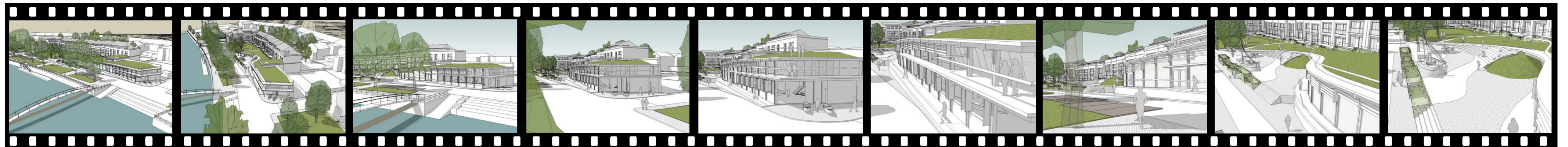


# proposed site layout

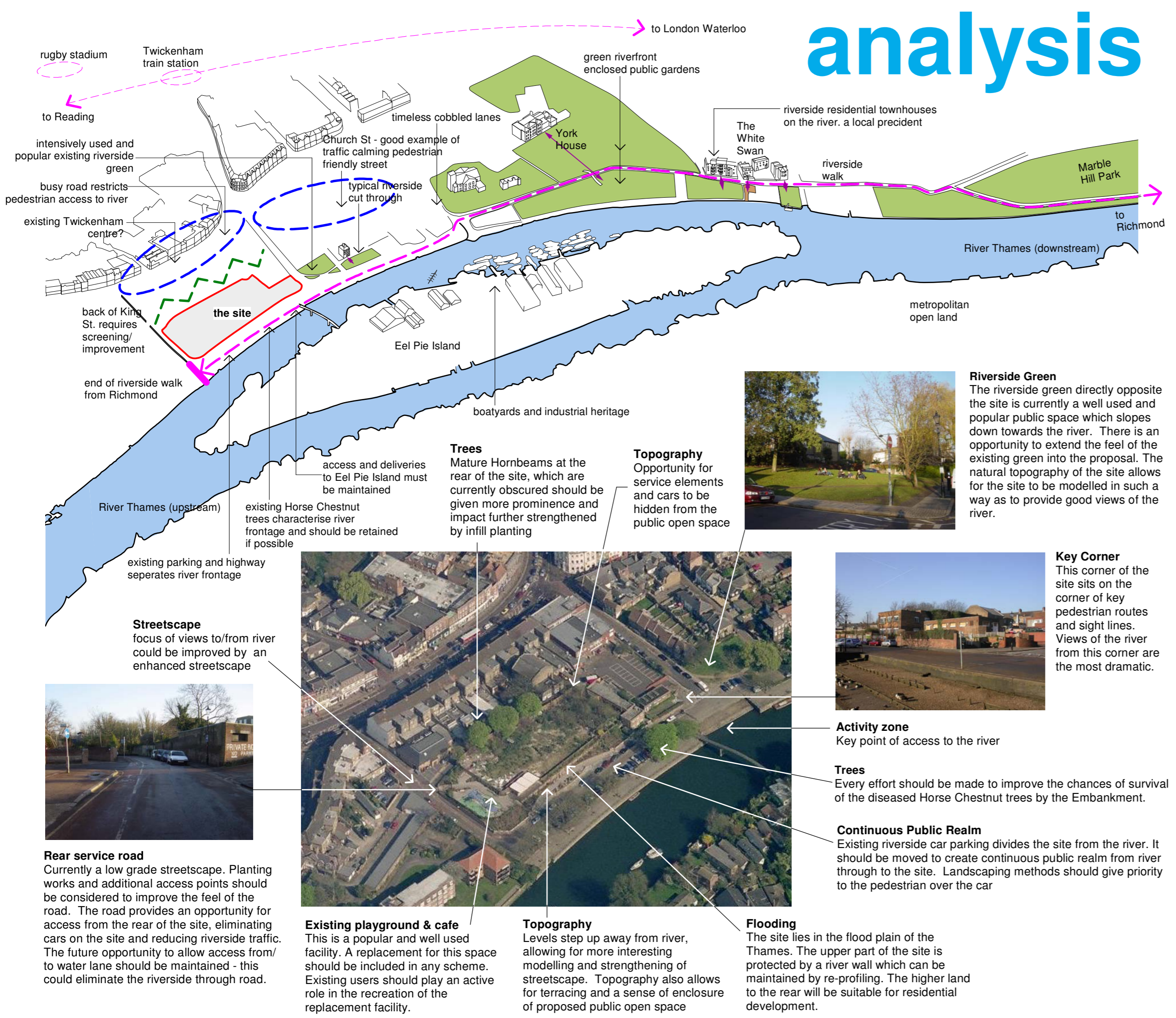


"Working with the community and the Council to deliver a development which will revitalise the riverside and Twickenham the way the Lido did 70 years ago."

