

Twickenham Riverside Landscape & Public Realm Strategy



Strategies Open Space

The plans below show a comparison of the areas of open space* between the existing site and proposed layout and design. A breakdown is shown on the plans and tables below between hard (paved) and soft (planted) surfaces within these open spaces, both above and below the flood line. Boundaries are also shown on the plan for the planning application, the Diamond Jubilee Gardens Trust and the existing Metropolitan Open Space designated area within the site.

*The definition of open space used for these plans is all open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity, and includes areas of public highway which have a public amenity function. This definition does not include areas where vehicles have priority over pedestrians, which is why the vehicle turning areas up to the bollards at the bottom of Water Lane and Wharf Lane have been excluded. This definition has been taken from both the National Planning Policy Framework and the London Plan, and adapted slightly to fit the context of this site.

Existing Open Space



HARD (Total: 3203 sqm)		SOFT (Total: 1074 sqm)		SOFT undefined - inaccessible/ non visible
Outside Floodable Area	Within Floodable Area	Outside Floodable Area	Within Floodable Area	Outside Floodable area
2287	916	629	445	186
Outside Diamond Jubilee Garden	Within Diamond Jubilee Garden	Outside Diamond Jubilee Garden	Within Diamond Jubilee Garden	
1207	1,996	587	487	

Total Site Area = 13414 sqm

Total Existing Open Space Area = 4265 sqm

Proposed Open Space



HARD undefined	HARD (Total: 4122 sqm)		SOFT (Total: 1520 sqm)	
Within Floodable Area	Outside Floodable Area	Within Floodable Area	Outside Floodable Area	Within Floodable Area
311	2469	1653	687	833
	Outside Diamond Jubilee Garden	Within Diamond Jubilee Garden	Outside Diamond Jubilee Garden	Within Diamond Jubilee Garden
	1597	2525	410	1110

Total Site Area = 13414 sqm

Total Proposed Open Space Area = 5642 sqm

Open Space Calculations

PUBLIC REALM OPEN SPACE CALCS - ALL FIGURES ARE IN m2

	EXISTING	PROPOSED
Total open space	4265	5642
Hard landscaped open space	3203	4122
Soft landscaped open space	1062	1520
Floodable open space	1361	2486
Openspace outside floodable areas	2904	3156

DIAMOND JUBILEE GARDENS (DJG) - ALL FIGURES ARE IN m2

	EXISTING	PROPOSED
Total public open space within DJG	2471	3,635
Hard landscaped	1996	2525
Soft landscaped	475	1110
Floodable	0	1902
Outside of floodable	2471	1733