

Local Character: King Street, Water Lane and Church Street



1. View looking west along King Street



2. View looking west along King Street



3. View looking South towards the River along Water Lane

Part of the site fronts the eastern end of King Street which is typical of a traditional English high street and predominantly fronted by retail units at ground floor with residential units above. The southern side of King Street is characterised by an existing parade building dating from the 1930s and is repetitive in form, materiality and fenestration. The materiality across the King Street elevations is mainly red brick with traditional stone detailing.

Water Lane links King Street to the Embankment and is comprised of a mixture of two and three storey residential properties. An area of green open space occupies the southern corner of Water Lane, opposite the site.

Church Street has a history of trade and commerce and today is still occupied by a range of commercial properties. The focal point of Church Street is St Mary's Church and is situated at the eastern end of the street.

Church Street is a narrow street comprising of individual



buildings of different heights, styles and materials.



4. The western corner of Church Street opposite the site

Existing Site

The existing site is 0.4447 Hectares and is bounded by King Street to the north, Water Lane to the east, The Embankment to the south and Diamond Jubilee Gardens to the west.

Existing vehicular access to the site is via Water Lane, which is one way, and there is ramped access to an existing car park which occupies part of the site. Service access to the site is via Wharf Lane and runs to the north of Diamond Jubilee Gardens.

The site is comprised of commercial properties on King Street (1, 1A, 1B, 1C), which were acquired by LBRuT in 2014 and land to the south that was part of the former Twickenham Lido site.

Diamond Jubilee Gardens is directly adjacent to the site. The gardens are open to the public and are managed by the Twickenham Riverside Trust under a long leaseholding.

Parking around the site is a mixture of residential, shared use, pay and display and business parking bays.

The planning application seeks the demolition of all existing structures on the site.

1. 1, 1A, 1B, 1C King Street

2. Existing Car Park

3. Former Public Toilets

4. Old Pool Building

5. Diamond Jubilee Gardens

6. Existing Cafe Building

7. Existing Playground

8. Service Road



Existing Site

The existing buildings on the site are of low architectural value and make a poor contribution to the streetscape, townscape and conservation area.



View looking south west towards the site (Santander & Superdrug)

The buildings on the corner of King Street date from the 1970s and are typical of the period. They are poorly detailed and do not provide an appropriate termination to the King

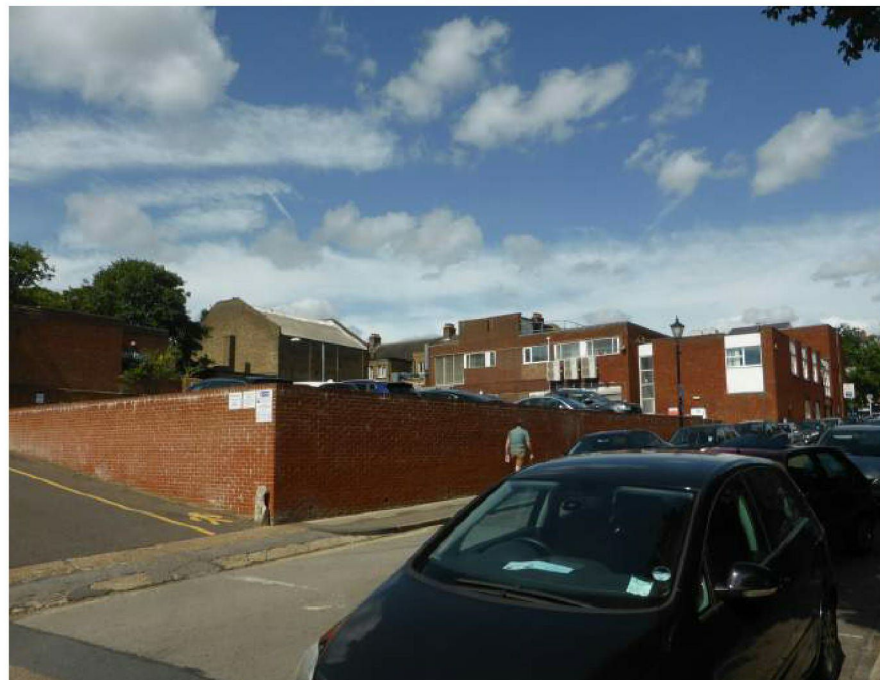


View looking South towards the River along Water Lane

Street Parade. The existing buildings fronting the riverside have been unoccupied for several years and as such make a negative impact on their riverside setting.



