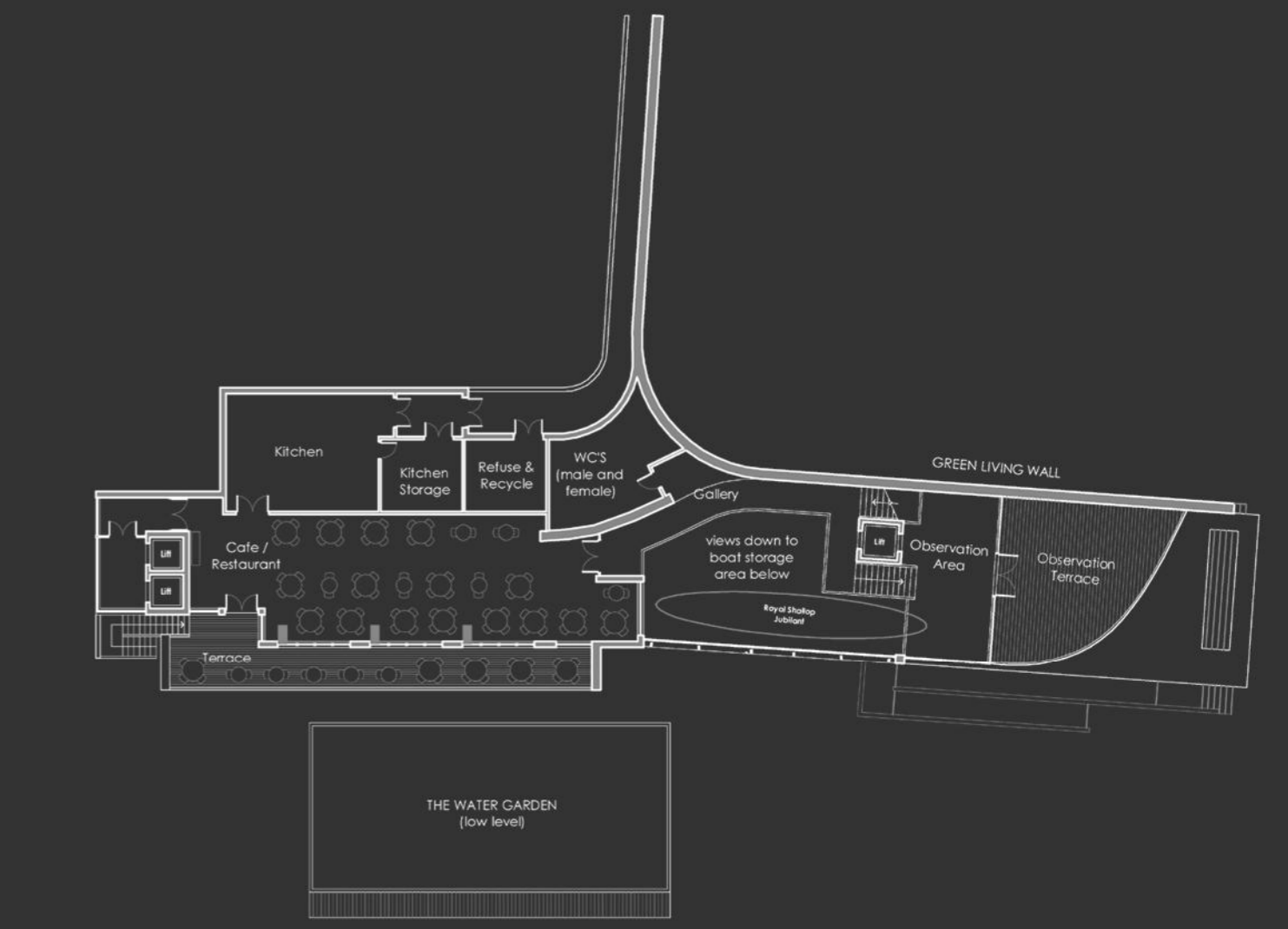


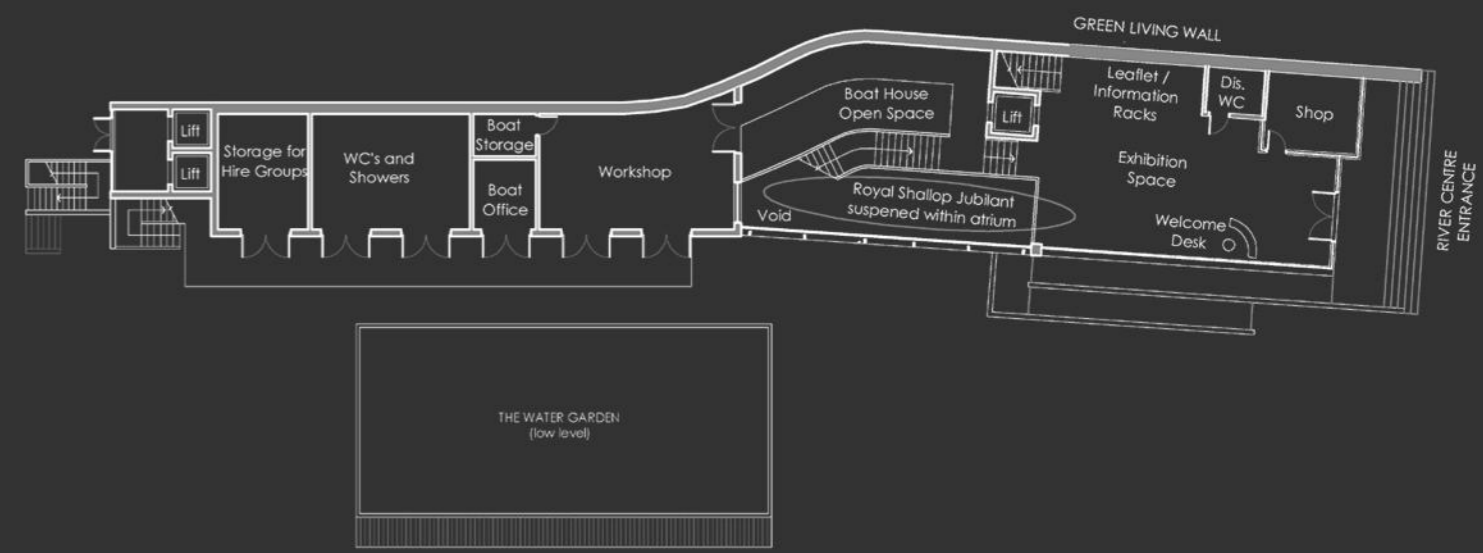
# TWICKENHAM RIVERSIDE



