings.
- Negative visual impact of existing overbridge reduced with proposed linings to stairs.

Cons

- Significant platform building area utilised by provision of WC's - clarification required as to if this is desirable.
- Some loss of platform capacity with proposed stair linings.

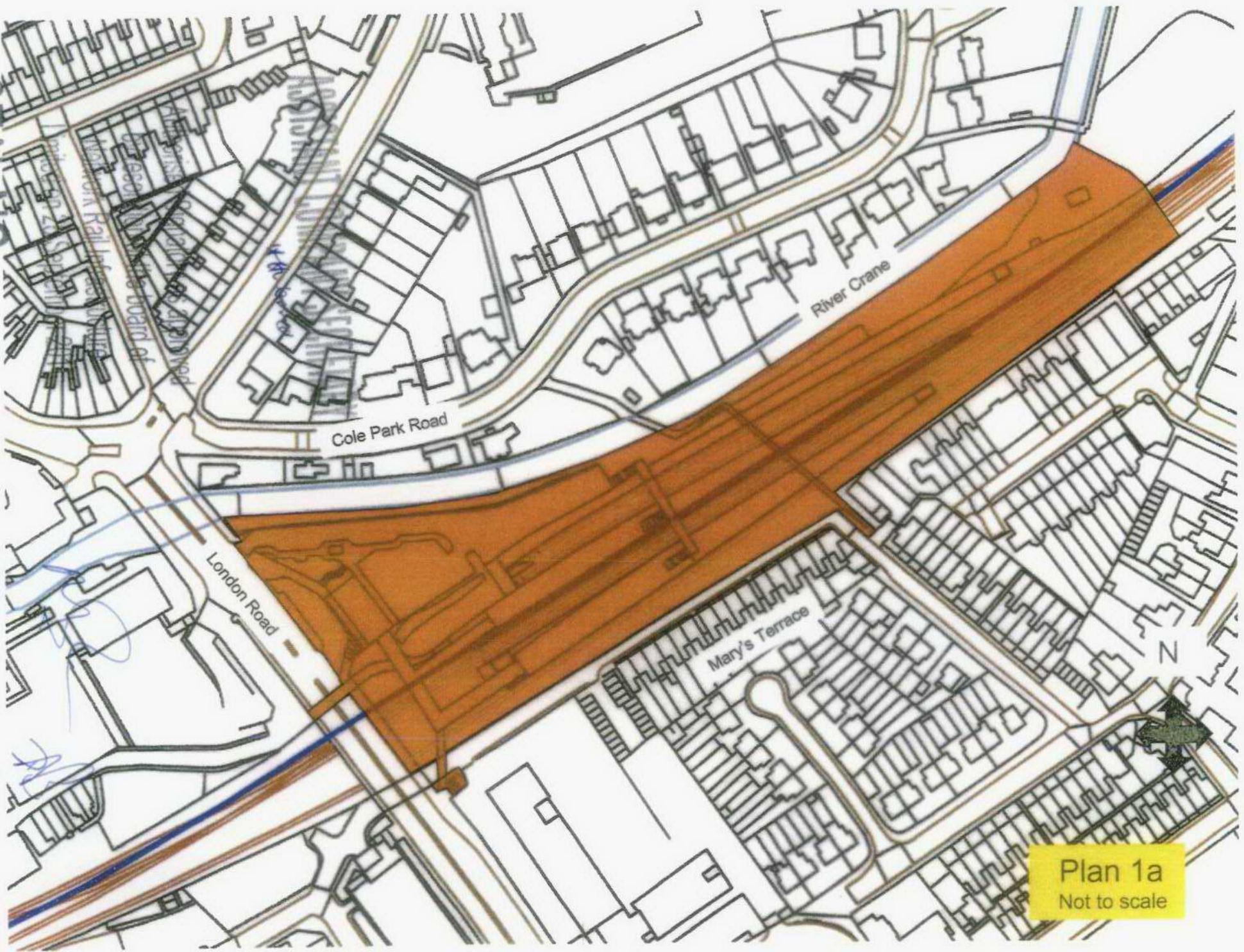
Proposed Scoping Options: Schedule of Works Summary