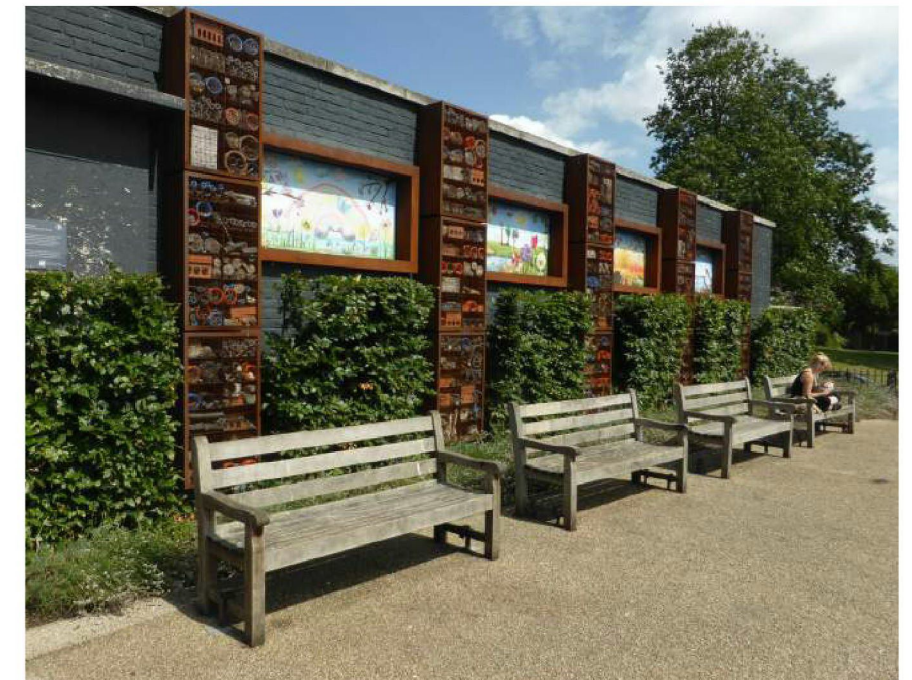
View looking north up Water Lane from the Embankment



The site looking from the south east corner north



The front of the site connecting through steps to Diamond Jubilee Gardens



The existing Pavilion building on the Embankment

Site Analysis








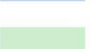



Having understood the distinctive local character of the site and conservation area, the Design Team undertook detailed site analysis to inform how the project should develop. This is captured in the diagram opposite.

