

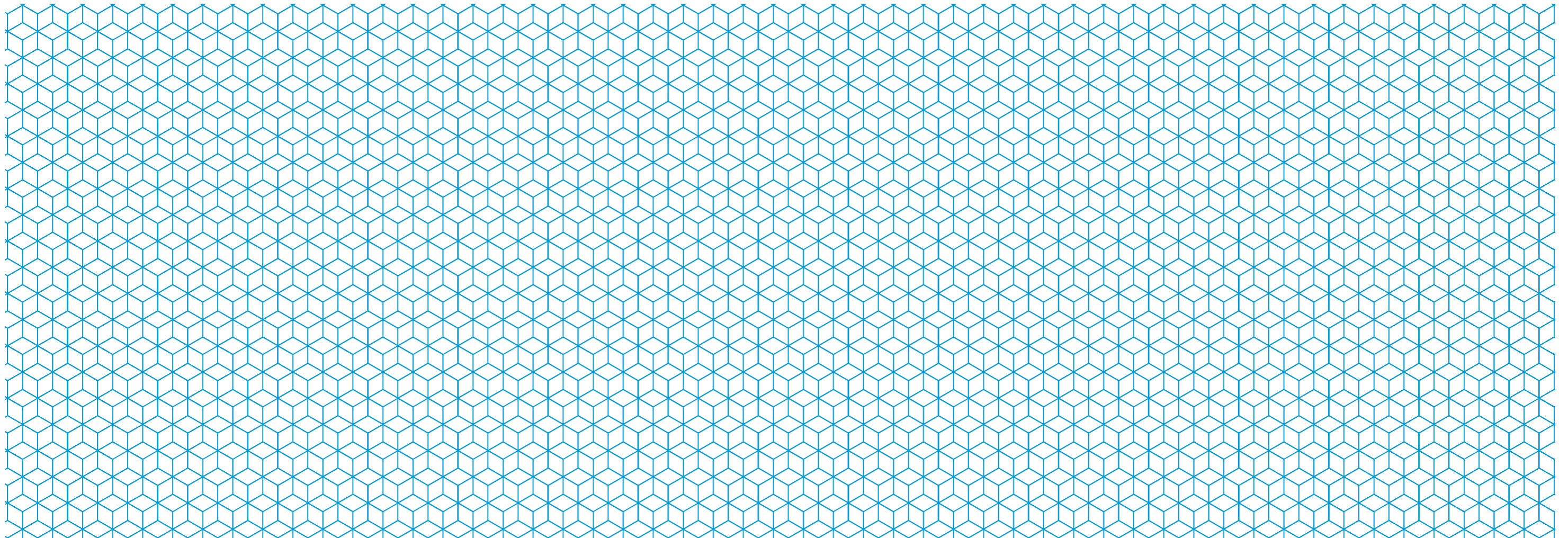
Aerial View of Proposed Scheme

This view is taken looking west and shows the new public square in the foreground, the new pedestrian connection to Diamond Jubilee Gardens and the proposed riverside buildings.



06

Proposed Floor Plans

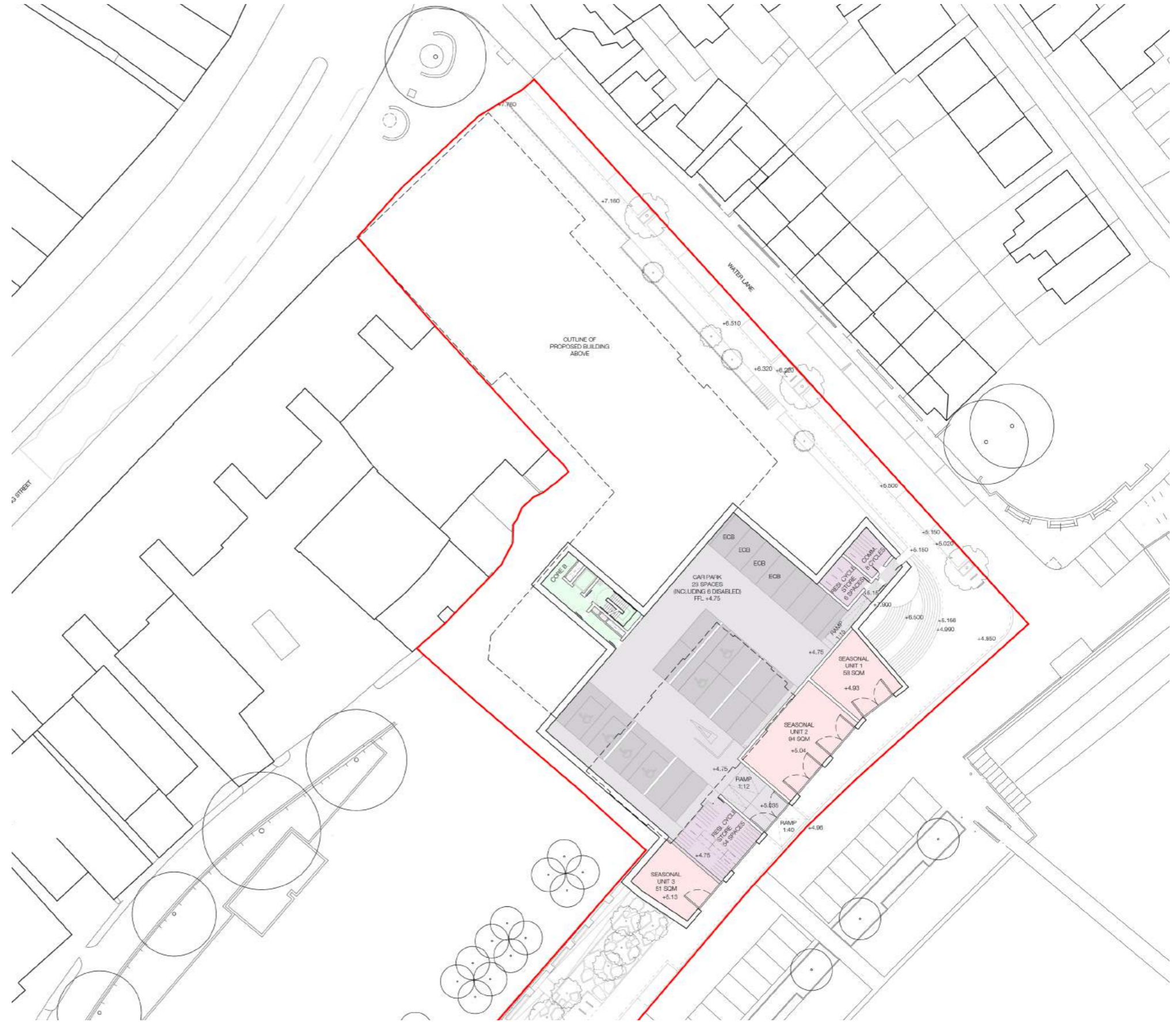


Proposed Lower Ground Level

The scheme will deliver active commercial frontage at ground level with 39 residential units above, with a mixture of 1, 2 and 3 bed apartments. All units will meet LHDG space standards.

The changes in level across the site from north to south allows for the creation of a lower ground floor car park that can be accessed from the Embankment.

