

Twickenham Riverside Landscape & Public Realm Strategy



Design Team

Client	London Borough of Richmond upon Thames
Project Manager	Arcadis
Architect	Hopkins Architects
Landscape Architect	LDA Design
Structural Engineer	Webb Yates Engineers
Mechanical & Electrical Engineer	Skelly & Couch
Transport Consultant	WSP
Quantity Surveyor	Arcadis
Planning Consultant	Savills
Townscape & Heritage Consultant	Iceni Projects
Sustainability Consultant	Method Consulting
Accessibility Consultant	Lord Consultants
Fire Consultant	FDS Consult UK
Ecology Consultant	BSG Ecology
Arboricultural Consultant	Thomson Environmental Consultants
Daylight & Sunlight Consultant	GIA Chartered Surveyors
Acoustic Consultant	TetraTech
Air Quality Consultant	Entran
Land Contamination Consultant	Geosphere Environmental
Archaeological Consultant	AOC Archaeology Group
Viability Consultant	Lambert Smith Hampton
Principal Designer	Nick Perry Associates
BIM Consultant	BIM Technologies

2021 to 2022 Amendments Summary

The Twickenham Riverside planning application was submitted by Savills on behalf of the London Borough of Richmond upon Thames in August 2021 (Ref. 21/2758/FUL). The formal description of development is as follows:

Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.

Resulting from a series of post-submission discussions and agreement with planning officers, the Applicant has submitted a number of updated documents including this updated Landscape and Public Real Strategy. This updated Strategy document seeks to outline the changes made to the scheme at the point of submission to now; these changes include:

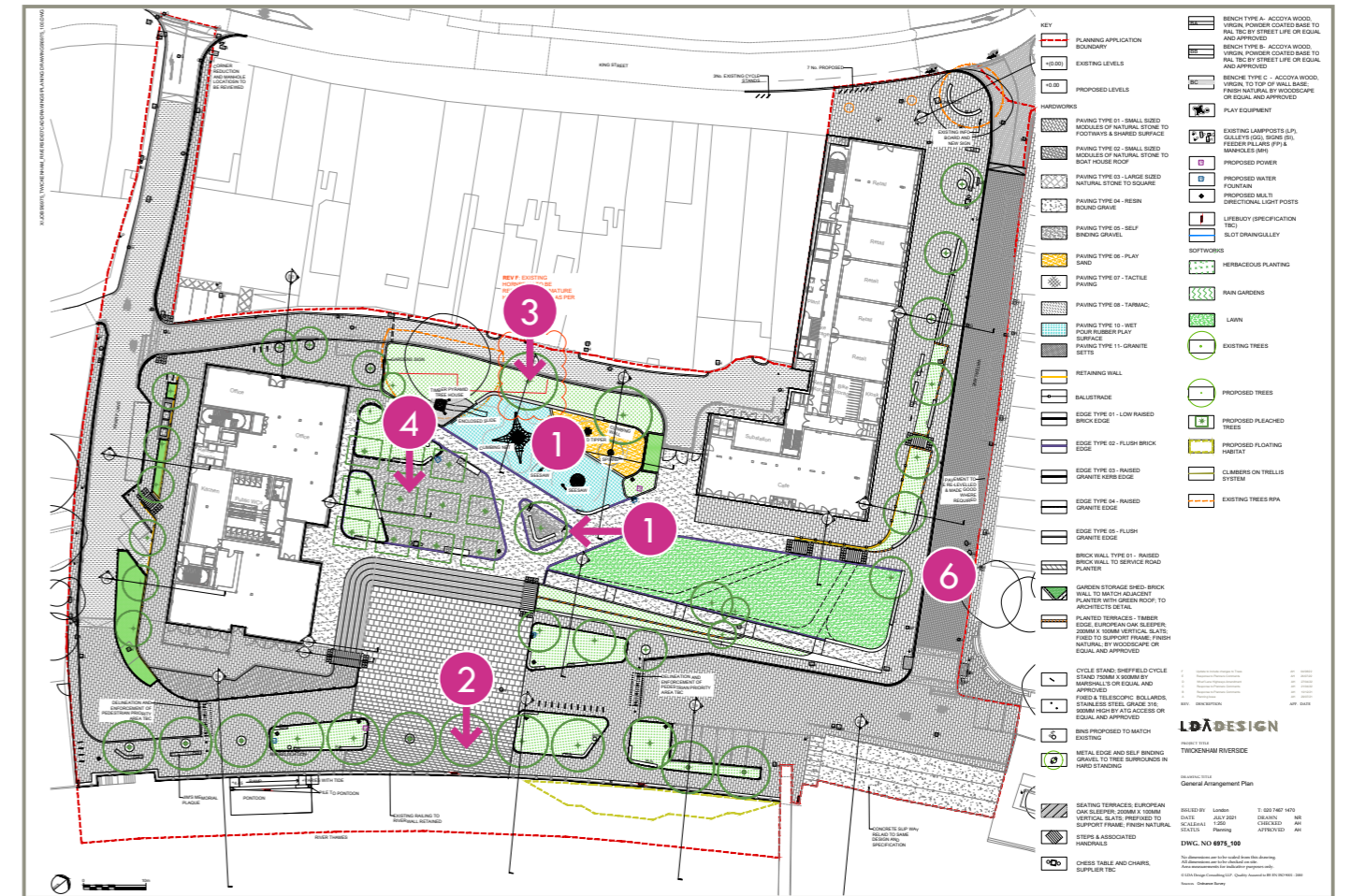
1. Playground amendments;
2. Additional tree added along riverfront;
3. Existing hornbeam replaced with another mature hornbeam;
4. Pleached London Plain trees replaced with same species/form;
5. Existing Black Poplar to be removed from scheme;
6. Carriageway paving on Water Lane, changed from Asphalt to Granite;
7. Linear lighting removed from underneath benches and edges; and
8. Internal terraces removed from raised planters to create more space for trees and planting.

The amendments made between submission to date have largely been illustrated on the plans and images throughout this document. The numerical coding (within the pink circles) is consistent throughout the document, highlighting the change that has occurred. Further, the reader should refer to the Landscape Supporting Technical Drawings Rev F for final layouts to the public realm, planting, trees and materials.

2021 submission



2022 submission



Changes since submission 2021-2022

1 PLAYGROUND

- Amendment to size and layout of playground
- Play surface amended from sand only to rubber play surface with a sand area - this was changed to allow for easier access for all users, as well as proving a variety of spaces within the playground
- Play area is slightly larger, with more play apparatus included such as sand toys
- Sensory play area added underneath feature tree including talk tubes and wind chime

TREES

- 2 Additional tree added along river front to create continuous avenue of trees
- 3 Existing hornbeam to be replaced with another mature hornbeam on advice from arborist and tree officers
- 4 Pleached London plains to be replaced with same species/ form
- 5 Existing black poplar tree to be removed from scheme

LANDSCAPE SPECIFICATION/ LAYOUT

- 6 Paving to carriageway on Water Lane changed from asphalt to granite
- 7 Linear lighting removed from underneath benches and edges
- 8 Internal terraces removed from raised planters to create more space for trees and a greater mass of planting

Context
Connections to the Thames Heritage



Context

Twickenham's Local Distinctiveness

Modern day Twickenham is a vibrant town with a strong identity. It is famous for being the home of rugby, and has historic recreational roots in 18th and 19th century pleasure grounds and manor houses.

There is a strong sense local community, and a variety of activities, events and festivals in the surrounding area. - a few examples shown in the adjacent photographs.

The aspiration for the landscape design is to provide a new space that will enable the community to come together and accommodate existing and new gatherings.



Best Banger Festival



Holly Road Farmers Market



Concert next to St Mary's Church



Church Street Market

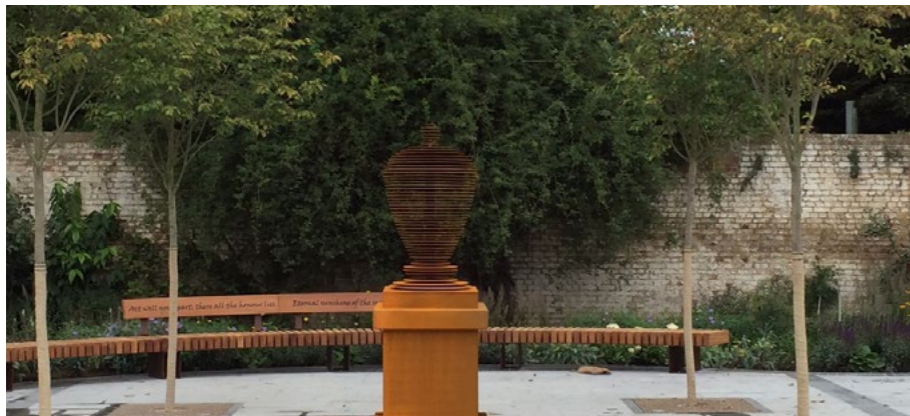


Church Street temporary installation

Context
Connections to the Thames Heritage



Riverside downstream of site



Nearby gardens



Nearby gardens



Nearby Manor House



Boathouses and river activity in Richmond



Riverside within site



View upstream along Thames path towards site and Eel Pie Island Bridge

Principles

Connecting People and Place through Landscape

The landscape design builds on the location of the site between the medieval town centre and the water. The connection to the water and the surrounding parklands is used as the inspiration to create a new biodiversity recreational space for Twickenham.



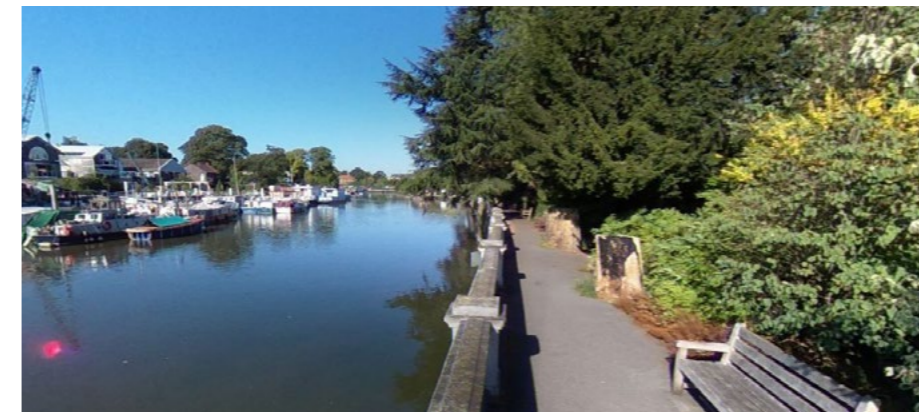
Nature and Biodiversity



The River Thames – is the key defining landscape and cultural feature of the valley. Maximise the opportunity to connect Twickenham to the water and its rhythms.