Twickenham Station - Platform Level Enhancement Scoping Options			
Design Parameters: The following schedule defines the proposed scoping options for improvements to the platform facilities and general enhancements.			
Scope Items	1.0 Minimum works	2.0 Medium works	3.0 Full Option
Platform Buildings: Internal Arrangements	<p>1.1 Remodelling of the existing WC's to provide Accessible WC's & baby change facilities to both island platforms.</p> <p>1.2 Removal of male WC access via narrow passage which is deemed undesirable in the current condition.</p>	<p>2.1 Remodelling of the existing WC's to platform 3/4 as per the arrangement in the minimum option.</p> <p>2.2 More extensive remodelling to platform 3 facilities to provide the maximum WC capacity via the use of currently defined unused areas. Separate male and female WC's provided for opening on match day scenarios.</p>	As Medium Option.
Platform Buildings: External Treatments	<p>1.3 Clean existing cast cement/terrazzo dado.</p> <p>1.4 Apply new wall finish with direct bond system - Glazed Ceramic tile finish.</p> <p>1.5 Repair & redecorate existing glazing/louvres and doors.</p> <p>1.6 Consolidate wall mounted poster locations and signage .</p>	<p>2.3 Provide new panel wall lining system -recycled glass cladding/ opaque glass/ metal panel and louvre systems.</p> <p>2.4 Rationalise poster locations coordinate within recessed locations. Consolidate wall mounted signage.</p> <p>2.5 Replace windows and doors to integrate new profiles and systems with new wall linings.</p>	As Medium Option.
Canopies	<p>1.7 Provide new metal lining to underside of canopy.</p> <p>1.8 Integrated containment routed within soffit void & provide recessed lighting, speakers and CCTV to new soffits.</p> <p>1.9 Ceiling mounted equipment and signage to consolidated in line with new arrangements.</p> <p>1.10 Redecorate Steel works</p>	<p>2.6 Provide new metal lining to underside of canopy.</p> <p>2.7 integrated containment routed within soffit void & provide recessed lighting, speakers and CCTV to new soffits.</p> <p>2.8 Ceiling mounted equipment and signage to consolidated in line with new arrangements.</p> <p>2.9 Provide new canopy roof lights by forming new openings and provided glazed or ETFE roofing systems.</p>	3.1 As Medium Option with extended canopy area and glazed/ETFE roof lights where existing over bridge has been removed.
Platform Surface	1.11 Unchanged.	<p>2.10 Provide high quality concrete paver throughout.</p> <p>2.11 Provide additional proprietary platform coverings to eastern platform extents.</p>	As Medium Option.
Secondary Bridge	1.12 Existing over bridge remains unchanged.	2.12 Existing over bridge retained and new wall linings provided at low level to conceal existing unsightly structure. New linings to match the platform building arrangements.	3.2 Provide new over bridge with handed stairs facing the eastern platform extent.

