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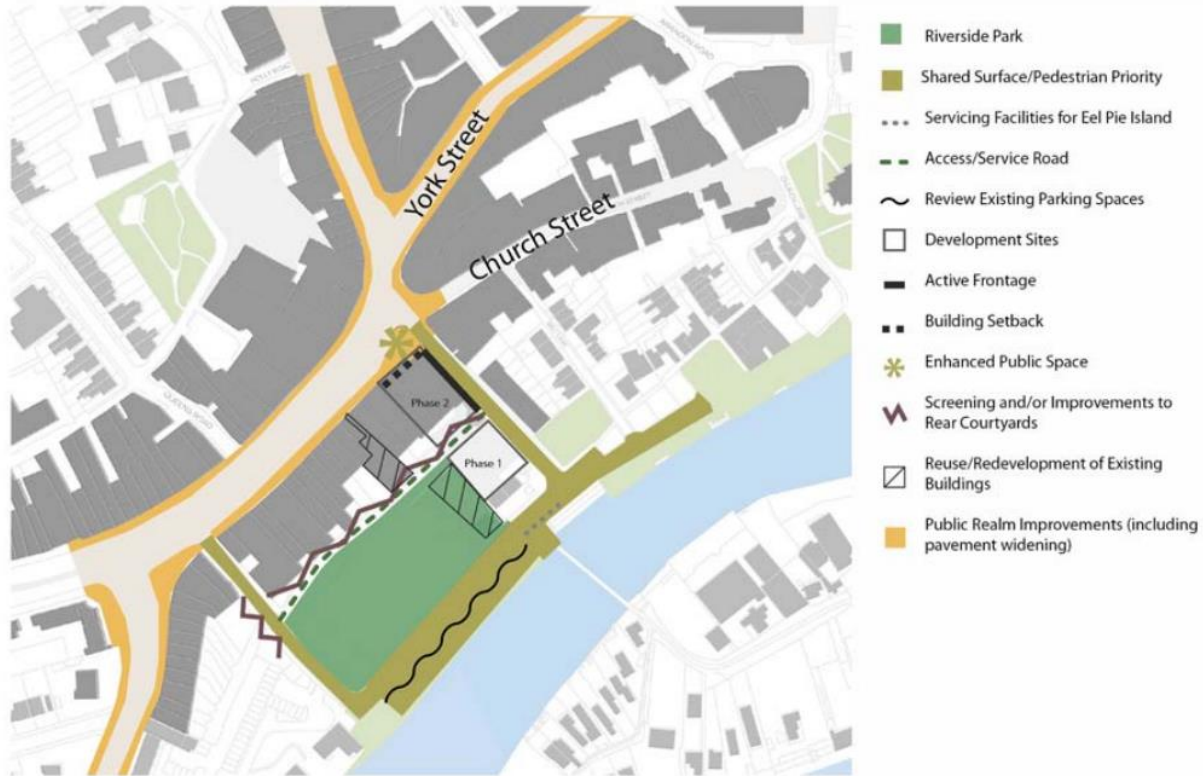
ECE Planning

## Review of Scheme against Twickenham Area Action Plan Aspirations

This note has been produced to provide a summary of how the scheme addresses the TAAP in reference to the Twickenham Riverside and Approaches section of the document.

There are a number of plans included within the TAAP which illustrate the aspirations for the wider area as well as provide guidance on the specific land uses for the site itself. A proportion of the objection comments received to date relate to the wider Twickenham Riverside and Approaches area (shown in Map 7.12 and provided below) querying non-compliance with the TAAP yet in many instances this relates to improvements outside of the application red edge. As illustrated in Map 7.12 of the TAAP, York Street, King Street, Wharf Lane, The Embankment and Water Lane are identified for either shared surface / space or public realm improvements which are not part of this planning application. The planning application would not prejudice the delivery of future improvements in such areas. The TAAP does not require for all of the aspirations to be delivered through one application. In this respect, the TAAP has already been partially implemented such as through paving upgrades to surrounding streets and improvements at the Diamond Jubilee Gardens.

