

Twickenham Riverside Development Brief

Welcome to the Twickenham Riverside Development Brief exhibition.

The Twickenham Riverside site has a long and complex history of unsuccessful attempts to redevelop the site since its closure as a public pool in 1980. The London Borough of Richmond upon Thames are very keen to end the delay in the delivery of a permanent development solution to the site. As such, the Council is currently preparing a development brief for the Twickenham Riverside site to provide clear guidance to help control how the site is developed in the future.

This development brief is being prepared in advance of a developer being identified for the site and in advance of other more detailed stages of work.

The Council has commissioned planning and urban design consultancy Urban Practitioners to assist in the preparation of the development brief. Urban Practitioners and their team, which includes design and sustainability specialists Bere:Architects, transport experts Alan Baxter & Associates, property specialist Donaldsons and cost consultants Davis Langdon are currently undertaking analysis to identify key issues and opportunities and are considering a range of initial options for the site.

PROJECT AIMS

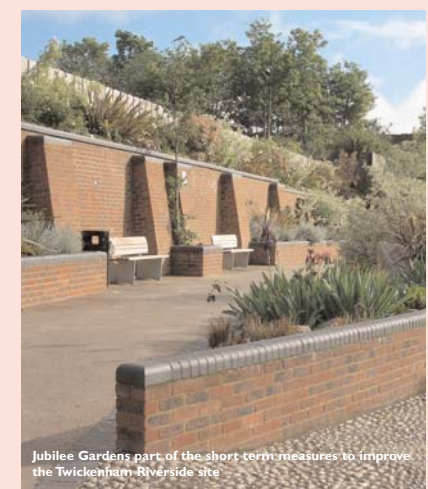
- Clear and practical advice to the market in respect of the **broad shape of acceptable schemes**;
- An assessment of the key **urban design issues** for the site;
- The identification/analysis of the prevailing property market conditions for **appropriate land uses**;
- The provision of an outline analysis of the potential alternative **development options** for the various parts of the site; and
- The provision of a development appraisal analysis to assess the **commercial viability** of the emerging development options.

SITE PRIORITIES

- Environment Trust River Centre
- Highly sustainable scheme
- High quality design, of a scale and density that are appropriate for the sensitive location
- Play facilities and open space improvements
- Adjusted affordable housing content



The Twickenham Riverside site as viewed from the Eel Pie Island pedestrian bridge



Jubilee Gardens part of the short-term measures to improve the Twickenham Riverside site

2 Programme

The preparation of the Development Brief commenced in June 2007. There are three key stages to its preparation:

1. A review of the existing situation and site/context analysis
2. Developing options for the site
3. The production of the development brief

Consultation is a key element of the process and community and stakeholder input is sought at each of the three stages. At stage one key stakeholder one-to-one meetings have been undertaken, at stage two an options workshop event will take place, and at stage three a public exhibition on the draft brief will be held.

PREDICTED PROGRAMME

Stage 1: Review of existing situation June to July 2007

- Planning review
- Urban design analysis
- Transport audit
- Property market review
- Key stakeholder meetings

Stage 2: Developing options August to November 2007

- Developing options
- Twickenham Riverside Options Workshop
- Review of comments
- Preferred option and viability testing

Stage 3: Production of brief November to January 2008

- Drafting of Development Brief
- Riverside Exhibition
- Review of comments
- Council adopts brief



3 Issues and Ideas ...

The initial phases of work and consultation with key stakeholders has identified some key issues and ideas relevant to the preparation of the development brief.

landmark ...

The River Centre - landmark building
Flagship scheme - high quality design, excellent standards of sustainability



St Mary's Church - a key landmark along this section of the river



High quality public realm improvements along Heath Road

links ...

- Strengthen connections to the river
- Enhanced links to King Street and Church Street



The existing café on the site



Boat related activities on Eel Pie Island

trees & open space ...

- maximise public open space
- incorporate a playground
- the importance of the trees along the service road and the Embankment



The existing playground on the site



Mature trees along the Embankment

land uses ...

houses, cafés, restaurants, space for markets and events, boat storage and workshops at ground floor level



King Street shopping frontage



Café, restaurants and independent retailers along Church Street close to the site

scale & massing ...

- intimate scale (4 storeys maximum)
- individual buildings
- varied roof line
- respect the heritage setting