Appendix 2

SEAL NO. 31029

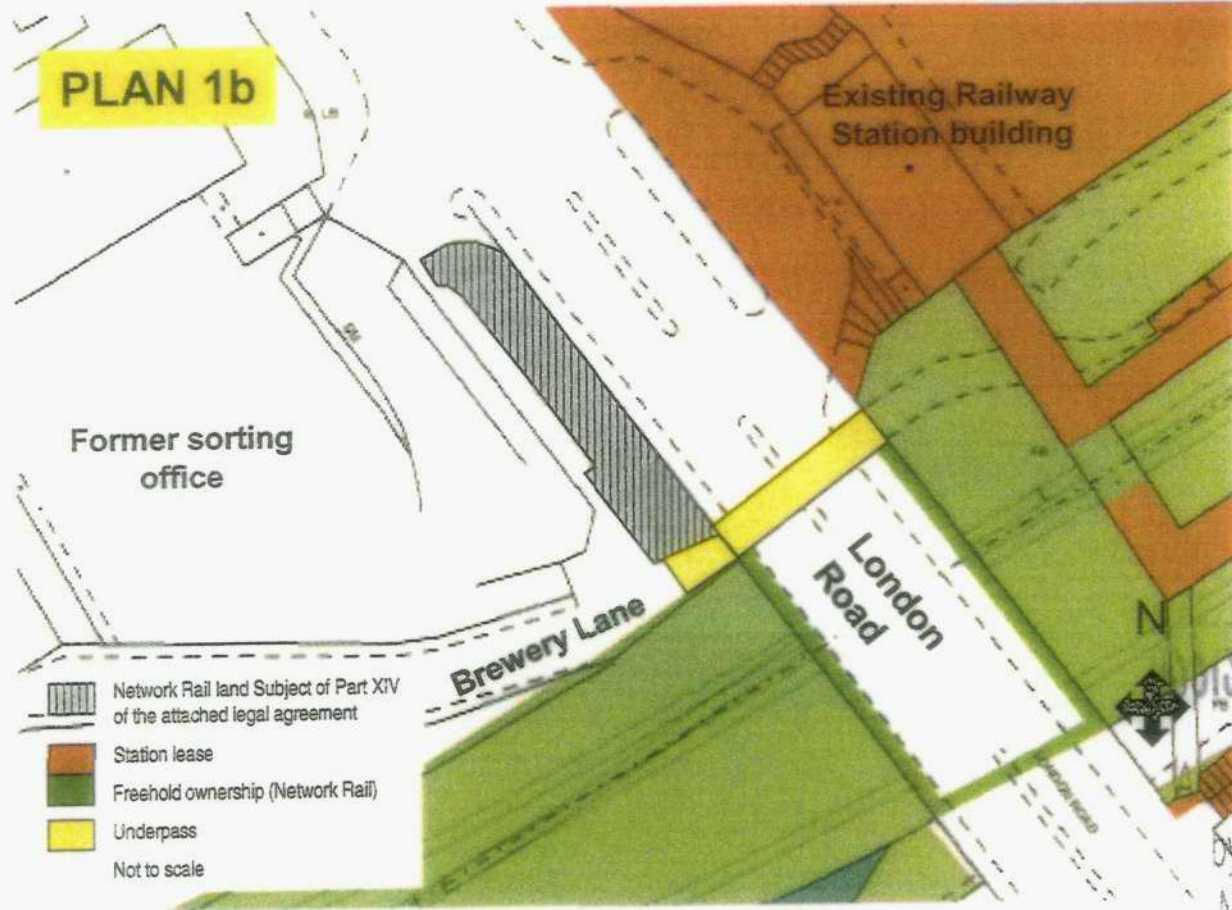
CWS



Plan 1a
Not to scale

Appendix 3

SEAL NO.
31029



Handwritten notes:
CWS
N.R. 1b

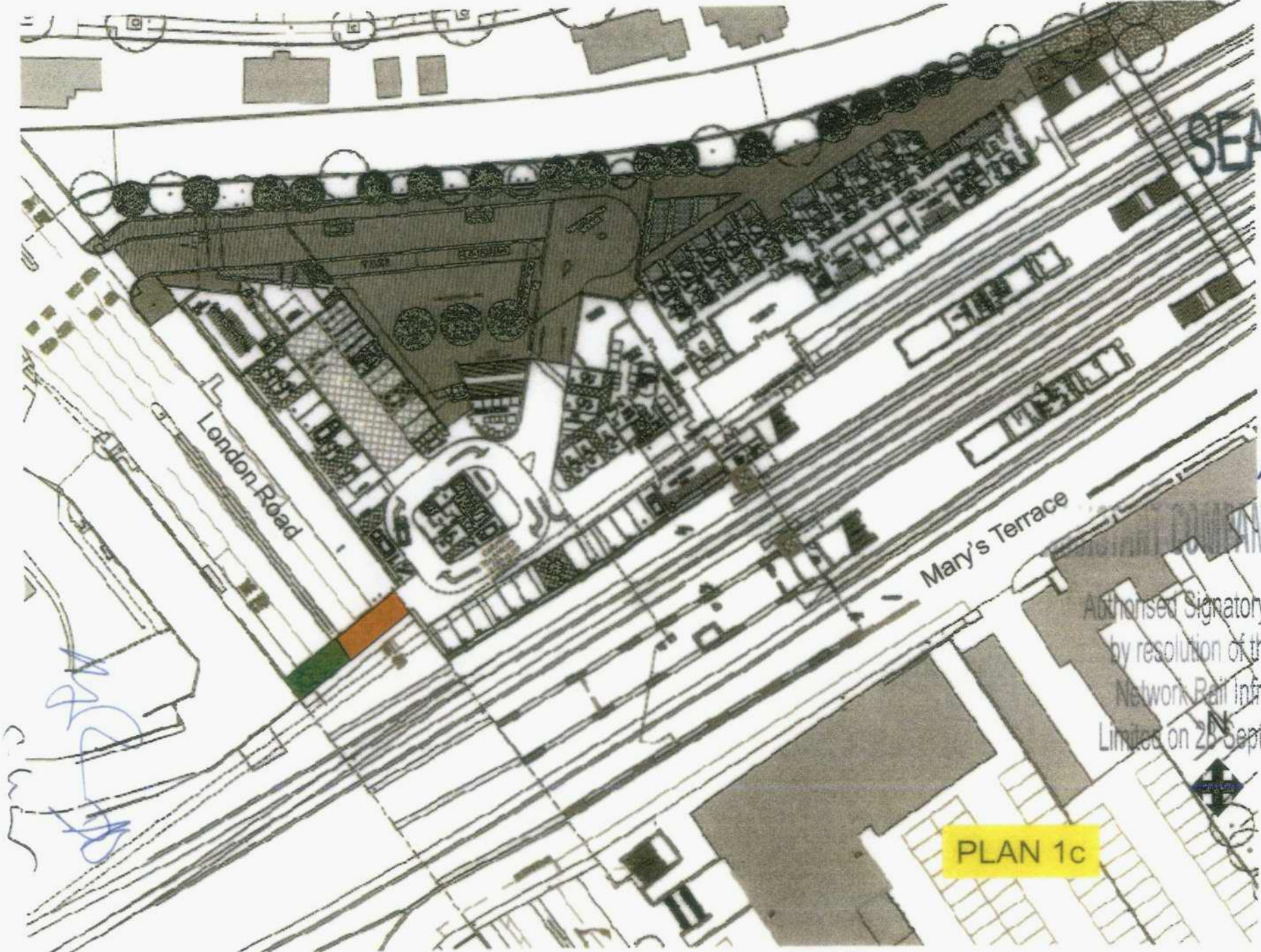
Handwritten signature: Husband

ASSISTANT COMPANY SECRETARY

Authorised Signatory as approved
by resolution of the board of
Network Rail Infrastructure
Limited on 28 September 2011

Appendix 4

SEAL NO.
31029



Handwritten signature

COMPANY SECRETARY

Authorised Signatory as approved
by resolution of the board of
Network Rail Infrastructure
Limited on 28 September 2011

PLAN 1c



Soli

Network Rail & Other
"MIDLANDS STATION
SCHEME 7"
SHEET
SCHEME 7 PROPOSE
LEVEL -1
DATE
ISSUE NO. / REV. NO.
424 / 1000-1
© 2011 Network Rail
© 2011 Soli

This plan is intended to be used in conjunction with the other sheets of this plan.

Appendix 5

PLAN 2

Not to scale

SEAL NO
Sorting Office
31029

Railway Cottages

4 3 2 1

ASSISTANT COMPANY SECRETARY

Authorised Signatory as approved
by resolution of the board of
Network Rail Infrastructure
Limited on 28 September 2011

