



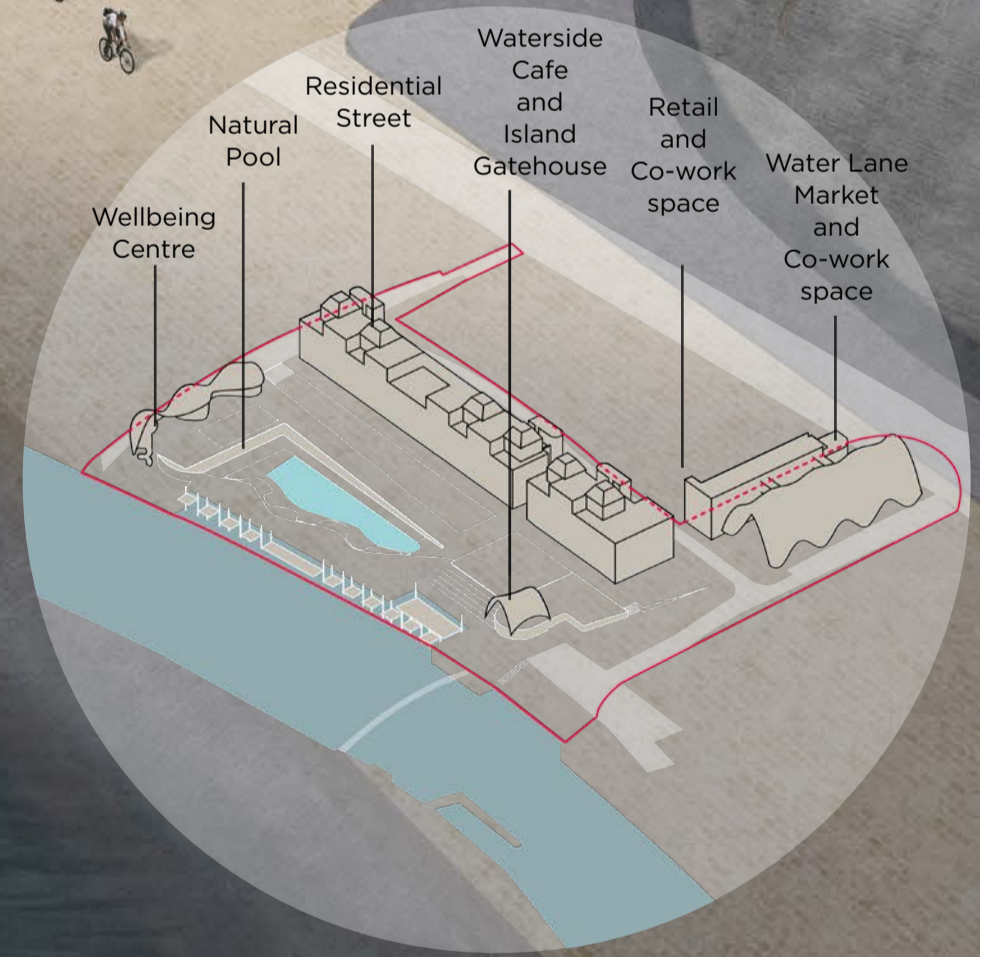
Overall view



View from King Street

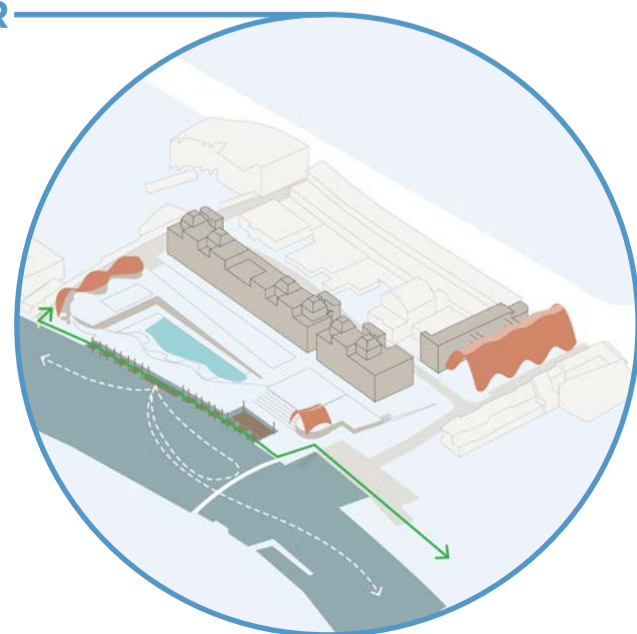


View from Eel Pie Island



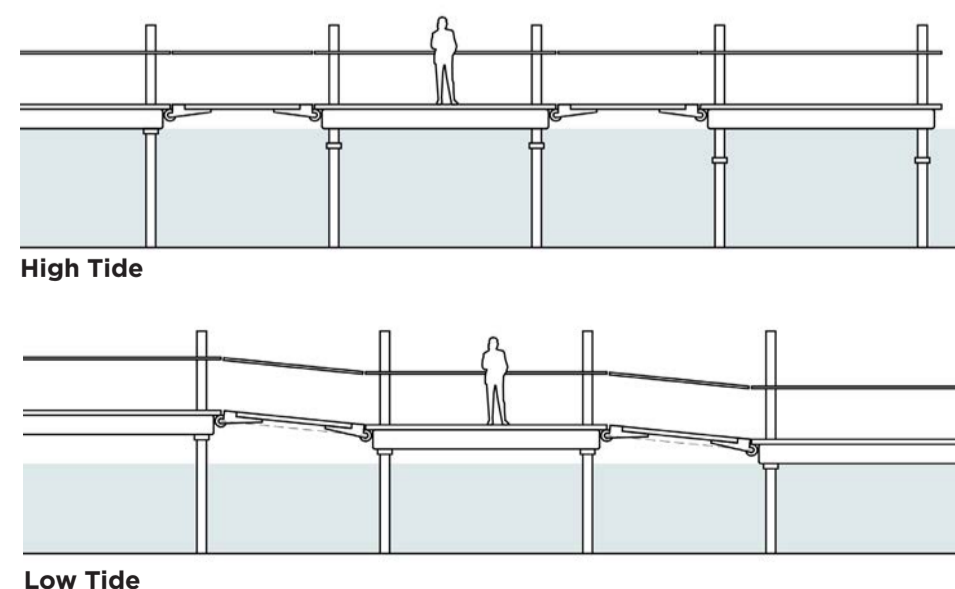
1. RE-CONNECTING PEOPLE TO WATER

All along the river edge, people seek out the little pockets where they can connect directly to the water. This might be at the 'beach' beside the White Swan pub, or on the few areas of steps within the river wall, or it might be on the boat launch terraces. What makes these spaces magical is the ability to experience and connect with the tides as they slowly change through the day. It's part of our in-built need to connect with nature. We will make a much stronger use of the river's edge with a new floating landscape - a direct connection to the river and its tides for the enjoyment of the public and to make a landing point for river traffic.



A Floating Landscape

