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Planning Statement.

**Twickenham Rediscovered
Programme - Riverside.**

November 2017



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Project Name: Twickenham Rediscovered Programme - Riverside

Location 1 King St, Twickenham, TW1 3SD

Client: London Borough of Richmond upon Thames

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1. Introduction

- 1.1. This Planning and Affordable Housing Statement has been prepared by ECE Planning Ltd on behalf of the London Borough of Richmond Upon Thames in support of a:

Full planning application for the demolition and removal of all existing buildings and structures and redevelopment with a mixed use development of the site at 1A, 1B King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river-facing parcel of land on the Embankment in front of Diamond Jubilee Gardens. The development proposals comprise: three seasonal units (201m²) at Lower Ground Floor level; 505m² A3 floor space, 250m² B1 floor space, 244m² A1 floor space and 62m² flexible commercial at ground floor level; 39 residential apartments at first, second and third floors (18 no. 1 bedroom, 19 no. 2 bedroom and 2 no. 3 bedroom, including six no. affordable homes); new public square / areas of public realm throughout the site; a Lower Ground Floor car park with new vehicular access from The Embankment consisting of 23 car parking spaces and cycle storage; reconfiguration of street parking in the roads immediately adjacent to the Site; amended pedestrian access and landscaping to the South of Diamond Jubilee Gardens; and amendment of service vehicle access to the service road at the rear of Diamond Jubilee Gardens.

- 1.2. This statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed suitable for an outline application, and an assessment of the relevant planning considerations.

- 1.3. This application for outline planning permission is supported by the following documents, drawings and plans:

Acoustic Assessment

Air Quality Assessment / Odour Assessment

Arboricultural Impact Statement and Method Assessment

Archaeological and Heritage Statement

Bat Survey

Commercial – BREEAM Pre-Assessment

Community Infrastructure Levy (CIL) Forms

Computer Generated Images (CGIs)

Contaminated Land Assessment

Daylight / Sunlight Assessment

Demolition Plan and Associated Photographs – part and whole

Design and Access Statement

EIA Screening Request / Response from LBRuT

Energy Assessment

Existing and Proposed Drawings

Flood Risk Assessment

Floor Area Schedule

Framework Construction Management Statement

Framework Estate Management Strategy

Health Impact Assessment

Inclusive Access Statement

Indicative External Lighting Plan / Specification

Landscape and Public Realm Strategy

Notices

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Planning Application Covering Letter
Planning Application Forms
Planning Statement
Preliminary Ecological Appraisal
Servicing and Delivery Management Plan
Statement of Community Involvement
Sustainable Construction Checklist
Transport Assessment
Tree Survey
Utilities Statement
Viability Report (not available to the public)
Waste Management Plan

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2. The Site

- 2.1. The site is located in Twickenham (London Borough of Richmond upon Thames). The proposed development site is circa 0.4 ha and consists of a mixture of vacant and derelict structures (associated with the former use of the southern part of the site as a public swimming pool), retail and office use (northern side of the site), a private car park and areas of public amenity space.



Figure 1 - Site Context

- 2.2. Twickenham Train Station is approximately 500m to the north. To the north, north east and north west are town centre uses associated with King Street, London Road, Richmond Road and Church Street.



Figure 2 - The Site

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- 2.3. The site is centrally located within the town centre of Twickenham and is bounded by King Street at its northern extent. To the east is Water Lane characterised predominantly by residential uses with some town centre uses to the north of the street and public open space at the southern end. The Diamond Jubilee Gardens area of public open space is located to the west of the site and the Embankment and River Thames to the south (with Eel Pie Island beyond).
- 2.4. Three retail units are located at the north of the site fronting King Street and Water Lane. Office and storage use is found at first floor level above retail uses. As illustrated in Figures 3 and 4, the buildings date from the 1970s, are of limited architectural merit being and sit uncomfortably with the surrounding vernacular on King Street.