The Lower Ground Level will provide 23 car parking spaces, cycle storage and seasonal units fronting the riverside. Pedestrian access is provided from Water Lane and this also provides access to the commercial and residential cycle stores located nearby. Direct access to the upper level is provided via core B.



- Residential Core/Entrance
- Seasonal Unit
- Cycle Store
- Parking Spaces

Proposed Basement Floor Plan

Proposed Ground Floor Plan

The ground floor frontages will be activated with a variety of commercial units, which will provide the opportunity for outdoor seating areas around the new square. The proposed use along the King Street elevation is a retail unit which is in keeping with the existing uses.

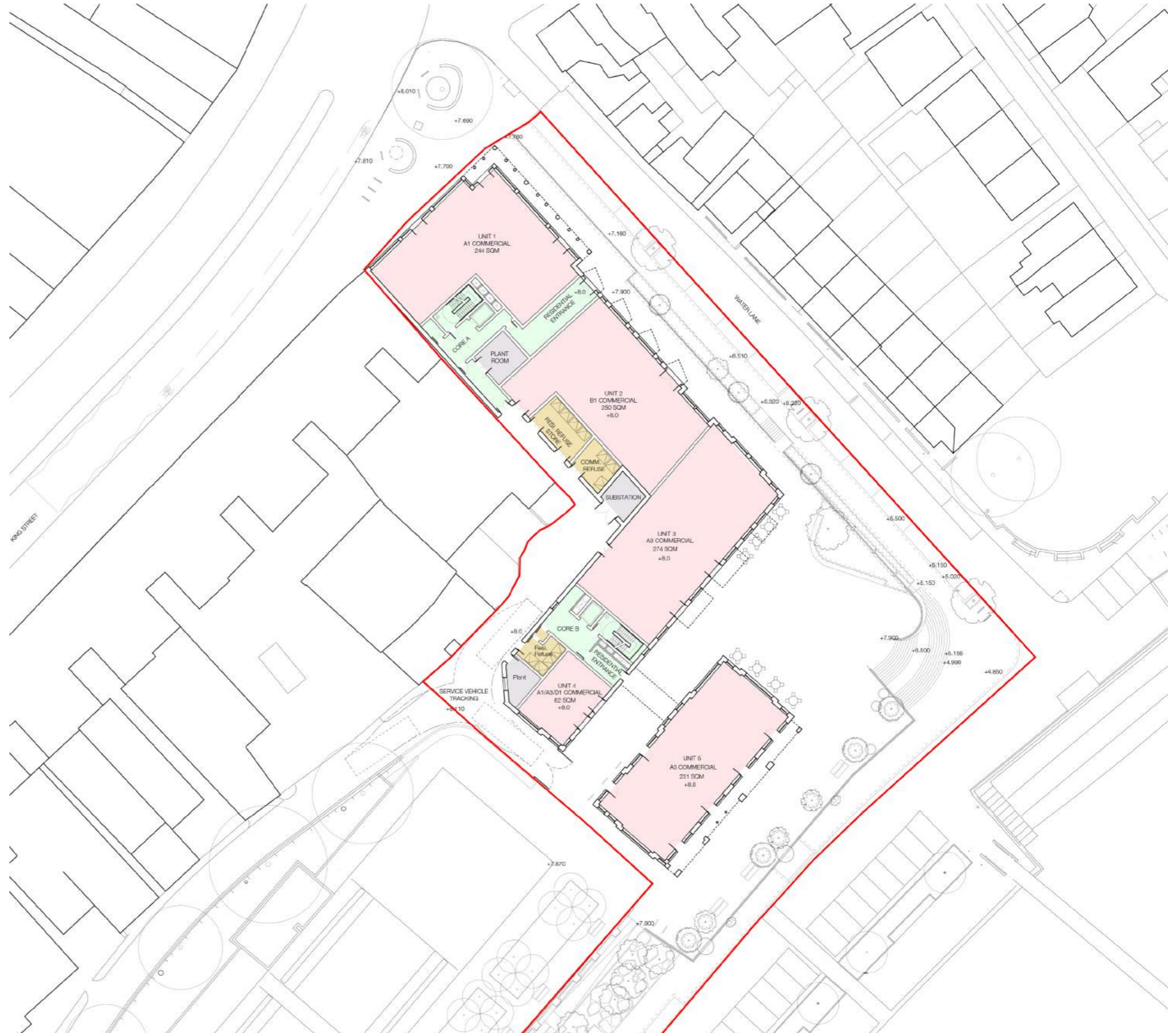
The residential units are accessed by two different cores. One entrance lies off Water Lane and the other is on Water Lane Walk.

A new square at the southern corner of the site is created between the two proposed buildings and is surrounded by café / restaurants (use type A3) which will attract people to the area and provide active frontages to two sides of the square. The square can be accessed via the steps along The Embankment or through Diamond Jubilee Gardens or along the podium level from King Street.

The square will act as a multi-purpose high quality local amenity space, which will complement the existing public realm and maximise the riverside setting of the scheme.

All refuse and recycling and plant space is located at ground floor.

- Residential Core/ Entrance
- Residential Unit
- Commercial Unit
- Shared Amenity Space
- Refuse Store
- Plant Space
- Cycle Store
- Parking Spaces



Proposed 1st-2nd Floor Plan

The 1st and 2nd floors provides residential accommodation as follows:









- 14 x 1-bed apartments
- 16 x 2-bed apartments
- 2 x 3 bed apartments

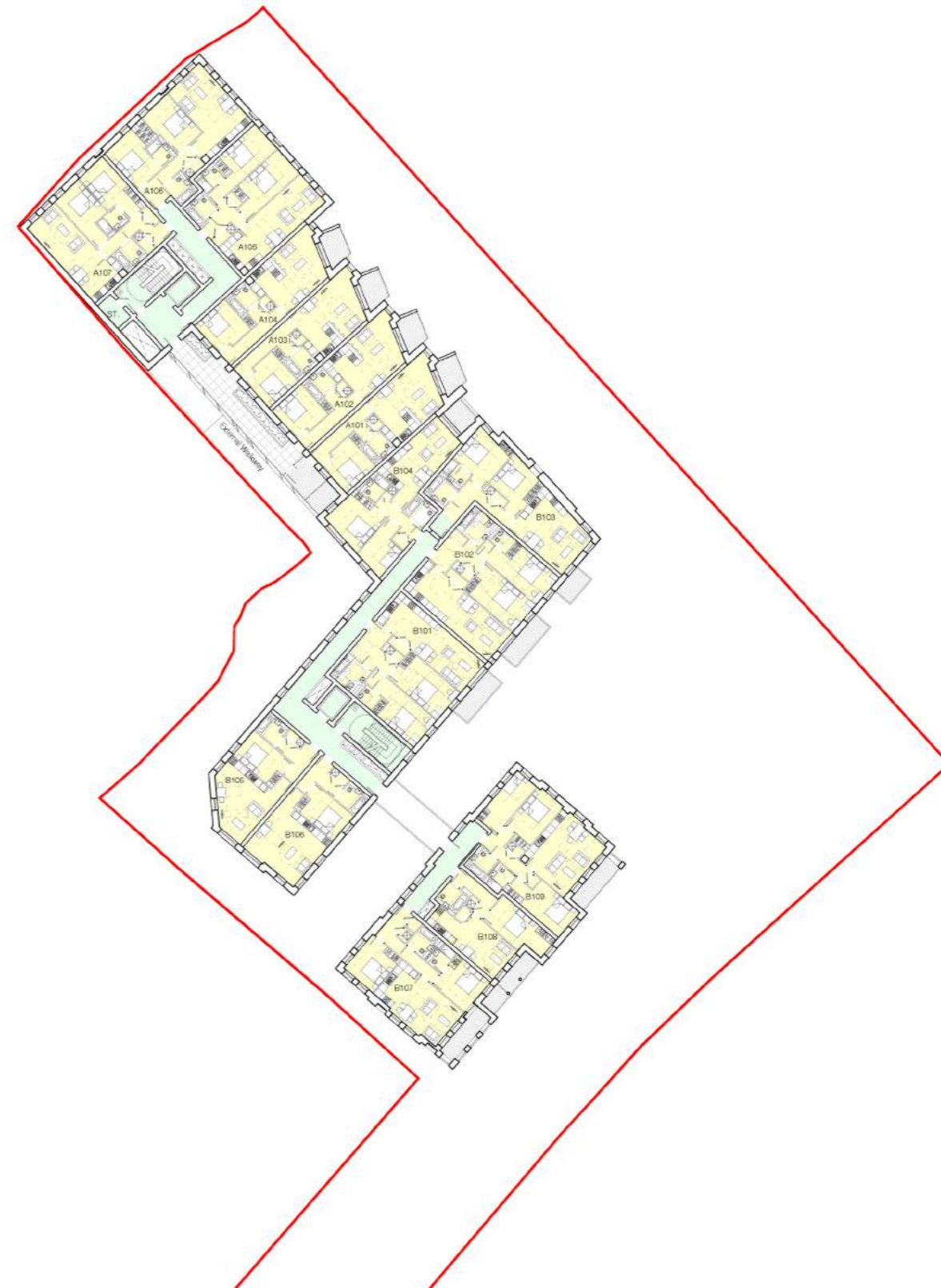
Of the 32 apartments, four are accessible or adaptable.

There are two stair cores which serve the apartments. Core A at the northern end of the site nearest King Street provides access to the apartments that look out onto King Street and Water Lane. Core B provides access to the remaining apartments at first and second floor, six of which are located in the building nearest to the Embankment. These units are accessed via a bridge link at 1st and 2nd floor.

An external walkway provides access to some of the apartments served by Core A.

Where private amenity space is provided it is in the form of inset and projecting balconies designed to maximise views of the river.

-  Residential Core/ Entrance
-  Residential Unit
-  Commercial Unit
-  Shared Amenity Space
-  Refuse Store
-  Plant Space
-  Cycle Store
-  Parking Spaces



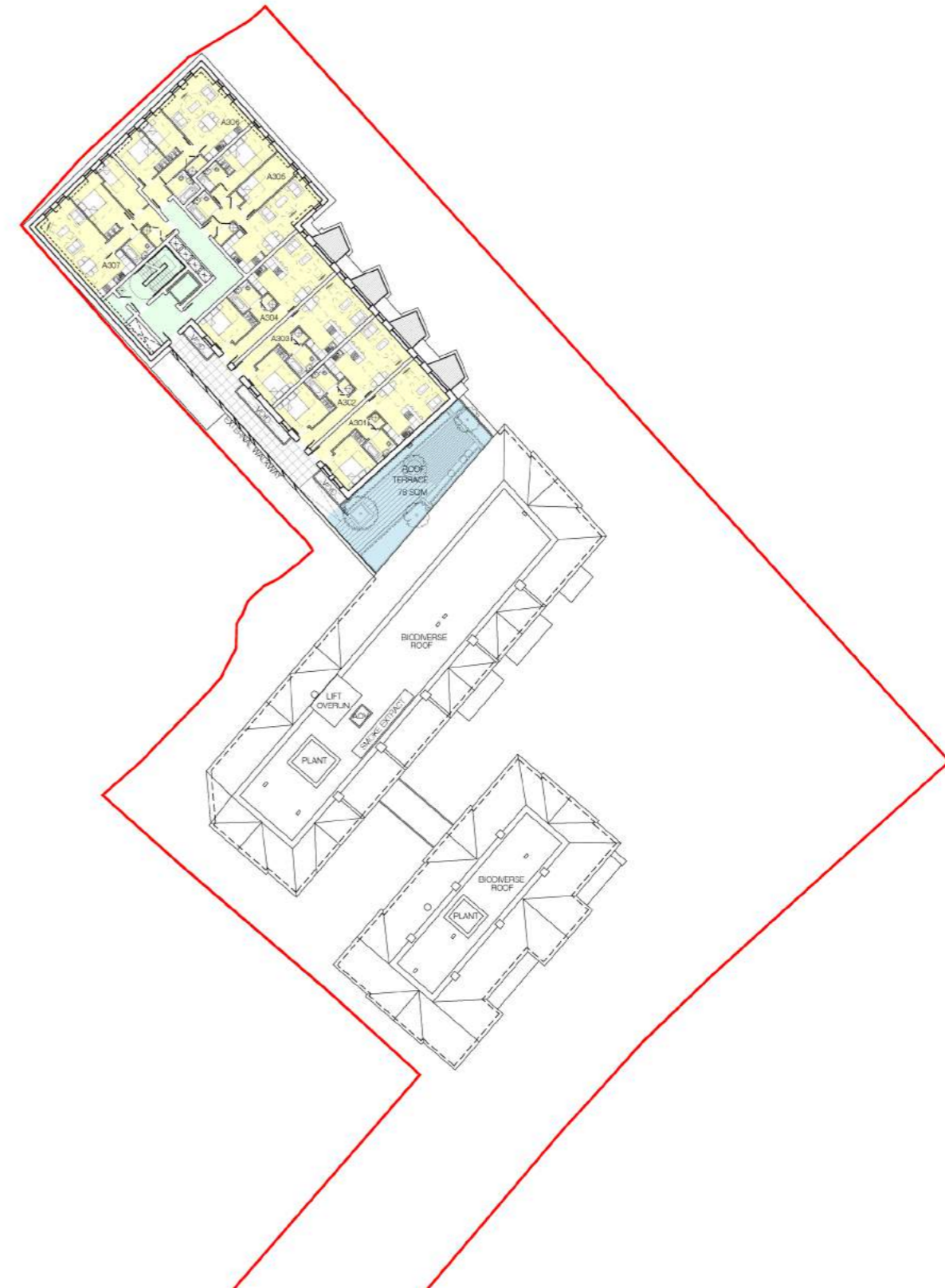
Proposed 3rd Floor Plan

The third floor provides a total of 7 apartments and consists of the following:

- 4 x 1-bed apartments
- 3 x 2-bed apartments

These apartments are accessed by core A.

A shared amenity roof terrace will also be provided at this level and this can be accessed via the external walkway.

