

GREEN LINK

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The Green Link through the centre of the site is flanked on both sides with retail and commercial activation at the ground floor level, with wide paved zones for circulation as well as outdoor activities, dining and display of merchandise. The centre of this space includes a range of open grassed and mounded play and informal recreation spaces, seating areas and paths.

The park has been developed to support the surrounding land uses, providing broad paved circulation for pedestrians, cyclists and service and emergency vehicles and catering for outdoor dining and exhibition or display spaces for various retail and commercial buildings flanking the access spine from Lower Richmond Road to the river. The centre of this space is predominantly soft landscape for relaxation, seating and gathering, with a linear raingarden capturing pavement runoff, and a variety of planting to aid sustainability and biodiversity within the urban setting, with a canopy of feature trees defining the access route. Play features and facilities are interspersed through the landscape treatment with associated seating areas for parents and carers. The open space links from Mortlake Green and the connection from the railway station and High Street through to the river, providing a defined entrance to the site and a clear connection between the main public spaces of the new Entry Plaza, Bottleworks Square and Maltings Plaza and down to the river's edge.



Location plan

GREEN LINK

Section AA
30m



GREEN LINK PRECEDENT IMAGES



GREEN LINK PRECEDENT IMAGES



GREEN LINK - ILLUSTRATIVE VIEW



GREEN LINK - ILLUSTRATIVE VIEW



GREEN LINK - ENTRY PLAZA

ENTRY PLAZA

The main entrance from Mortlake Green into the new site is via the Entry Plaza on Lower Richmond Road. A new raised pedestrian / cycle crossing is provided from Mortlake Green, created by removing a small number of understorey plants from the screening shrubbery along Lower Richmond Road and constructing a new pathway through this zone and across the road. New low planting will be installed to either side of the path to integrate into the existing planting zone and provide a visible connection from the existing open space.

Contrasting pavement surfacing is proposed over the existing road surface for the width of the Green Link to further highlight this entry to the site and to assist in traffic calming for this new crossing point.

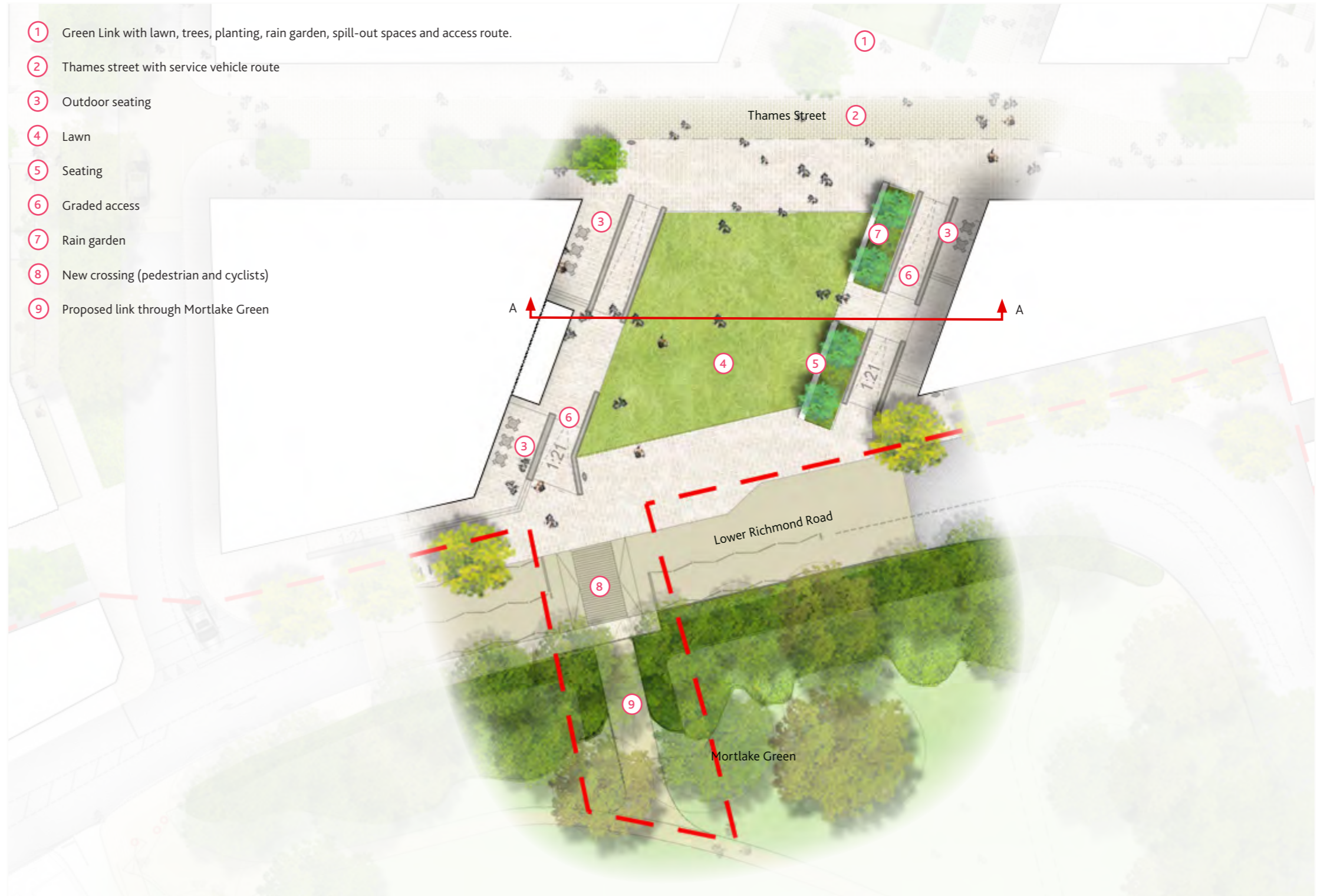
The Entry Plaza consists of pathways along both sides of an open grassed space, with seating terraces outside the commercial offers on either side of the space. A sustainable drainage rain garden encloses one side of the space and accommodates surface runoff as part of the drainage and sustainability strategy for the site.

Low concrete walls contain the changes of level within this space and the increase in level from the street into the site is managed with a combination of steps and graded walkways to allow access for all users.

The proposed street trees to Lower Richmond Road are kept clear of this space to allow a visual link into the site and an obvious link to Maltings Plaza and the river.