Figure 3: 1A, 1B King Street and 2/4 Water Lane



Figure 4: Units 2/4 Water Lane;

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- 2.5. To the rear of the retail uses is a private car park associated with the retail and office uses (Figure 5). The levels across the site vary and the car park is elevated above the height of Water Lane with an access ramp towards the southern end of the street.



Figure 5: Car Park and Water Lane (Facing North)

- 2.6. Opposite the car park are modern terraced two and three storey houses featuring pitched, tiled roofs, balcony spaces, projecting bays and chimneys (Figure 6).



Figure 6: Water Lane Residential Properties

- 2.7. Further to the south on Water Lane is a one storey pavilion building (Figure 7) with a small publically accessible terrace and benches fronting the Embankment. To the west of the pavilion building along the Embankment (and elevated above the road level) is a two storey property (Bath House) featuring flat roof and garage at roadside level. Access to the property is via a set of steps from the Embankment.

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Figure 7: Pavilion Building and Bath House Beyond

- 2.8. A red brick retaining wall forms the boundary to the built form and runs from the south of the King Street units along the eastern boundary of the car park on Water Lane. Here it wraps around to the south, in front of Bath House and the pavilion building and continues in south west direction along the entire stretch of the Embankment. It forms the southern boundary to the Diamond Jubilee Gardens. Attractive metal feature railing sits on top of the red brick wall. A footpath runs alongside the entire site. It is of poor quality along the Water Lane stretch and is insufficient in width.
- 2.9. The site includes a landscaped area of public realm to the south of Diamond Jubilee Gardens. This area includes seating, raised planting beds and hard landscaping (Figure 8).



Figure 8: Landscaped Area to the South of Diamond Jubilee Gardens

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- 2.10. On the boundary of the site, directly to the north east of Diamond Jubilee Gardens is a small area of self-seeded trees located within what would have been part of the swimming pool complex that existed on the site. This area is hoarded on the Diamond Jubilee Gardens frontage. Diamond Jubilee Gardens itself is an area of hard and soft landscaped public open space with play space and a small café.
- 2.11. The site includes part of the service road that runs to the south of the properties fronting King Street. Some residential properties above the retail units along King Street feature windows facing south directly onto the site. The service road currently provides access to / from the car park adjacent to Water Lane. The service road provides access to properties fronting onto King Street.
- 2.12. The site is located with the Twickenham Riverside Conservation Area (No. 8) as illustrated in Figure 9. The Queens Road Conservation Area (Site 45) is located to the north west of the site on the opposite side of King Street and a number of listed buildings are located throughout the area (although none are located within the site itself).



Figure 9 - Twickenham Riverside Heritage Assets

- 2.13. The site is located partially within an area of flood risk due to the proximity with the River Thames (Flood Zone 3 according to the EA Product 4 Data (Figure 10)).