The riverside walk will become a new floating landscape that provides an always accessible route to the water's edge. A series of floating pontoon decks, will be allowed to rise and fall with the tide to differing degrees. By incrementally limiting the vertical travel of each successive pontoon, it is possible to create a walkway that is in line with the bank at high tide, and gently ramps down to a central landing pontoon and back up to meet the bank at low tide.



A new jetty for Twickenham

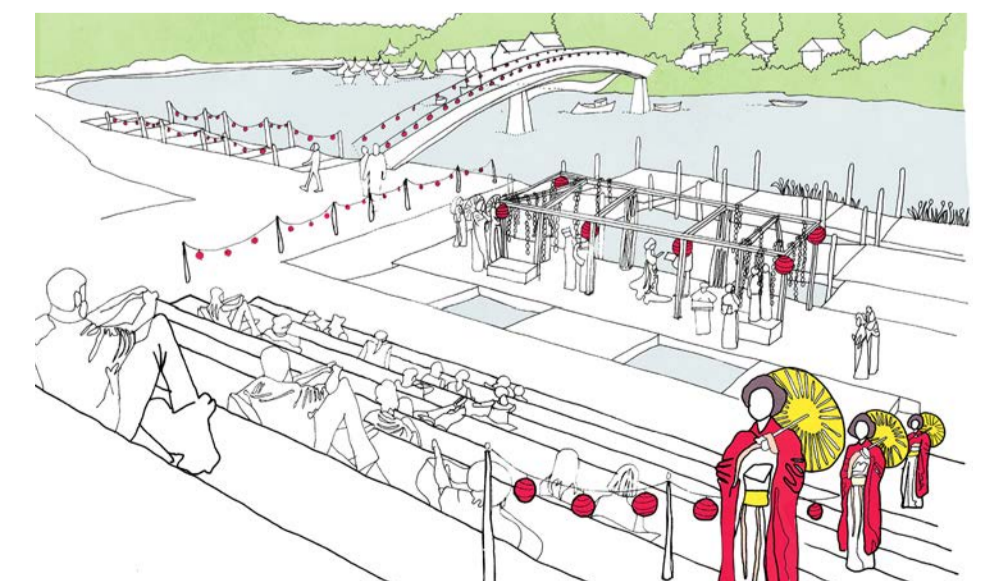
Wheelchairs and pushchairs will be able to reach the water edge safely, and the central pontoon will provide a new landing space. We propose a new boat house at the end of the pontoons, and together they create opportunity for businesses associated with river-based leisure; perhaps an uber water taxi connecting Twickenham with Richmond and beyond; perhaps paddle board and kayak rental.