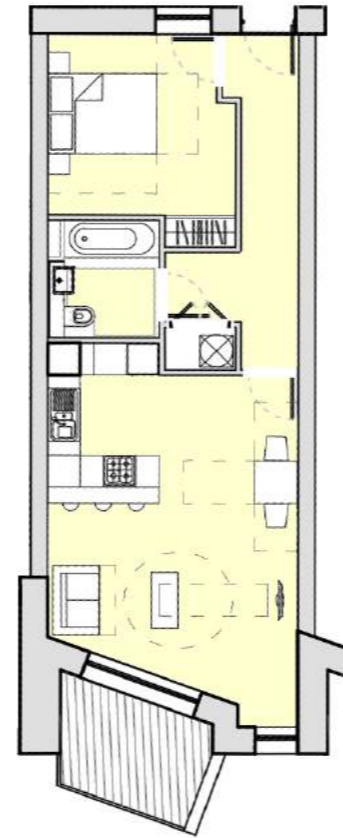


- Residential Core/ Entrance
- Residential Unit
- Commercial Unit
- Shared Amenity Space
- Refuse Store
- Plant Space
- Cycle Store
- Parking Spaces

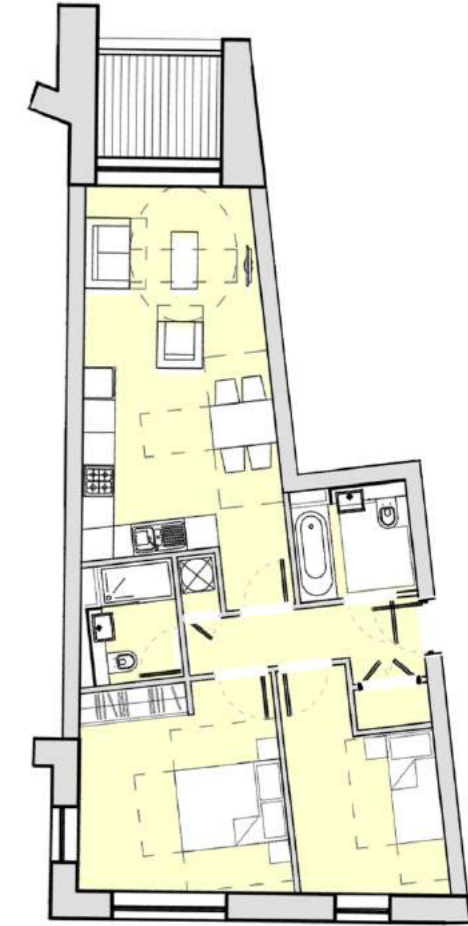


Typical Unit Layouts

The layouts on this page are typical of the different units across the development and have a floor to ceiling height of 2.4m. All units have a combined kitchen/living/dining space.



1 Bed / 2 Persons
(56 SQM)



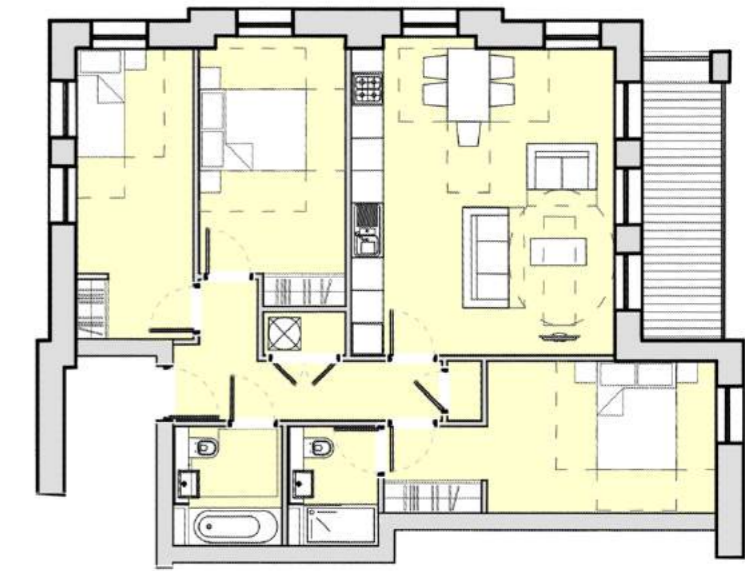
2 Beds / 3 Persons
(67 SQM)