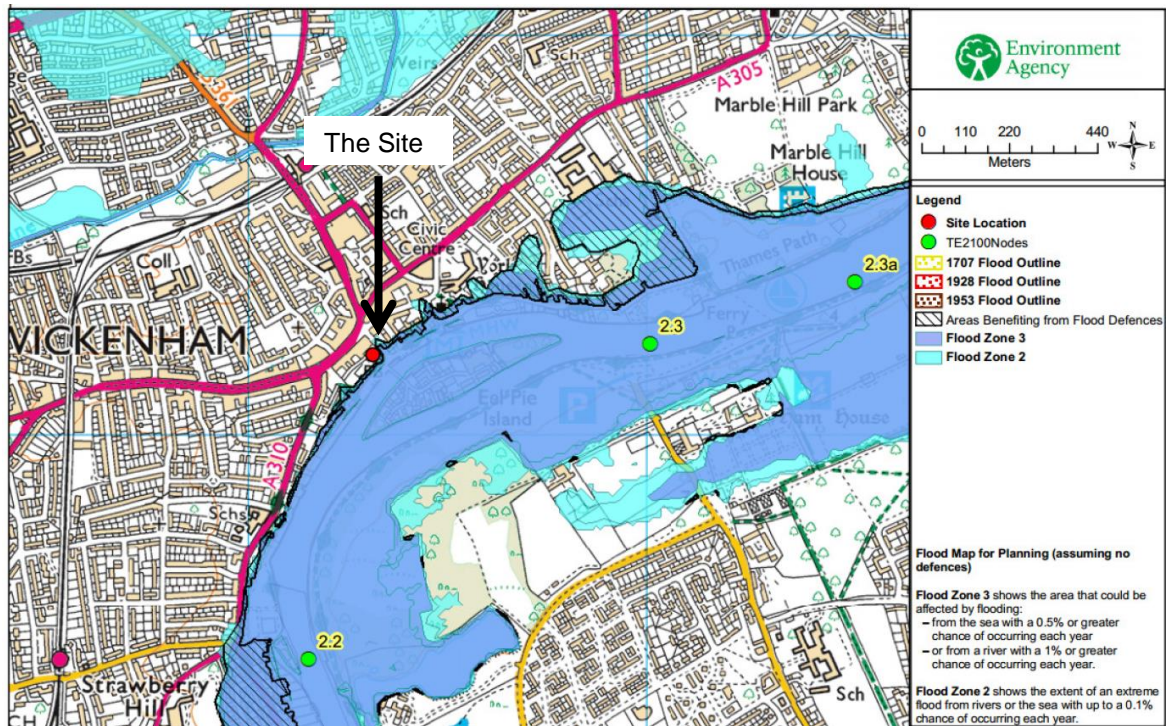


Figure 10: Flood Risk

- 2.14. The site is also located within the Twickenham Town Centre and an area designated as a key shopping frontage within the London Borough of Richmond upon Thames Core Strategy.

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3. Planning History

- 3.1. A search of the Council's planning register reveals there is an extensive planning history pertaining to the application site. The applications considered below are either relevant applications within the proposal site or are relevant applications within a near vicinity of the application site. The applications discussed are broken down into sections illustrated within Figure 11 below:



Figure 11: Applications within the vicinity of the site

Embankment

- 3.2. Twickenham Baths, The Embankment - Application **12/0719/FUL** 'Proposals for Twickenham Swimming Pool; Bath House, Cafe Building and Toilets. Refurbishment and Additional Accommodation. Extensions and modifications to existing buildings; new hard and soft landscaping; new cafe, community uses, toilets'. The application's decision deadline was 14th May 2012; however the application is still listed as in progress.

Diamond Jubilee Gardens (Former Swimming Pool)

- 3.3. Twickenham Pool Site, The Embankment - Application **09/0914/FUL** 'The re-creation, by the use of hard and soft landscaping, of the currently derelict part of the old swimming pool site to form public open space, including a scent garden, public square, shrub lined walks and landscaped areas for a variety of open air activities'. The application was granted permission on 14th February 2011.
- 3.4. Twickenham Pool Site, The Embankment - Application **05/0251/FUL** 'Erection of a single storey cafe with external works'. The application was granted permission on 17th March 2005.

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- 3.5. Applications **03/1141/FUL** and **03/1142/CAC** are linked with one another and both are for Twickenham Pool Site, The Embankment.
- 3.5.1. Application **03/1141/FUL** - *'Demolition of pool building (plant/changing rooms and entrance space), hard and soft landscaping of resultant footprint. Partial clearing of pool-side lido to form park and children's play area secured by fencing. Steps from lower to upper area. Short term scheme pending future development, envisaged five year duration (COUNCIL APPLICATION).'*
- 3.5.2. Application **03/1142/CAC** - *'Total demolition of pool changing and plant rooms with the exception of retaining wall at rear ground floor'.*
- 3.5.3. The applications were called in by the Secretary of State who granted planning permission for both applications in a letter dated 16th June 2004.