## 3D animation



## analysis



## development priorities

**TWICKENHAM RIVERSIDE GREEN**  
The existing riverside green is the only green public space by the river in the town. It is extremely popular and used by many in the summer months for leisure and recreation. The scheme extends this green riverbank and utilises the natural topography of the site allowing the 'Green' to wrap over the river centre. This will provide higher level views of the river and will be a fun and exciting space for all to use. The public open space is very similar in scale to the much loved Richmond Riverside terraces by Quinlan Terry.

**DEFINING A NEW HEART TO TWICKENHAM**  
The aim of this proposal was to maximise the public open space. The new river centre and play area will create a new activity hub and help define a new key landmark in the area. The housing will overlook the public open space creating a safe and active environment for all to use.

**LEARNING THROUGH PLAY**  
The play area will be integrated into the landscape and will provide fun learning activities focusing on riparian and boating themes. The process of the river will be played out both through the building and the landscaping. The Cafe will overlook the play area ensuring good surveillance and allow parents to meet and enjoy refreshment.

**RIVER AESTHETIC**  
The gently sloping grass roof of the River Centre will minimise the perceived built footprint of the development. The facades will take the aesthetic of the boatyards opposite on Eel Pie island with glazed and timber screens. There will be internal views into the workshops and exhibition spaces, between the cafe and the play space as well as dramatic views out onto the river.

The housing will be a contemporary interpretation of the houses at Riverside, Twickenham. In the same way they will have bays, balconies, raised terraces above the floodline, creating subtle defensible private open space. Similarly, balconies and terraces will have extensive shrubs and climbers linking the built environment with riverside arcadia.

**PARKING**  
All the existing residential and business parking bays will be maintained. The majority of the riverside parking will be moved to the rear along the service road with pedestrian access through the public open space. New car free public open space will be provided along the river frontage and priority will be given to pedestrians rather than vehicular access. The existing road along the embankment will be reduced in width in certain areas to create a safe 'Homezone' approach. The new housing will have 1no. designated parking space per dwelling and the apartments will have 6no. spaces for 14 apartments.

**SUSTAINABILITY**  
Providing a sustainable development was one of the key objectives of the design. The River Centre has evolved from the first principles of sustainable design. Orientation and structure were influential on the design. The high thermal mass structure has a solid crushed recycled concrete gabion wall to the North with no openings. The South and West facade is primarily glazed walls with solar screening. The river centre will achieve a BREEAM 'Excellent' rating. The housing will achieve a minimum Code for Sustainable Homes level 3 with 20% renewables.

**TREES & LANDSCAPING**  
The existing mature hornbeams to the rear of the site will be retained as will the mature horse chestnuts along the embankment. It is intended that these be aerated to try and revive the roots where retaining walls and parking bays have previously encroached.

Biodiverse sustainable riverbank appropriate landscaping is compliant with the ethos of the whole development. The landscaping will also be closely integrated with the play area, incorporating wood rush, reed filled rain garden, pollarded white willows, run off retention and bio filters. The recently constructed brick defence wall will be replaced with a biodiverse riverside vegetation. This new park will now extend from the housing across the reduced access road down to the river.

**components of the scheme:**

| TWICKENHAM RIVER CENTRE: 1020 sqm GIA      |                                 |          |
|--------------------------------------------|---------------------------------|----------|
| RESIDENTIAL MIX:                           |                                 |          |
| 6 No                                       | 4BED HOUSES                     | 188sqm   |
| 9 No                                       | 3BED HOUSES                     | 163.5sqm |
| 3 No                                       | 2B4P FLATS                      | 66sqm    |
| 11 No                                      | 1B2P FLATS                      | 45sqm    |
| 3 No                                       | 1B2P WHEELCHAIR ADAPTABLE FLATS | 52sqm    |
| TOTAL AREA - 3495sqm                       |                                 |          |
| TOTAL UNITS - 32 (14 No SMALL UNITS - 43%) |                                 |          |

