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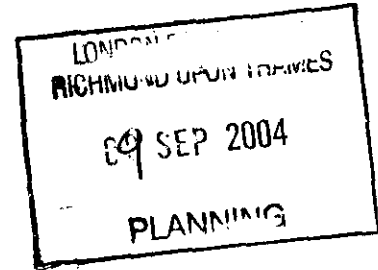
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London Borough of Richmond upon Thames
Planning & Building Control
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For the attention of Roy Summers



RMD/JAL/C2799/C01/1

7 September 2004

Dear Sirs

TWICKENHAM RIVERSIDE – SHORT TERM SCHEME
APPLICATION REF: 03/1142/CAC and 03/1141/FUL

Following the Secretary of State's June 2004 consideration to grant planning permission and Conservation Area Consent for the above scheme, I have pleasure in enclosing information to discharge the planning conditions identified in the ODPM decision letter of 16 June 2004. Specifically, this relates to formal Decision items 15 and 16 of the ODPM letter.

The materials and detailed designs have been finalised for their quality and positive impact. The hard elements have been selected to provide attractive but robust features in a public open space that is likely to generate a significant amount of family interest throughout the year. The buttressing to the retaining wall adds significant visual interest, articulates the main elevation and is evocative of a theme found elsewhere in the Twickenham Riverside Conservation Area (which itself has a significant number of public-facing walled enclosures and buttressing).

For the playground, a very high quality of mesh fencing and gate system is proposed that permits a high degree of visual permeability whilst providing good security. This will enable the users of the playground to capitalise on the elevated view of the river that will be created by the scheme. It will also do much to reduce the risk of anti-social use of the playground out of hours. Boundaries to the non-public parts of the site (i.e. at the perimeter of the playground closest to the former pool and the top of the retaining wall) will be secured using a high quality wooden fence that will, of itself provide visual interest. However, in combination with the climbing plants which will be trained to it at various points, it will provide a variety of textures and colours and throughout the year.

Street furniture has been carefully selected to provide comfortable and high quality materials that will tolerate requisite usage levels. Items have also been selected to reflect the different characters of the main public open space on the Embankment and the more intimate playground.

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The planting within the scheme is extensive and will have a beneficial impact on every part of the new public open spaces. All parts of the scheme feature carefully designed planting chosen to complement the land uses and character of each element. The plant species (many of which are native or naturalised) have been carefully selected to be relatively drought hardy and provide interest throughout the seasons. Where appropriate, defensive planting is introduced to protect defined public areas from anti-social use out of hours. The planting scheme significantly softens and complements the hard landscaping and, given the planting densities and overall design theme, will rapidly become established as a particularly attractive feature of the new public open space on Twickenham Embankment. A number of plants will also create habitats to provide foraging and food for wildlife.

The lighting scheme has been carefully designed to enhance the visual impact of the scheme whilst being sensitive to the location. Particular thought has been given to the visual impact of the different lighting techniques used for separate elements of the scheme. However, as well as this positive contribution to ambience, it is submitted that the additional lighting introduced by the scheme will do much to reinforce the perception of the area as a more secure public open space. This would be a further enhancement over the current position, which appears to be that the area is little used and perceived to be threatening, poorly lit and unattractive.

In relation to Conservation Area Consent (03/1142/CAC), the conditions imposed (and responses for the purposes of discharging the conditions) are:

- (a) *The works hereby authorised shall be begun not later than 5 years from the date of this consent.***

Tenders for the works are due to be received imminently. Following tender evaluation and appointment of the contractor, works are anticipated to commence shortly and to be complete by spring of 2005.

- (b) *The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the development for which planning permission has been granted under reference 03/1141/FUL or any other planning permission granted in respect of the site, requiring demolition of the subject building, has been made.***

The works are being procured as a total package for demolition and landscaping under a main contractor. As described above, a contract will be in place for works approved under planning permission 03/1141/FUL by the time demolition commences.

In relation to planning permission (03/1141/FUL) the conditions imposed (and responses for the purposes of discharging the conditions) are:

- (c) *The use hereby permitted shall be discontinued and the works removed, five years from the date of this permission, in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.***

The owner of the site is working towards a comprehensive redevelopment of the whole site within a five-year period. However, if necessary, the owner will submit details of how the development will be removed and reinstated at the end of the 5-year permission.

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- (d) ***No development shall take place until samples of the materials to be used in the construction of the hard surfaces and walls (new and repaired) of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.***

Samples of new brickwork within the works have previously been submitted (Brick sample panel of West Hoathly Medium Multi for general brickwork and Staffordshire Slate Blue Smooth for copings and edgings (both Ibstock). Details of locations for new brickwork are shown on drawing No. C2799/104 revision P1.

Where walls are to be repaired (featuring either brick or aggregate panels or both), this will make use of good quality materials carefully salvaged from the demolition, sorted, and appropriately cleaned and stored. Where recycled materials are used in this way, the works will be completed to match existing styles (including bonds, mortar and pointing).

The gravel finish to paths proposed is Tarmac Mastertint Natural asphalt surfacing. (a resin bound aggregate). This provides an attractive but durable finish and is now frequently used in riverside locations. Drawing No. C2799/104 revision P1 identifies the locations within the works where this is proposed. I have previously submitted a sample for your consideration.

The Yorkstone pavings (buff and riven - locations shown on drawing No. C2799/104 revision P1), are a very common material and, for that reason, I have not submitted a sample. However should a one be required, I will arrange for this to be delivered to you forthwith.