Water Lane

- 3.6. Land at Bell Lane and Water Lane - Application **08/4839/FUL** *'Erection of 2, two and a half storey houses (100% affordable housing); one five bed/eight person and one four bed/seven person'.* The application was granted permission on 9th December 2009.
- 3.7. Car Park Site, Water Lane - Application **96/3928** *'Erection Of Six Houses And Two One Bedroom Self- Contained Flats And New Road'.* The application was granted permission on 15th April 1997.

Eel Pie Island

- 3.8. Syds Quay and Sans Souci, Eel Pie Island – Application **10/1095/FUL** *'Demolition of the existing buildings and erection of a 2-storey building to replace Syds Quay comprising 4 no. B1 use class units and 3 no. 1-bedroom flats, one studio and a 2-bedroom dwelling to replace San Souci'.* The application was granted permission on 28th October 2011. The development is situated opposite the proposal site, separated by the River Thames but connected by a pedestrian bridge in addition to visual connections between the two sites. The building represents a mixed use development consisting of office and residential within the vicinity of the proposed development site.

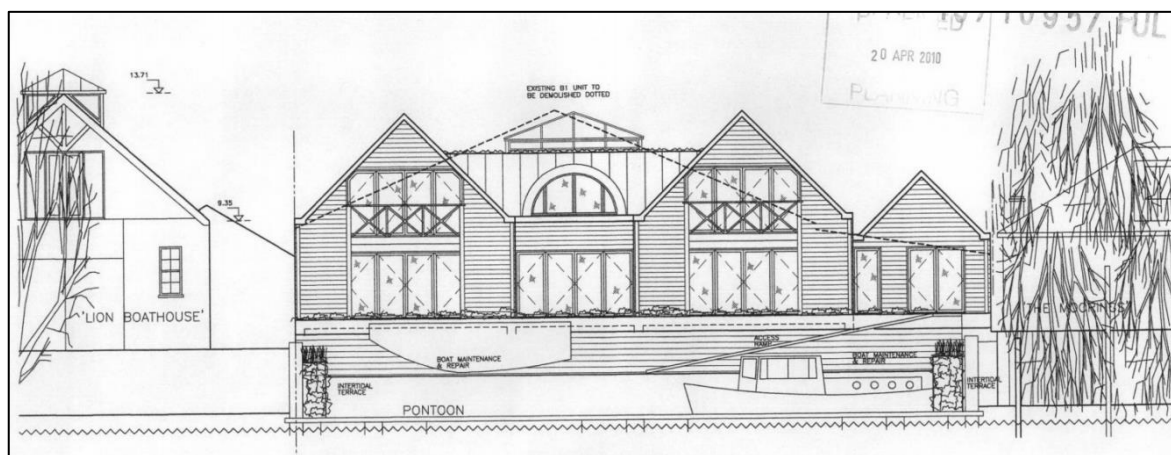


Figure 12: Application 10/1095/FUL North Elevation

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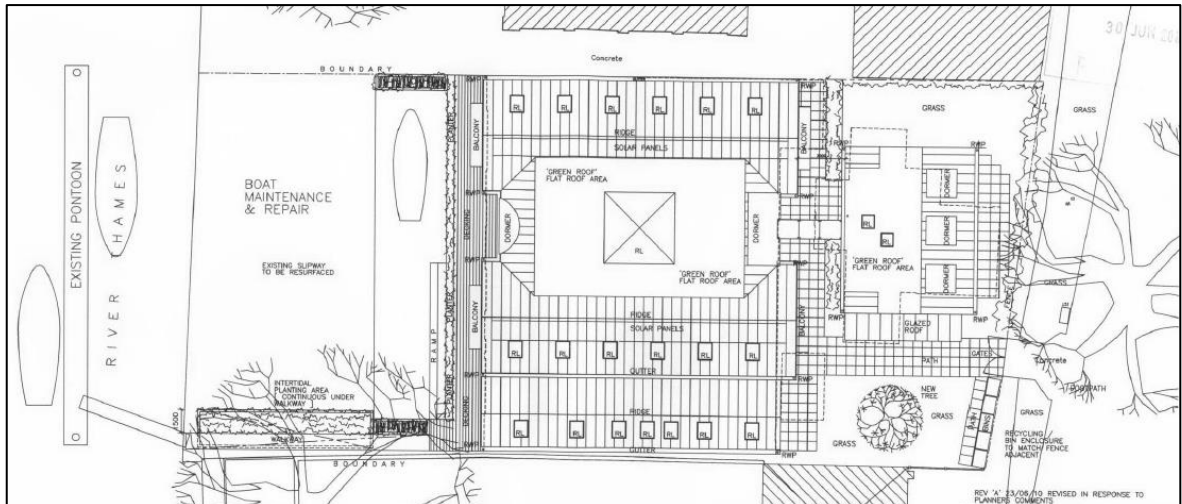


