

Date 25 September 2014

Ref: PL/24/09/2014

Your ref

Dear Mr Forkan

Application 12/0719/FUL: Twickenham Riverside & Diamond Jubilee Garden. PHASE 2 COMMUNITY HUB

Further to your email letter of the 19th August 2014, we have provided below what we believe to be a full response to the points made.

In preparing this response we have taken professional advice from Harper Planning on the matters raised in your e-mail.

In an effort to assist your consideration of our case, we have set out in table format our responses, and also in greater detail in the letter from Mr Harper. (This letter is attached in full)

We are still concerned that we have had no opportunity to discuss the comments made with respect to Scale, Massing & Design. However, in order to address what we take to be your concerns, we have further revised the proposals in respect of the new works at the upper floor of the Bath House. This is to address specifically the elevation to the Embankment, and how the first floor addition will appear to the passerby on the pavement.

As has been noted in correspondence regarding the correct drawings which should be appearing on the Planning web site, and which properly present our proposals, we have attached a Schedule of Drawings and copies of the complete set to this letter.

If we can provide any further information or drawings please let me know

Yours faithfully

For and on behalf of TRTG

Martin Stearman
Hon Member TRT

Attachments:-

1. Table of responses to E-mail from T. Forkan
2. Copy of letter from Harper Planning to TRTG
3. Schedule of drawings forming Application
4. New illustration of Diamond Jubilee Gardens, with phase 2 community buildings beyond.
5. Revised Drawings: Plan Drg 32 RevC, Ele; Drgs 33 Rev D,34 Rev C,36 RevC

ATTACHMENT 1
TABLE OF RESPONSES TO 19th August 2014 e-mail

Amended Description

“The application ... it will be necessary to amend the description of development accordingly”

Response

As Mr Harper notes, there is some discrepancy between the description provide in the Application, and that select by the Planning Authority.

He notes that apart from omitting "toilets" in the first sentence and "new cafe" in the second no change is required.

However, for clarity, we suggest the following revised description by TRTG:-
Phase Two of the Twickenham Swimming Pool Site: Bath House, and Café Building. Refurbishment of the existing buildings, with additional accommodation at first floor level, to provide for new community uses and activities, including additional meeting and charity/non-commercial office space (from that which currently has Planning Permission and is in use on the site). New hard & soft landscaping to provide an expansion of the existing Diamond Jubilee Gardens. At Embankment level new public toilets, and a lift to the DJG level are propose

As an additional note, there could be space at the Embankment level for a boathouse use, but this is not included in this application although we are aware that the Council would welcome such accommodation.

A later Application can be prepared.

Use Class Issue

Response

This issue has been addressed by Mr Harper who has confirmed that it is not necessary for us Applicant to specify a Use Class for the proposed uses. Permission could be granted for flexible mixed uses.

Your letter indicates that that you believe that we have been unclear as to the intended use of the phrase to building.

More detailed description of function of Community Hub

The building to be completely self-sustaining ensuring that after the initial refurbishment costs minimal further contributions in the form of grants etc will be required to subsidise running costs.

Office space for community organisations provided, will enable an income flow. Training room/conference facilities! meeting rooms will be actively marketed deriving further income.... Local community groups to have use of these rooms at affordable rates.

This space will make use of 'movable walls' allowing for different size room configurations as and when required. An information, advice and guidance centre to be established allowing for a number of both large and small organisations to be represented. This will also allow for further income generation. Ensuring the provision of activities for both young and old. wholeheartedly supported by a number of organisations in the community sector. Good disabled access provision will be provided. establishing a community friendly model.