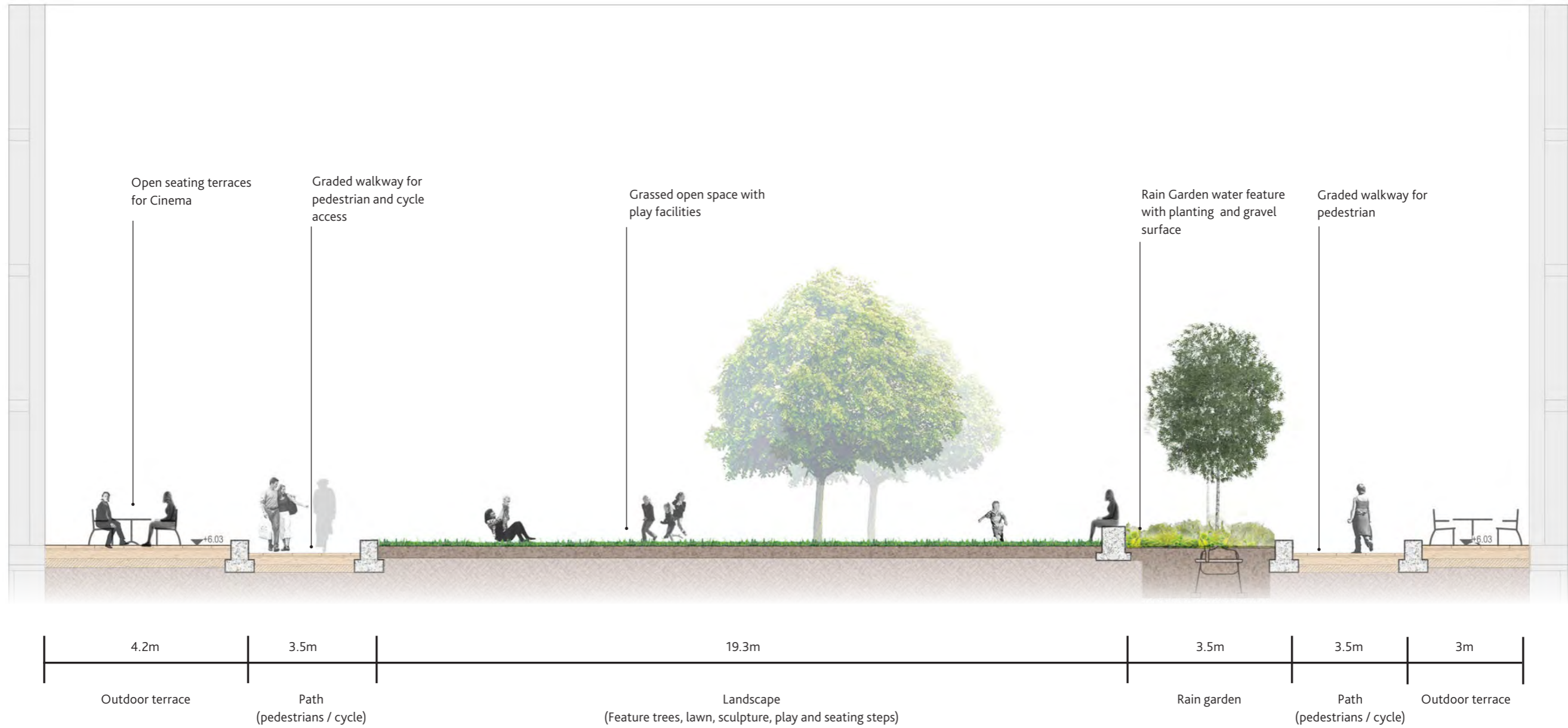


Location plan



ENTRY PLAZA

Section AA
38m

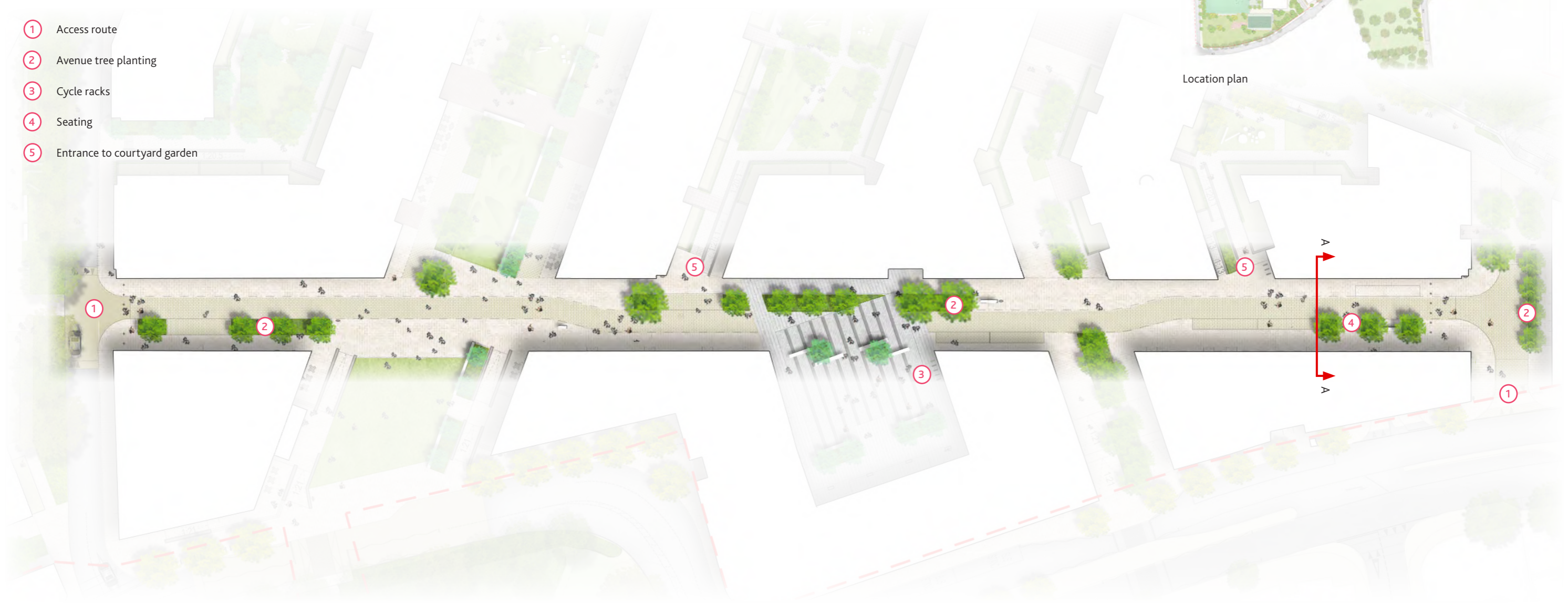
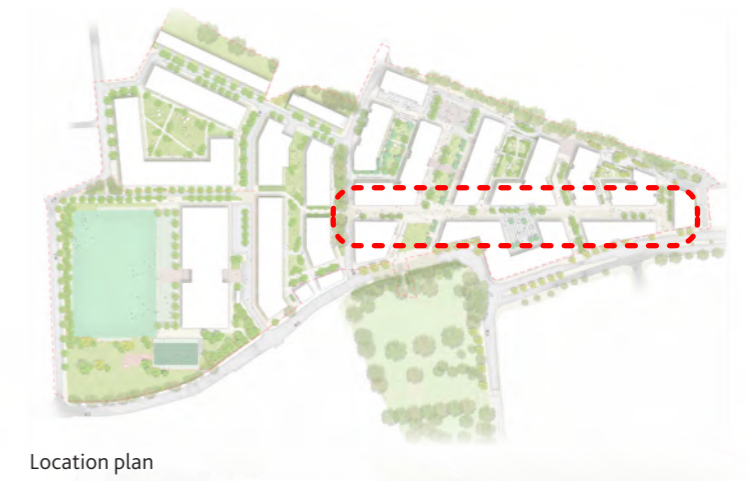