**Map 7.12 Twickenham Riverside and Approaches Principles**

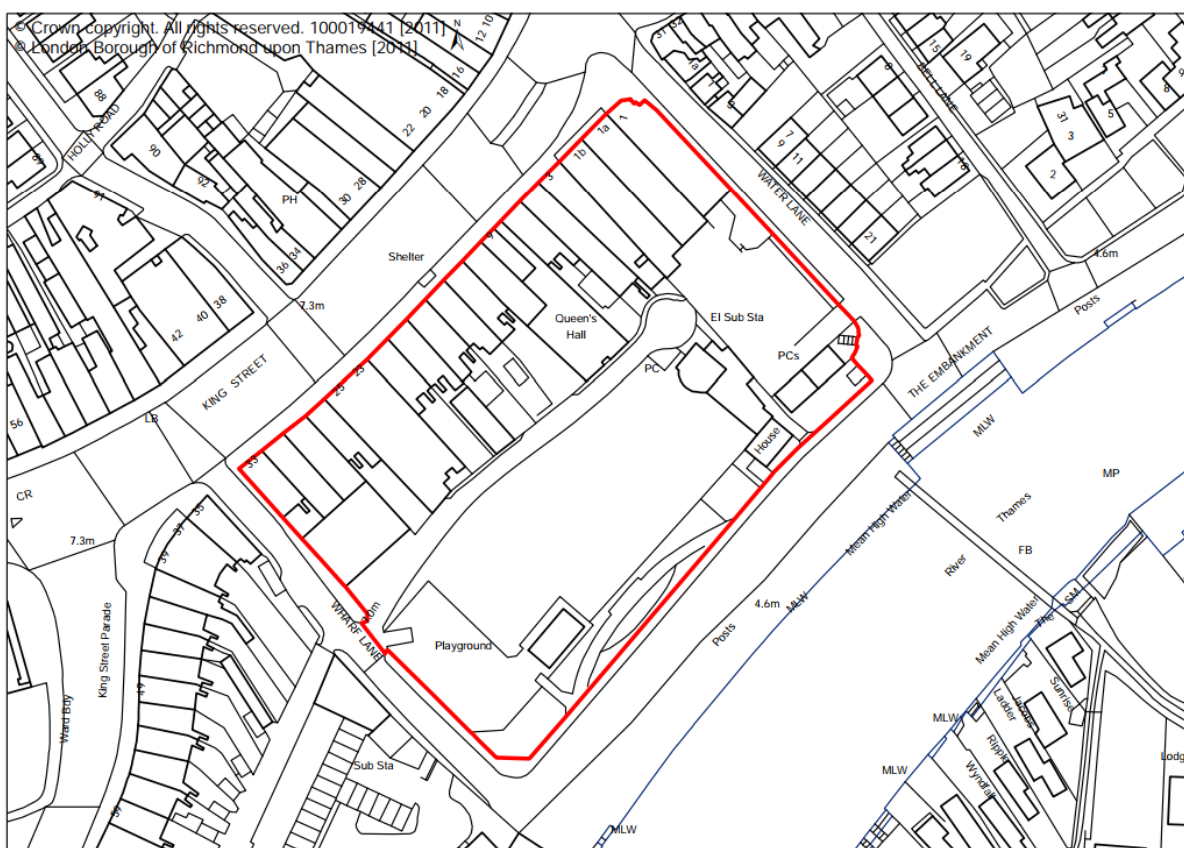


The TAAP aspirations for the site were not envisaged to come forward in one phase as set out in 7.5.5.5 of the TAAP and the proposal must be considered as just one phase of the wider improvements that could be delivered for the Twickenham Riverside and Approaches area. There is no policy requirement for any proposals to be delivered in a specific phased order.

In addition to the wider identified improvements for the Twickenham Riverside Area, the TAAP provides detailed guidance for the site under the section entitled: Proposal Site TW7 Twickenham Riverside. The TW7 site is a clearly defined area within a red edge boundary (refer to map 7.13 below). Site TW7 has an aim and set of objectives alongside specific location based requirements. Importantly, site TW7 doesn't include the surrounding roads within its red edge boundary.

The following sections provide brief notes of how the scheme addresses the relevant and applicable requirements of the TAAP specifically the requirements of Proposal Site TW7.

### Map 7.13 Twickenham Riverside (former pool site) and south King Street



#### Site TW7: Aim

The aim for the wider site TW7 of the TAAP is as follows:

*Aims - to bring this derelict site back into active use, taking advantage of its riverside location and improving links between this area and the core of the town. A substantial area of open land to be retained and some of this to be green space. Bringing the site back into use will be key to the regeneration of the town. The Council will work with the owner of 1-33 King Street and the private car park in Water Lane to improve the whole area through a comprehensive, phased programme of change.*

The proposals included in the planning application seek to bring back all parts of the site within public ownership into active use - this is discussed at length within the Planning Statement within Section 6. Improvements to the pedestrian environment including widening and resurfacing along Water Lane is also discussed within the same section of the Planning Statement. Diamond Jubilee Gardens is to be retained as open space and is outside of the red edge boundary of the planning application. A large public square is also proposed for open space linking with and complimenting the existing green space.