Provision of services and Care in the Community is increasingly dependent on the Voluntary Sector providing a central public transport friendly centre ensuring efficient delivery and benefits to be derived from an Information, Advice and Guidance Hub

Description & Activities (Continued)

We would also refer you to:-

Supporting Information to the Planning Application (Submitted 2012)

List of organisations who have expressed interest in using the buildings for accommodation, administrative facilities and meeting space:-

- Womens Institute Twickenham
- CAT (Centre for Alternative Technology) London Office www.cat.org.uk/
CAT is concerned with the search for globally sustainable, whole and ecologically sound technologies and ways of life.
- OTAKAR KRAUS MUSIC TRUST (OKMT) was founded by Dr. Margaret Lobo in 1991 to provide music and voice therapy for children and young people with physical, psychological, learning, behavioural and emotional difficulties. <http://okmtrust.co.uk/>
- Richmond Music Trust <http://www.richmondmusictrust.org.uk/Richmond>
Music Trust provides a range of high quality musical opportunities for the benefit of young people and others in and around the London Borough of Richmond .
- Richmond Older Peoples Forum
- <http://richmondolderpeoplesforum.org/default.aspx> Our principle aim is to promote the welfare and interests of residents aged 50 plus, providing a platform where matters concerning or directly affecting older people.
- HANDS
- SUNSHINE CAFE
- HEATHAM HOUSE HOUTH:YOUTH CLU
- SHRI MANDIR HINDU TEMPLE FOR OCCASIONAL CEREMONIES RELATED TO THE RIVER.
- RICHMOND HUMANIST SOCIETY. Note: The reference to Museum should have an educational emphasis such as Education & Active Learning and participation in environmental concerns and energy conservation e.g link with CAT

FLOOR SPACE Schedule & Existing Approved Areas

As there appears to be some doubt as to what sort of uses in the existing building currently has planning permission, we have attached a table showing existing and proposed floor space.

This is based on

Approval 1987 Council App No 87/0803 Change of use Poolside Cafe & Managers House 23/7/87

The floor space schedule shows revisions to the scope of the project and drawing, taking into account comments from the public and others, is as follows:-

Location	Existing Use	Proposed Use	Existing Approved Floorspace	Propose	Net Add	Use Class
Original "Café"	Comm/Meeting	Community	176.5	176.5	Nil	
Bath House (Emb'k & Gardn)	Offices (Hands)	Office	91.0	91.0	Nil	
Fist Floor over Café		Nil	Meet/ Office/ Confer	165.0	165.0	
Floor over Bath House		Nil		20.0	20.0	
Garage		Garage/Sto	Public Toilet	15.0	15.0	

Active frontage and riverside location

Active frontage.

This issue is addressed by Mr Harper who has confirmed our the view, and our interpretation of the TAPP, that the scheme provides an active frontage insofar as it relates to new uses fronting Jubilee Gardens, retention of existing uses, and the addition of new, fronting the Embankment.

Riverside location

We do not believe that your officers believe that the Diamond Jubilee Gardens are an in-appropriate location on the riverside. This scheme is Phase Two of the DJG

TRTG were the originators of the idea behind, and planning application for the Diamond Jubilee Gardens, including the concept of a community building on the site for Phase 2.

We submit that as the current proposals are an extension of the public use of the gardens and its facilities, they are as indicated by the Inspector, entirely appropriate in the Riverside location.

Far from presenting a “NON Active Frontage”, the project will provide a “destination” for people enjoying and using the facilities which enhance and expand the public area, social, and community function of the DJG on Twickenham Riverside.

Design

“The design changespotential improvements to the façade treatment / proposed facing materials.”

Scale and massing

As noted in a cover letter we've addressed what we take to be the primary objection in relation to scale and massing, i.e., the additional floor space proposed over the bathhouse.

We propose to reduce the floor area of this extension to less than a third of that previously proposed, purely to provide an enclosed section of the viewing terrace

This will ensure that from the “passer by point of view” at pavement level on the embankment, and also from more distant views along the embankment, the new works will appear as “recessed” behind the parapet line.