THAMES STREET

THAMES STREET

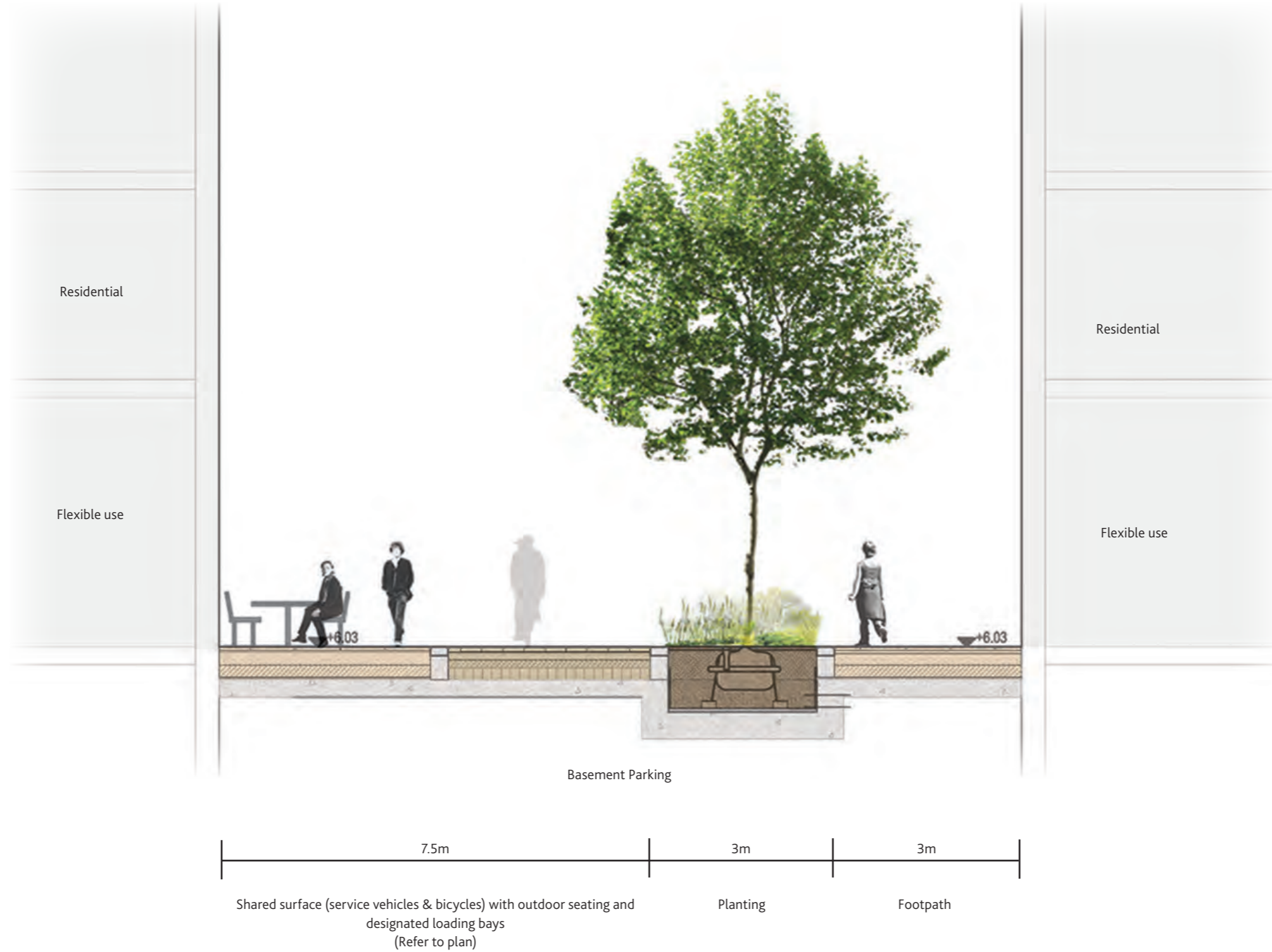
As the main commercial street in the development, Thames Street is designed to facilitate pedestrian and cycle movement as well as service and emergency vehicles. Street trees, lighting and planting frame the shared corridor and subtle pavement treatment and low kerbs define vehicle circulation and loading bays.

- ① Access route
- ② Avenue tree planting
- ③ Cycle racks
- ④ Seating
- ⑤ Entrance to courtyard garden



