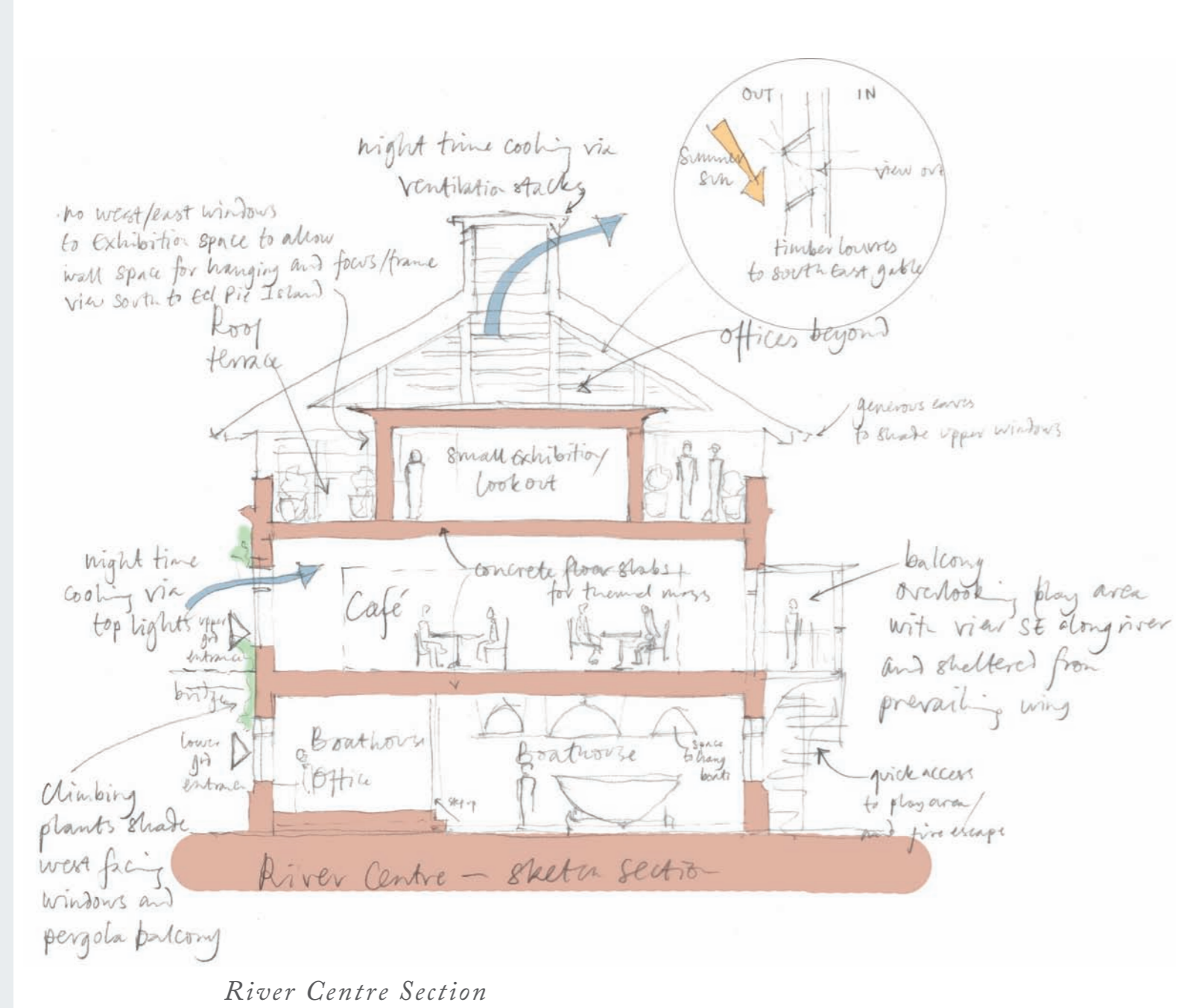


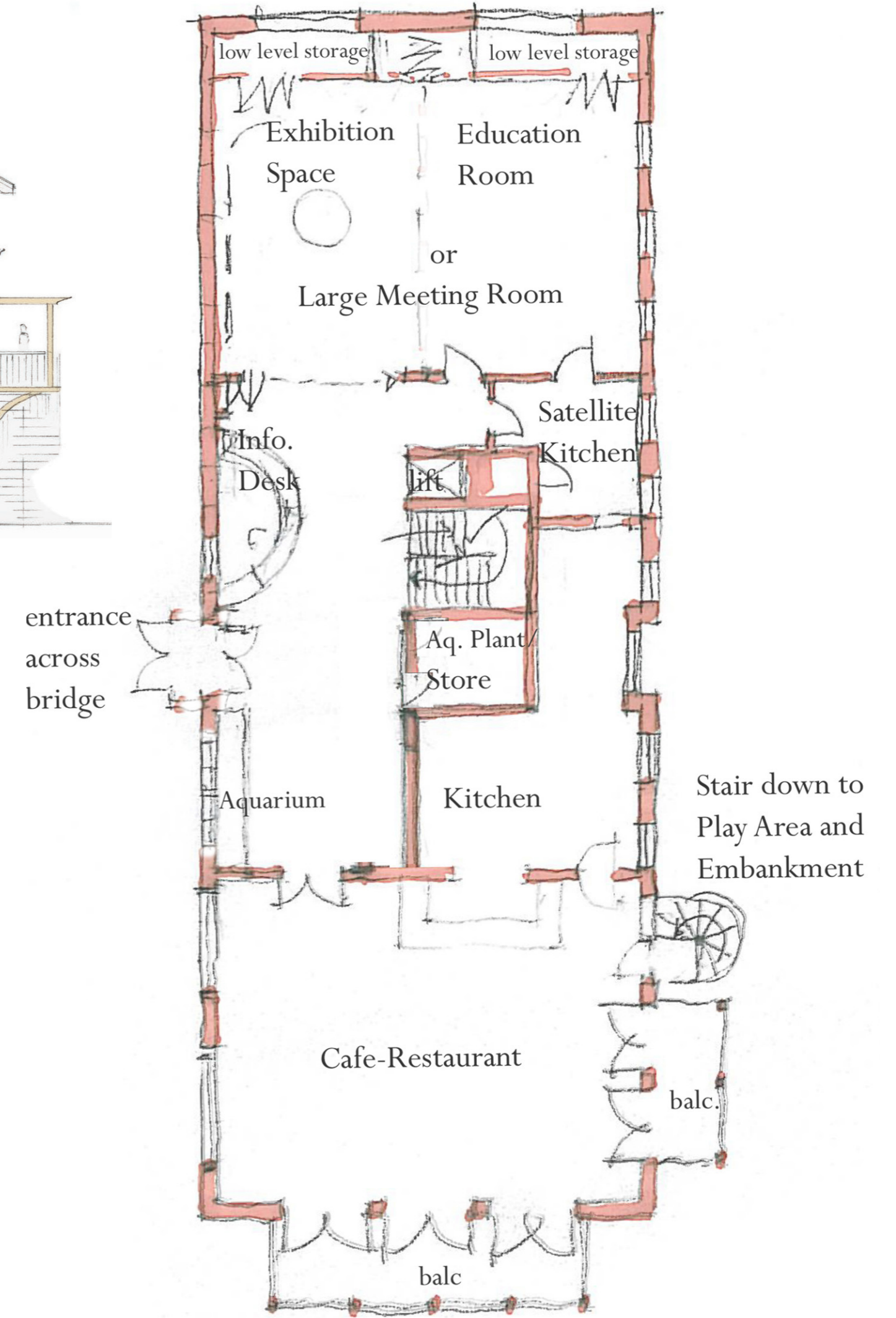
TWICKENHAM RIVERSIDE



River Centre Section



River Centre Elevation Facing River



River Centre Upper Ground Floor Plan

SUSTAINABILITY

The River Centre would be designed and built to attain a BREEAM Excellent rating. The housing would achieve Level 3 of the Code for Sustainable Homes as a minimum, but with an aspiration to achieve Code level 4.

Energy Conservation

- Good air tightness and levels of insulation 30% in excess of Building Regulations requirements to reduce heating and cooling requirements.
- High thermal mass in order to assist natural night-time cooling and iron out temperature extremes.
- Tall windows and good natural light to reduce the need for artificial lights.
- Energy efficient appliances and 7 day thermostat.

Building Technology

- Heat recovery ventilation.
- Local sourcing of materials especially bulk materials e.g. aggregates.
- Use of low embodied energy and recycled materials.
- Use of recycled Pulverised Fly Ash (PFA) to reduce cement input in concrete.
- Lime mortars to be used for all brickwork (for aesthetic reasons, waste reduction on site, longevity, potential future recycling of bricks and lower carbon footprint than cement mortar).
- Consideration of the use of the river to move bulk materials, reducing road miles and disturbance for residents.

Renewable Energy

- Solar water panels could potentially provide 65-70% of the annual hot water requirement.
- Heating for the remaining 30-35% of hot water p.a. and for space heating could be from heat pumps (either air source or potentially using river water). Heat pumps with a 1:4 Co-efficient derive 80% of their heat from the sun.