2 Beds / 4 Persons
(77SQM)



2 Beds / 4 Persons (Disabled)
(89 SQM)



3 Beds / 5 Persons
(88SQM)

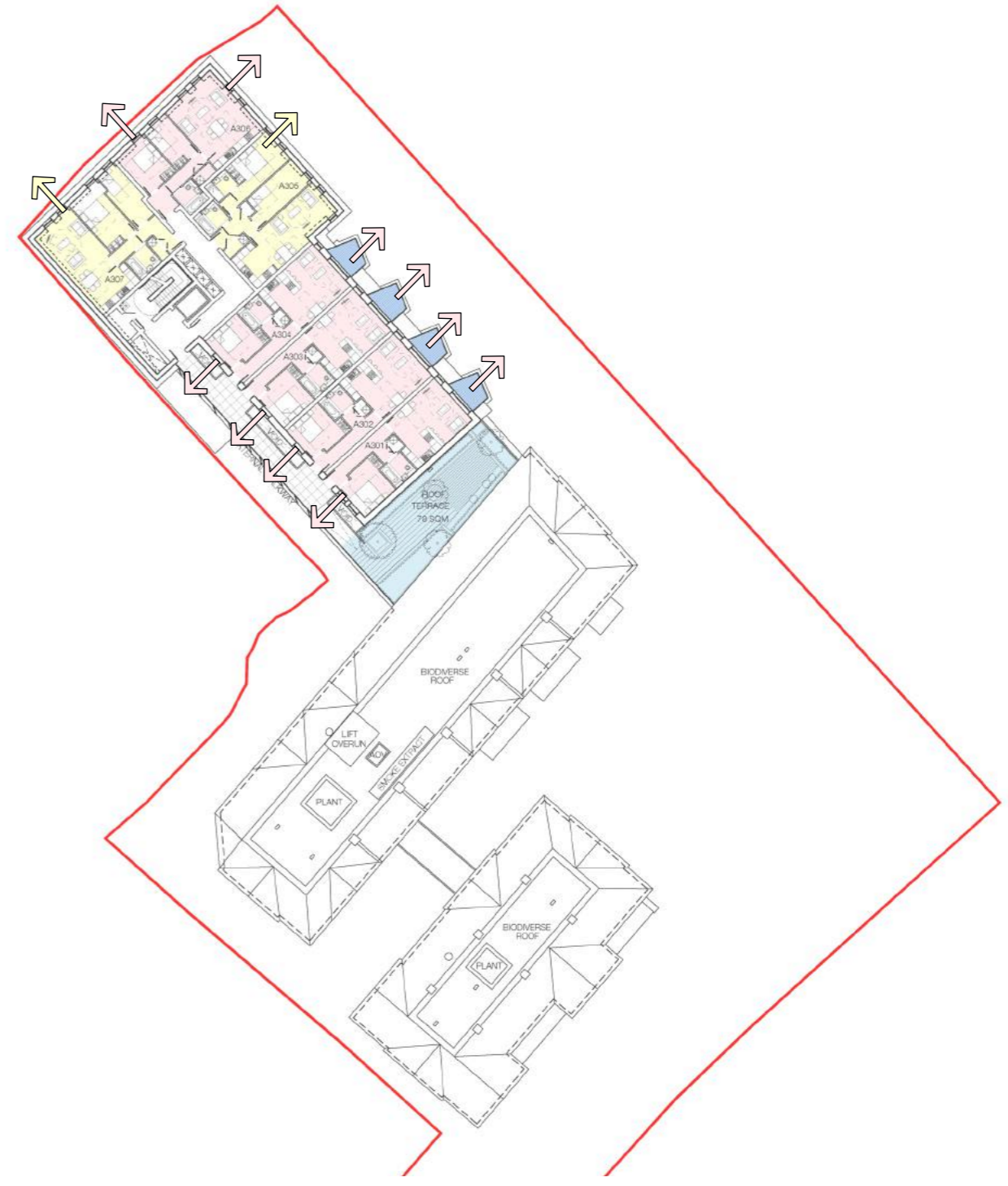
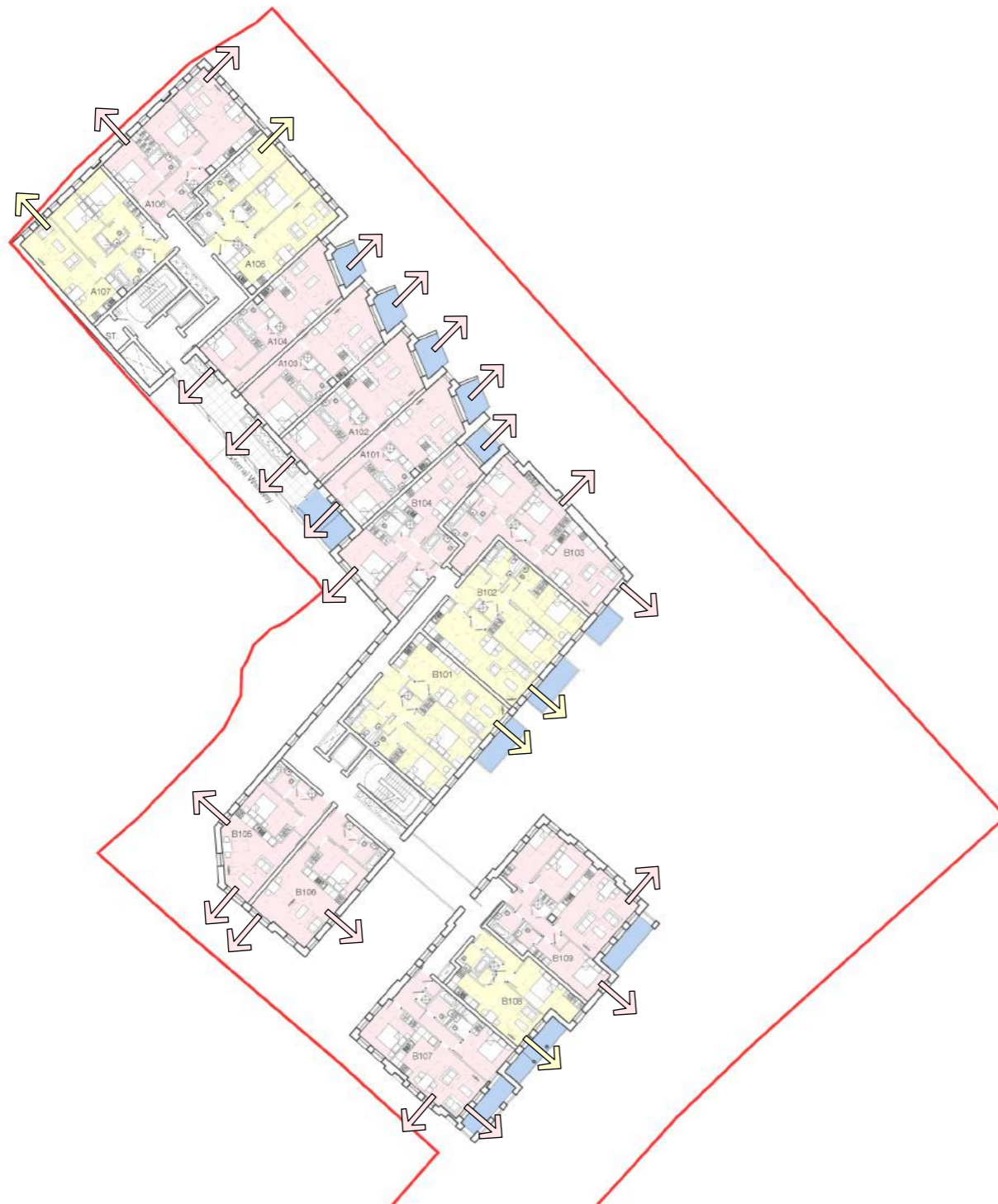
Residential Amenity

Across the scheme 69% of the units are dual aspect.

Where private amenity balconies are provided, they have been positioned to take advantage of the view towards the river.

There is a shared amenity roof terrace for residents on the third floor.

- Single Aspect Units
- Dual Aspect Units
- Private Amenity Balconies
- Shared Amenity Roof Terrace



Accommodation Summary

Summary	GIA		NIA		Efficiency
	sqm	sqft	sqm	sqft	
Residential	4,599	49,504	2,626	28,266	57.1%
Commercial	1,085	11,679	1,061	11,421	98%
Total	5,684	61,183	3,687	39,687	65%

Residential

Level	GIA		NIA		Efficiency	Private Amenity		Shared Amenity		Cycle Sp.	Car Sp.							Total	
	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft			1B/2P	1B/2P/D	2B/3P	2B/3P/D	2B/4P	2B/4P/D		3B/5P
-01	1,098	11,819								60	23								
00	279	3,003								17									
01	1,344	14,467	1,100	11,840	81.8%	75	807					7	0	1	0	5	2	1	16
02	1,344	14,467	1,100	11,840	81.8%	75	807					7	0	1	0	5	2	1	16
03	534	5,748	426	4,585	79.8%	20	215	80	861			4	0	3	0	0	0	0	7
Total	4,599	49,504	2,626	28,266	57.1%	170	1,830	80	861	77	23	18	0	5	0	10	4	2	39
												46.2	0.0	12.8	0.0	25.6	10.3	5.1	
												36	0	15	0	30	12	8	101

Commercial

Unit	GIA		NIA		Efficiency	Commercial Cycles
	sqm	sqft	sqm	sqft		
Unit 1 (A1)			244	2,626		
Unit 2 (B1)			250	2,691		
Unit 3 (A3)			274	2,949		
Unit 4 (A1/A3/D1)			62	667		
Unit 5 (A3)			231	2,486		
Total	1,085	11,679	1,061	11,421	98%	8

Site Area 0.4447 Ha

Density 227 HR / Ha
88 Un / Ha

Notes:

The above areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated e.g. (NIA) from the Code of Measuring Practice 6th Edition, RICS/ISVA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development & building tolerances. Floors areas are subject to Planning and other Statutory Approvals.