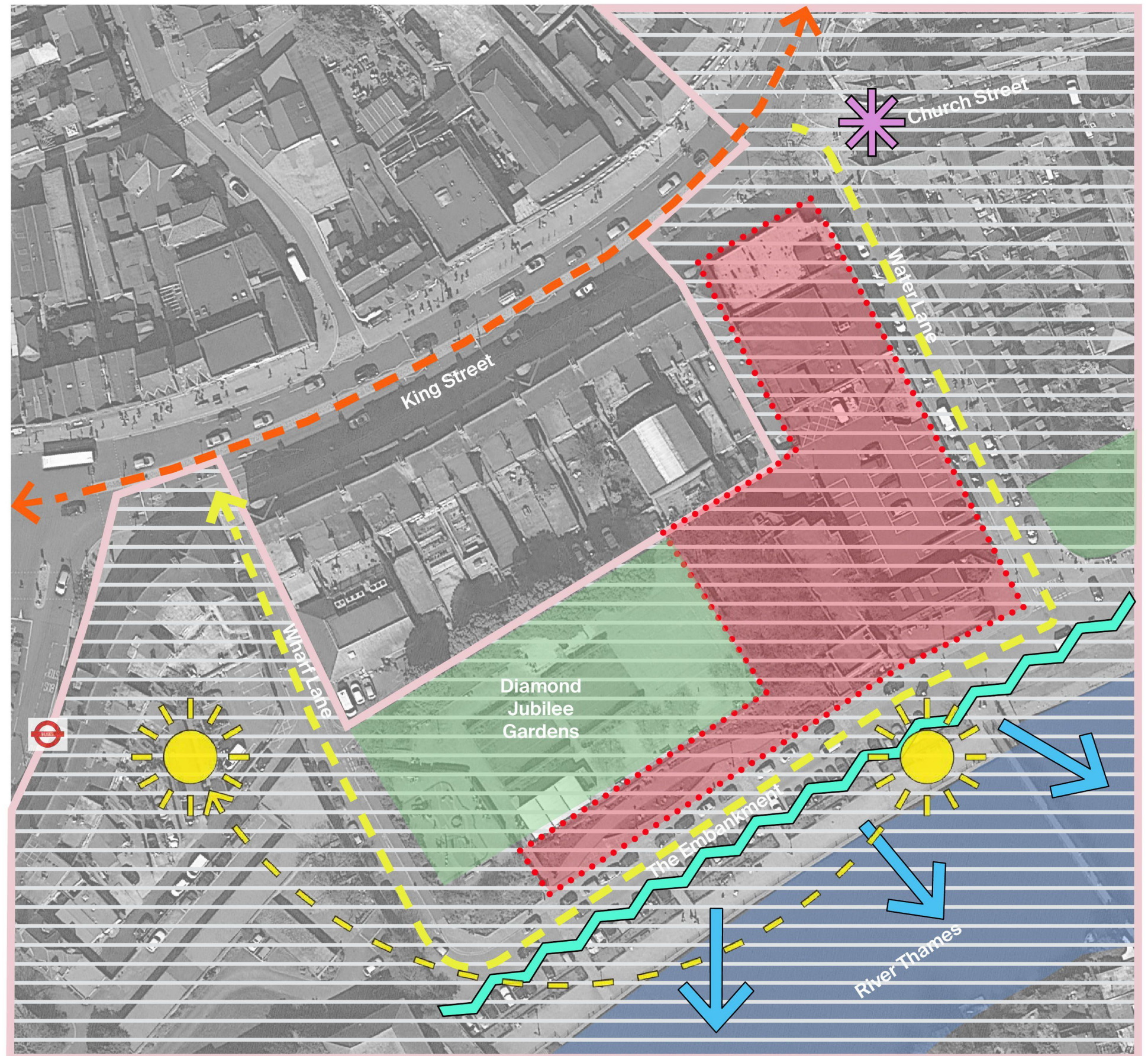
The site falls within the Twickenham Riverside Conservation Area 8.

Situated to the west of the site is a large area of public open space, known as Diamond Jubilee Gardens. To the south of the site is the Embankment with views across the River Thames towards Eel Pie Island. A wide range of commercial properties lie directly north of the site along King Street.

Other key features of the site include the one way vehicular system which routes along Water Lane and along Wharf Lane.

The site also falls within a flood risk zone.

