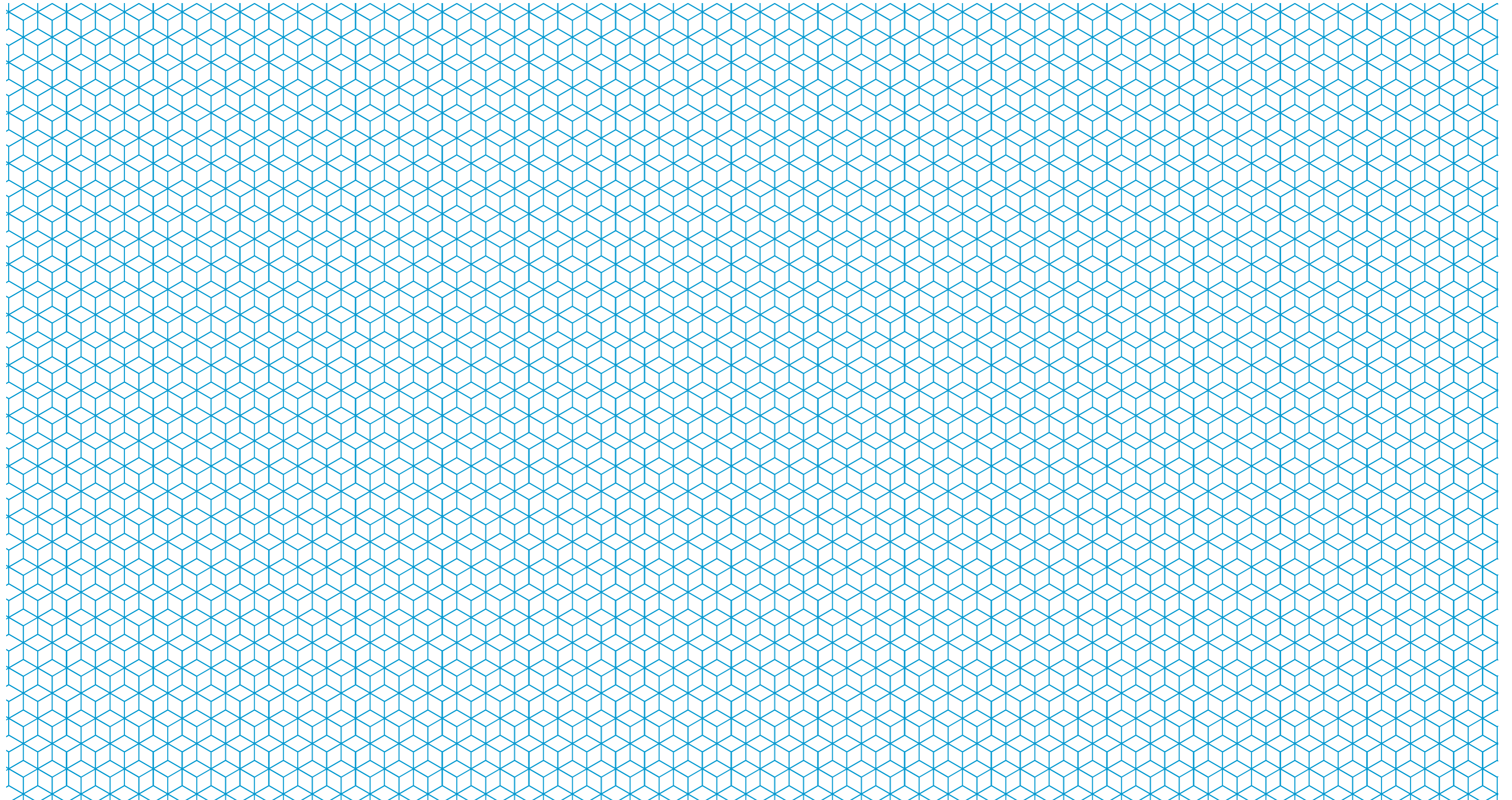


Design and Access Statement
24th November 2017

Twickenham Rediscovered Programme Riverside Project



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Summary

Design Team

Client: London Borough of Richmond upon Thames

Project Manager: Validus

Architects: Carey Jones Chapman Tolcher

Francis Terry & Associates

Landscape Architect: Land Use