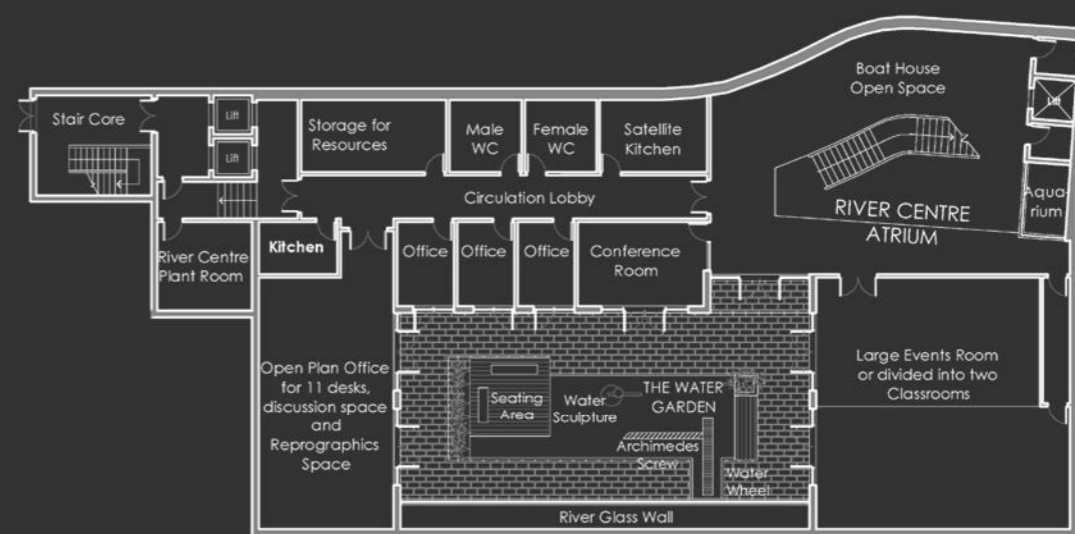
INTERNAL ILLUSTRATION OF TWICKENHAM RIVER CENTRE ENTRANCE



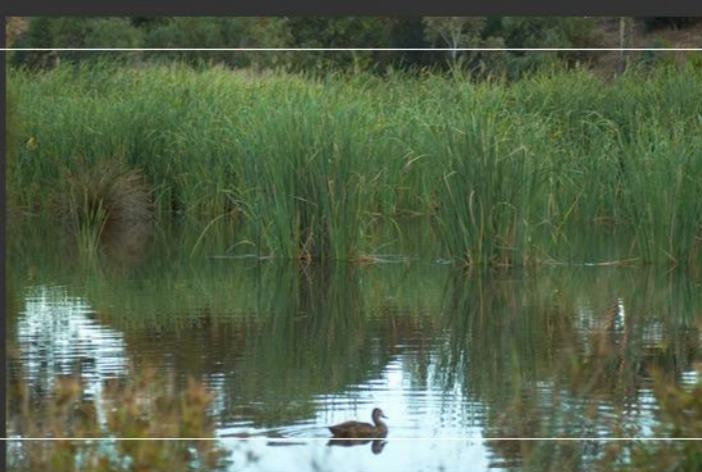