Surfacing for the small hard area in front of the curved planter on the Embankment elevation is proposed as cobbles set close on edge in a bed of mortar.

- (e) ***No development shall take place until details of the design and external finish of any buttressing to the retaining wall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.***

Details of the buttressing to retaining walls is shown on drawing No. C2799/104 revision P1. The materials will be the same as those for other new brickwork within the scheme.

- (f) ***No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include lighting, gates, seats, bins, fencing, plant and tree species, plant and tree sizes, and planting densities. The approved scheme shall be implemented within twelve months of the commencement of the new use.***

Lighting

Drawing C2799/104 revision P1, shows the locations of lighting within the scheme. In addition, photosheet C2799/Sheet 2: Light Fittings, provides details of the fittings that are proposed at each location.

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Gates

Drawing C2799/104 revision P1, shows the locations and designs of gates within the scheme. Further information is provided in photosheet C2799/Sheet 3 : Fences / Gates.

Seats

Drawing C2799/104 revision P1, shows the locations of seats within the scheme. Further information is provided in photosheet C2799/Sheet 1 : Street Furniture.

Bins

Drawing C2799/104 revision P1, shows the location of bins within the scheme. Further information is provided in photosheet C2799/Sheet 1 : Street Furniture.

Fencing

Drawing C2799/104 revision P1, shows the location and design of fencing within the scheme. Further information is provided in photosheet C2799/Sheet 3 : Fences / Gates.

Plant and tree species

Drawing C2799/104 revision P1, shows the locations for tree and shrub planting within the scheme. Further information is provided in the planting layouts (Danielle Davies Design) drawing Nos. 001; 002A; 003; 004 and 005A together with key location drawing 006A and the planting schedules which show plant and tree species, plant and tree sizes, and planting densities.

Landscaping – implementation within 12 months

As the whole scheme is of a landscape nature, implementation of the scheme within 12 months of completion will not be an issue. Completion of the landscape will be binding on the contractor.

- (g) Any tree or shrub planted as part of the approved scheme, that within the lifespan of the scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of similar size and species.**

The contractor will be bound by a 12-month maintenance contract for the initial phase of the landscaping. This will require that any tree or shrub which is removed, dies or becomes severely damaged or diseased shall be replaced.

Thereafter, the landowner (the Local Authority) confirms that its Parks Department will continue to comply with this condition during the lifespan of the scheme. If necessary, documentary evidence of the same can be provided.

- (h) No development shall take place until a schedule of landscape maintenance covering the lifespan of the scheme, including initial implementation, has been submitted to and approved in writing by the local planning authority. Development and subsequent maintenance shall be carried out as approved.**

The attached planting schedule and maintenance schedule will be legally binding on the main contractor. Following initial implementation, the landowner (the Local Authority) confirms that its Parks Department will continue maintain the scheme in compliance with the maintenance proposals to discharge this condition. If necessary, documentary evidence of the same can be provided.

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- (i) ***Prior to any equipment, machinery or materials being brought on to the site, details of the measures to protect, during demolition and construction, the trees to be retained, including fencing to accord with BS5837, shall be submitted to and approved in writing by the local planning authority and implemented in accordance with that approval. No activities associated with building operations (including storage of materials and temporary structures) shall take place within the areas so protected. No fire shall be lit within 10 metres of the outside of the crown spread of trees to be retained. The protective measures shall be retained in accordance with the approved scheme for the duration of the works.***

Existing retained trees are shown on the plan, drawing C2799/104 rev. P1 including tree spread, protection zones and proposed line of protection fencing to BS5837. (The tree references refer to the previously approved tree survey submitted with original application in April 2003). The proposed 20mm ply fencing will be 2.4m high as BS5837 figure 5. It should however be noted that where works to replace or rebuild walls and fences on existing lines are within the recommended zone the protection line is set back to reflect this and allow the planning permission to be implemented. Similarly, where the protection zone extends beyond the site boundary onto adjoining roads and footpaths, it would not be practical to comply strictly with the requirements of BS5837. This approach also applies beyond the site into the existing pool area where the contractor will be required to protect other hornbeam trees, which may be adjacent to its own site compound.

- (j) ***Measures to ensure the stability of all walls within the site shall be provided for the duration of the building works in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.***

The structural engineering advice received is that the retaining walls are highly unlikely to be unstable during construction. However, the retained steel work within retaining walls will be brick clad with buttresses and significantly strengthened by concrete back filling. Whilst it is considered unlikely to be necessary on the grounds of either safety or structural stability, the proposal for discharging this condition is that the mass concrete reinforcement will be constructed around each of the encased steel members **before** demolishing the plant and changing room building. Thereafter, the mass concrete will be clad with brickwork as shown in drawing No. C2799/104 revision P1.

We have included 5 copies of all drawings, photosheets, planting layouts, plant lists, schedules etc. Should you require more, please do not hesitate to contact me. We trust the enclosed information deals with all the various conditions, however should you require additional clarification please contact our offices.

Yours faithfully

Rob Docker
**ASSOCIATE
FOR DEARLE & HENDERSON**

Encs. D&H Dwg. C2799/104 rev. P1
C2799 Sheets 1, 2 & 3
DDD Dwgs. 001; 002A; 003; 004; 005A and 006A
Planting Schedule
Planting Specification (including maintenance)

cc. Tom McKeivitt, London Borough of Richmond upon Thames (+ Encs.)