Heritage of the town centre – Twickenham Riverside is part of the medieval town centre and should reinforce its sense of place.

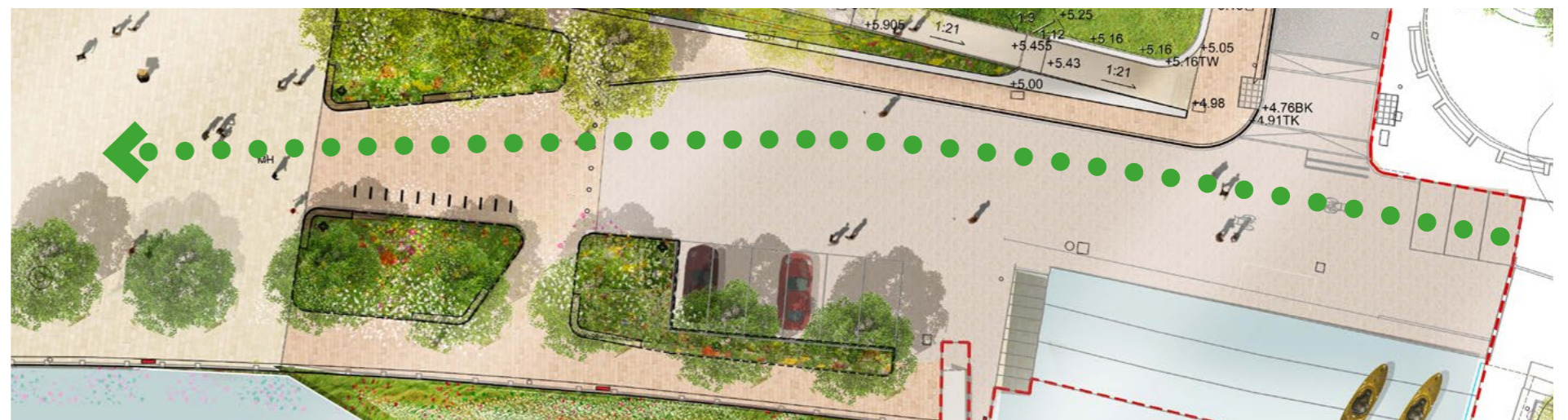


Historic landscape context – the riverside path connects this unique landscape setting to Twickenham Riverside. The public realm should reflect this.

Principles

Continuation of Green Corridor

Extending the green corridor along the Thames path is an important design principle for the gardens and town square, continuing the riverside garden typology.



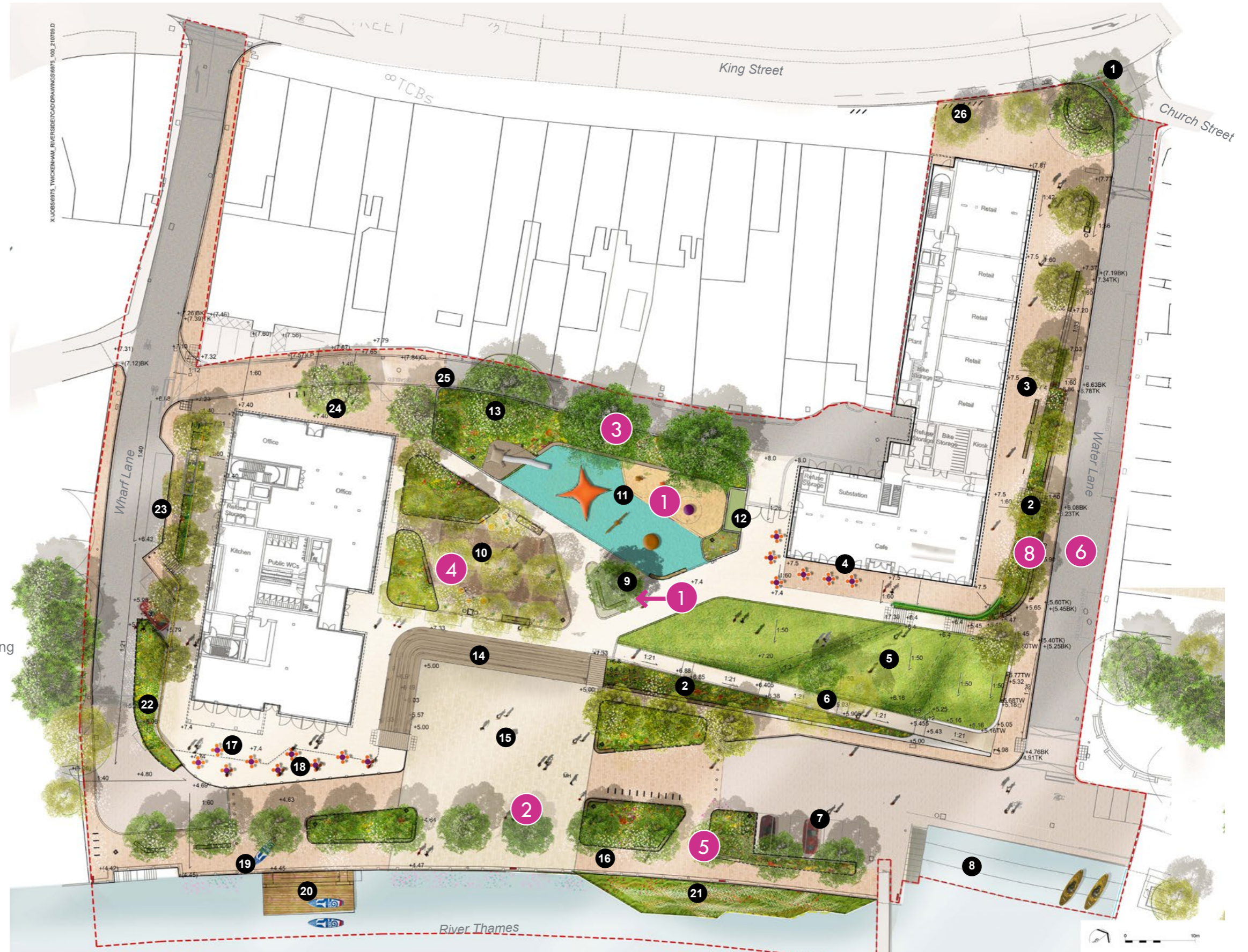
Continuation of green corridor into the site

Design Masterplan

The project aims to reconnect the site with the river and provides a variety of spaces for different uses and activities, from quiet to sociable, and informal to formal gatherings.

1. Existing Oak tree retained
2. Raised Planter
3. Accessible route to gardens
4. Cafe with out door seating
5. Lawn terraces
6. Accessible sloped path to gardens
7. Service bays for Eel Pie Island
8. Existing slipway to be repaired
9. Feature tree with sensory play area
10. Petanque under London Plane trees
11. Play area
12. Vehicle access and storage
13. Hornbeam tree and planted buffer
14. Ampitheatre / seating terraces
15. Town Square / event space
16. Riverside promenade
17. Pub / restaurant outdoor terrace and seating
18. Secure boat store
19. River activity space
20. Floating pontoon
21. Floating ecosystem
22. Rain garden
23. Service bay and parking
24. Shared surface entrance to gardens
25. Service road
26. Additional cycle parking

REFER TO KEY AT BEGINNING OF DAS FOR CHANGES MADE SINCE 2021 SUBMISSION.
FOR FINAL PLAN LAYOUTS AND SITE SECTIONS REFER TO LANDSCAPE SUPPORTING TECHNICAL DRAWINGS REV F






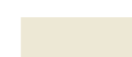






Design Character Areas

The adjacent plan shows an overview of the main spaces within the site and their proposed function and character.

REFER TO KEY AT BEGINNING OF DAS FOR CHANGES MADE SINCE 2021 SUBMISSION



Key

	The Gardens		River Gardens		River Promenade		Service Road /Area		Water Lane
	Lawn Terraces		River Activity Area		Town Square		Slip Way		Wharf Lane

Design
Water Lane

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Perennial and herbaceous flowering



Seating and raised planting bed

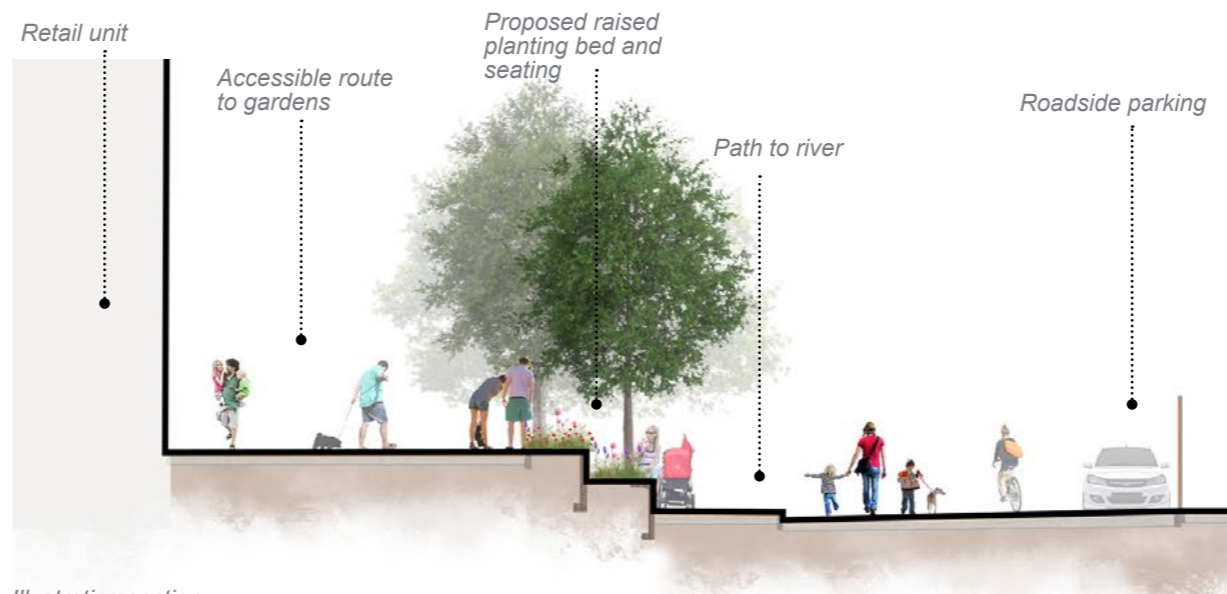
The existing Oak tree at the top of Water Lane is to be retained with new seating, signage and cycle parking to create a welcoming public space. The high quality stone paving used in Church Lane will continue down Water Lane to create a single connected public space.

