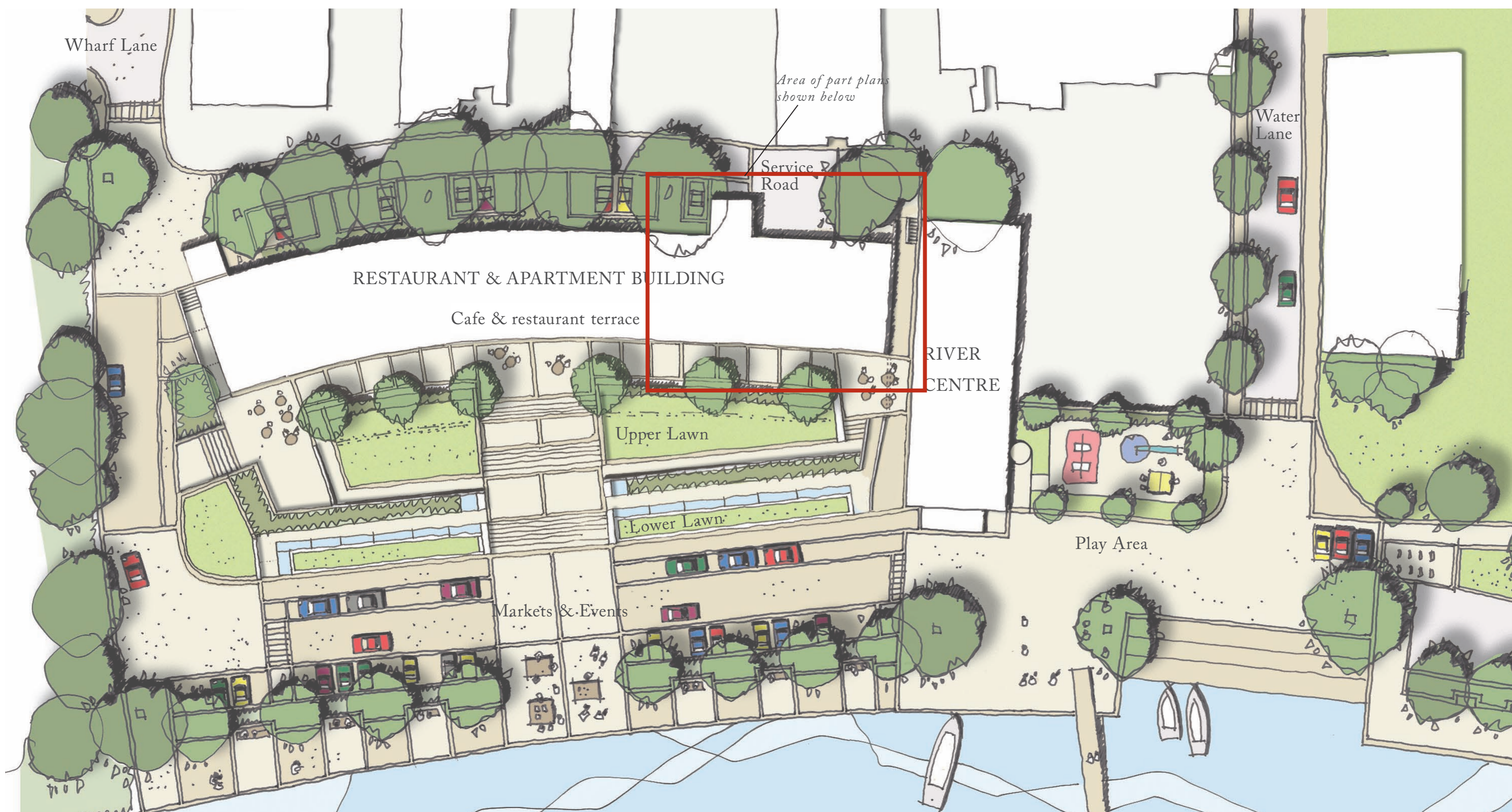
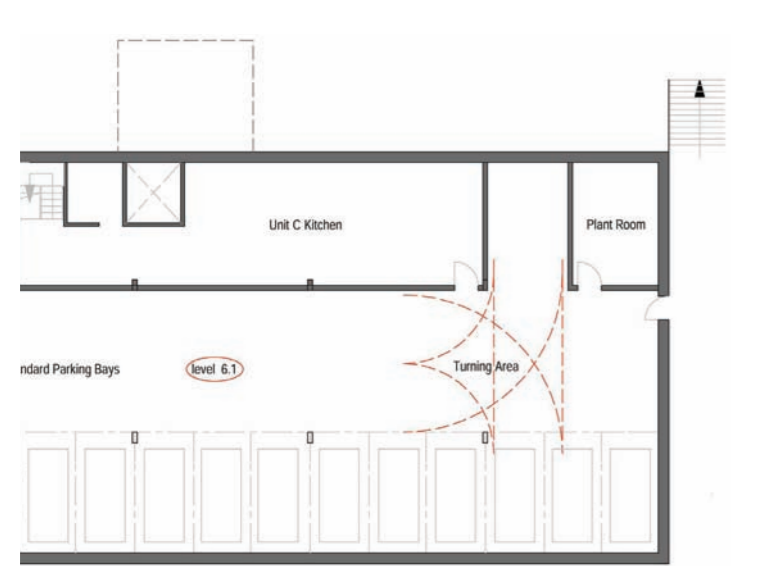