Handwritten signature

8.5m

STATION YARD

8.2m

TCB

itehead

1 5 10 1

London Road

JN ROAD

N



RAILWAY APPROACH

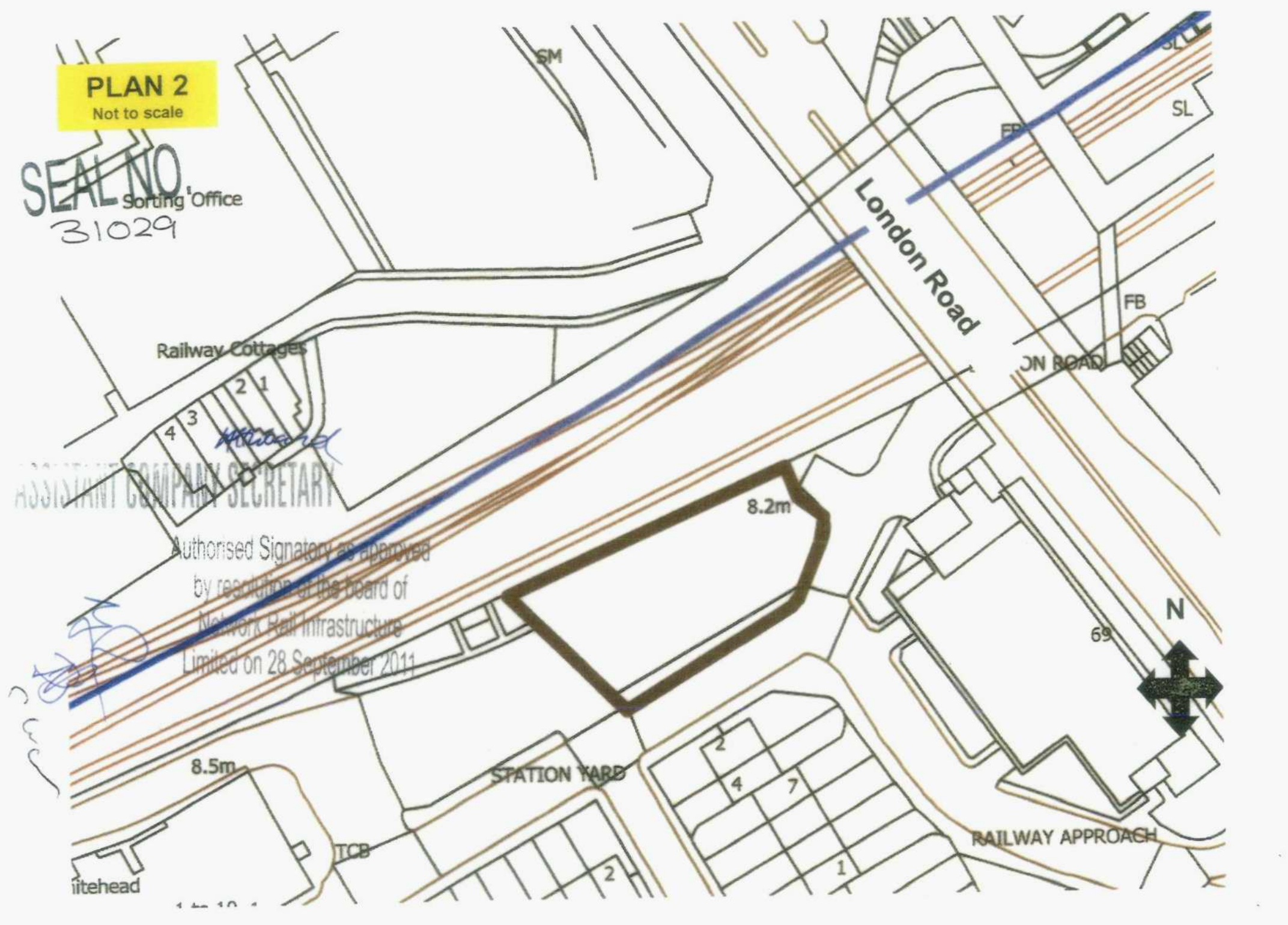
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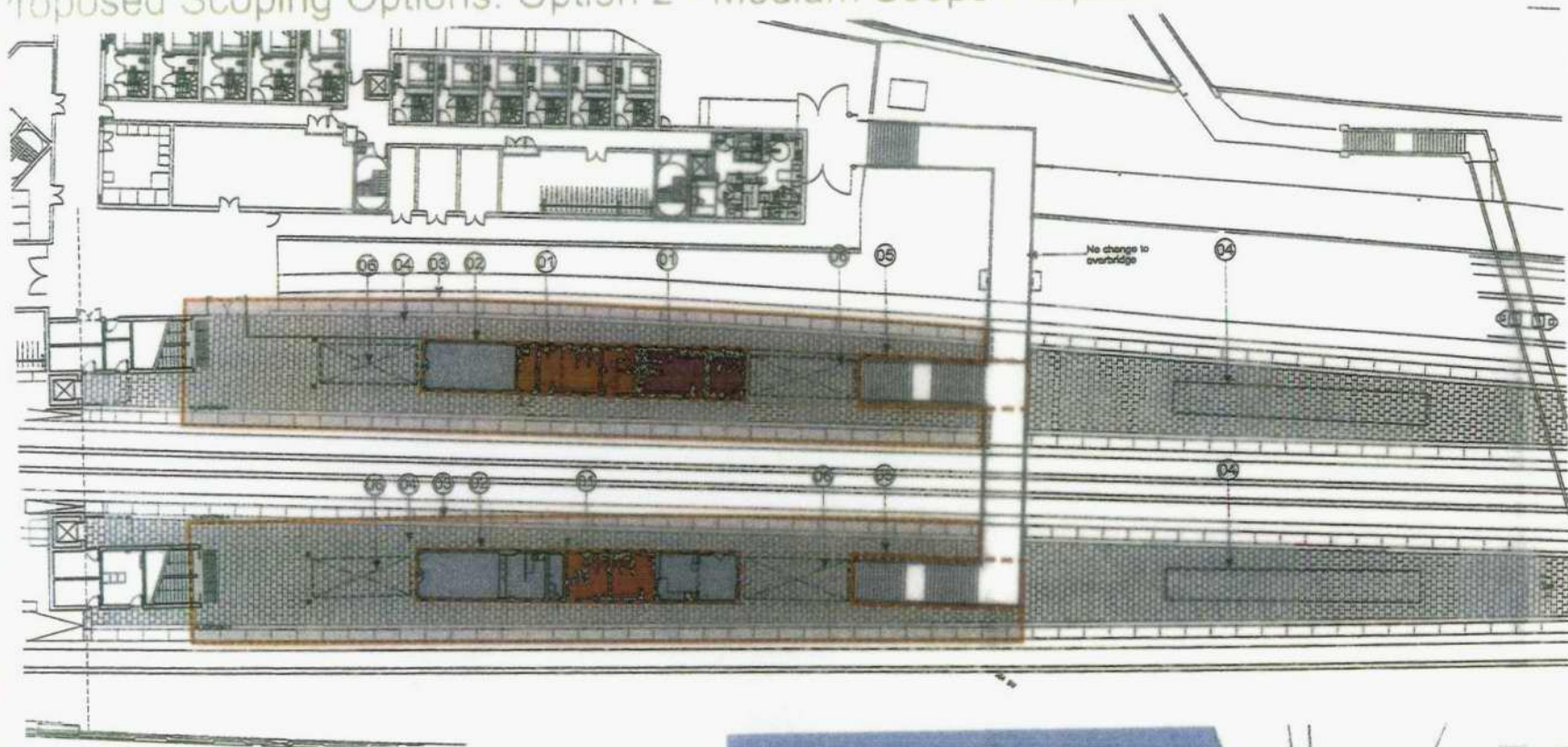
69