The new building adjacent to Water Lane is to be set back from the pavement, creating a widened public space all the way down Water Lane, an accessible route round into the gardens, and an improved view down to the river.

As Water Lane slopes down towards the river, raised planting beds with integrated seating step down from the path adjacent to the building to the pavement.



Existing Oak tree at corner of King Street and Water Lane



Illustrative section

Design

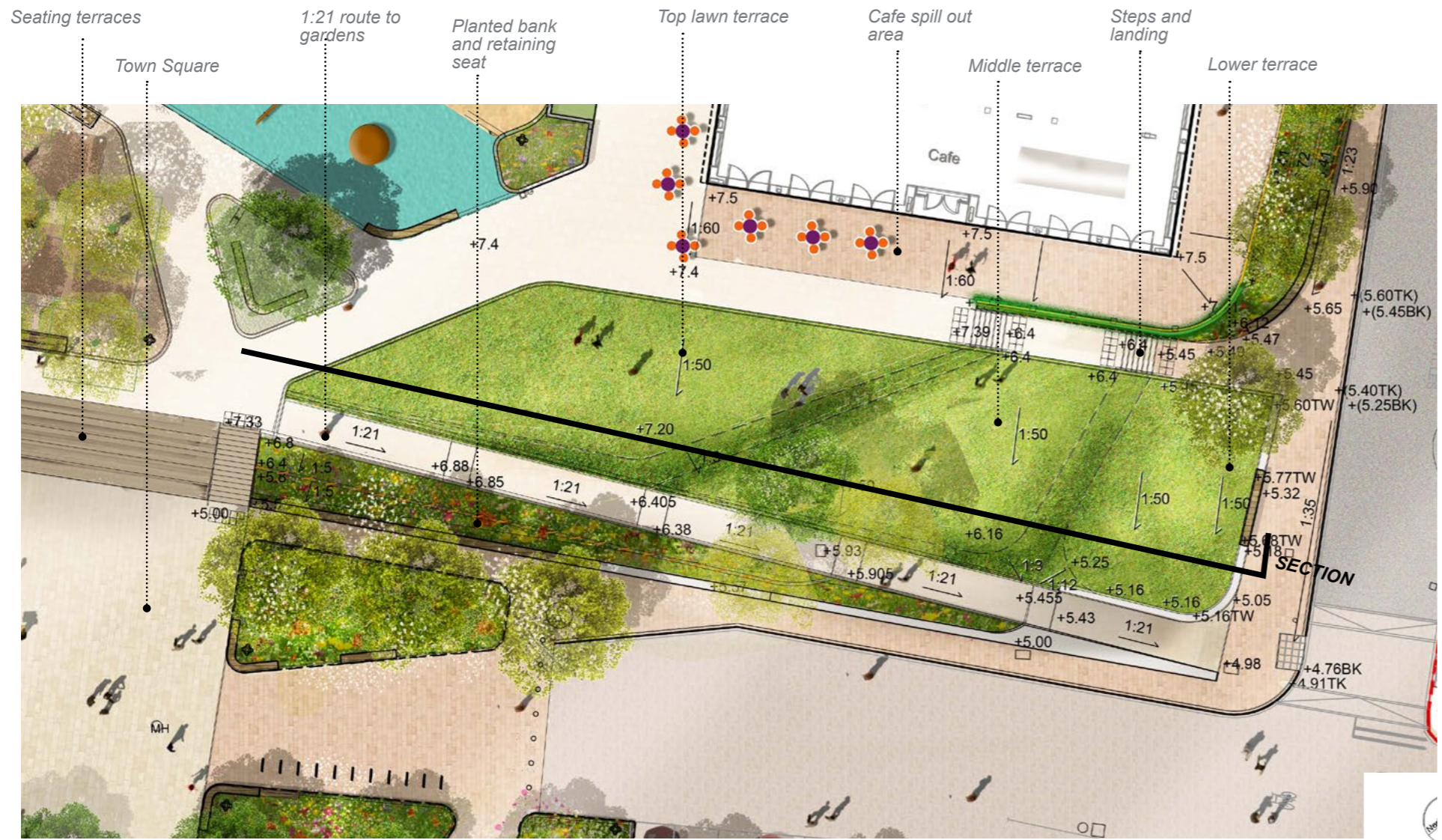
Water Lane

Artistic Impression, refer to Landscape Supporting Technical Drawings Rev F for final layouts



Design Lawn Terraces

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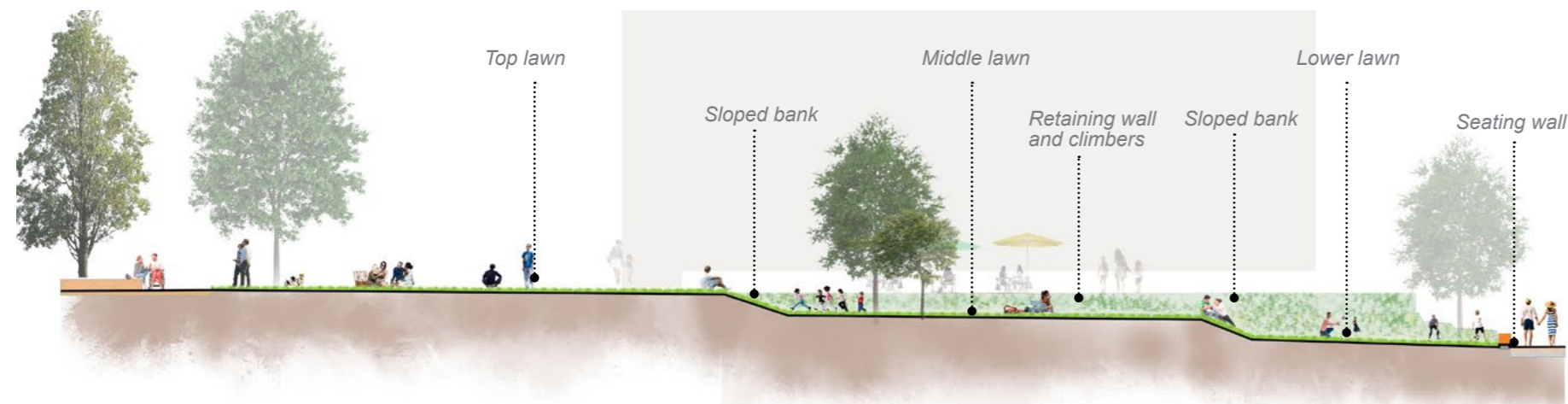
Lawn Terraces plan

The lawn terraces comprise three flat areas with sloped grass banks between as they step down towards Water Lane. They have been designed so can be used flexibly for a variety of uses from informal sitting and relaxing and enjoying the view of the river, to more formal events and activities.

The top lawn is level with the adjacent paved area of outdoor cafe seating, and movable furniture could be provided on the grass terraces to extend this use. Each terrace is directly accessible from the adjacent graded path that provides a connection between the river front and the gardens.



Sociable lawn terraces



Section through lawn terraces



Example of grass bank with similar gradient and height

Design

Lawn Terraces

Artistic Impression, refer to Landscape Supporting Technical Drawings Rev F for final layouts

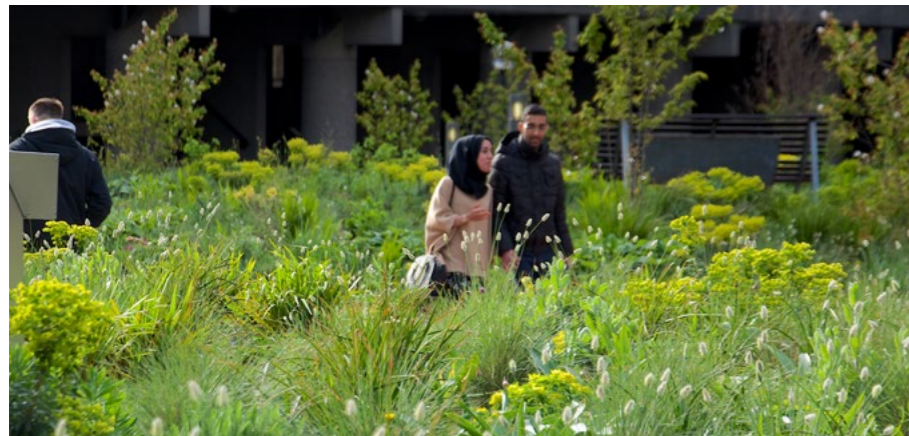


Design Diamond Jubilee Gardens

The garden is designed as a lush green space that wraps around the play area and two petanque courts.

One of the existing Hornbeam trees adjacent to the service road is to be retained and protected, the other two will be replaced. The raised planter extended in order to provide these trees with more soil volume. This raised edge to the planters is to be designed as a seating wall and defines the boundary of the play area. The wall raises up towards the cafe, to become a low traversable climbing wall.