This is intended to reduce any apparent dominant effect of new works. From elsewhere the new works will be seen either from Terrace level or the Service road as a first floor, articulated above and behind the existing building facade

The elevation to the car park would be all but obscured by new buildings, and is designed with fenestration design not to inhibit the development on the adjacent car park site

Design quality

As stated above we are concerned that we have not had an opportunity to explain and discuss our proposals with your professional qualified design staff

We submit that our proposals have taken on board comments objecting to the poor quality and variation in colour of the existing brickwork. This will now be a painted surface, as we informed you some time earlier

We would also wish to point out that closer examination of our design proposals would show that the elevation treatment includes the articulation and colour separation of glazing and cladding from the structure.

This will provide intricate relief, shadow and detail, intended to engage the eye, and by the colour of materials, intended to involve the senses . The juxtaposition of the articulated surface of the new facade, above the present parapet to a more bland existing facade has been carefully thought through

We would also point out that there are fairly recently constructed buildings in the immediate vicinity that have adopted a similar treatment, although not so articulated to create “interest” by causing the brain and eye to work harder.

Work with other landowners

“Whilst we note the indicative drawings and phasing plan previously submitted to ensure a comprehensive programme of redevelopment for the whole area, as required by the TAAP.”

Response

This issue is addressed by Mr Harper who refers to the TAAP statement confirming that this pivotal coordination role will be performed by the Council. The TAAP Inspector’s report confirms that there is no reason why refurbishment of this site could not proceed in advance of the wider redevelopment.

With particular respect to the demonstration of the fact that we have worked with the relevant land owners, we comment as follows :-

We have had meetings discussion and correspondence regarding our proposals with F&C Reit, who are managing the King Street Properties on behalf of Omaha No 1 Holdings, who are understood to have also discussed their own proposals with the Council for the rear of King Street, the Old Town Hall and its car park.

We are also aware that the negotiation for the purchase of the Santander block and the car park by the Council are near completion. In order that there may be a full understanding by the Council of the beneficial community nature of the proposals, we have brought our application to the attention of the Councils property manager Mr Peter Southcombe as well as their Parks manager David Allister. We presented a possible form of development for the car park, and the Public Toilet site which would provide a new civic space at the foot of Water Lane and could be implemented in the near future.

An important element of the proposal is the suitability for a variety of uses by the community, of the large original cafe/restaurant premises with its garden access and its suitability for the promotion of beneficial keep fit and other health initiatives. The desirability of the concentration of health and welfare facilities in one central location with exemplary public transport access is self-evident. It is considered likely that the new responsibilities taken on by the Council in respect of the Care Act 2014 could be assisted by the provisions of such facilities in this location

Public Consultation

We have ensured by the means of exhibition and questionnaire in Feb 2010 at the Sunshine Cafe and subsequent display at the Councils barefoot consultation and on our web site (twickenhamriver.org) that the proposals submitted have been brought to the attention of the public over the past 4 years. The proposals are comprehensive and have reflected both public and Planning comment.

END OF TABLE OF RESPONSES

ATTACHMENT 3

APPLICATION 12/0719/FUL Submitted & Revised Drawings September 2014

Drawing	Rev	Title
TRPP	40 Rev C	Site Location & Boundary Plan
	23/2	Existing Elevations, Bath House & Restaurant
TRPP	32 Rev C	Proposed Floor Plans (Reduced works above Bath House)
	33 Rev D	Elevation to Embankment (Reduced works above Bath House, New Public Toilets & Lift access at Embankment Level)
	34 Rev C	Elevation to Terrace Level (Reduced works above Bath House)
	35 Rev C	Elevation to Service Road (Reduced works above Bath House)
	36 Rev C	Elevation to Car Park (Reduced works above Bath House)
	45 Rev B	Terrace Plan
	50 Rev A	Toilets & Lift at Embankment Level

Illustration 3 Rev A Updated View of Diamond Jubilee Gardens , with Phase Two Community Hub Building

Materials Sketches P1 & P2

NOTE WITHDRAWN September 2012

Illustration 1 Rev B View from DJG
Illustration 2 Rev B View from Embankment