Appendix 6

Proposed Scoping Options: Option 2 - Medium Scope Proposals

Handwritten initials/signature



Medium works:

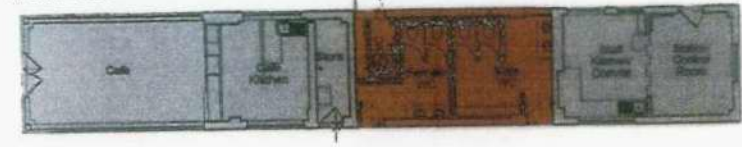
- 01 Platform Buildings Arrangements
 - More extensive remodelling of existing platform buildings to provide maximum WC capacity & separate WC's for occasional use on match days.
 - Removal of undesirable male WC access via narrow passage.
- 02 Platform Building Facades
 - Provision of new high quality panel wall lining system including integrating new high level screening & replacement windows & doors.
 - Consolidation of posters & signage to be recessed within new wall finish.
- 03 Canopies
 - New metal lining to underside of canopy.
 - New recessed light and comms fittings & concealed containment routes.
 - Redecoration of steel work.
- 04 Platform Surface
 - High quality concrete pavours.
 - Proprietary platform canopies to eastern platform extents.
- 05 Secondary Overbridge
 - New high quality panel wall linings to stairs to conceal unsightly structure.
- 06 Canopy Rooflights
 - Form new canopy roof-lights with glazing or ETFE roofing system.



Platform 3



Platform 4&5



Pros

- Provision of accessible WC's and general improved WC ambience.
- Provision of maximum WC capacity including separate Male & Female WC to platform 3 for operation on match days.
- Greater visual impact of improvements with opportunity to provide consistent and striking station identity with new wall and canopy soffit linings.
- Negative visual impact of existing overbridge reduced with proposed linings to stairs.