-  Site
-  Bus Stop
-  Sun Path
-  Vehicular One Way Route
-  Primary Vehicular Route
-  Riverside Views
-  Flood Risk Zone
-  River Thames
-  Public Open Space
-  Twickenham Riverside Conservation Area 8
-  Historic Church Street



Site Analysis Diagram

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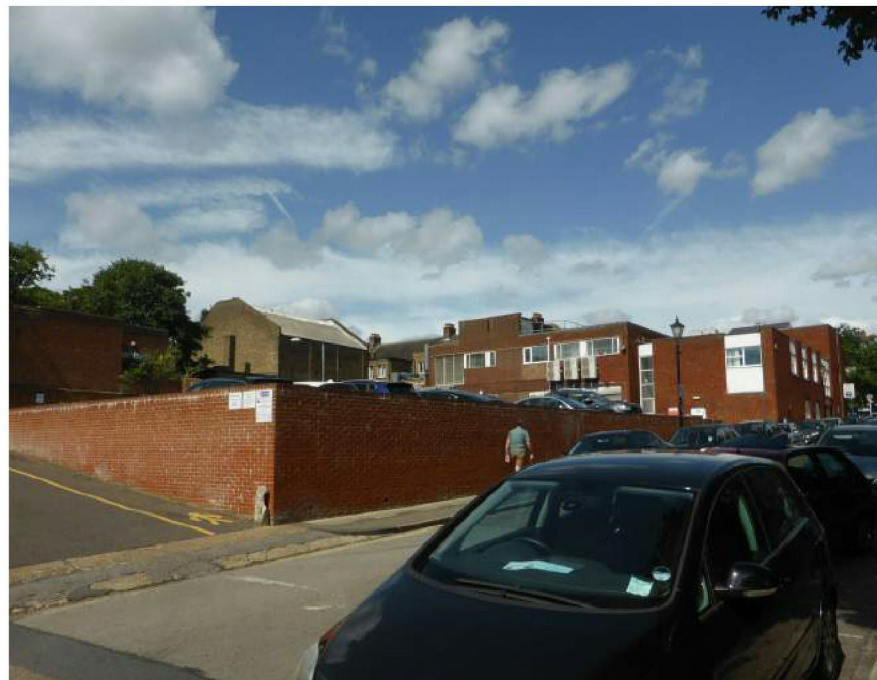


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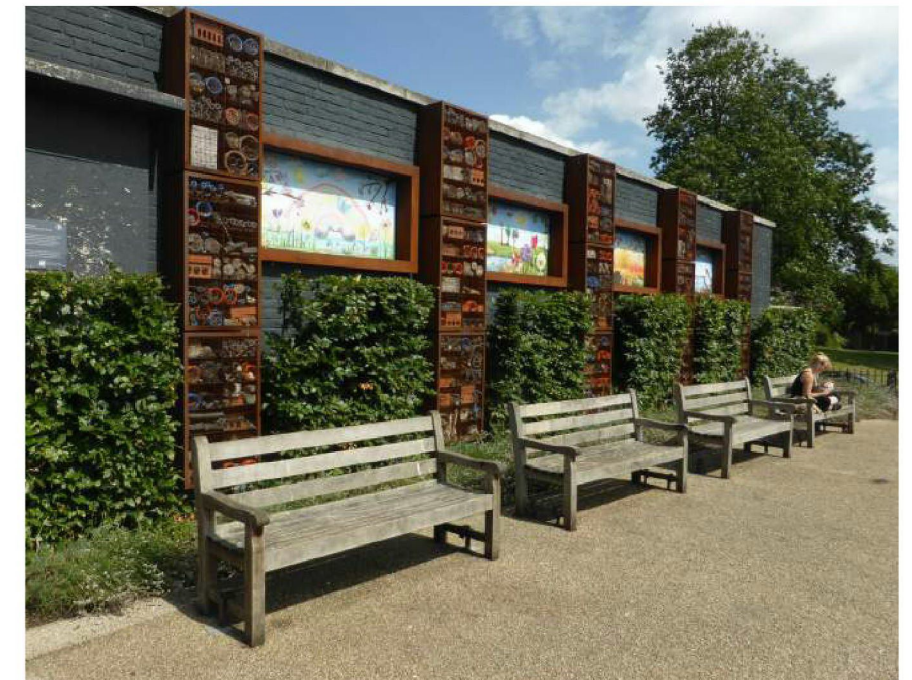
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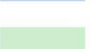