Heritage Consultant: AOC Archaeology

Sustainability Consultant: Price & Myers

Slender Winter Partnership Ltd

Planning Consultant: ECE Planning

Highway Consultant: Systra

MEPH Engineer: Slender Winter Partnership Ltd

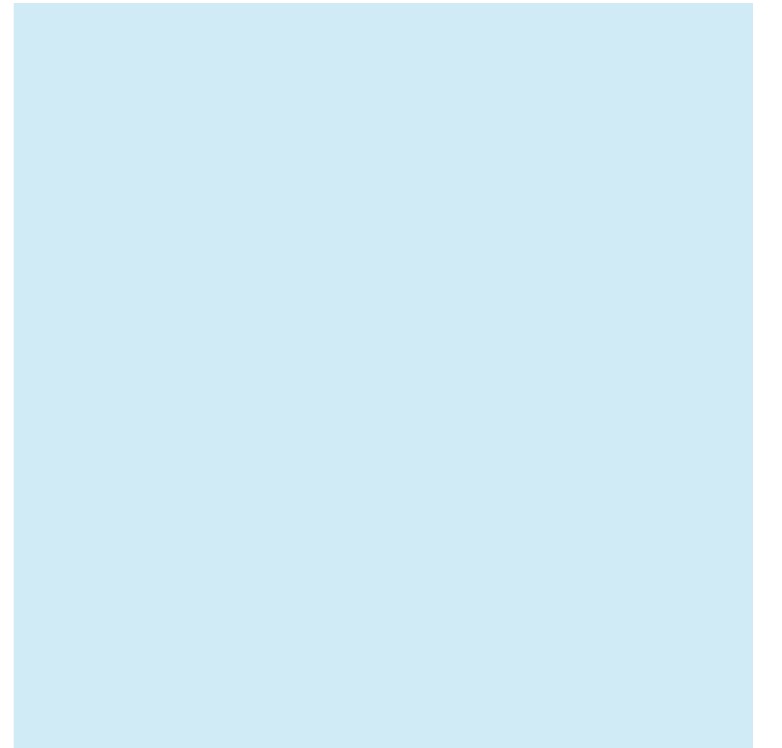
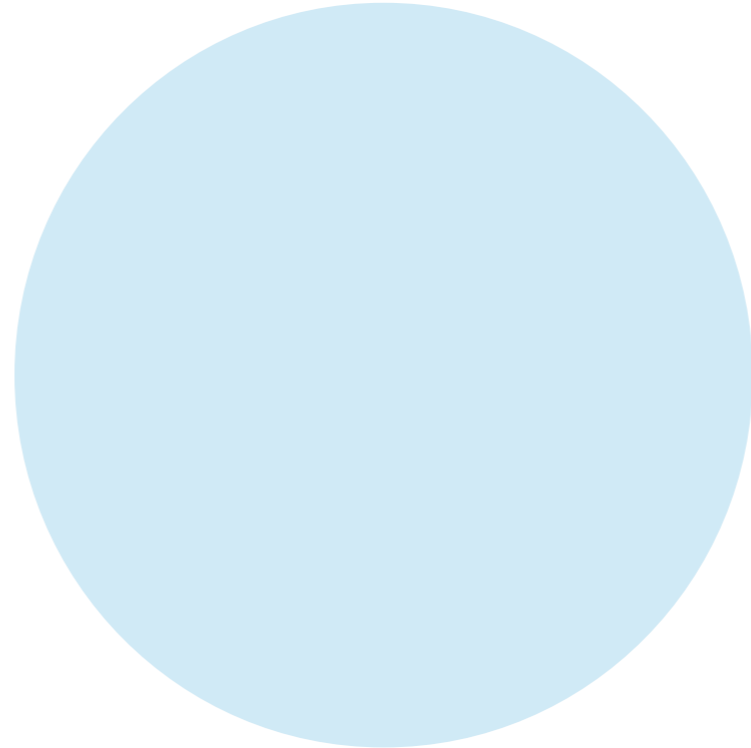
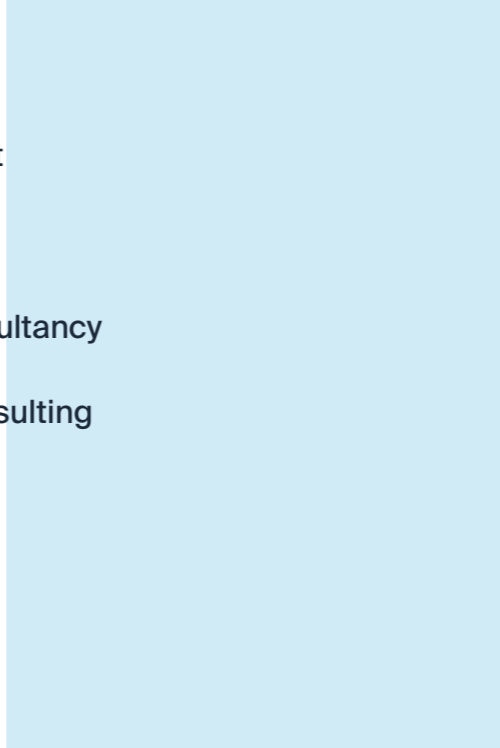
Structural Engineer: Price & Myers