THAMES STREET

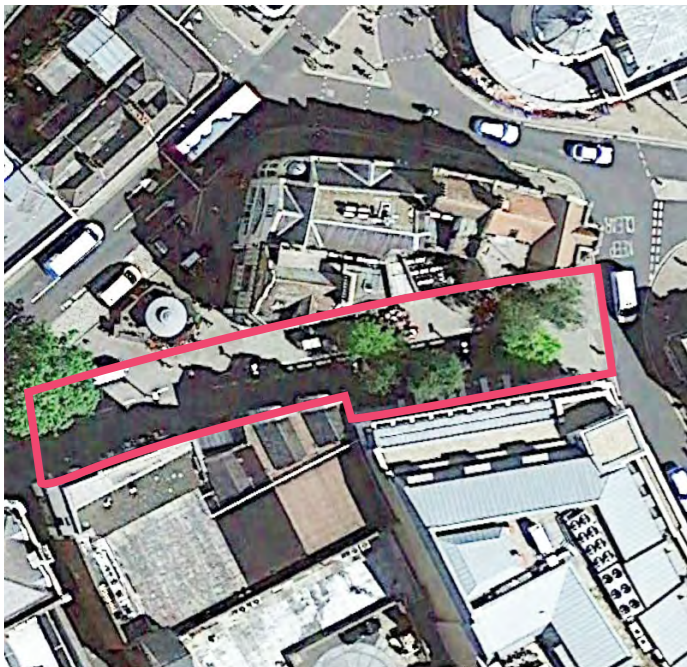
Section AA
13.5m



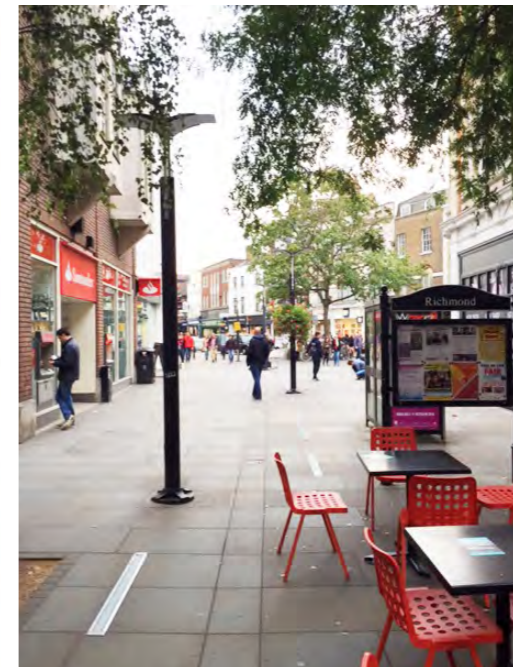
THAMES STREET - PRECEDENT IMAGES



Precedents | Shopping streets - perch points and treatment



Scale comparison | George Street in Richmond



THAMES STREET LOOKING WEST - ILLUSTRATIVE VIEW



BOTTLEWORKS SQUARE

BOTTLEWORKS SQUARE

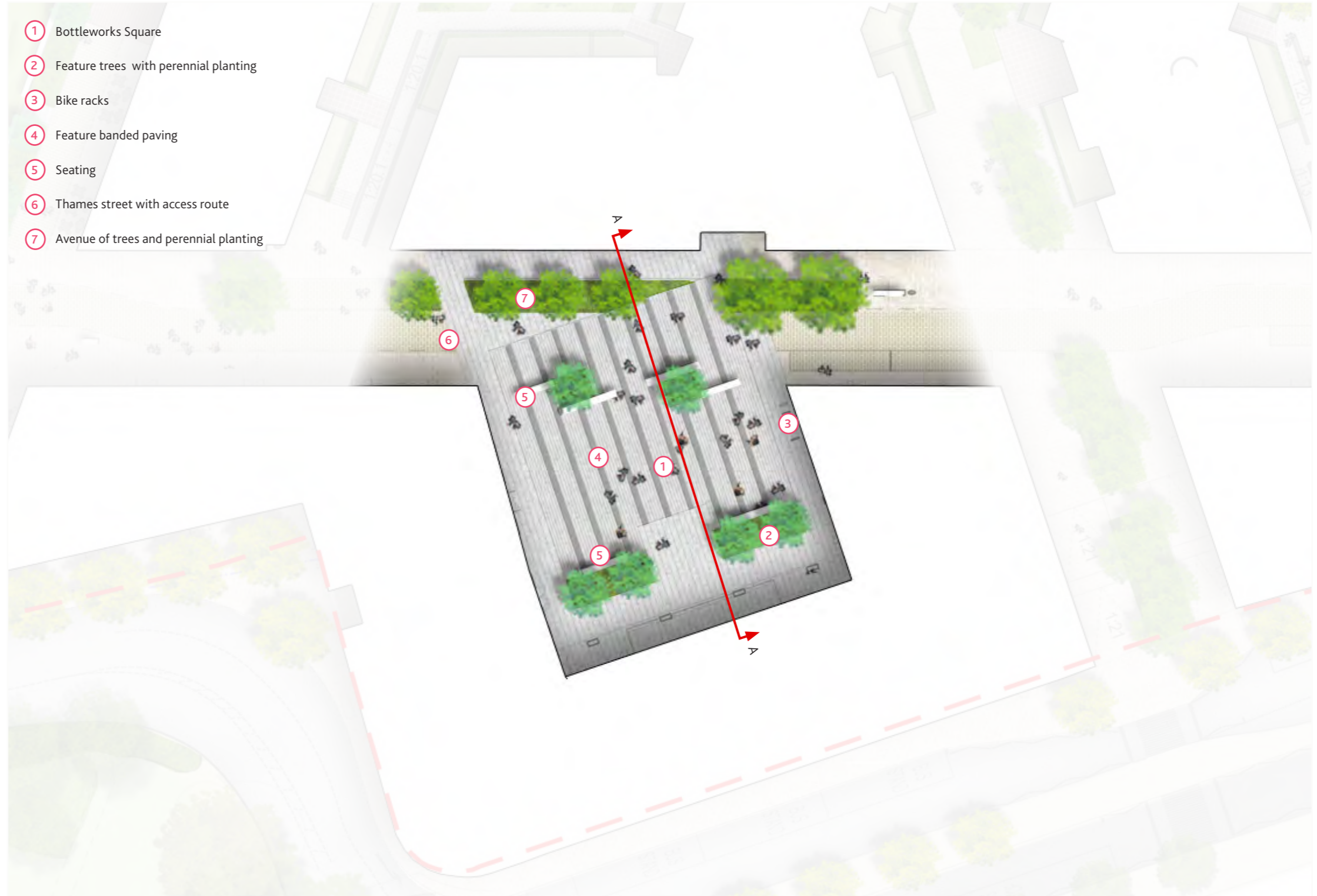
A secondary open space is proposed adjacent to the retained Bottling Hall, contained by this retained building, the Hotel and a proposed retail supermarket (NB: Supermarket proposal is the intention at the time of this application however the use of this space has not been confirmed. As it is part of the flexible use floor area, an alternative use may be proposed in the future design stages).

The square extends from Thames Street, the central retail street running east west through the site, and provides space for community activities, markets and displays as well as circulation for service vehicles accessing the surrounding retail and commercial buildings.

This space is predominantly hard paved to facilitate a range of functions and features regular specimen trees providing scale, shelter, seasonal colour and greenery to frame the space. Seats and cycle parks are also provided to allow casual use of the space in quieter periods, with lighting to provide safe and secure night-time use of the space as well as the ability to highlight activities within the square or light features and special events.