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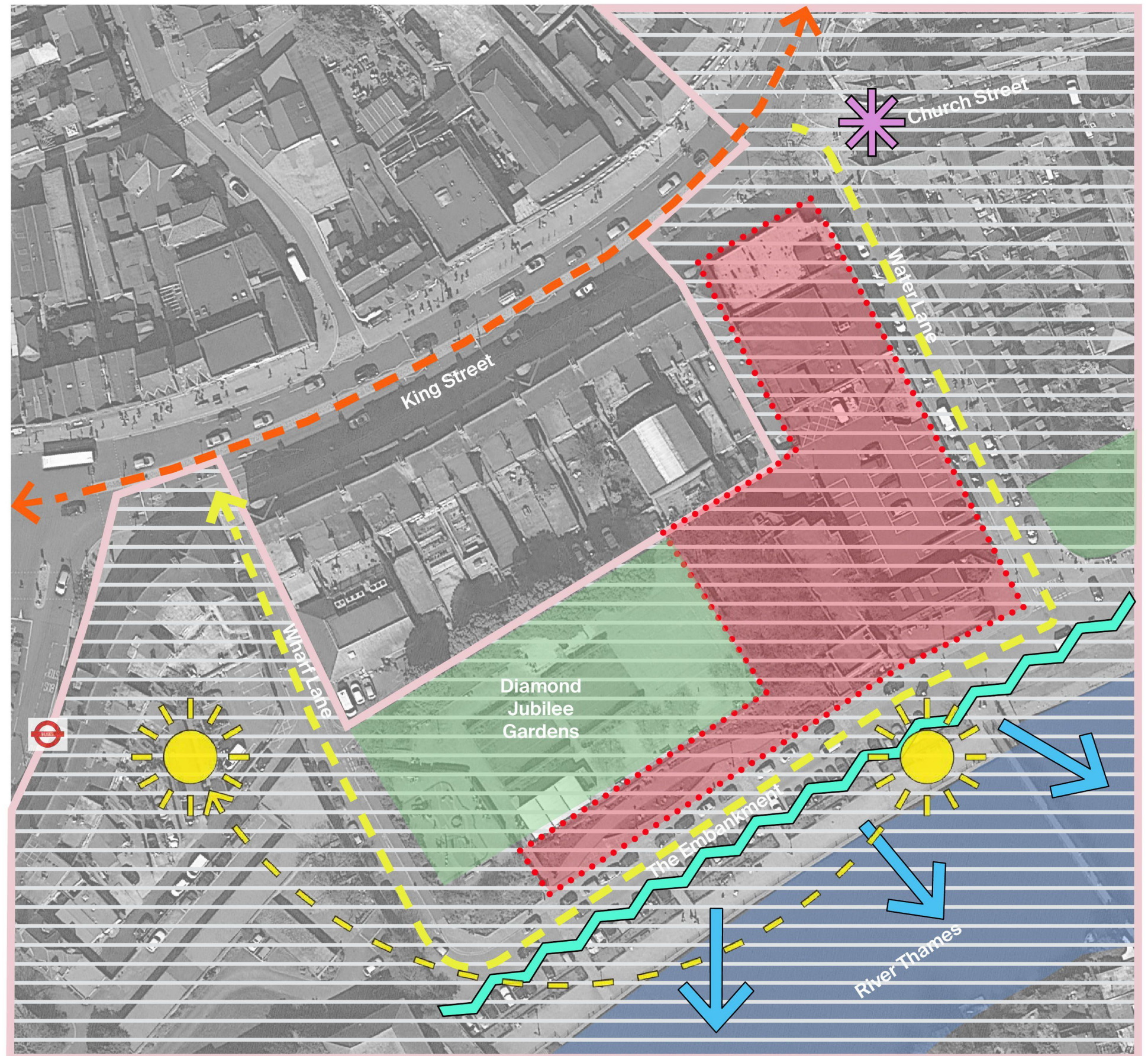
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