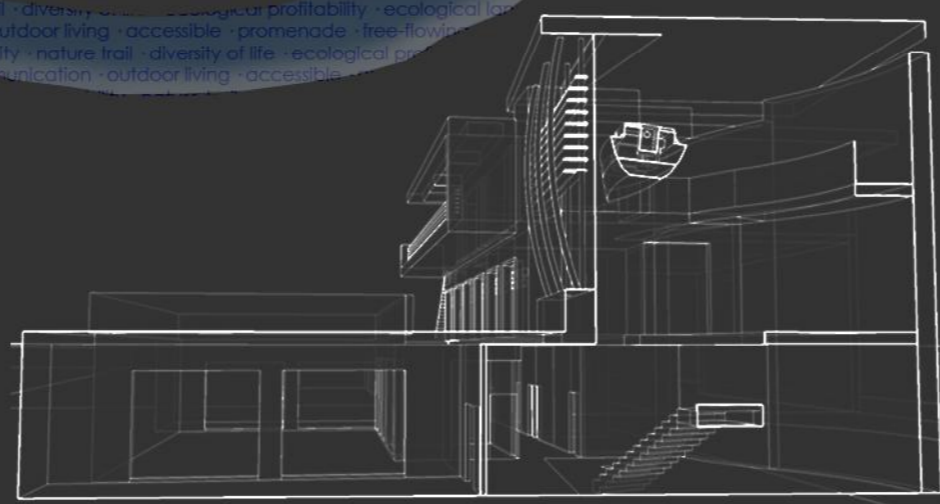
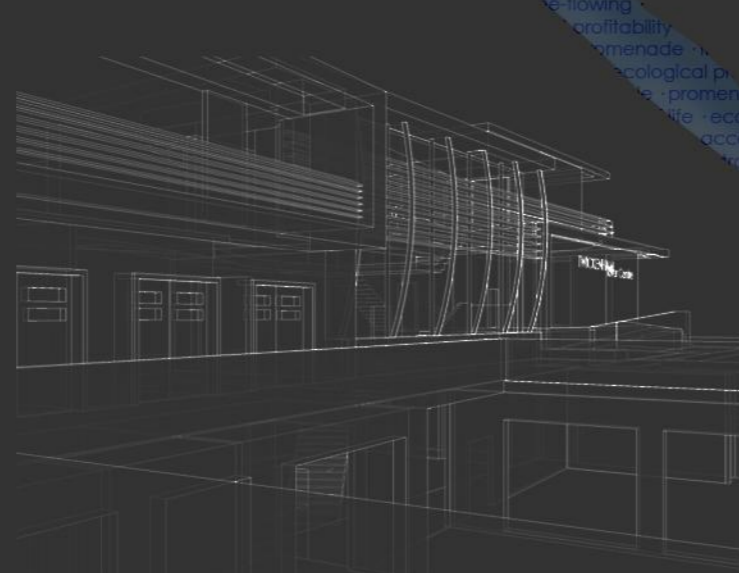
RIVER CENTRE FIRST FLOOR PLAN