London Housing Design Guide Checklist

Relevant London Housing Design Guide Standard	Scheme	Comments
Shaping Good Places		
Development proposals should demonstrate: <ul style="list-style-type: none"> • how the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography; • how the scheme relates to the identified character of the place and to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally 	✓	
Outdoor Spaces		
For developments with a potential occupancy of ten children or more, development proposals should make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.	✓	A playground is located in Diamond Jubilee Gardens, directly adjacent to the site.
Where communal open space is provided, development proposals should demonstrate that the space: <ul style="list-style-type: none"> • is overlooked by surrounding development; • is accessible to wheelchair users and other disabled people; • is designed to take advantage of direct sunlight; • has suitable management arrangements in place. 	✓	
Housing for a Diverse City		
Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.	✓	Site has PTAL rating of 5-6a.
Development proposals should demonstrate how the mix of dwelling sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.	✓	
From Street to Front Door		
All main entrances to houses, ground floor flats and communal entrance lobbies should be visible from the public realm and clearly identified.	✓	
The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be level or gently sloping [Lifetime Homes Criterion 2].	✓	

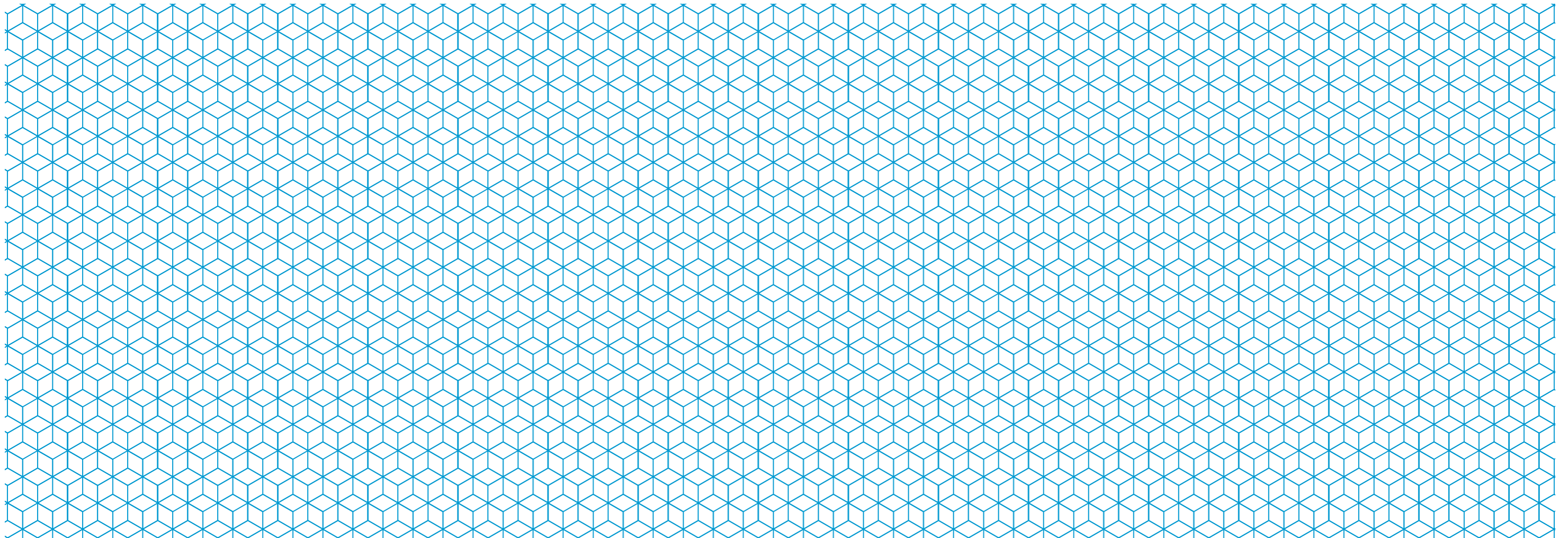
The approach to all entrances should preferably be level or gently sloping.	✓	
All entrances should be illuminated and have level access over the threshold. Entrance doors should have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances should have weather protection and a level external landing [Lifetime Homes Criterion 4].	✓	
Shared Circulation Within Buildings		
The number of dwellings accessed from a single core should not exceed eight per floor.	X	Core B serves 9 units. Not viable to provide additional core to serve 1 unit.
Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation.	✓	
The minimum width for all paths, corridors and decks for communal circulation is 1200mm. The preferred minimum width is 1500mm, and is considered particularly important where corridors are double loaded (they serve dwellings on each side) and where wheelchair accessible dwellings are provided.	✓	Communal circulation space is 1500mm
All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.	-	
Every designated wheelchair accessible dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by at least two such lifts.	✓	
Principal access stairs should provide easy access* regardless of whether a lift is provided. Where homes are reached by a lift, it should be fully wheelchair accessible [Lifetime Homes Criterion 5].	✓	

London Housing Design Guide Checklist

Relevant London Housing Design Guide Standard	Scheme	Comments
Car Parking		
<p>All developments should conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim should be to provide less than one space per dwelling. Elsewhere parking provision should be as follows:</p> <ul style="list-style-type: none"> • 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling; • 3 bedroom dwellings: 1 - 1.5 spaces per dwelling; • 1 - 2 bedroom dwellings: less than 1 per dwelling. 	✓	23 parking spaces will be provided for units 2B+.
Each designated wheelchair accessible dwelling should have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to appendix 3 for design standards for wheelchair accessible housing.	✓	
Cycle Storage		
<p>All developments should provide dedicated storage space for cycles at the following levels:</p> <ul style="list-style-type: none"> • 1 per 1 bedroom dwelling; or • 2 per 2 and 3 or more bedroom dwelling 	✓	
Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.	✓	
Dwelling Space Standards		
<p>All developments should meet the following minimum space standards.</p> <p>1b2p 50 sqm 2b3p 61 sqm 2b4p 70 sqm 3b5p 86 sqm</p>	✓	All units meet minimum space standards