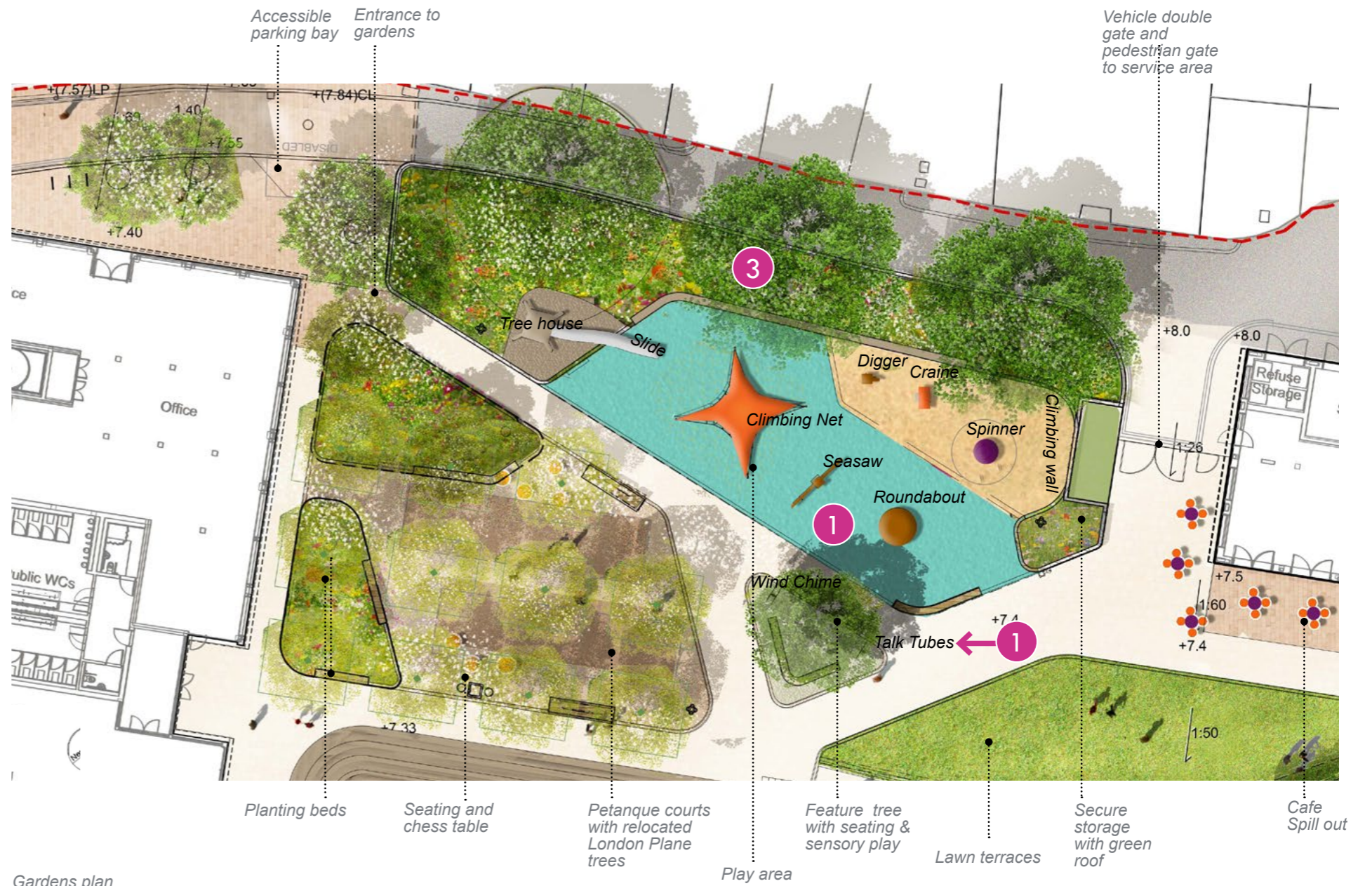
Between the play area and the cafe there is space for vehicles to turn and access the gardens through the gate, and next to the gate is a secure storage area to be used by The Twickenham Riverside Trust for storing furniture and equipment used for events and activities.



Planting beds



Climbing net primary



Gardens plan



Spill out space to cafe

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Design

Diamond Jubilee Gardens

Artistic Impression, refer to Landscape Supporting Technical Drawings Rev F for final layouts



Design

Diamond Jubilee Gardens

Artistic Impression, refer to Landscape Supporting Technical Drawings Rev F for final layouts



Design Town Square

This paved flexible event space extends from the timber seating terraces down to the riverside and has been designed to accommodate a wide variety of different activities as illustrated on the next page. External lighting, power and water will be provided around the perimeter of the space.

The terraces that form the two sided amphitheatre, and that step up to the gardens, are to be constructed from chunky timbers to provide comfortable seating overlooking river.

The trees and planting beds between the Town Square and vehicle service bays provide a space of shade and seating by the river, and also function as a visual and acoustic buffer between these two spaces.

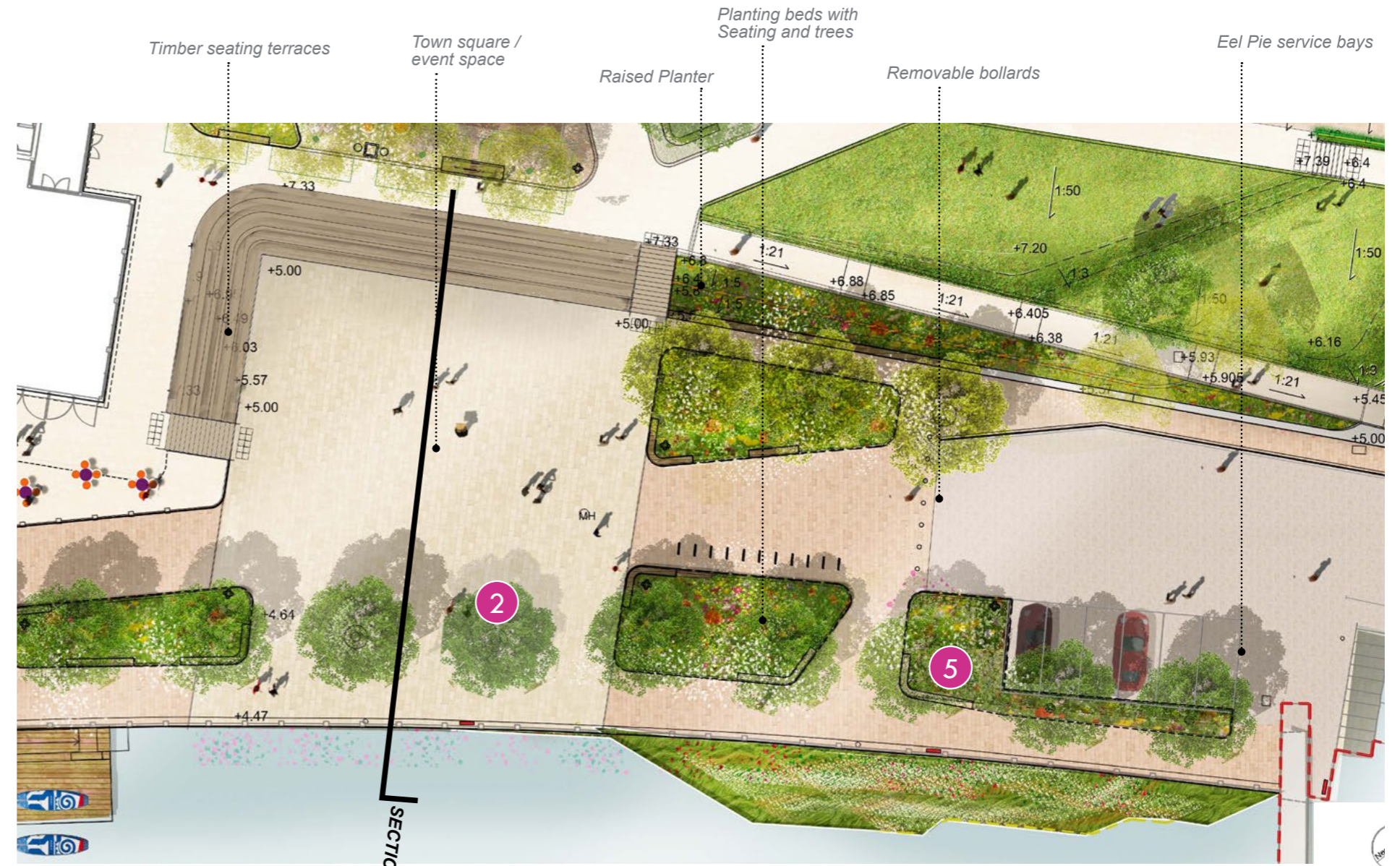


Timber terraces to water edge



Town square

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Town Square Illustrative Plan





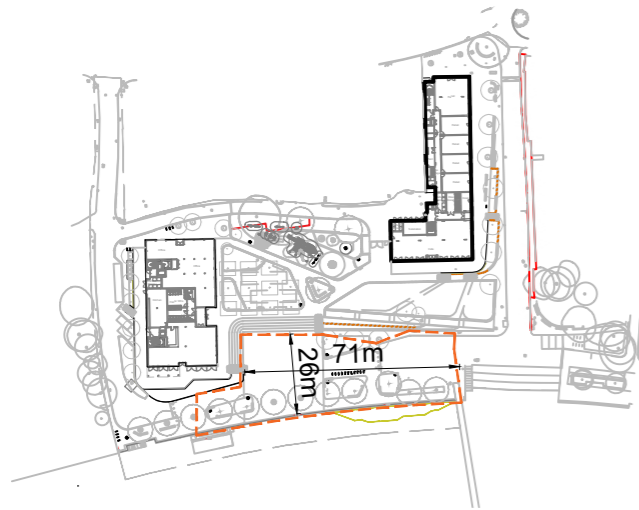
Illustrative section

Design

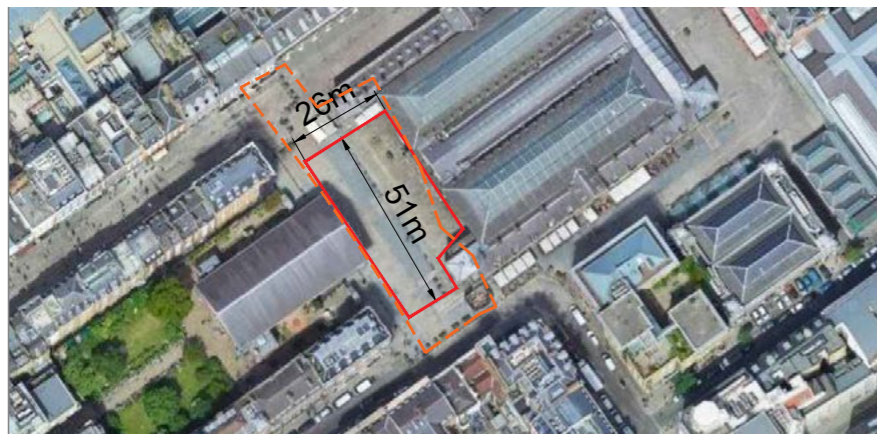
Town Square - Scale comparisons

Covent Garden

-  Precedent Site Area
-  Twickenham Riverside Square Area



Twickenham Riverside - area of Town Square





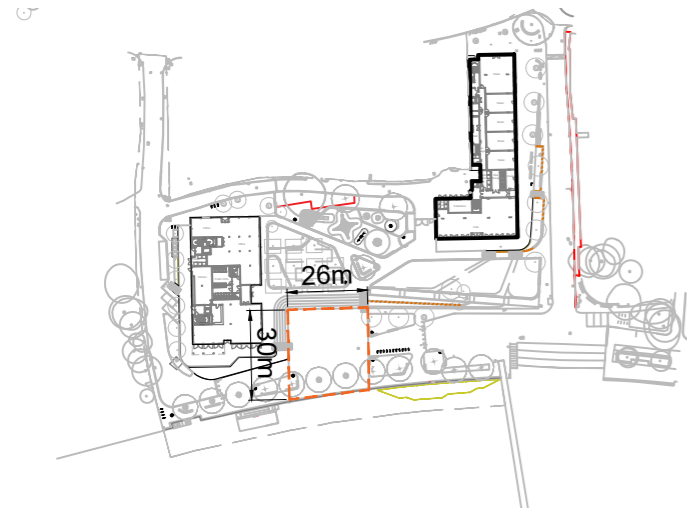
Covent Garden - Performance area

Design

Town Square - Scale comparisons

National Theatre

-  Precedent Site Area
-  Twickenham Riverside Square Area



Twickenham Riverside - area of Town Square



National Theatre - area of flexible plaza



Design River Promenade

The existing river promenade is retained along the entire length of the site, and the walkway will be improved through new trees, planting and seating.