RIVER CENTRE GROUND FLOOR PLAN

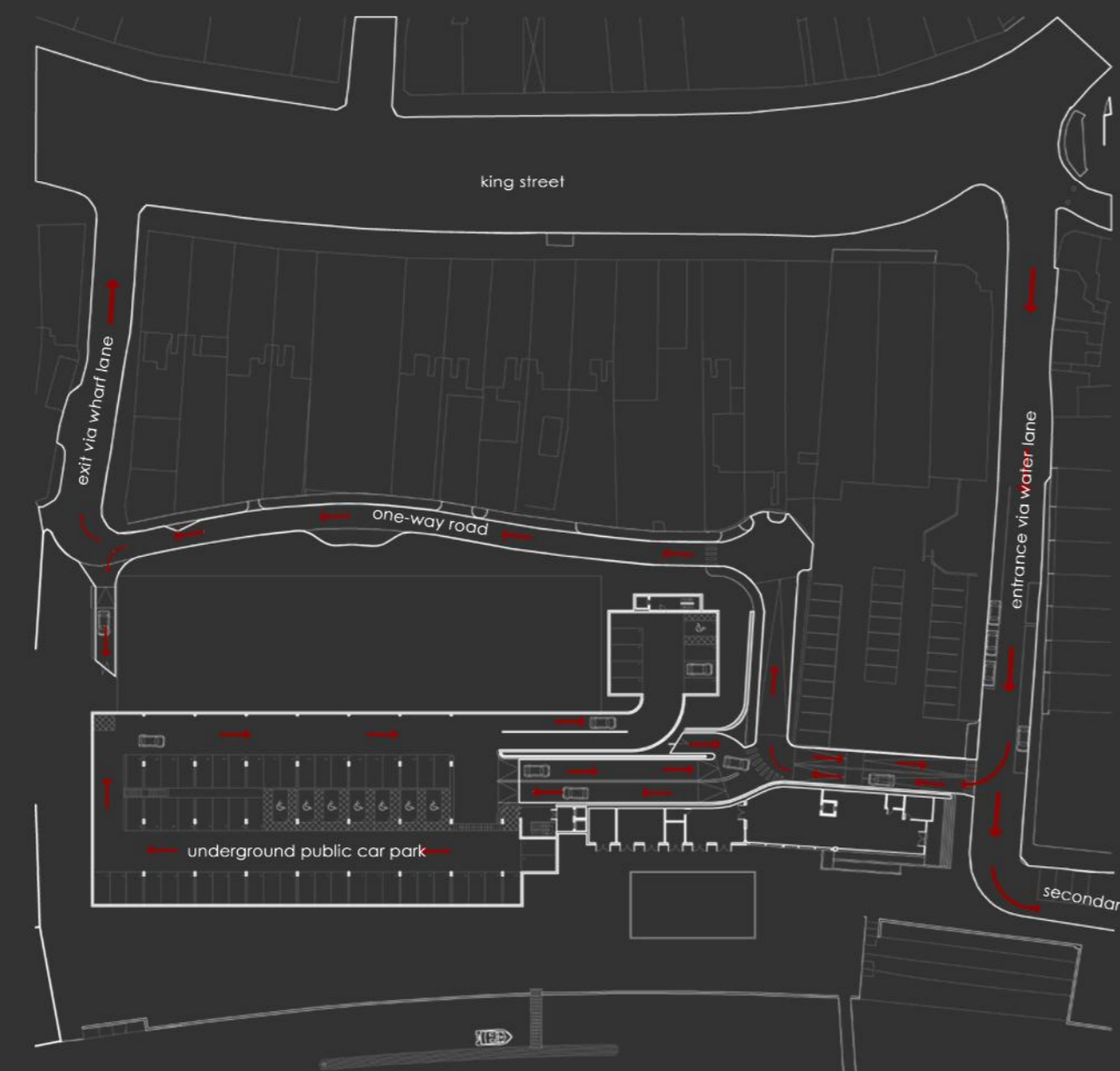


RIVER CENTRE BASEMENT LEVEL PLAN



## SUSTAINABILITY FEATURES

## STATEMENT OF VIABILITY



PARKING AND TRAFFIC FLOW THROUGH SITE

- new ecological habitats
- rainwater harvesting
- atrium - chimney effect ventilation
- solar shading
- biomass heating
- solid northwall construction
- solar water heating
- great crested newt habitats
- thermal mass cooling techniques
- code 4 -for sustainable homes
- air to water heat pumps
- loggery to provide stag beetle habitation
- green roof
- passive ventilation to car park
- interactive energy zone
- excellent "Breeam Rating" to River Centre
- native species planting

**Costs** • A full and detailed cost breakdown has been prepared covering all costs from whatever source. • The Project would be independent funded with no requirement from the Public Purse.

**feasibility** • A full financial appraisal has demonstrated the viability of the Project. • The Appraisal is based on detailed Proposals. • The Proposals and the Appraisal have been checked for viability by Independent Professionals.

**pedigree** • The Development Team partners were established in 1875 and 1986 respectively. • They have been financially audited and are secure. • They have demonstrated expertise in riverside development.

**enablement** • Enabling Development has been kept at an absolute minimum to allow provision of the required facilities. • There has been full cost transparency including sales revenue and build costs to ensure Enabling Development is minimised.

**project phasing** • The construction stage has been planned to grow in minimum disruption. • There would be no closure of the circulation to the site during construction. • Parking on site would be maintained throughout construction.

**borough's costs** • The Borough's costs have been included in the Development Appraisal and will be met as part of the funding to ensure that there will be no requirement for expenditure from the Public Purse. Sales revenue and build costs to ensure Enabling Development is minimised.

**specialist's advice** • Specialist input has been procured from experts on Flood Defence and Ecology / Sustainability to ensure that these items have been properly costed into the Development Appraisal.

**running costs** • The Development has been designed to minimise running costs. • The Borough has undertaken a Business Plan to ensure the viability of the project on completion notwithstanding the withdrawal of Richmond Adult College.