Figure 13: Application 10/1095/FUL Layout

King Street

- 3.9. Partial demolition of existing building and redevelopment/conversion on ground to third floor levels for a mixed use scheme comprising Class D2 Assembly and Leisure Use together with 2no. two bed flats and 2no. one bed flats at Queens Hall, Twickenham ref: **13/2270/FUL**. This application was granted permission on 03/01/2014.
- 3.10. Previous to this application, a similar application was refused and subsequently appealed on the site for the partial demolition of existing building and redevelopment/conversion at ground to fourth floor levels for a mixed use scheme with D2 Assembly and Leisure, 4no. two bed flats and 1no. one bed flat and alterations to access and the provision of 2no. car parking spaces at Queens Hall, Twickenham ref: **11/3695/FUL**. This application was refused permission on 09/01/2012 and appealed being dismissed on 27/12/2012

Environmental Impact Assessment Screening Opinion

- 3.11. In addition to the Planning Application history for the site and surroundings, an Environmental Impact Assessment Screening Opinion Request was made. The Council's response confirmed that the proposal was not deemed to be a Schedule 1 or 2 Development nor an EIA development as defined by the EIA regulations. The Council's response is appended to this Planning Statement (Appendix 1).

Pre Application Meetings

- 3.12. A significant number of pre application meetings were held with the Planning Authority prior to the submission of the planning application under a Planning Performance Agreement. The following summary of meetings illustrates the significant level of discussion that has already been carried out with the planning authority during 2017.

23rd March	Introduction
4th April	Initial Planning Review
25th April	EIA Screening, PPA, Policy, Design, Timeframes and Consultation
22nd May	EIA Screening, PPA, Car Park, Service Road Option, Landscaping, Unit Mix / Layout, Elevations
30th May	Housing

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16th June	Consultation
20th June	Design, Landscape and Housing Mix
4th July	Design, Scale, Massing, Layout, Residential Amenity, Heritage
8th August	Public Consultation Feedback, Project Update, Proposed New Layout
15th August	Design and Layout
29th August	Design, Landscape and Transport
26th September	Design, Elevational treatment updates, Diamond Jubilee and rear of King Street elevations, CGI locations
10th October	Consultation, Design, Landscape, Viability, Land Uses, Housing Mix, Ecology, Arboriculture, Demolition
24 th October	Transport; Delivery and Servicing; Construction Management Plan; Heritage; Design update; Flood Risk; Viability
7th November	Heritage; Plans / Elevations / Drawings; CGIs; CIL Calculations; Tree Survey; Acoustic Assessment; Inclusive Access Statement; Transport Assessment; Servicing and Delivery Management Plan; Construction Management Plan; Waste Management Plan; Section 106

- 3.13. The proposal has been shaped through discussions with the Planning Officer and the design of the proposal has changed in direct response to comments raised.