Quantity Surveyor: Huntley Cartwright

Aboricultural Consultant: Skerrat

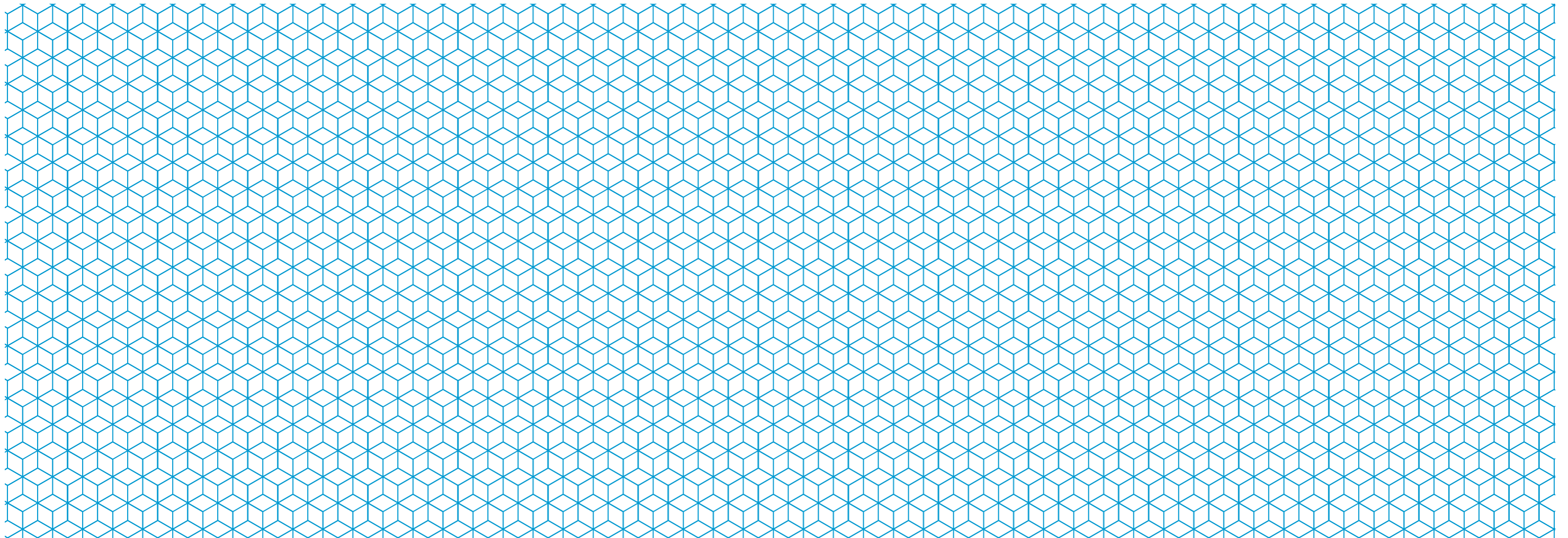
Ecology Consultant: The Ecology Consultancy

Daylight / Sunlight Consultant: Right of Light Consulting



01

Executive Summary



Executive Summary

This Design and Access Statement has been prepared by Carey Jones Chapman Tolcher (CJCT) on behalf of the London Borough of Richmond upon Thames (LBRuT) to support a full planning application submission for the Twickenham Rediscovered Programme Riverside Project.