The greening of the river corridor will extend into the river - with a series of floating ecosystems attached to the river wall that will support aquatic flora and fauna.

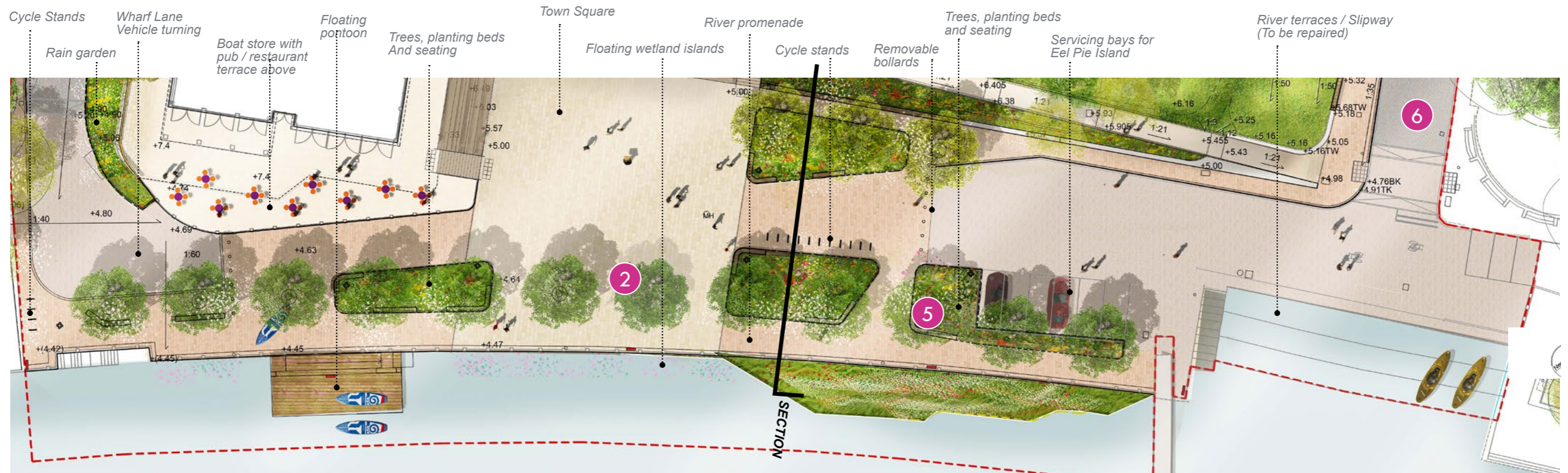


Precedent: Gardens at Paddington

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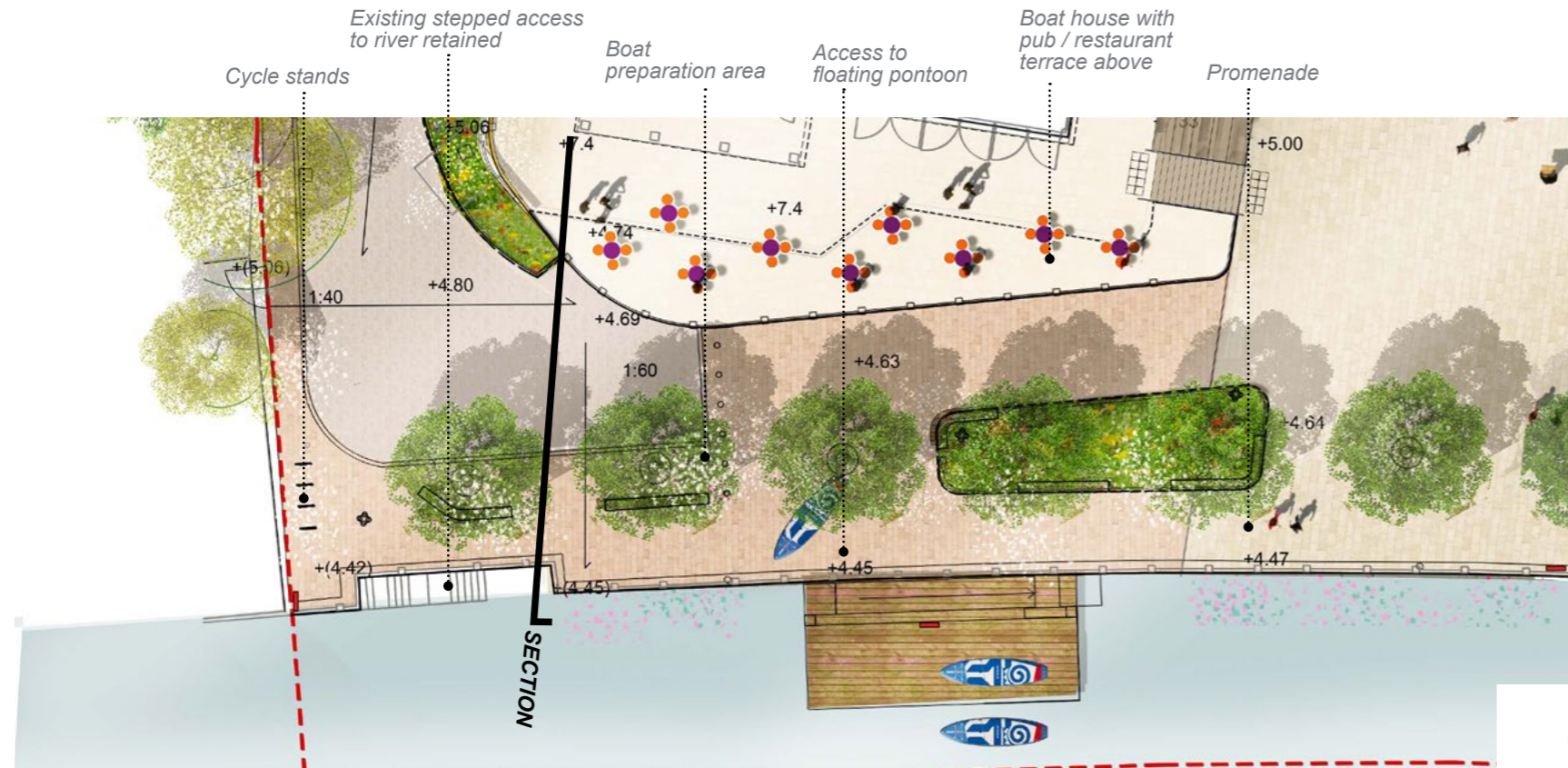
Illustrative section



River Promenade plan

Design
River Activity

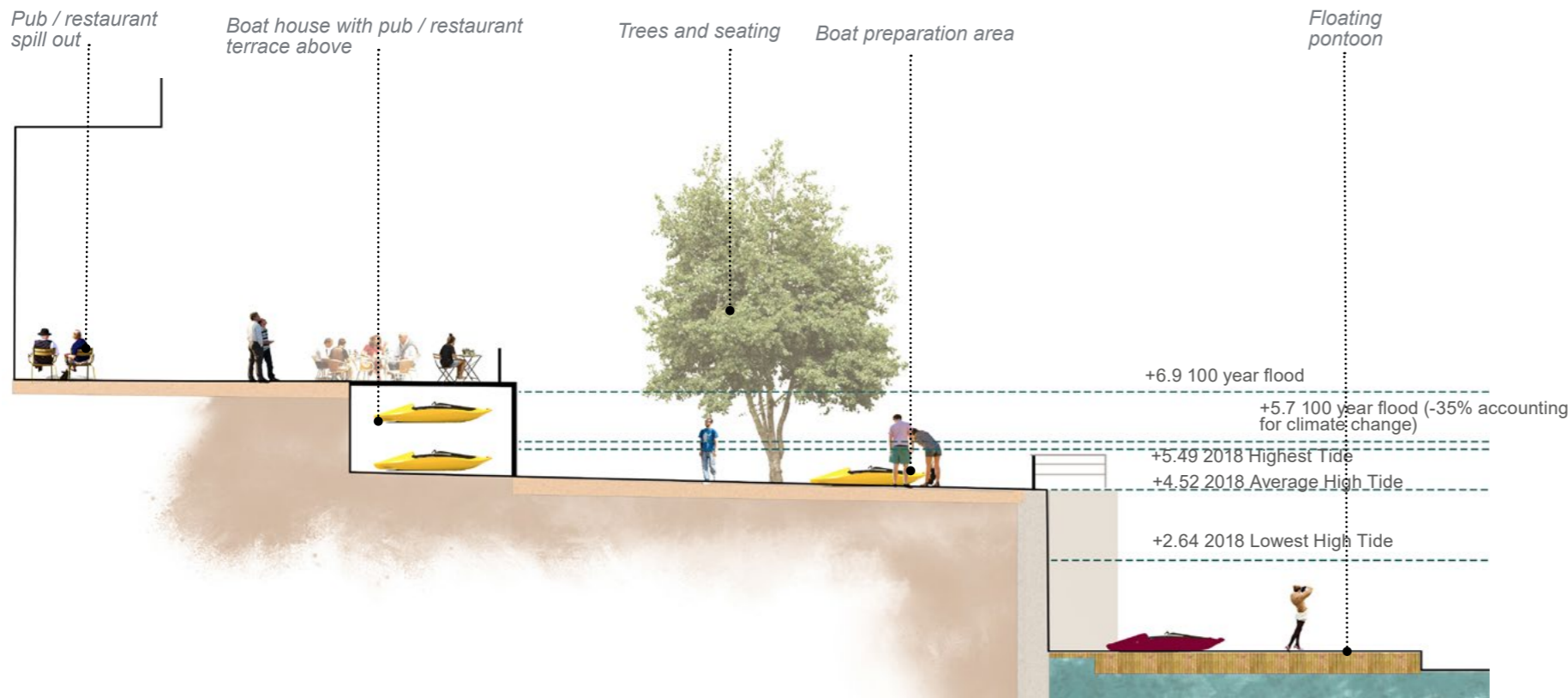
FOR FINAL PLAN LAYOUTS AND SITE SECTIONS REFER TO
LANDSCAPE SUPPORTING TECHNICAL DRAWINGS REV F



Plan of river activity area

A new point of access down to the river is proposed at the end of Wharf Lane. A lockable boat store is to be built against the flood retention wall surrounding the new building, with a floating pontoon immediately opposite accessed via a walkway.