4. The Proposal

- 4.1. The proposal seeks to demolish all existing structures on site and deliver a mixed use scheme of 39 residential apartments, new commercial and retail floor space, seasonal units, car parking, open space and areas of public realm.
- 4.2. The proposed development is provided over two linked blocks of development. Building A to the north consists of an L shaped block fronting onto King Street and running south along Water Lane. The block then returns south in a south west direction towards the Diamond Jubilee Gardens. Block B to the south of the site is a smaller pavilion development fronting onto the River Thames. Block A and Block B are physically linked via two linkages at first and second floor level allowing access from Block A (where the core is located) to Block B whilst allowing for pedestrian movement and glimpses through to the Diamond Jubilee Gardens.
- 4.3. The ground floor development is set at the King Street level and sits above Water Lane and the Embankment. This provides direct level access to the Diamond Jubilee Gardens increasing permeability through the site to this local open space and in addition provides for a solution to flooding on the site by rising development to an acceptable level.

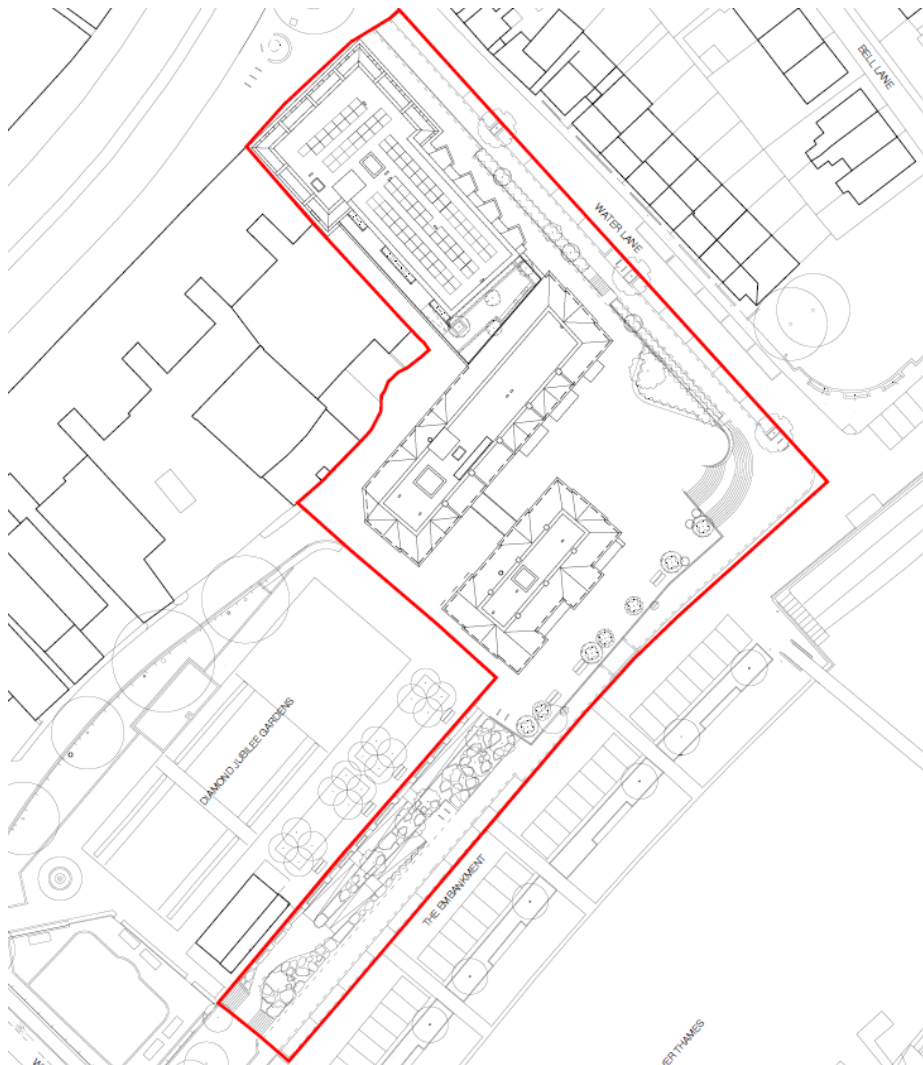


Figure 14: Proposed Block Plan

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- 4.4. The development has been set back from Water Lane to allow for an enhanced pedestrian access on split level – i.e. at the King Street / podium level and along the Water Lane level. At the Water Lane level the existing foot path will be significantly widened to allow better pedestrian access to the riverside whilst also allowing for a generous pedestrian access at podium level.
- 4.5. Stepped access to the podium level is possible in three locations – midway along Water Lane; at the junction of Water Lane and the Embankment and at the southern extent of the site adjacent to the existing playground in the Diamond Jubilee Gardens. A feature has been made of the stepped access in the south east corner of the site. Disabled access is possible from the Embankment level via a ramped access route to the south of Diamond Jubilee Gardens (refer to Figure 15).



Figure 15: Proposed Landscaping and Ramped Access to Diamond Jubilee Gardens

- 4.6. A new public square is located at the south east extent of the site allowing for flexible community use. To the south of the Diamond Jubilee Gardens the ramped access area is to be regraded and landscaped. New planting is proposed throughout the site.
- 4.7. A car park and three seasonal units are proposed at lower ground floor level and would be accessed via the Embankment. The lower ground floor car park will provide for 23 parking spaces, of which 6 are disabled. Of these, 21 are for residential provision and two (disabled) spaces are provided for the commercial units. A total of 60 cycle spaces are provided at lower ground floor level for the residential development alongside 8 cycle spaces for the commercial development.