The existing site is situated on the Embankment, within the Twickenham Riverside Conservation area and is adjoined by Diamond Jubilee Gardens which is managed and leased by Twickenham Riverside Trust. The site is covered by the Twickenham Area Action Plan and is comprised of:

- o 1, 1A, 1B, 1C King Street that were acquired by LBRuT in 2014.
- o A strip of land in front of Diamond Jubilee Gardens, facing onto the River Thames.
- o The former Twickenham Lido buildings, which have been derelict for over 30 years.

Twickenham Riverside is a key regeneration site of strategic importance and its redevelopment aims to create a new 'heart' for Twickenham. The proposal entails the demolition and removal of all existing buildings and structures, to provide a mixed-use development comprising:

- o Lower Ground Floor Level: car parking for 23 cars, 68 cycle parking spaces and three seasonal units;
- o Ground Floor Level: a variety of commercial units and a new public square;
- o First, Second and Third Floors: 39 residential units (18 x 1 bedroom, 19 x 2 bedroom and 2 x 3 bedroom);
- o Public realm improvements, reconfiguration of on-street



parking, improved pedestrian access and landscaping and an amendment of service vehicle access.

The proposal will activate the Embankment and Water Lane frontages by providing seasonal units along the Embankment and commercial units along King Street and Water Lane.

The proposal will enhance the pedestrian experience from King Street to the River Thames along Water Lane with significant public realm improvements and increased permeability to Diamond Jubilee Gardens.



The Existing Site

To meet the demand for parking by new residents and disabled users of the site the parking provisions for residents and staff will encourage sustainable travel and these provisions will fall in line with policy requirements.

The client and the design team have undertaken an extensive programme of consultation with the local community, key stakeholders and statutory bodies throughout the development of the project. This has involved extensive pre-application meetings with LBRuT planning officers. The last of a series of consultations was held in October 2017.

Executive Summary

The Design and Access Statement explains the site context, design development, design strategies and scheme proposals for the project. It begins with an overview of the site and context, key planning policy and the consultation process. Following this, the strategies for layout, massing and appearance, as well as the landscape and public realm design are described. Details of access, heritage, transport, management and daylight/sunlight are also outlined.

The design and access statement should be read in conjunction with:

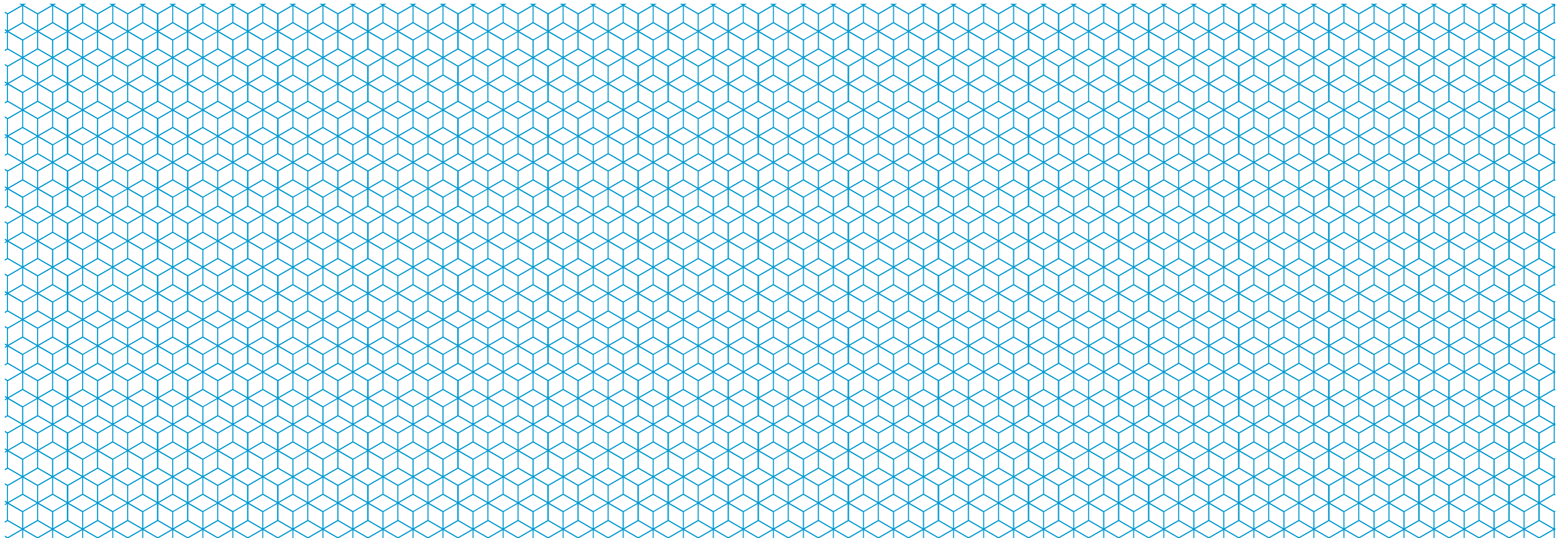
- o Planning Statement
- o Heritage Statement
- o Statement of Community Involvement
- o Transport Assessment
- o Flood Risk Assessment
- o Environmental Sustainability Assessment
- o Energy Assessment
- o Acoustic Assessment
- o Air Quality Assessment
- o Ecology Appraisal
- o Daylight and Sunlight Assessment
- o Servicing and Delivery Management Plan
- o Waste Management Plan
- o Inclusive Access Statement



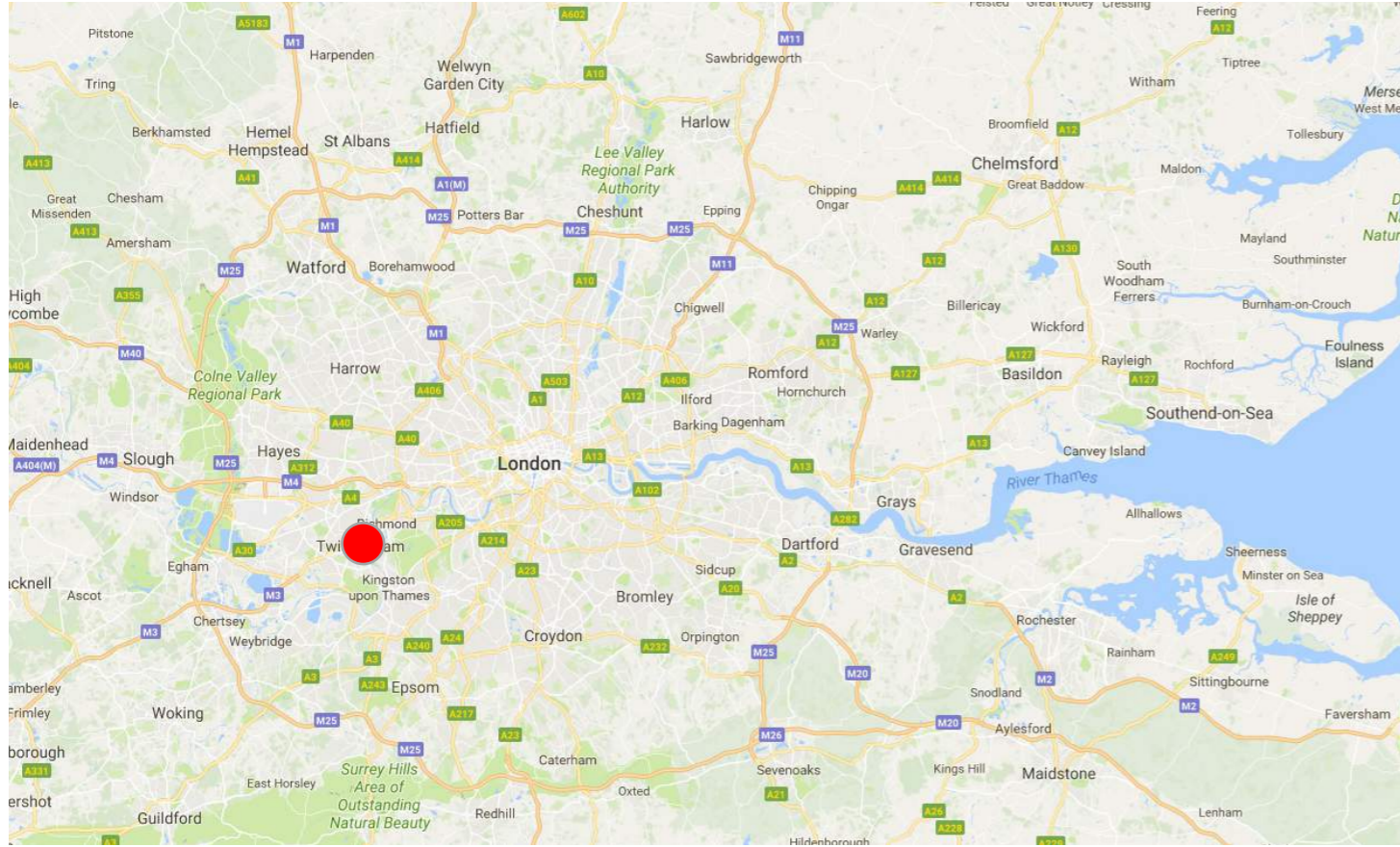
The proposed scheme viewed from the Embankment