## Site TW7: Objectives

The key objectives of site SW7 (TAAP 7.5.5.2) are set out below with a note as to how the scheme has addressed each point:

*To maintain the existing ground floor retail frontages and residential uses above on King Street and provide new specialist retail, leisure and community uses;*

The proposal seeks to maintain and indeed extend retail frontages on Kings Street (refer to 6.2.12 of the Planning Statement) with residential uses proposed above. The scheme provides for a kiosk space and three seasonal units which would allow for potential retail / leisure / community uses.

*to link the existing service road to Water Lane;*

This option was explored through previous designs and the pre application process. A full service road link was not established for the reasons set out within the Planning Statement (refer to 6,4,7 of the Planning Statement onwards). However a pedestrian route between Buildings A and B is included in the design layout.

*create new open space to provide for a wide range of open uses, including on the former pool site and in the form of civic space beside Water Lane;*

A new public square is proposed adjacent to Water Lane linking with the existing open space at Diamond Jubilee Gardens. The public square is proposed to complement the existing open space provision providing opportunity for use as event / performance space as set out in the Planning Statement.

*to maintain the Embankment as a working quay and, subject to feasibility, provide mooring and landing facilities;*

No amendments to the Embankment in this regard are proposed in this application. These areas fall outside of the proposed redline of the planning application.

*to improve the environment of the Embankment including reduction in car parking;*

The scheme seeks to reduce car parking on the Embankment (refer to Figure 17 of the Planning Statement) and would also improve the pedestrian experience through widened footpaths. The proposals include the omission of 26 private car parking spaces and 11 public car parking spaces. The new development proposes 23 new private car parking spaces. Overall there is a proposed net reduction of 14 car parking spaces.

*to improve the Water Lane and Wharf Lane links from the town centre to the Embankment as shared use spaces;*

Pedestrian improvements on Water Lane are proposed through a significantly widened pedestrian access. This is discussed in Section 6 of the Planning Statement. Wharf Lane is outside of the red edge boundary of the application

*to provide a link between the service road and Water Lane;*

A pedestrian link is proposed between Buildings A and B allowing access through the site. To avoid crossing of pedestrian and vehicular traffic on Water Lane and to achieve level access to the public square and DJG, the service road has not been extended to Water Lane for vehicular traffic (refer to 6,4,7 of the Planning Statement onwards).

*to secure the redevelopment of the car park in Water Lane with residential and/or town centre uses;*

The proposal seeks the redevelopment of the car park in Water Lane with residential / town centre uses.

*to achieve high quality traditional design and/or reuse of buildings;*

As set out within the Design and Access Statement and Planning Statement, the proposal seeks to deliver a scheme of high quality design. This is in part traditional and in part contemporary in design responding to the context of the surrounding area.

*to conserve and enhance the Twickenham Riverside Conservation Area and its setting and the setting of the Queens Road Conservation Area; all new uses to take account of the unique riverside setting.*

This is considered within the Planning Statement at section 6.12 and within the Heritage Statement. In our view the proposal would conserve and enhance the Conservation Areas and their settings. Areas of public space are proposed on the southern most aspect of the site allowing visitors to enjoy the unique riverside location. Building B at ground floor is proposed for A3 use to provide café / restaurant use making the most of the riverside location. This is considered further within the Planning Statement – Please refer to section 6.

## **Site TW& - Uses**

The TAAP also identifies land uses in relation to the site as set out in Map 7.14 below. The following section addresses how the scheme meets the land use requirements of the TAAP.

*(A) Open space (excluding the area where there are currently buildings), a mixture of hard and soft landscaping to allow a variety of leisure activities, playground and café;*

The majority of area A is outside of the red edge boundary of the application site. The exception is the proposed area of landscaping to the south side of the Diamond Jubilee Gardens. This area is proposed for a mixture of hard and soft landscaping and is therefore in line with the requirements of the TAAP.

*(B) Reuse or replacement of existing buildings to provide mixed uses with active frontages at ground floor level;*

The proposal seeks to replace existing buildings with a mix of active A3 and flexible (A1, A3 or D1) uses at ground floor.

*(C) In long-term, subject to agreement of the community, potential low rise leisure and community pavilions closer to the service road area, to enliven the area and allow public enjoyment of the riverside open space;*

This is outside of the application area however the proposal would not prejudice any future pavilion development coming forward in the future.

## Map 7.14 Twickenham Riverside, areas referred to below



*(D) Redevelopment or reuse of former public toilets fronting Water Lane for residential, leisure or café use;*

This part of the site has been designed to allow for a new public space and a set of feature steps and seating area at the junction of Water Lane and Embankment. This feature is considered to be an important access and entrance point to the site and makes the best use of the unique riverside location drawing on and reflecting the area of open space on the eastern side of Water Lane. Three seasonal units are also proposed at The Embankment level, to active the river front and support leisure / river uses.