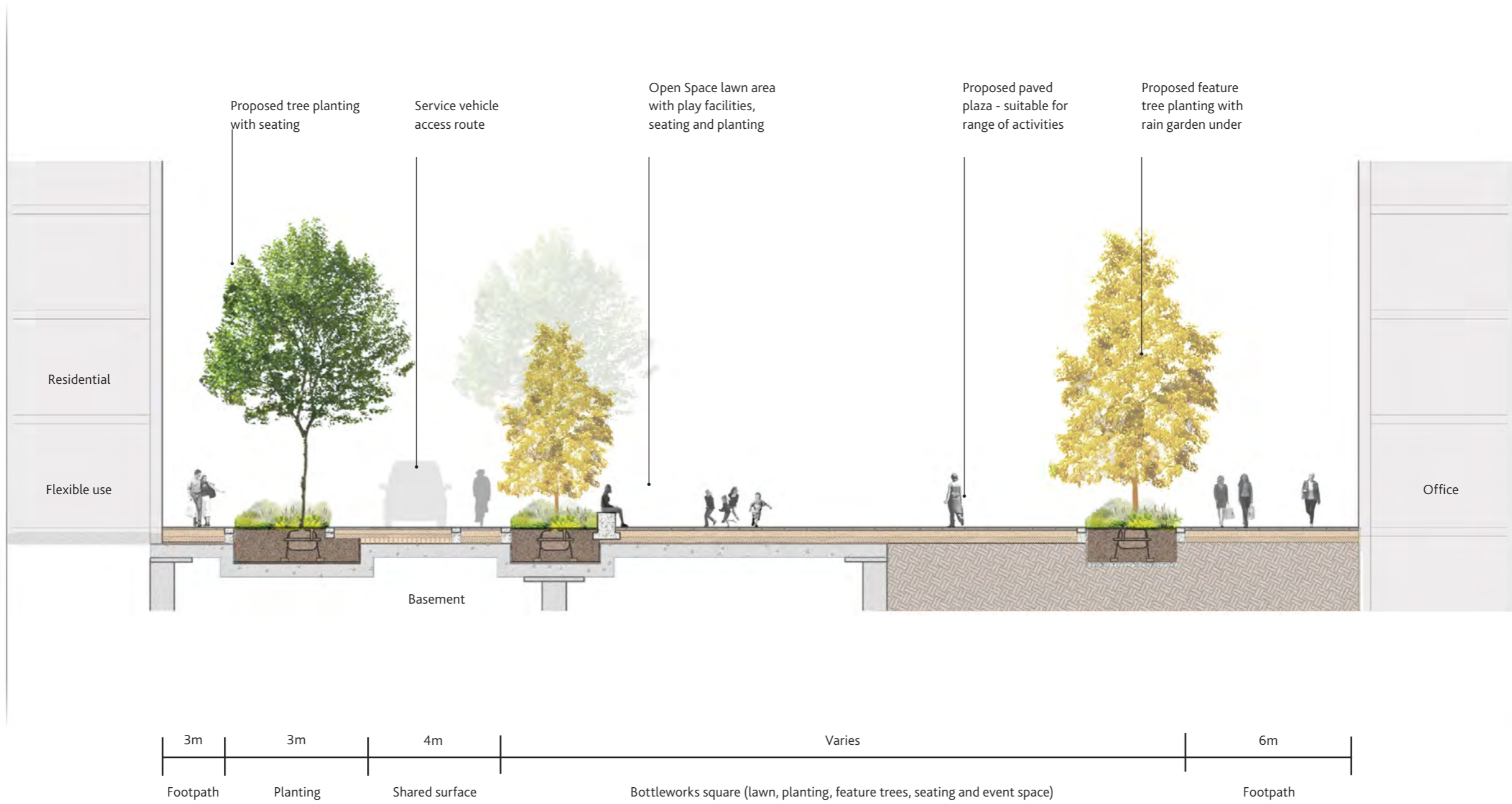


Location plan



BOTTLEWORKS SQUARE

Section AA
40m



BOTTLEWORKS SQUARE LOOKING SOUTH - ILLUSTRATIVE VIEW



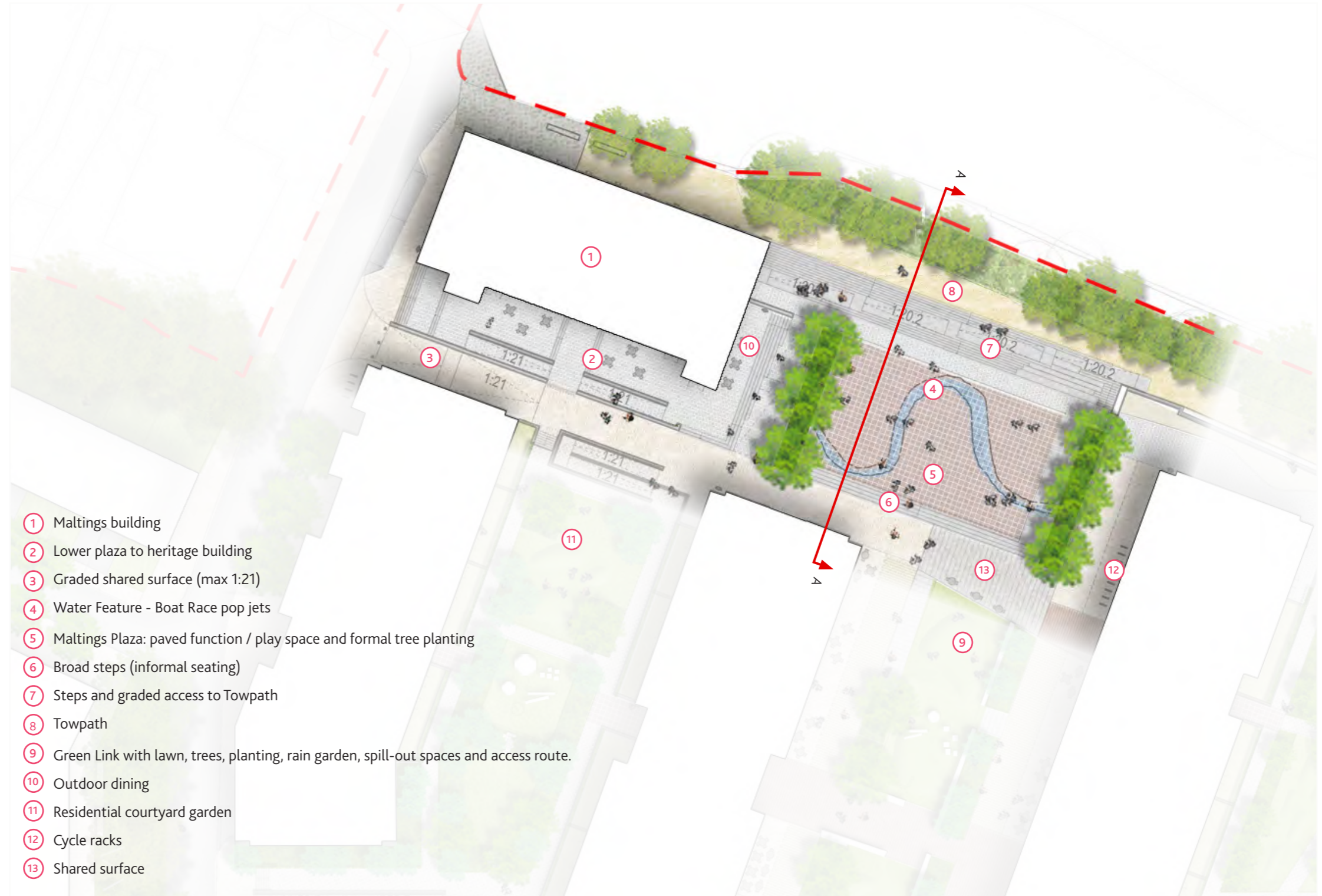
MALTINGS PLAZA

MALTINGS PLAZA

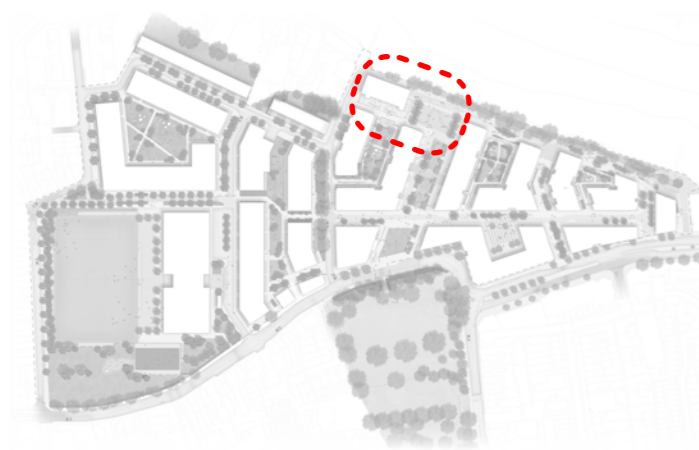
This more formal space forms the main public open space, adjacent to the river front and to Maltings Plaza with its variety of community-based and retail activities as well as recreational functions. The plaza is primarily hard-paved to cater for a range of functions at various times of the year, with a water feature proposed within the space. The proposed water feature consists of a series of pop-jet fountains along an etched segment of the Thames River, relating to the famous Boat Race which finishes adjacent to the site. This feature will assist in activating the space and provide a desirable attraction for children and adults alike, with the potential to create a range of effects, day and night. Alternatively, the feature can be closed down, allowing a full range of other activities to occur in the paved plaza.