- 4.8. Vehicular access for servicing the proposed development would be possible via the existing service route at the rear of the King Street properties. A turning head is proposed between the Diamond Jubilee Gardens and Building A.
- 4.9. The proposal seeks to deliver a mix of predominantly A1, B1, and A3 uses alongside a number of flexible units across the ground floor and lower ground floor. The proposed uses of the ground floor units are set out as below. In addition, three seasonal units totalling 203 sqm are proposed on the lower ground floor and are proposed for water compatible type uses.

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Commercial Quantum of Development (NIA)

Unit 1 (A1)	244 sqm
Unit 2 (B1)	250 sqm
Unit 3 (A3)	274 sqm
Unit 4 (Flexible)	62 sqm
Sub-Total	1085 sqm

4.10. The mix of the proposed 39 residential units includes one, two and three bedroom apartments including affordable and wheelchair accessible units and is set out as below.

Residential Quantum of Development

1 Bedroom Apartment	18
2 Bedroom Apartment	19
3 Bedroom Apartment	2
Sub-Total	39

4.11. The proposal also seeks to rationalise and improve upon the on-street parking provision through reorganisation and reallocation of parking spaces as set out in Figure 16 and 17 below.



Figure 16: Existing On Street Parking Spaces

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Figure 17: Proposed On-Street Parking

- 4.12. In terms of the built form, the proposal is set at four storeys on the King Street frontage and northern Water Lane element before stepping down to three storeys at the lower end of Block A. Block B continues the height of the southern end of Block A at three storeys.
- 4.13. The King Street elevation has been designed with the context of the wider street scene and is considered traditional in design. The proposal on this frontage features mansard roof with dormers, parapet at eaves level, panelled windows and at ground floor, large expanse of glazing with columns, fascia and stall risers. A colonnade features on both the King Street and Water Lane frontage providing visual interest.
- 4.14. The King Street frontage design is replicated on the northern component of Water Lane as the first part of four distinct yet complementary design elements to the Water Lane frontage. This first element is stepped forward of the remaining elements as one travels south along Water Lane with an open colonnade at ground floor.
- 4.15. The second element is more contemporary in appearance with flat roof, projecting bays with balconies angled to the riverside and a strong vertical emphasis. Whilst more contemporary, the materials have been chosen to complement the King Street element with brick and tile roof following through.