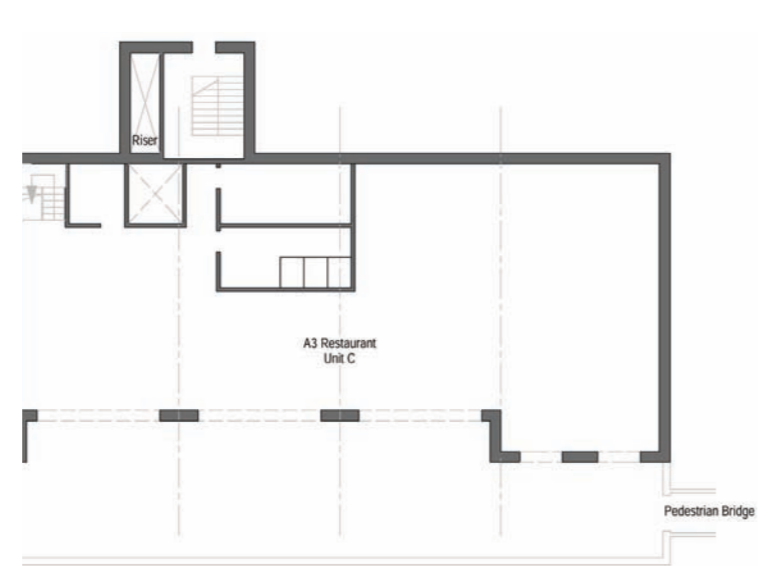
# TWICKENHAM RIVERSIDE



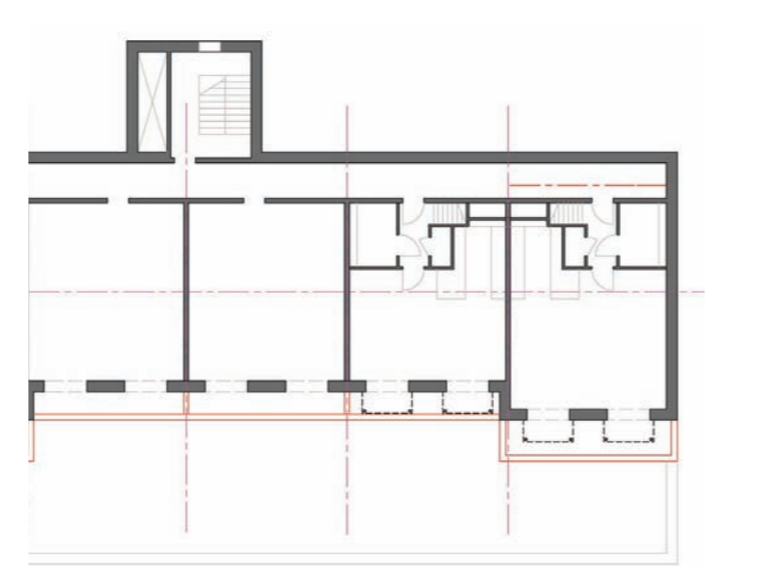
Landscape Plan



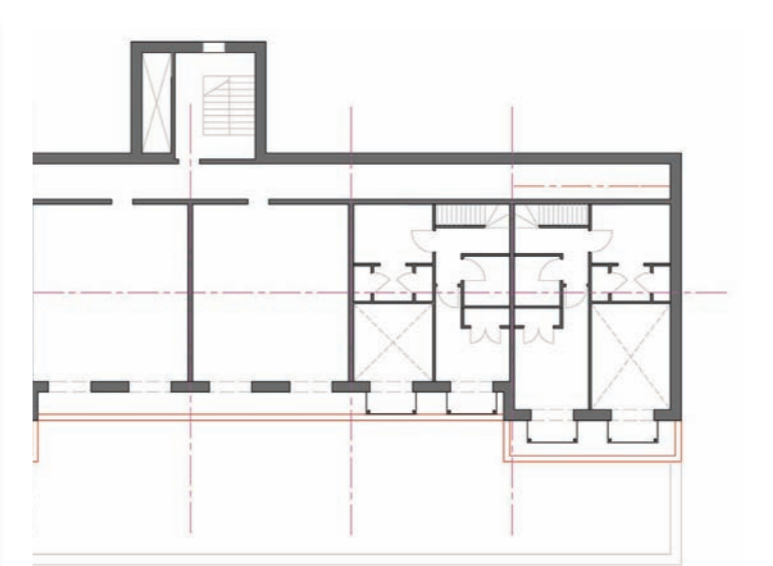
Part Basement Plan



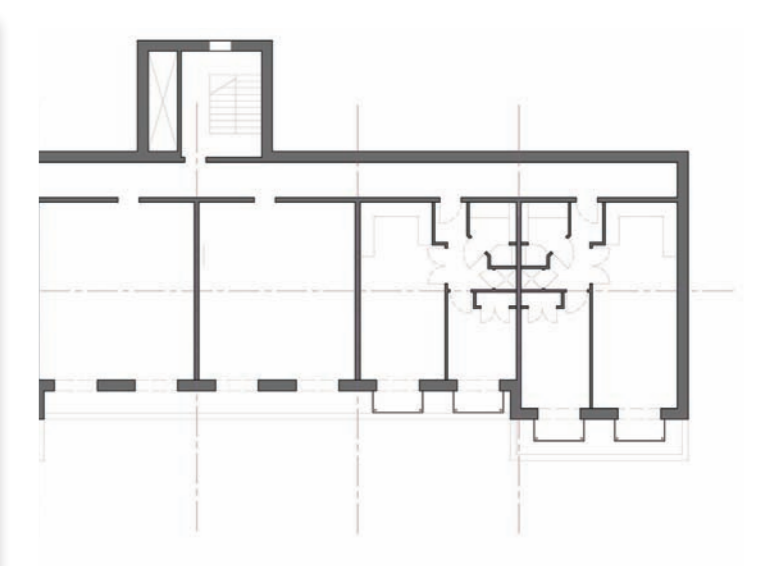
Part Ground Floor Plan



Part First Floor Plan



Part Second Floor Plan



Part Third Floor Plan

## COMPONENTS OF SCHEME

River Centre : 3 Floors: 1066m<sup>2</sup>

### Enabling Development:

- 12 One Bedroom Apartments
- 12 Two Bedroom Apartments
- 3 Restaurants, each 288m<sup>2</sup> (excluding kitchen areas)

### Footprint Area of Enabling Development:

- 935.5 m<sup>2</sup>

### Public Open Space: total 3,379 m<sup>2</sup>

- To front of site: 2,216 m<sup>2</sup>
- Children's Play Area: 302 m<sup>2</sup>
- River Centre Roof Terrace: 158 m<sup>2</sup>
- Space to rear of building: 703 m<sup>2</sup>

Public Open Space covers 72% of the site.

## DEVELOPMENT BRIEF PRIORITIES

Our proposals will bring the site back into proper public use as well as providing all these other key requirements for the site:

### THE ENVIRONMENT TRUST RIVER CENTRE

We propose a new sustainable building for the Environment Trust, where people of all ages and groups in the community can learn about the environment, the river and sustainability.

The design includes all of the elements within the building that the Environment Trust requires and the construction of this is funded through the adjacent enabling development of flats and restaurants on the site.

### MAXIMISE THE PROVISION OF OPEN SPACE

We have worked very hard to provide the maximum amount of public open space on the site by pushing the new buildings as far to the rear of the site as possible and by doing so have opened up all of the river side of the site to the public. The children's playground has been located close to the River Centre to

allow easier parental control and so parents can overlook the area from the River Centre cafe.

### RESPECTING LOCAL CHARACTER

The new buildings proposed on the site have been classically designed by the Architects. The designs will sit comfortably alongside the adjoining buildings, as well enhancing the special local character of the area.

### PROVIDE HIGH QUALITY SUSTAINABLE DESIGN

The new development will be highly sustainable and will employ the best principles of sustainable design and construction.

### MAINTAIN PARKING AND SERVICING ARRANGEMENTS

The proposal continues to provide resident, business and visitor parking and will not compromise any of the existing servicing arrangements. The existing service road to the rear of the King Street properties remains and will now be more usefully used by the new development as well so keeping traffic to a minimum.



Site Section