Views to the historic Boat Race finish line, adjacent to this end of the site can be facilitated within the new Maltings Plaza with temporary seating, together with other seasonal community activities and regular markets or displays.

A variety of level changes are facilitated within the design of the square, providing separation of various function areas and accessible connection to the Towpath and river edge with a combined stepped and graded access. Connection to the Maltings Building and various function areas and access points have also been incorporated.

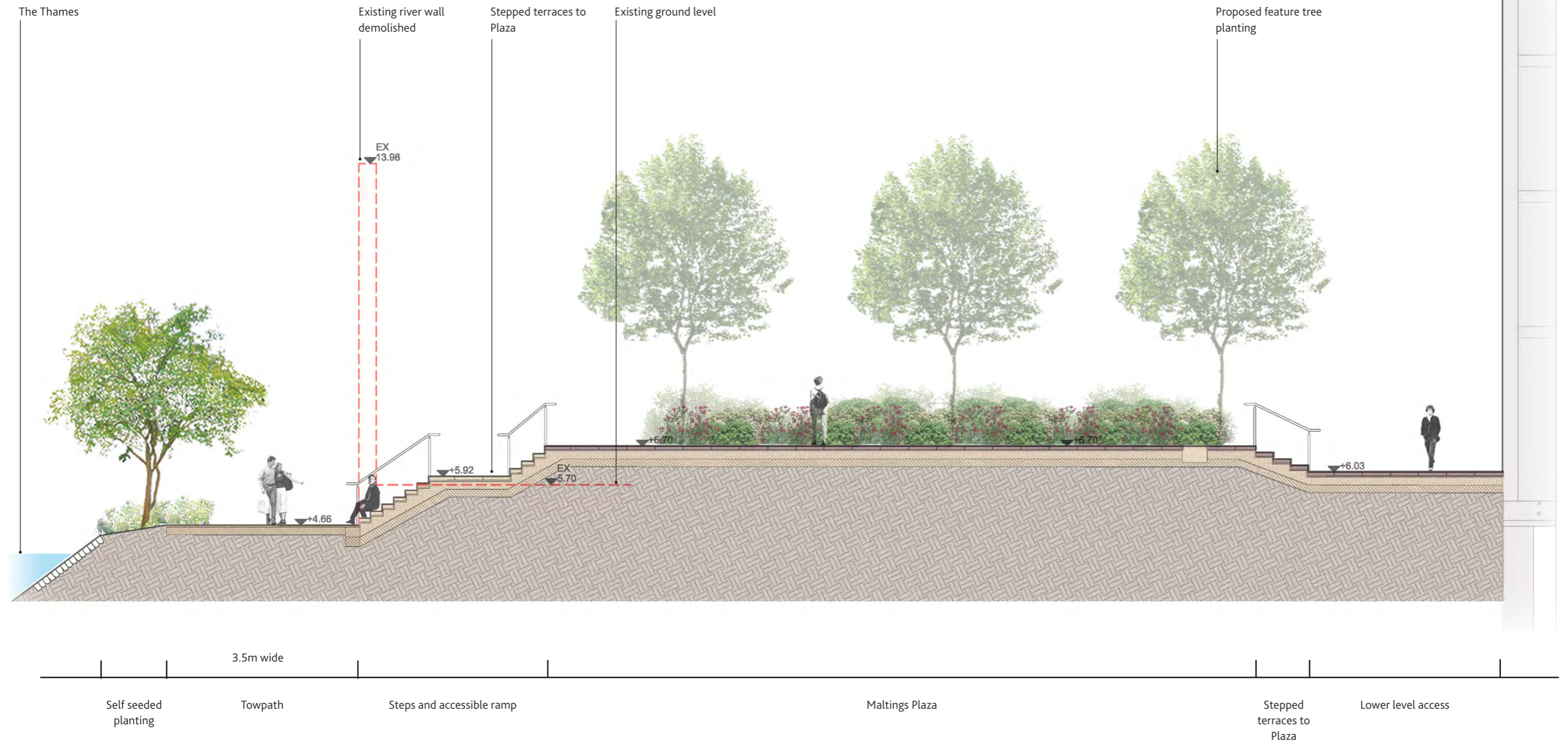


- ① Maltings building
- ② Lower plaza to heritage building
- ③ Graded shared surface (max 1:21)
- ④ Water Feature - Boat Race pop jets
- ⑤ Maltings Plaza: paved function / play space and formal tree planting
- ⑥ Broad steps (informal seating)
- ⑦ Steps and graded access to Towpath
- ⑧ Towpath
- ⑨ Green Link with lawn, trees, planting, rain garden, spill-out spaces and access route.
- ⑩ Outdoor dining
- ⑪ Residential courtyard garden
- ⑫ Cycle racks
- ⑬ Shared surface