07

Proposed Appearance Strategy



Elevational Strategy

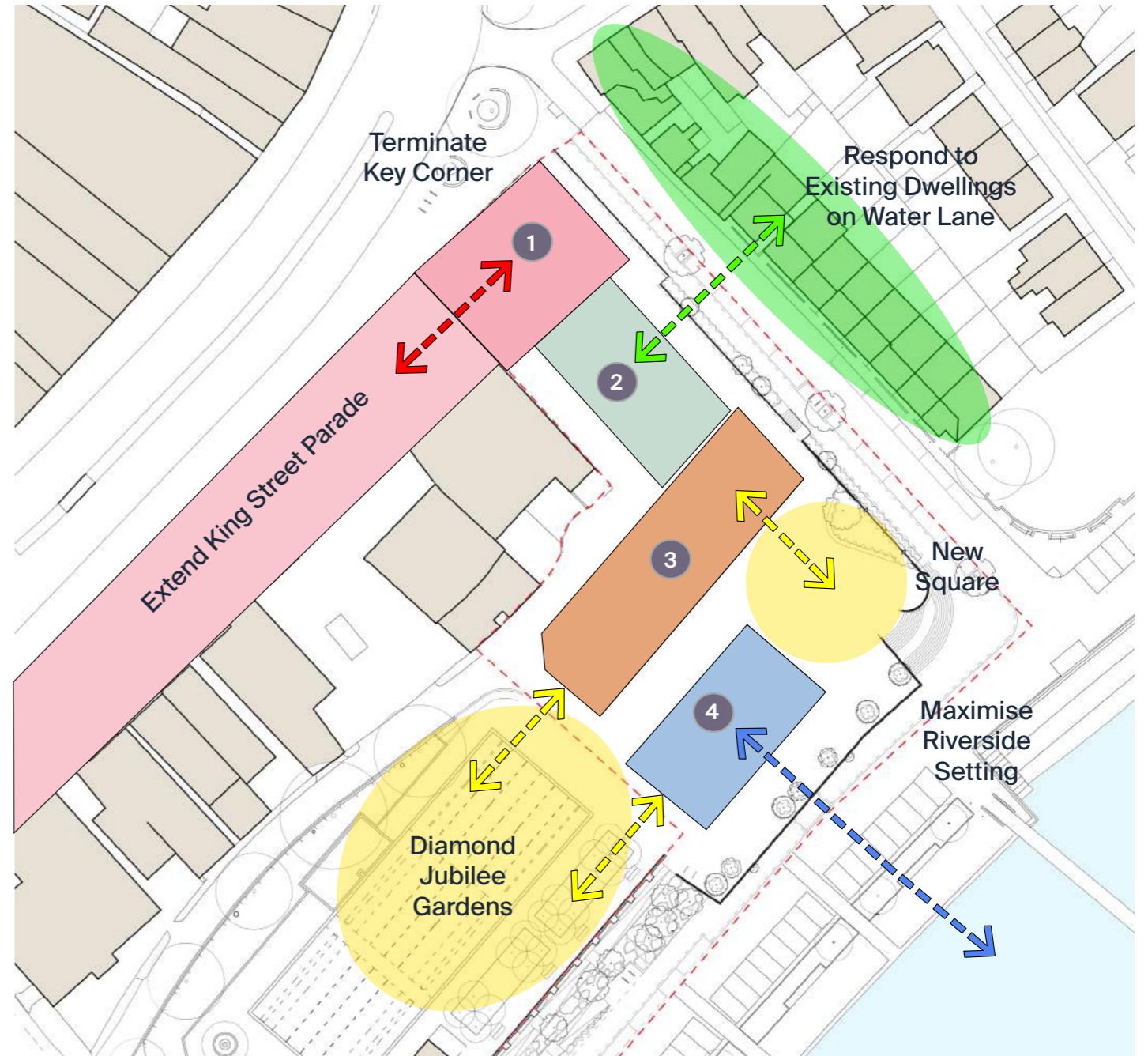
The elevational strategy follows the same principals that determined the site layout for the scheme, where the different elements of the proposal respond to the differing conditions of their immediate context, as the diagram opposite illustrates.

The King Street building (1) reflects the traditional character of the existing neighbouring parade in order to read as an extension of it, but to also to act as an endpoint in the streetscape.

The central section of the Water Lane frontage (2) has a more domestic character, in response to the residential terraces opposite, albeit of a contemporary apartment aesthetic. This acts as a transitional element between the King Street building and the terrace fronting the new public square.

The new terrace (3) plays an important part in the composition because it fronts two public spaces at its eastern and western ends as well as providing a backdrop for the riverside building.

The riverside building (4) needs to respond to its setting in the public realm, fronting two important public spaces, as well as its riverside setting, whilst still feeling as though it belongs to the townscape and the conservation area.



Proposed Elevation 01 - The Embankment



The riverside building extends the urban character of Twickenham whilst at the same time acting as a transitional element between the Village, the River and Eel Pie Island.

The composition of the elevation was derived so as to break the building down in to a number of smaller elements, each of which are delineated through different materiality. As such it references streetscapes in the conservation area which are a bricolage of tones and textures.

A traditional pitched and hipped roof has been incorporated to embody key characteristics of the conservation area. Two projecting gables define the elevation vertically, which not only reference buildings in the conservation area, but also the buildings opposite on Eel Pie Island.

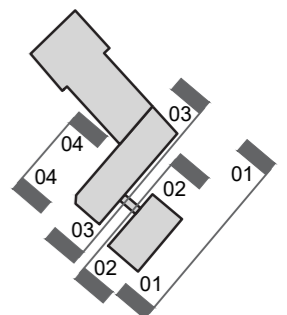
The predominant material proposed is brickwork. The eastern part of the building is a buff stock brick, whilst the

western gable is red brickwork, both of which are evident in the conservation area.

The two tones of brickwork are separated by an element of white weatherboarding which picks up on the materiality of the architecture opposite on Eel Pie Island and can also be seen along Church Street.

Traditional detailing, such as projecting eaves, chimneys, brickwork arches over openings and soldier coursing within the brickwork have been incorporated to knit the building in to the fabric of Twickenham. The detailing is also reminiscent of wharf buildings to reflect its waterside setting.

The proportions of window openings were carefully considered to give a hierarchy to the building and diminish in scale from ground floor upwards.



Proposed Elevation 01 - Reinforcing Local Character



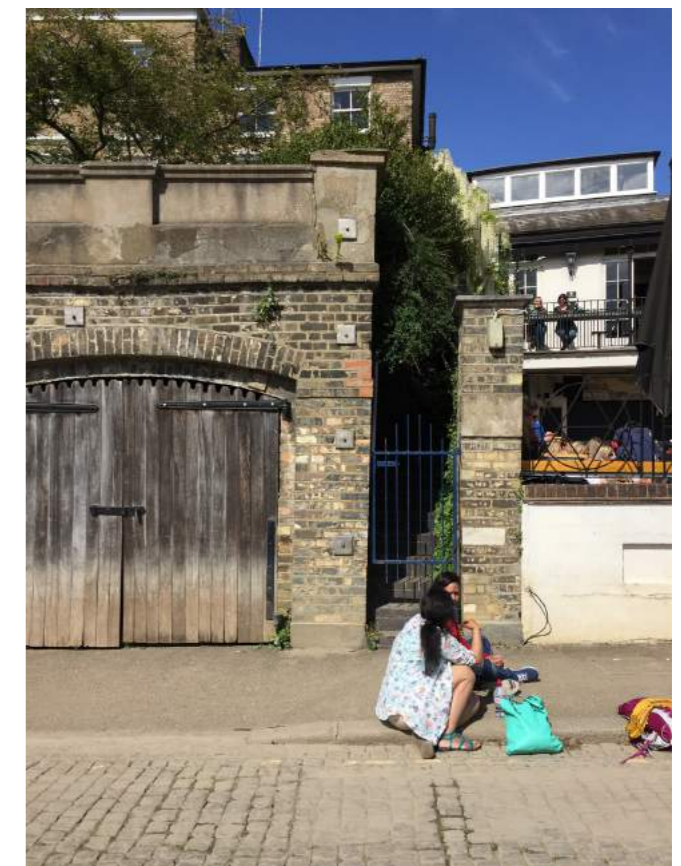
1. Brickwork Gables - Church Street



1. Weatherboard Gables - Eel Pie Island



3. Weatherboard - Church Street



4. Boat House - Richmond

At ground floor the openings are larger to reflect the commercial uses proposed and to activate the street frontages. This is reinforced by an arcade formed by the projecting gables, which will provide a covered seating area for the commercial uses.