Space is to be provided between the boat store and the river promenade for getting boats out of the store and preparing before carrying down to the pontoon. From discussion with local groups, there is interest in paddle boarding and kayaking - and the floating pontoon is to be scaled so can accommodate other boats such as for the local Dragon boat racing.



Illustrative Section



Sea Kayak



Standard Kayak



Paddle Board



Paddle Board Mega Size



2 Person Canoe



Dragon Boat

Design
Wharf Lane

Artistic Impression, refer to Landscape Supporting Technical Drawings Rev F for final layouts



Strategies Flood Protection

The site floods regularly and is quite constricted as a result of required flood mitigation measures. The top of the river wall is mostly at +4.45AOB however the 1 in 100 year flood level is at +5.7AOB, meaning that the promenade floods intermittently.

The new design will take into account the need for flood attenuation and storage at the lower levels and assumes +6.9AOB as the 1 in a 100 year flood level to account for a 35% increase as result of climate change.

The master-plan has a flood mitigation barrier designed into it to protect the new buildings and upper garden levels, the diagram opposite explains the flood-able area of the site.



Key



+6.9 contour line - 100 year flood level with 35% climate change



+5.7 contour - 100 year flood current level

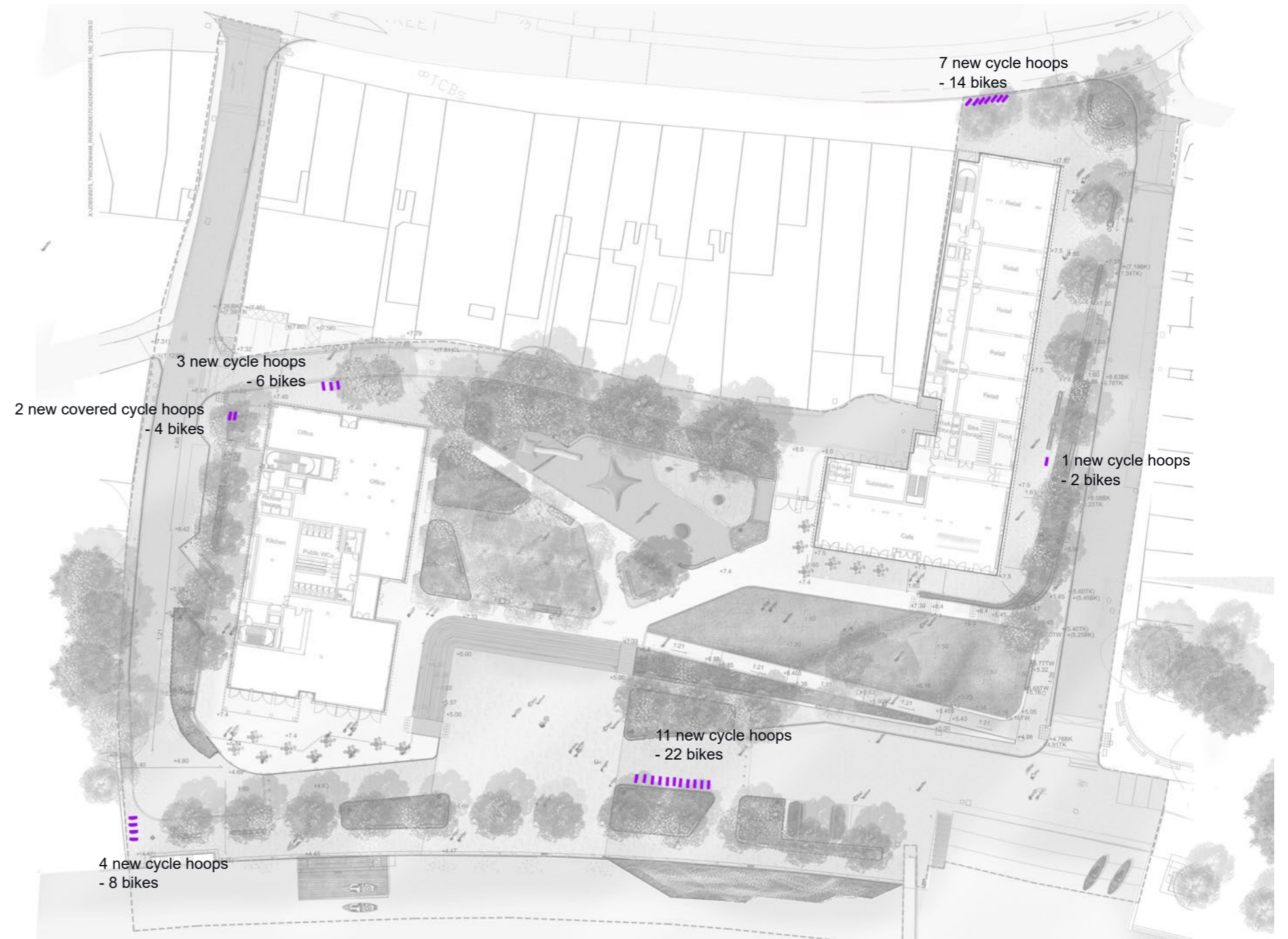


Area below +6.9

Strategies Cycle Parking

Proposed cycle parking is to be located at the main entrances and stopping points in the site - at the top of Water Lane, the entrance to the gardens along Wharf Lane, and at either end of the river promenade.

The 28 cycle hoops will provide parking for 56 bicycles.



Key

||||| Cycle parking hoops

Strategies Seating

The plans below show a comparison between the existing seating within the planning application boundary, and the proposed seating to be incorporated within the re-designed spaces. In addition to an increase in the number and total length of seating provided, the proposal also now provides a wider range in the type and form of seating, which allows for different ways of sitting and also different social groupings. The seating walls and curved benches allow for people to sit adjacent to or opposite each other, and the timber terraces to the town square provide space for larger groups to sit, either informally, or as part of an organised event. A proportion of this sitting will include backs and arm rests.

Moveable tables and chairs are to be provided outside both the cafe and the restaurant / pub, to allow for flexible use, and they can be stacked and put to one side if an event is organised that requires more space. These moveable chairs are not included in the total length of seating given below each plan.

FOR FINAL PLAN LAYOUTS REFER TO LANDSCAPE SUPPORTING
TECHNICAL DRAWINGS REV F

Existing Seating



— Planning Application Boundary - - - Existing benches

Total Length of Fixed Seating = 78 m

Proposed Seating



— Planning Application Boundary - - - Benches and Seating Walls ■ Timber Seating Terraces (Only lower terrace is accessible) ● Proposed Informal Movable Seating

Total Length of Fixed Seating = 446 m

Strategies

Pedestrian movement - Existing

Pedestrian circulation and accessibility on the current site is quite restricted, with poor access from the Diamond Jubilee Gardens down to the riverside.

An accessible route to the gardens is only available at one point from Wharf Lane and adjacent to the back of house service route to the north of the site.

Routes down to the river front are provided along Water Lane and Wharf Lane. There is a pedestrian route along the river front but the majority of the space is given over to car parking spaces and access to the gardens from the river front is only available from a set of steps.

Refer to transport statement for more information on cycle routes.