*(E) Redevelopment or partial redevelopment of 1, 1a and 1b King Street with setback or inset to create a public square or other civic space with active frontage at ground floor level and residential development above of a height and design appropriate to the location of the site;*

The proposal seeks the redevelopment 1, 1a and 1b King Street with an extended and active frontage wrapping around Kings Street and Water Lane with residential development above. The height and design of the scheme is considered appropriate to the location of the site. Three – four storeys is considered appropriate given the immediate context and is considered further within section 6.3 of the Planning Statement and within the DAS. With regards to a provision of a public square, this is considered at 6.4.5 of the Planning Statement.

*(F) Redevelopment of the car park in Water Lane with residential and/or town centre uses together with the continuation of the service road between Water Lane and Wharf Lane.*

The proposal seeks to redevelop the car park area with residential / town centre uses. The service road link is discussed above.

## Design Guidelines

Further to the above, the TAAP also sets out Design Guidelines. These have been provided below with a note as to how the scheme meets the guidance.

*Create a destination on the riverside with high quality facilities/events;*

This is considered at length in the Planning Statement within section 6.2 and 6.4.

*Enhance and extend Diamond Jubilee Gardens with high quality landscaping, children's play space and performance/events space, on site of former swimming pool;*

A public square is proposed to link and compliment the DJG. This proposed space is capable of providing performance / events space. The scheme has been designed to enable the provision of high quality landscaped areas of open space surrounding the Diamond Jubilee Gardens, including a proposed new ramped access area to the south of the DJG which also incorporates areas for informal play.

*Along the Embankment to upgrade the areas of open space, create a pedestrian priority area and review the car parking provision;*

The scheme would reduce car parking on the Embankment and would also improve the pedestrian experience through a widened footpath. Most of The Embankment is outside of the red edge boundary. The proposal would not prejudice the potential for future environmental improvements at the Embankment.

Separate from this planning application, the Council is exploring parking and the pedestrian environment along The Embankment, Water Lane and Wharf Lane.

The delivery section of the TAAP envisages that the TAAP aspirations (which include amendments to the surrounding roads) would be delivered in phases. The highway land, including the parking areas along the Embankment is within Council ownership. The planning application in no way prejudices the potential for the Council to implement future amendments to the highway in this respect, including parking areas along the Embankment.

*Retention of significant trees;*

The Planning Statement and the accompanying AIA notes the approach to trees. There is a group of naturally seeded trees within the centre of the site which will require removal to allow the development of the site. The majority of these trees have been assessed as lower quality C grade trees. Tree 08 is of moderate quality and is assessed as a B grade tree whereas all other trees requiring removal are of C grade quality. The AIA considers the loss of these trees and notes their modest contribution to the visual amenity of the area.

*Creation of pedestrian priority area on Water Lane and Wharf Lane to extend the ambiance of Church Street to riverside;*

As set out above, the scheme seeks to widen the pedestrian environment at Water Lane and allows for pedestrian only access through the entire site. The footpath at the south of the site on the Embankment is also widened and the new landscaped area to the south of the Diamond Jubilee Gardens allows for improved pedestrian access through the site and through to the Diamond Jubilee Gardens.

The scheme however doesn't propose a pedestrian priority or shared space approach to Water Lane / Wharf Lane. As set out above the proposals would not prejudice the creation of such spaces being provided in the future.

*Development on Water Lane frontage to complement existing residential development and to include town centre uses where feasible.*

The Planning Statement in Section 6 discusses town centre uses on Water Lane including A1, B1 and A3 uses with residential above. It is considered that the proposed uses compliment existing residential development.

*Future redevelopment of 1, 1a and 1b King Street to include set back of building at junction with Water Lane to create enhanced public space with views towards the river where possible.*

A set back on the entirety of Water Lane is proposed as well as at the King Street part of the site increasing views towards the river. As referred to above, a public square is proposed at the south eastern side of the site for those reasons given within the Planning Statement.

*Design of new development to respect character of Conservation Area and to minimise impact on residential amenity;*

Residential amenity is considered within 6.5 of the Planning Statement. Impact on heritage including Conservation Areas is considered above and within the Planning Statement in section 6.

*Promote improvements to rear courtyards of properties in King Street; Encourage reuse or redevelopment of buildings to rear of King Street to create active frontage onto improved service yard.*

These properties are outside of the application boundary and are held within private ownership. The scheme would not prejudice the potential for improvements to rear courtyards.