The elevation incorporates inset balconies which offers residents a degree of privacy from the surrounding public space, which will be enclosed by metalwork balustrades.

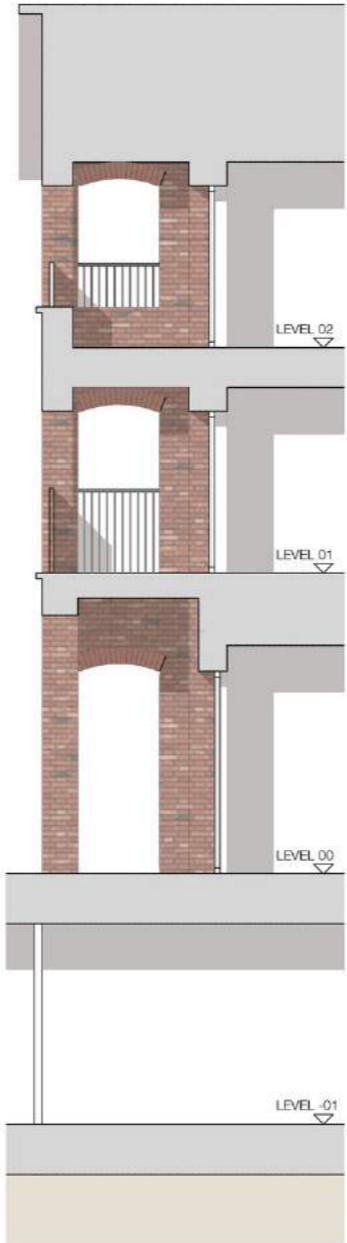
At lower ground floor three seasonal units have direct access to the waterfront as does the proposed car park. The openings here evoke traditional boathouses.

The heights of all the buildings across the site have been reduced by 400-500mm in response to feedback received during the public consultation.

Proposed Elevation 01 - Typical Bays



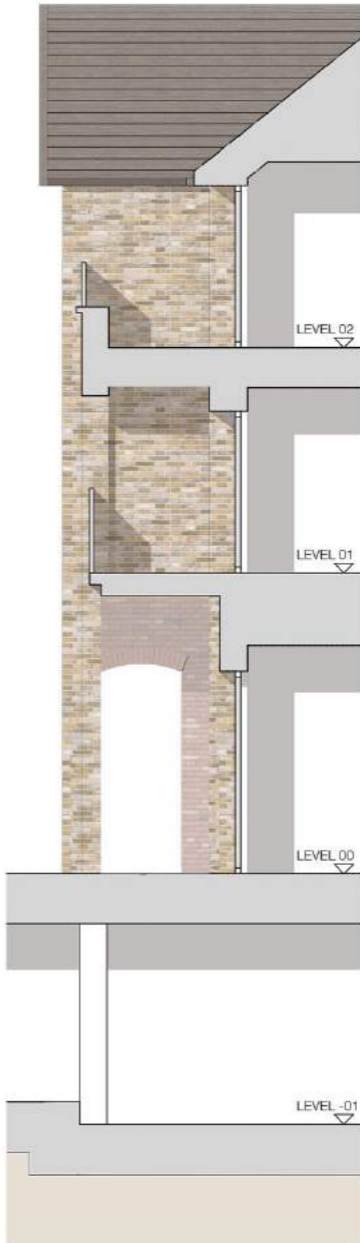
ELEVATION 01 BAY A



ELEVATION 01 SECTION A



ELEVATION 01 PROPOSED BAY B

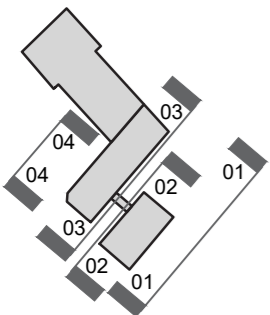


Proposed Elevation 02 - Water Lane Walk South



The rear elevation of the embankment building continues the architectural language, detailing and materiality of elevation 01.

A number of the windows above ground floor will be opaque to prevent direct overlooking between the residential units. These are marked on the planning drawings.



Proposed Elevation 03 - Water Lane Walk North



The building along Water Lane Walk has a terrace aesthetic, typical of the town and conservation area, with vertical emphasis defined by the use of shadow gaps, gables and chimneys.

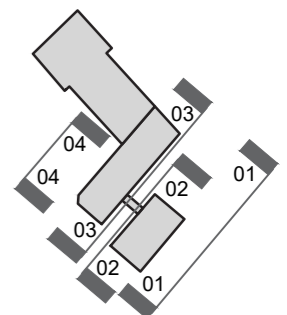
The elevation follows the same principles as the riverside building, with brickwork gables and pitched and hipped roofs, but the architectural treatment is stripped back to give precedence to the building fronting the river.

The tones, texture and materiality used across the elevation help break up the facade and create individual bays across the building. The gables are further emphasised by a subtle shift in the tone of the brickwork, with the double gable to the east of the elevation acting as a backdrop to the new public square.

The different brick tones, inset weatherboard panels

and deep window reveals used across the elevation, compliment each other and tie in with the materials used across elevation 01.

Projecting balconies have been positioned to overlook the square and provide views towards the river. The balustrades are metalwork to tie in with the window frames and signage zones have been provided for the commercial units, which activate the ground floor level and public realm.



Proposed Elevation 03 - Typical Bays



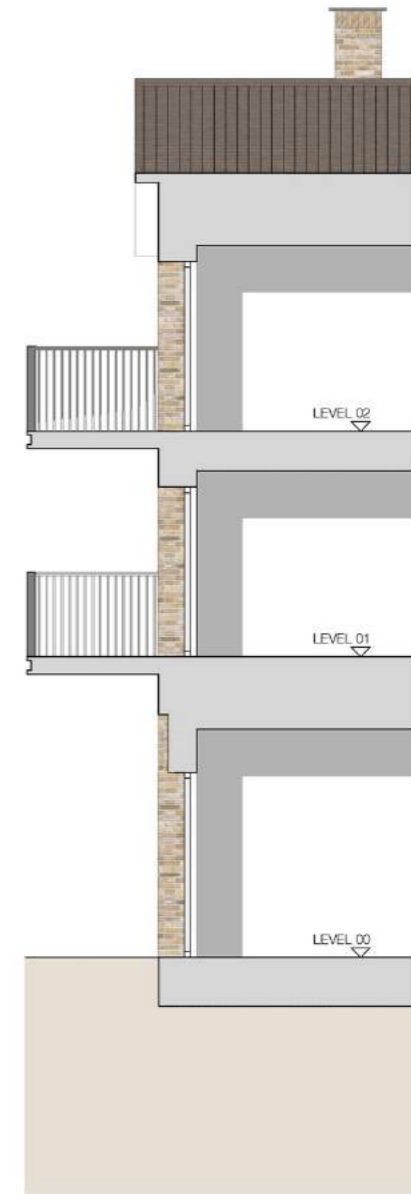
ELEVATION 03 TYPICAL BAY A



ELEVATION 03 SECTION A



ELEVATION 03 TYPICAL BAY B



ELEVATION 03 SECTION B