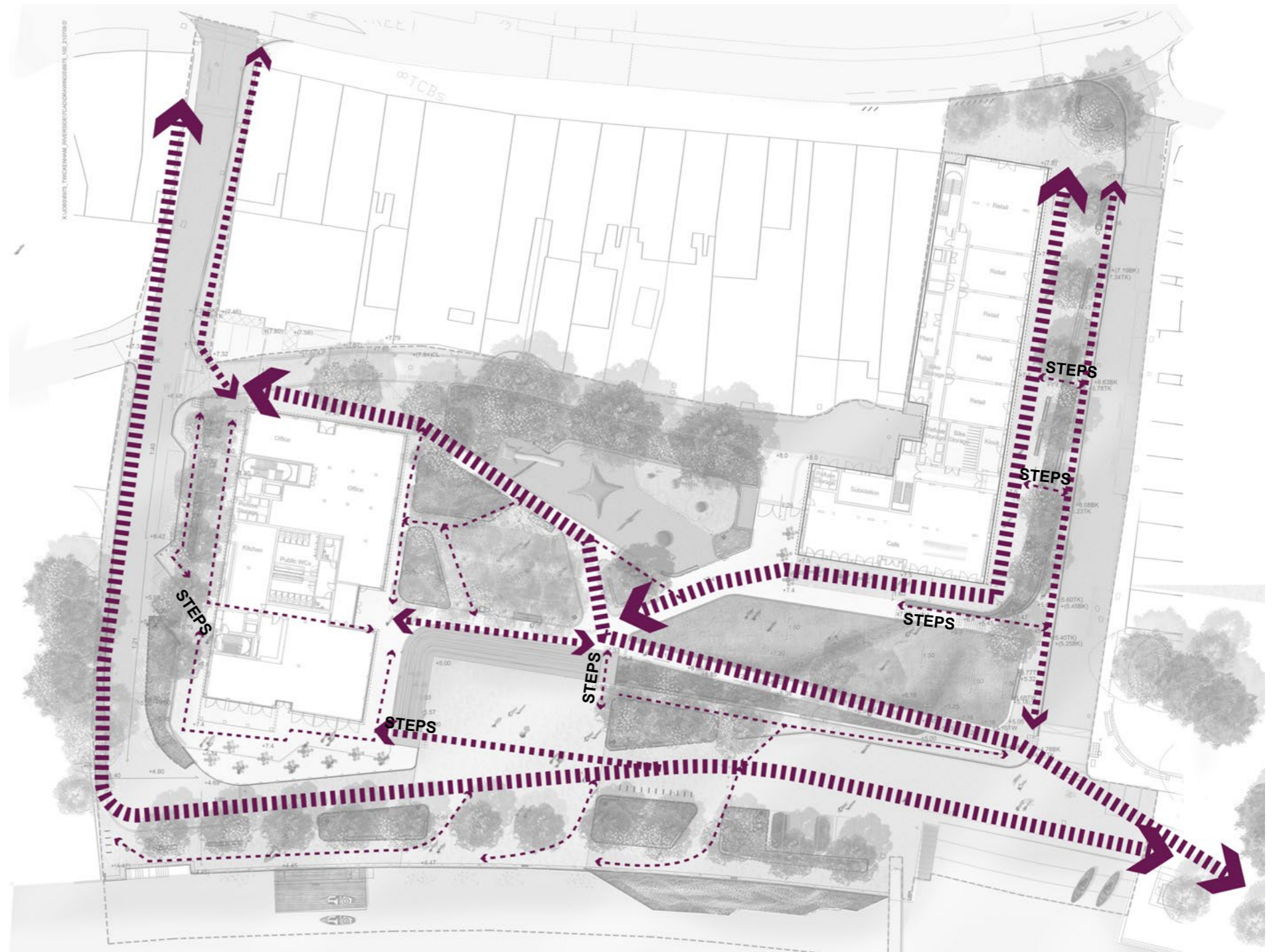


Strategies

Pedestrian movement - Proposed

The revised layout provides access to the gardens at three points – from Water Lane, Wharf Lane and from the river front itself. The lower level and new square prioritises pedestrians and the garden terraces are further opened up through stepped access adjacent to the seating terraces.

New accessible routes from the top of Water Lane and Wharf Lane are proposed round into the gardens adjacent to the new buildings, and the route through the site from the Thames Path up through the gardens is improved.



Key



Main pedestrian routes



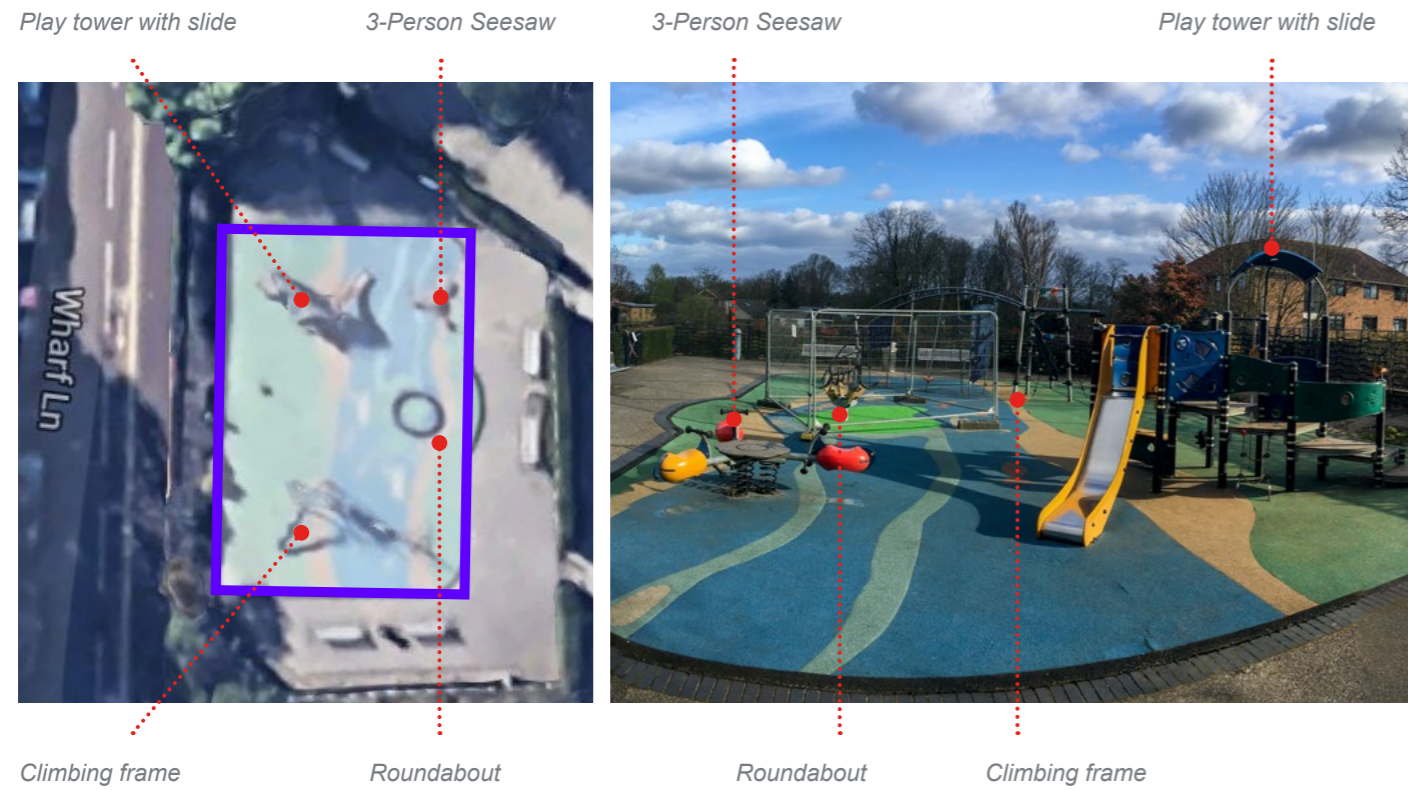
Tertiary pedestrian routes



Secondary pedestrian routes

Strategies Play

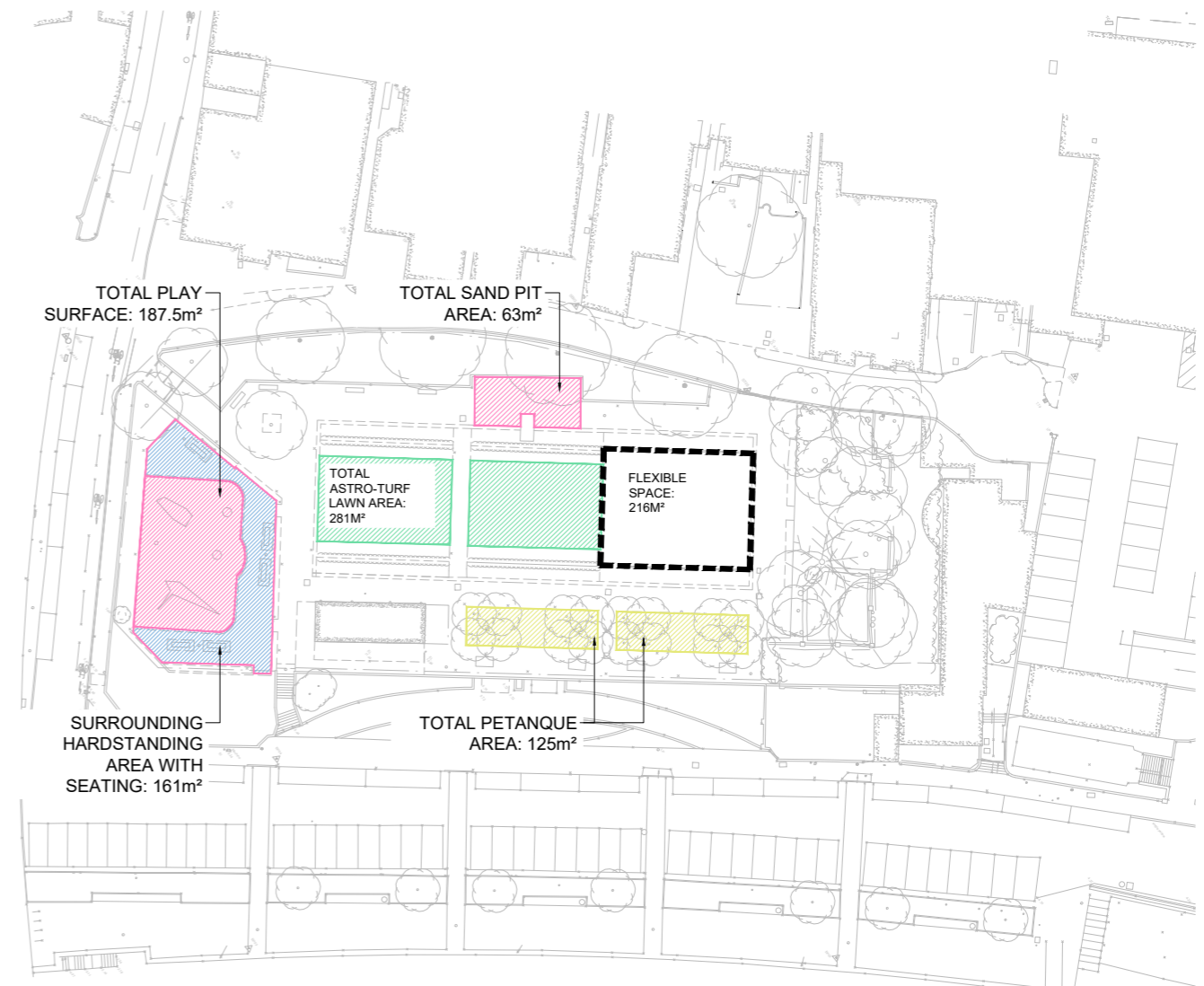
EXISTING



 Existing Play Area

Existing Equipment (total 4 pieces, maximum 15 children at the same time)

- 1 Play tower with slide (aged 2+, 3 children)
- 1 Seesaw (aged 3+, 3 children)
- 1 Roundabout (aged 6+, 4 children)
- 1 Climbing frame (aged 6+, 5 children)