MALTINGS PLAZA

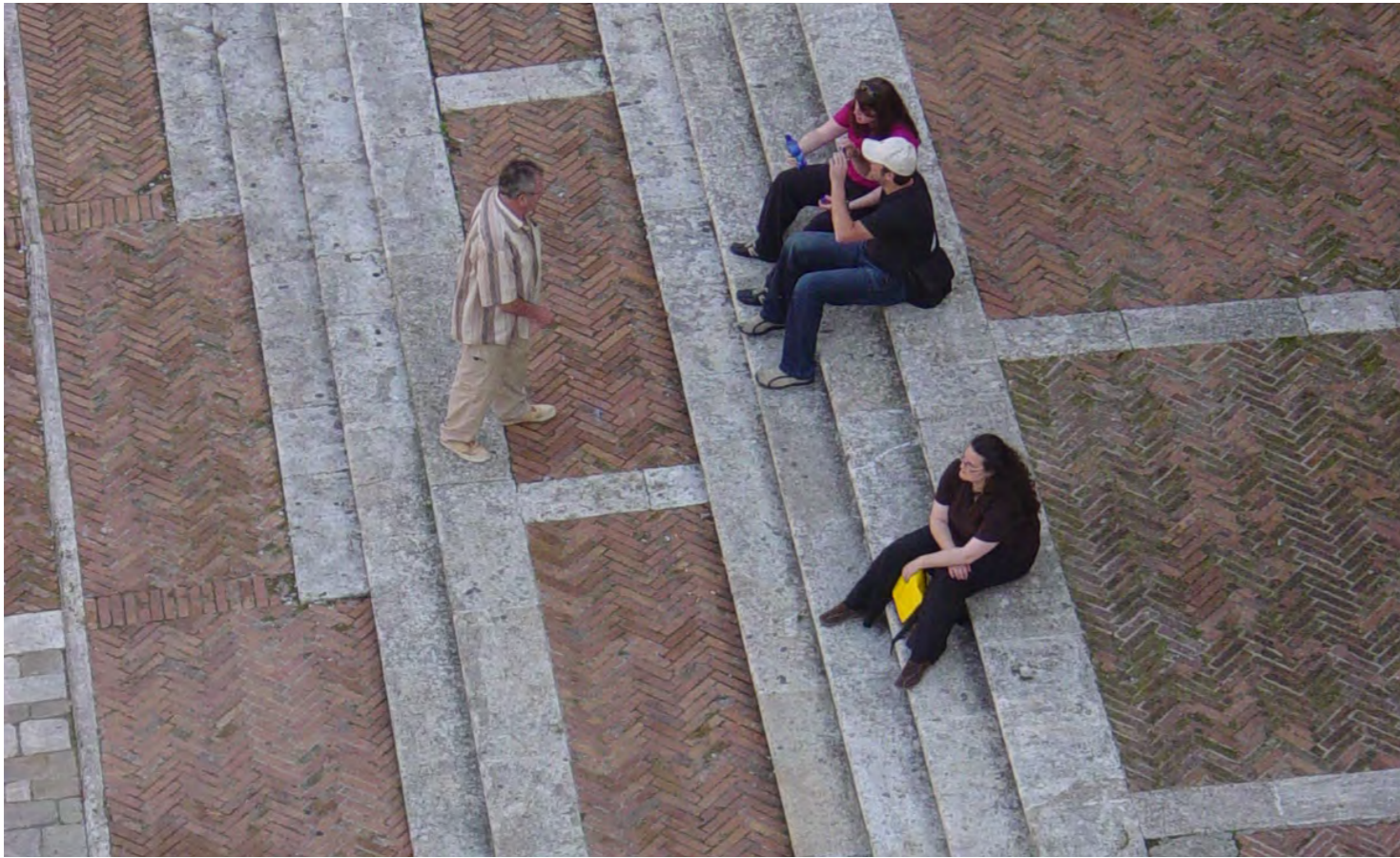
Section AA



MALTINGS PLAZA LOOKING SOUTH - ILLUSTRATIVE VIEW



MALTINGS PLAZA - PRECEDENT IMAGES



RIVERSIDE TERRACE

RIVERSIDE TERRACE

This public open space along the riverfront forms a connective link along the site frontage at the higher site level, creating an alternative access parallel with the Towpath.

- ① River terrace walk with feature paving band
- ② Riparian planting
- ③ Towpath resin bound gravel footpath
- ④ Steps to Towpath
- ⑤ Existing granite setts retained
- ⑥ Seating
- ⑦ Pruning of understorey vegetation to open key views
- ⑧ Life-saving equipment - locate as directed
- ⑨ Rediscovered railway track - express within new pavement
- ⑩ Courtyard garden
- ⑪ Existing Public Draw Dock
- ⑫ Maltings Plaza
- ⑬ Steps and slopes to Towpath
- ⑭ Retaining part of boundary wall with historical value
- ⑮ Existing slipway
- Site application boundary