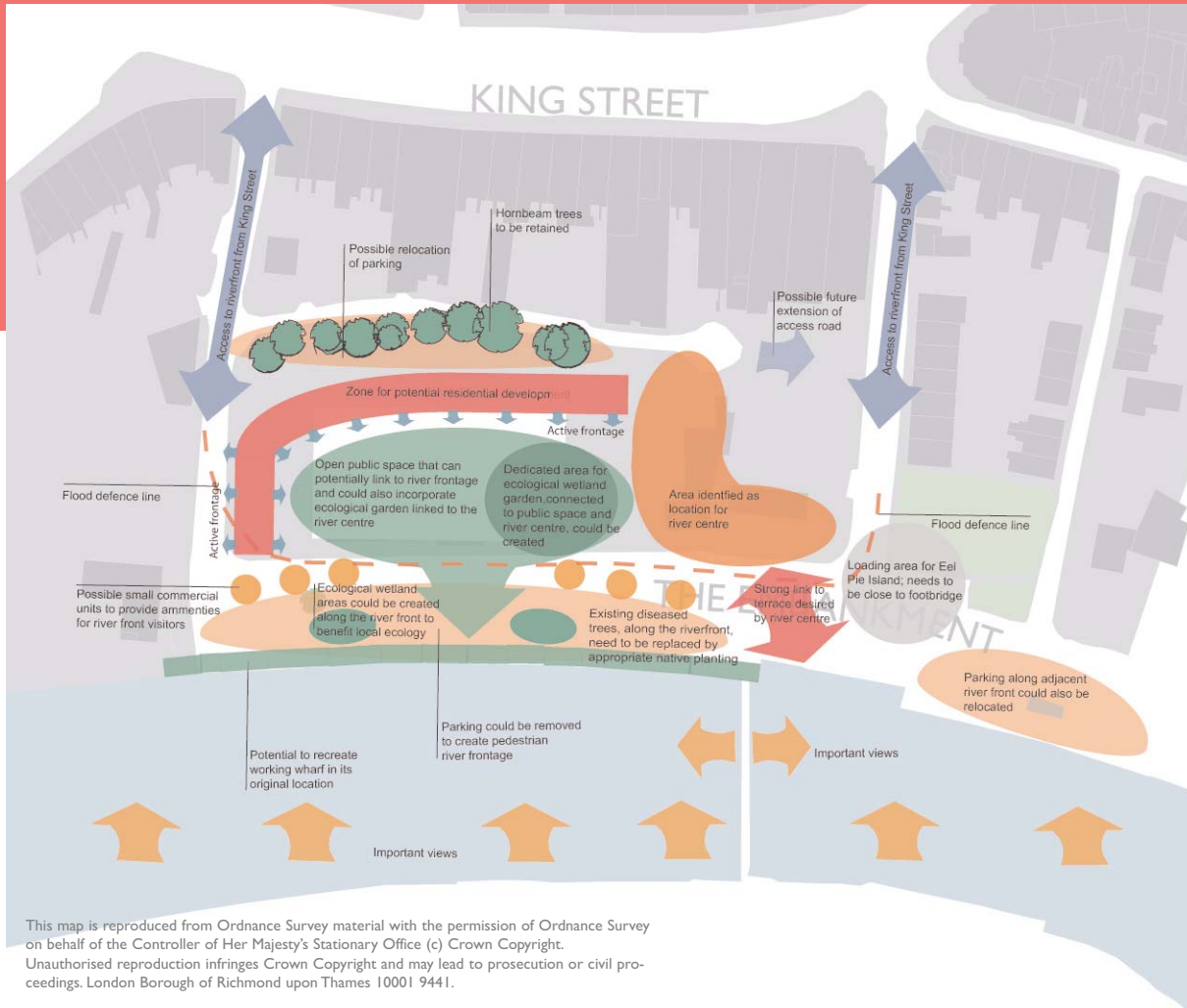
Small scale buildings lining the connections from the Embankment



Intimate scale of the existing buildings along the Embankment

4 Opportunities

Comments received from the initial consultations have been used to develop a concept plan, which contains a number of key opportunities and ideas for the redevelopment of the site.



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cafés



sustainable



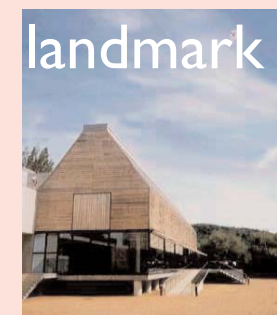
markets
events



waterside



playground



landmark



restaurants



open space

seating

5 The Twickenham Riverside Site

In June 2004, the Secretary of State granted planning permission for a short-term scheme until June 2009. Since then, the pool building has been replaced with a hard and soft landscaped public open space, a children's playground and café with accessible toilets and baby change facilities available to the public.

Then ...



The pool facade as it was before demolition



The pool site interior during demolition in 2004



The pool site interior during demolition in 2004

Now ...



Jubilee Gardens the hard and soft landscaped public open space



6 The Twickenham Riverside Site

In 2006 the Council made a decision on the Twickenham Challenge and agreed to pursue the Environment Trust River Centre scheme for part of the site in conjunction with a long-term solution for the Twickenham Riverside site.

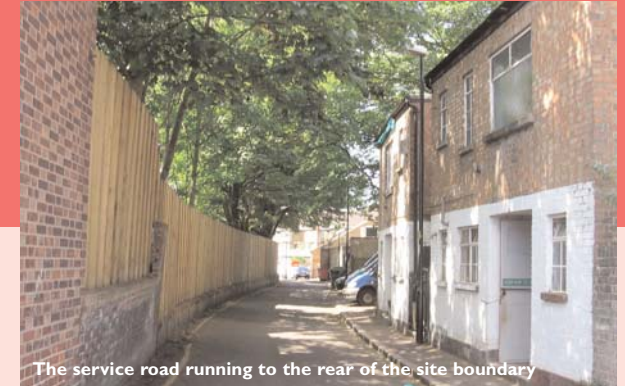
Now ...



HANDS charity in the former Bath House on the site



The former public toilet block



The service road running to the rear of the site boundary



The Embankment with brick planters separating pedestrians from the car parking and access road