LEGEND

-  PLAY SURFACE
-  PETANQUE AREA AND CHESS TABLE
-  ASTRO TURF LAWN
-  SEATING WITHIN PLAY AREA

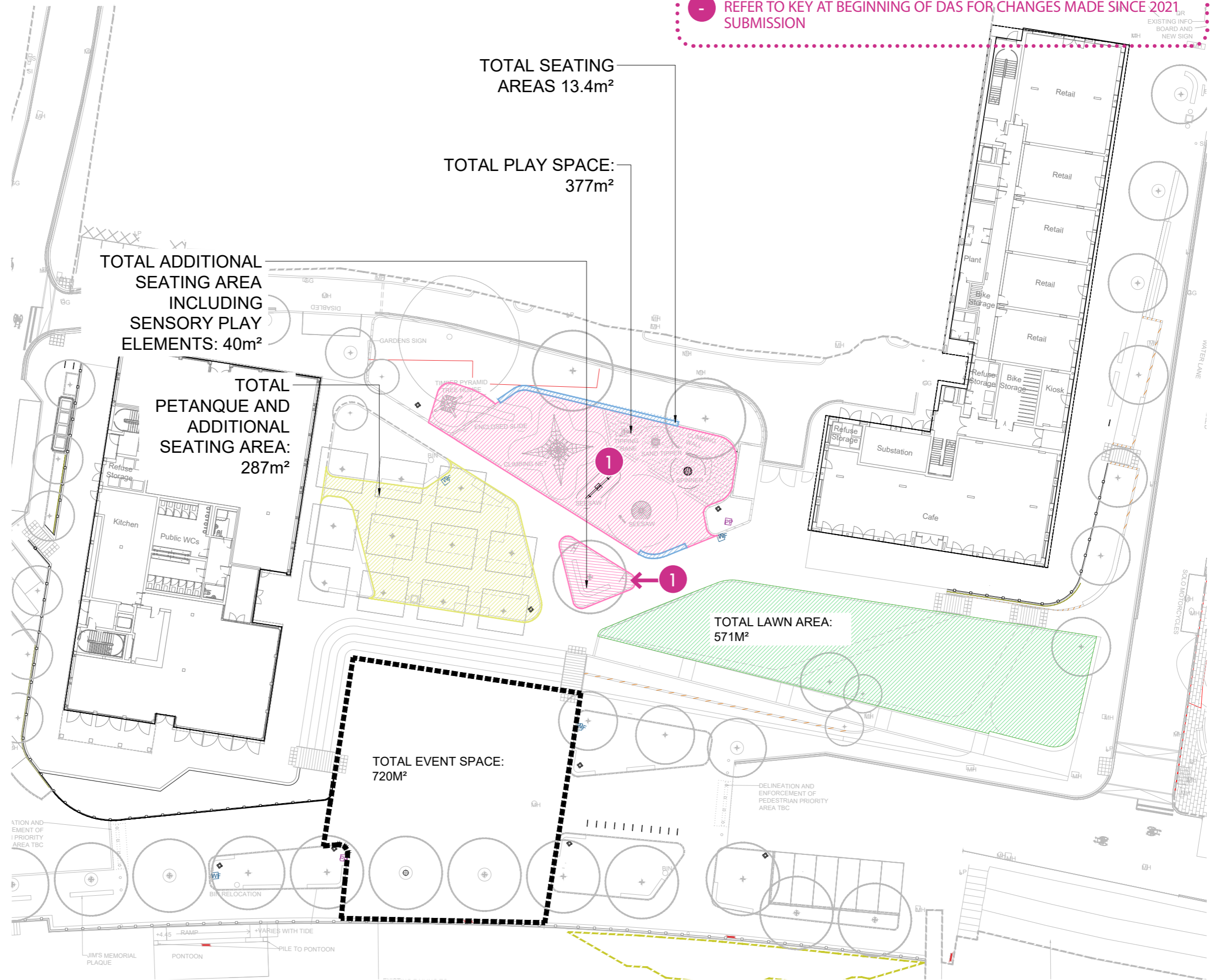
EXISTING PLAY

EXISTING PLAY SURFACE	187.5m ²
SAND PIT	63m ²
Total	250.5m²

Strategies
Play

PROPOSED

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TOTAL SEATING AREAS 13.4m²

TOTAL PLAY SPACE: 377m²

TOTAL ADDITIONAL SEATING AREA INCLUDING SENSORY PLAY ELEMENTS: 40m²

TOTAL PETANQUE AND ADDITIONAL SEATING AREA: 287m²

TOTAL LAWN AREA: 571M²

TOTAL EVENT SPACE: 720M²

- LEGEND
- PLAY AREA
 - PETANQUE AREA AND CHESS TABLE
 - FLEXIBLE LAWN SPACE WITH PLAYFUL SLOPED TERRACES
 - SEATING WITHIN PLAY AREA

PLAY PROVISION REQUIREMENT (INCLUDING SAND PIT)
GLA REQUIREMENT :
250.5m²
148.6m²
399.1 Total
TOTAL PROPOSED PLAY: 417m²

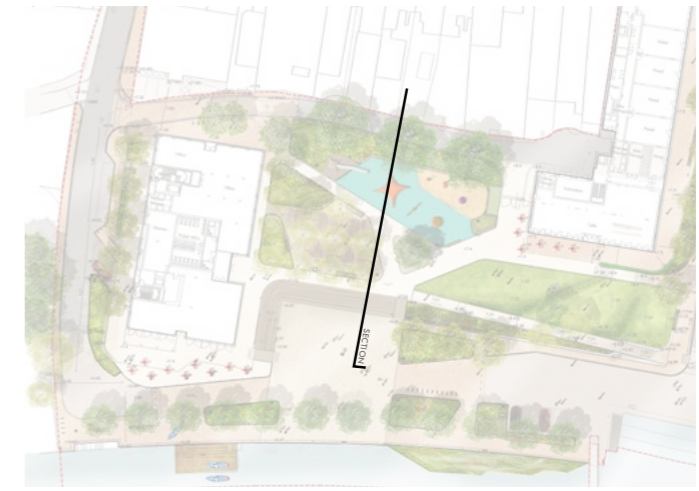
EXISTING INFO BOARD AND NEW SIGN

ATION AND EMENT OF I PRIORITY AREA TBC

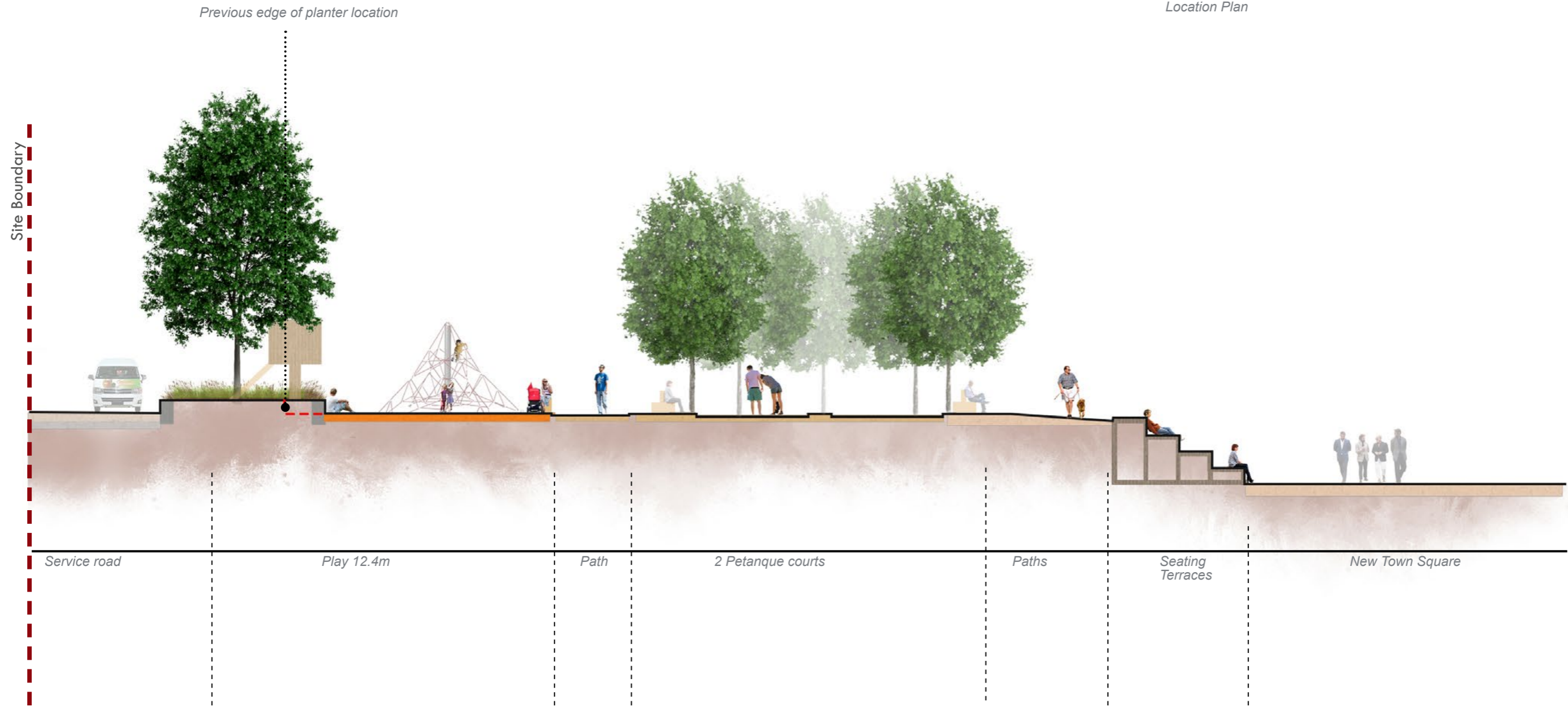
DELINEATION AND ENFORCEMENT OF PEDESTRIAN PRIORITY AREA TBC

JIM'S MEMORIAL PLAQUE
PONTON
PILE TO PONTON

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Location Plan



Illustrative section

Strategies Play

The adjacent diagram shows existing play areas within walkable distance from our site.

Play Area for children aged under 5 years old (within 100m walking distance):

NIL

Play Area for children aged 5 - 11 years old (within 400m walking distance):

- Champion's Wharf's Play Beach
- Playground adjacent to Holly Road

Play Area for children aged 12+ years old (within 800m walking distance):

- Craneford Way Playing Fields
- Jeremy Hooton Tennis Coaching
- Richmond Baseball Club
- Riverside Drive Playground
- Richmond & Kew Football
- Sheen Parks Tennis – King George's Field
- Tennis Court adjacent to Moor Mead Road
- Tennis courts, basketball courts and football pitch adjacent to Grotto Road
- Twickenham Lawn Tennis Club

NOTE:

IT IS NOTED THAT THE PLAY AREAS WITHIN HAM LANDS ARE NOT NECESSARILY WITHIN WALKING DISTANCE DUE TO LACK OF ABILITY TO CROSS RIVER, THEREFORE THE DIAGRAM OPPOSITE IS FOR ILLUSTRATIVE PURPOSES.