Cons

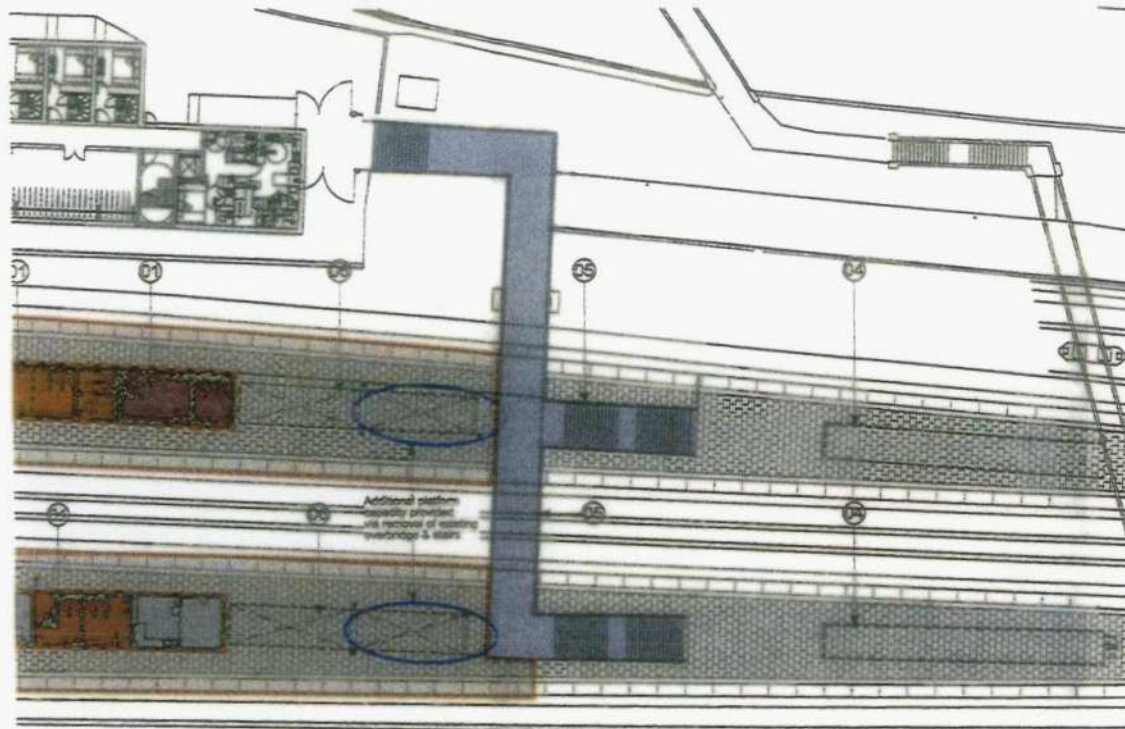
- Significant platform building area utilised by provision of WC's - clarification required as to if this is desirable.
- Some loss of platform capacity with proposed stair linings.

SEAL NO. 31029
AUGUST 2011

Appendix 7

PLAN 7

Option 3 - Full Proposals



[Handwritten signature]

Full Scope:

- 01 Platform Buildings Arrangements
 - More extensive remodelling of exiting platform buildings to provide maximum WC capacity & separate WC's for occasional use on match days.
 - Removal of undesirable male WC access via narrow passage.
 - 02 Platform Building Facades
 - Provision of new high quality panel wall lining system including integrating new high level screening & replacement windows & doors.
 - Consolidation of posters & signage to be recessed within new wall finish.
 - 03 Canopies
 - New metal lining to underside of canopy.
 - New recessed light and comms fittings & concealed containment routes.
 - Redecoration of steel work.
 - 04 Platform Surface
 - High quality concrete pavours.
 - Proprietary platform canopies to eastern platform extents. *At hand*
 - 05 Secondary Overbridge
 - Construct new overbridge with stairs handed towards eastern platform extent.
 - 06 Canopy Rooflights
 - Form new canopy roof lights with glazing or ETFE roofing system.
- Pros
- Provision of accessible WC's and general improved WC ambience.
- by resolution of the board of*



Appendix 8

SEAL NO. 31029

Plan 5



H. H. bond
SECRETARY

Approved
Board of
Structure
September 2011

Dated 29th March 2012

The Mayor and Burgesses of the
London Borough of Richmond upon
Thames

-and-

Network Rail Infrastructure Limited

-and-

Solum Regeneration Ltd

DEED OF AGREEMENT
made under Section 106 of the
Town & Country Planning Act 1990
relating to the Station London Road
Twickenham TW1 1BD