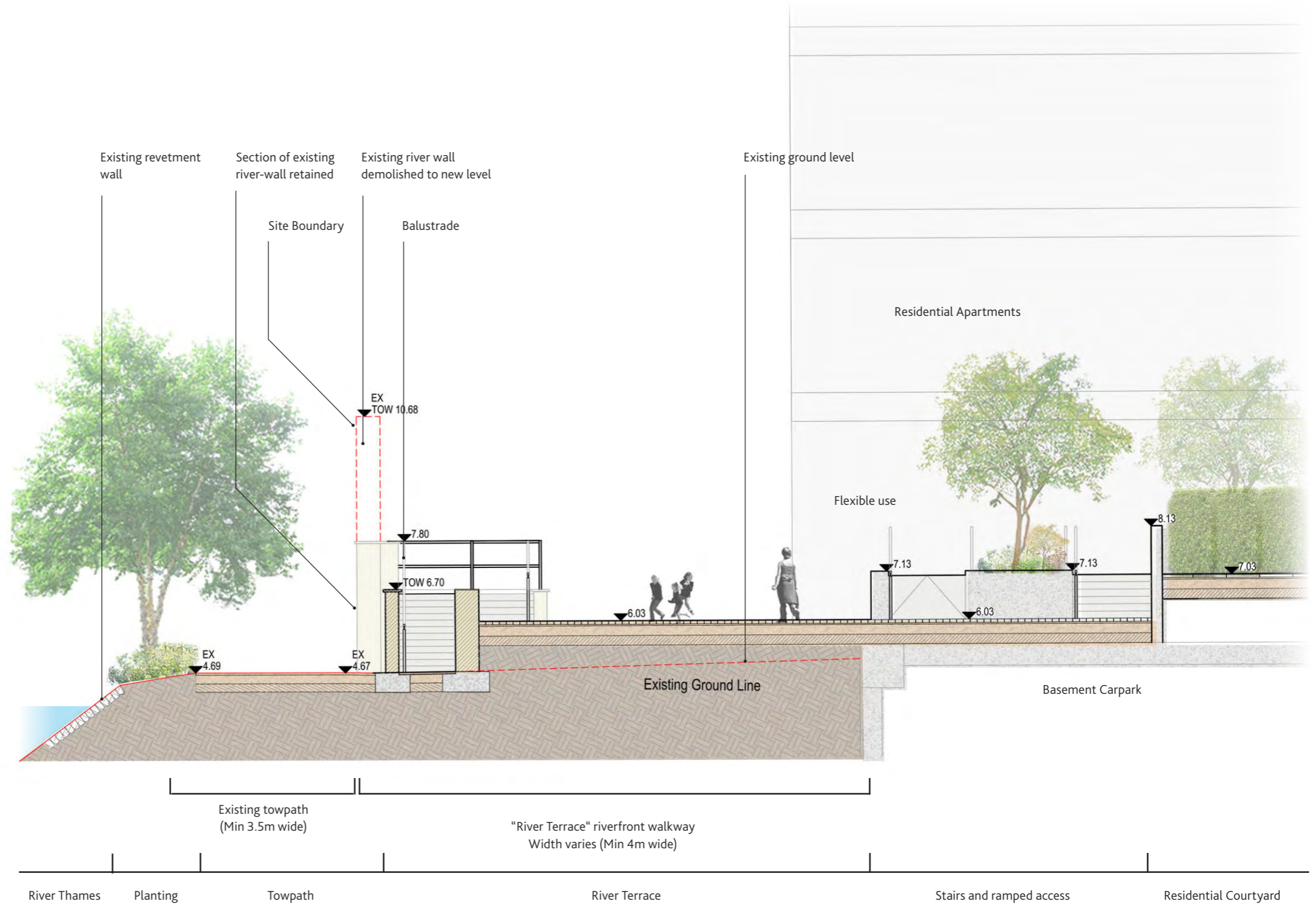
Location plan



CAPTION

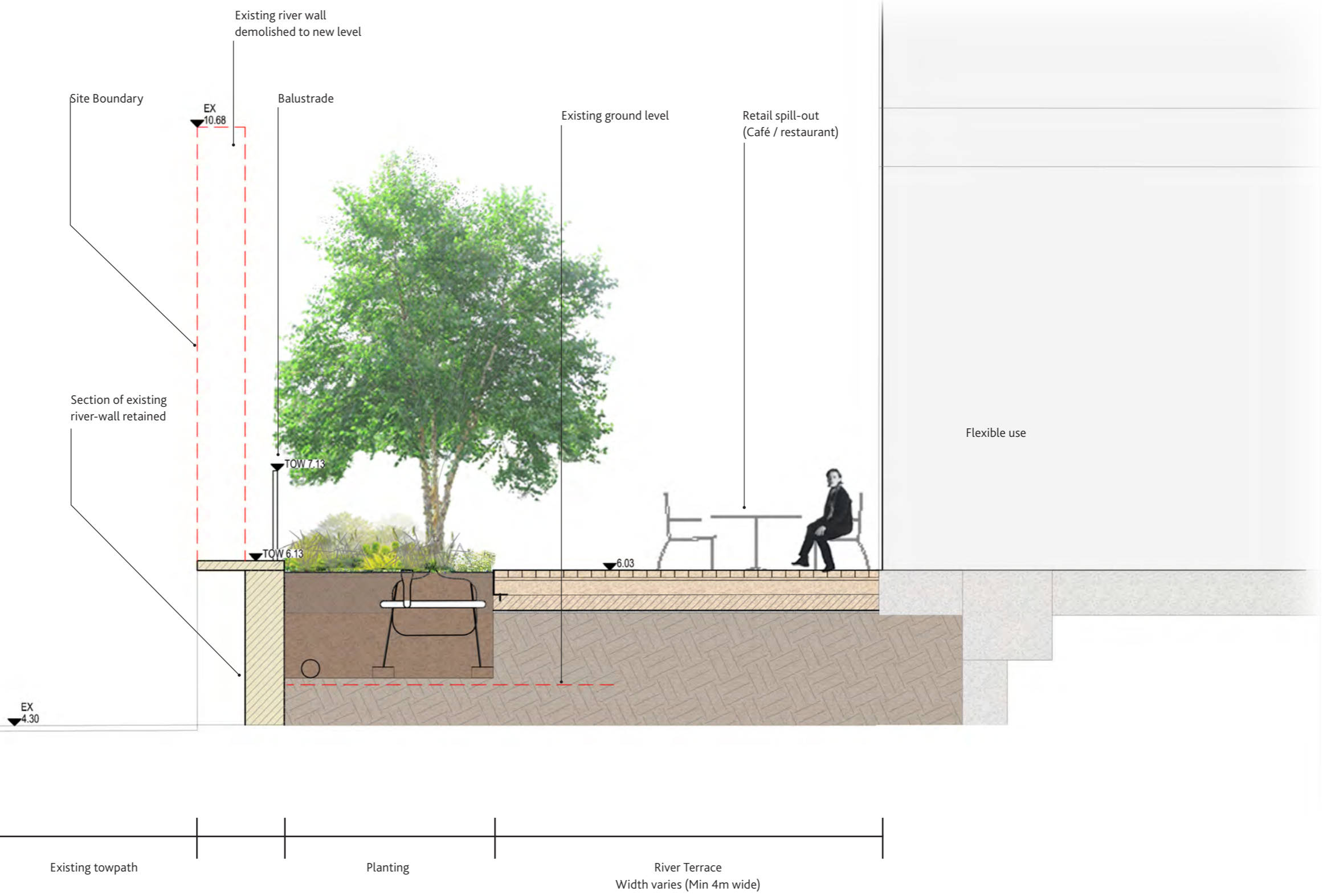
RIVERSIDE TERRACE

Section AA



RIVERSIDE TERRACE

Section BB



RIVERSIDE TERRACE - EXISTING WALL RETAINED ELEVATION VIEW FROM TOWPATH A-A



Location plan