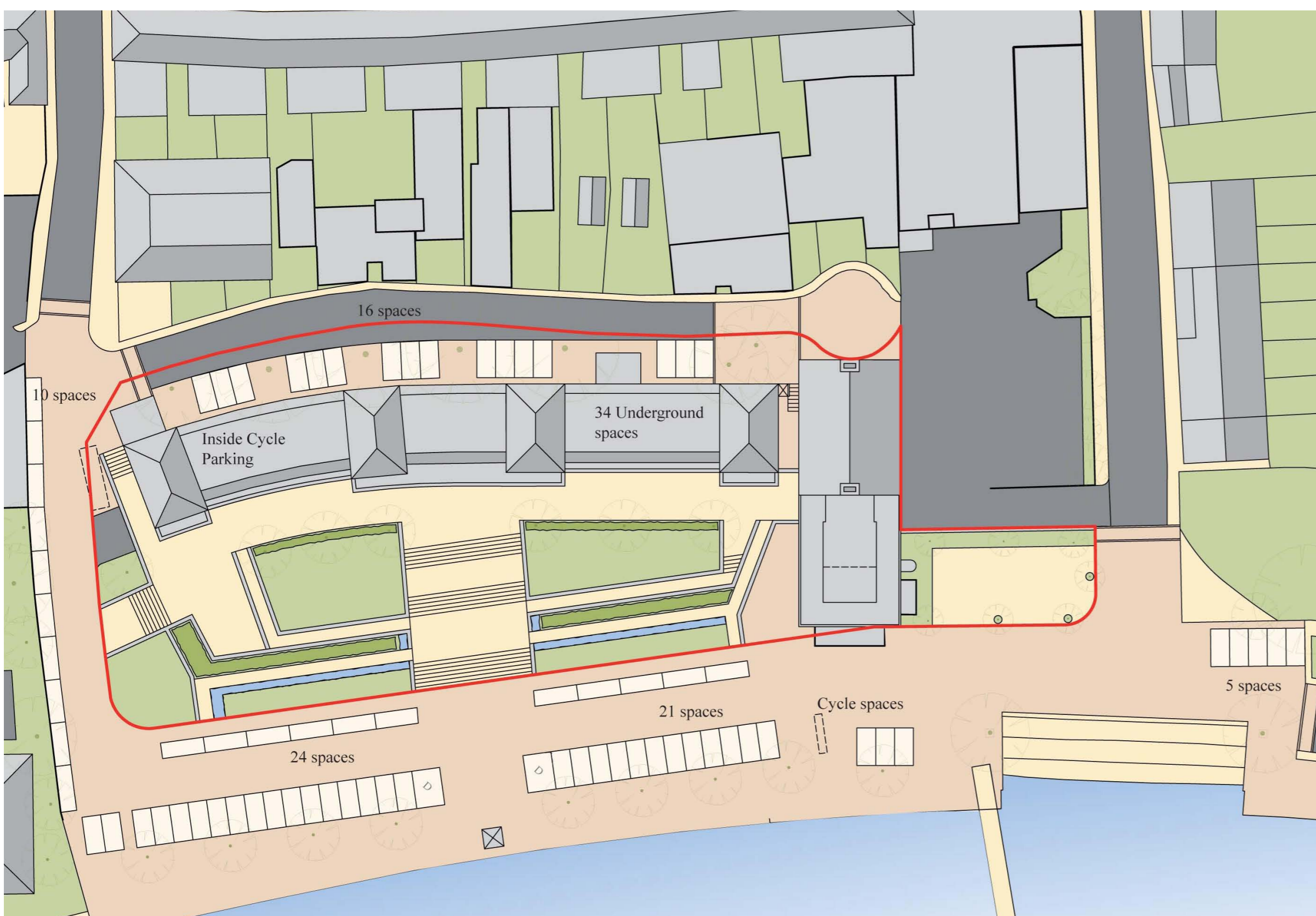
River Centre Entrance



Upper Ground Level looking towards River Centre



River Centre Viewed from Embankment



Parking and Highways Plan

CAR PARKING

- Undercroft: 28 cars plus 2 disabled car spaces, 30 cycles. As part of detailed design we will consider whether some car spaces could have electric charging in order to encourage electric cars.
- Service road: 16 spaces between trees. These will be public parking to compensate for the re-location of the parking on the embankment.
- Wharf Lane - 10 spaces as at present (these seem to be allocated for business use) - no change.
- Embankment - removal of 5 parallel parking spaces (currently 16, 11 proposed).
- Embankment river side, parking end on to river - removal of 11 spaces (currently 42 marked spaces. Of the remaining 31, 2 would be disabled spaces).
- Embankment - 3 loading spaces next to bridge to Eel Pie Island - no change.
- Embankment - 5 spaces just east of junction with Water Lane - no change.

VIABILITY OF THE PROPOSALS

The scheme has been carefully designed to provide the minimum amount of "enabling development" in order to pay for the priorities set out by the Council for the site (as identified on Board 1).

The construction of the proposed 24 Apartments and 3 Restaurants on the site is necessary to fund all the works required: the construction of the River Centre; the new Children's Play Area; the improved public space on the site as well as funding improvements to the whole of the Riverside Area in front of the site itself.

The Restaurants and the River Centre will make the site a popular place to visit and a new destination for Twickenham. The children's playground and the facilities in the River Centre will also help to attract families to the site.