02

Site + Context



Site Location



The site is located in Twickenham, a suburban area of south west London and falls within the London Borough of Richmond upon Thames.

Twickenham is famous for being the home of England rugby but is also well known for its historic riverside area, where the site is situated on. Twickenham Riverside is a key regeneration site and the development proposals will play a significant role in the renewal of the area and will help fulfil the vision of the Twickenham Area Action Plan (TAAP).

Site Location



The site lies along The Embankment, north of Eel Pie Island. Immediately west of the site is Diamond Jubilee Gardens which opened in 2012. To the east of the site Water Lane mostly comprises residential buildings. King Street, which lies to the north of the site, has various commercial buildings and is a primary vehicular route.

History

The history of the Embankment area of Twickenham dates back to the 1650's when Richmond House was built. The villa occupied a four acre piece of land along the River Thames between King Street, Water Lane and Wharf Lane.

Richmond house was demolished in the 1920s and part of the site was sold for the development of commercial buildings. In 1935 Twickenham Lido was opened on the remaining land which Richmond House occupied and this opening coincided with the Silver Jubilee of George V. The open-air swimming pool was closed for refurbishment in 1980 but never reopened.

The pool site formed part of the grounds of Richmond House and adjacent to it on the corner of Water Lane was the site of Charlie Shore's Boat House, which is related to the Regatta's taking place in the 1890's along The Embankment.

The pool site was derelict until 2005 when Jubilee Gardens was developed on part of the site. This site was later extended to create Diamond Jubilee Gardens which opened in 2012.



Richmond House circa 1725



View of King Street and Twickenham Lido in 1937



Charlie Shore's Boat House and Regatta. The boat house occupied the southern corner of the site on the present Water Lane



Twickenham Lido in the 1960s which occupied Diamond Jubilee Gardens and part of the site

Local Character: The Embankment



1. Diamond Jubilee Gardens



2. The bridge across to Eel Pie Island and the Rowing Club



3. The Embankment

The Embankment in Twickenham is of key significance to the local area and is an area which differentiates Twickenham from many other London suburbs. This stretch of the river is filled with recreational open spaces, pockets of greenery and provides views across the River Thames and towards the historic Eel Pie Island. A bridge connects the Embankment to Twickenham Rowing Club.

Improvement works have taken place along the Embankment in order to redevelop the area and some of the works have included new paving, flower beds lighting as well as clearer crossings. These improvement works fell under the Twickenham Area Action Plan and followed the improvements to the eastern side of the Embankment close to the Barmy Arms and the extensive redevelopment carried out to Diamond Jubilee Gardens in 2012.