A Floating Riverside Walk

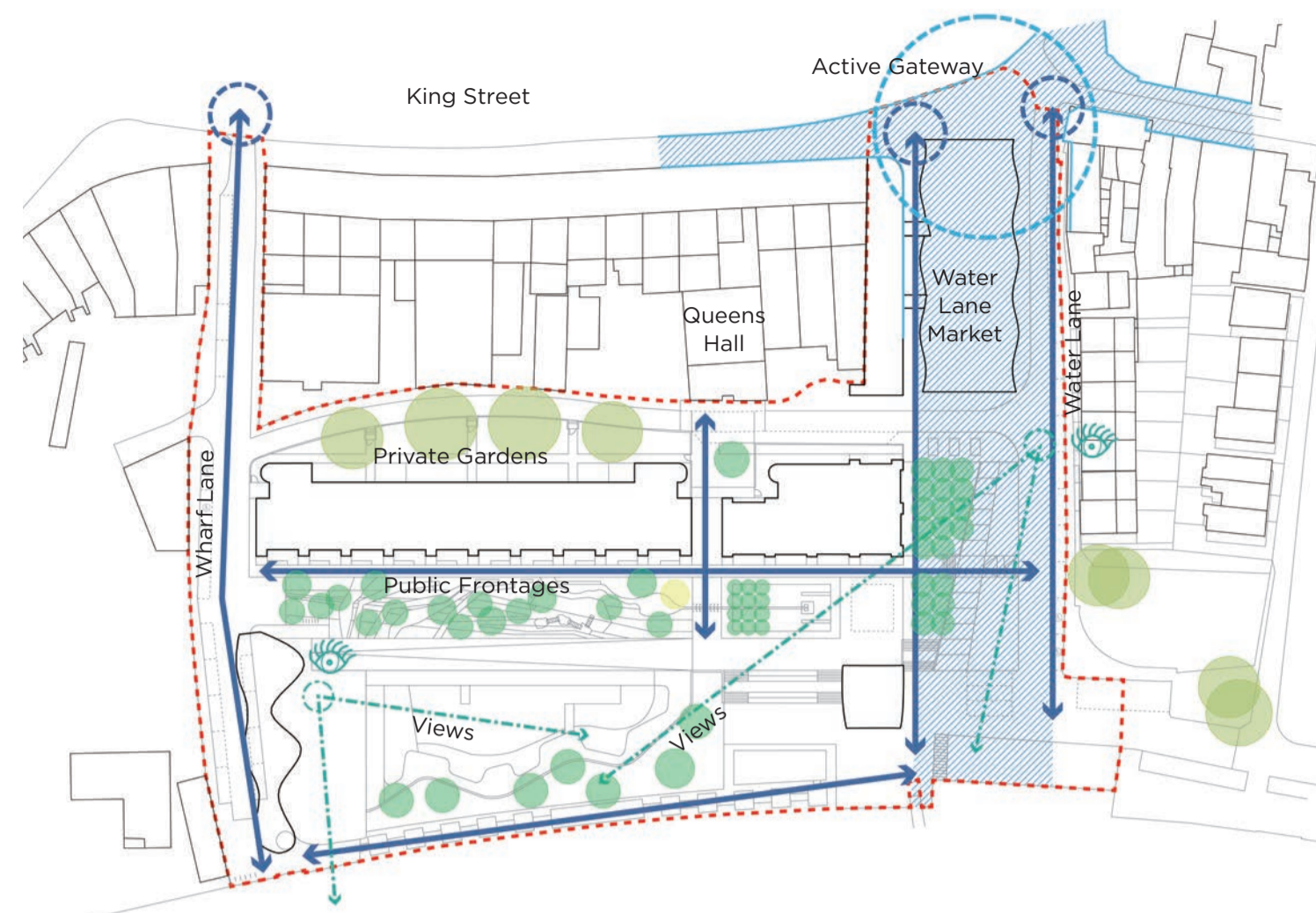
A Destination

This will be a dramatic destination point on the Thames path. It will be a place to sit and contemplate the river. It can be a place to hold concerts or events on the floating stage. Designed for community events, free music and arts performances, and with a temporary screen for films and sporting events. Space is provided for approximately 120-150 people seated.

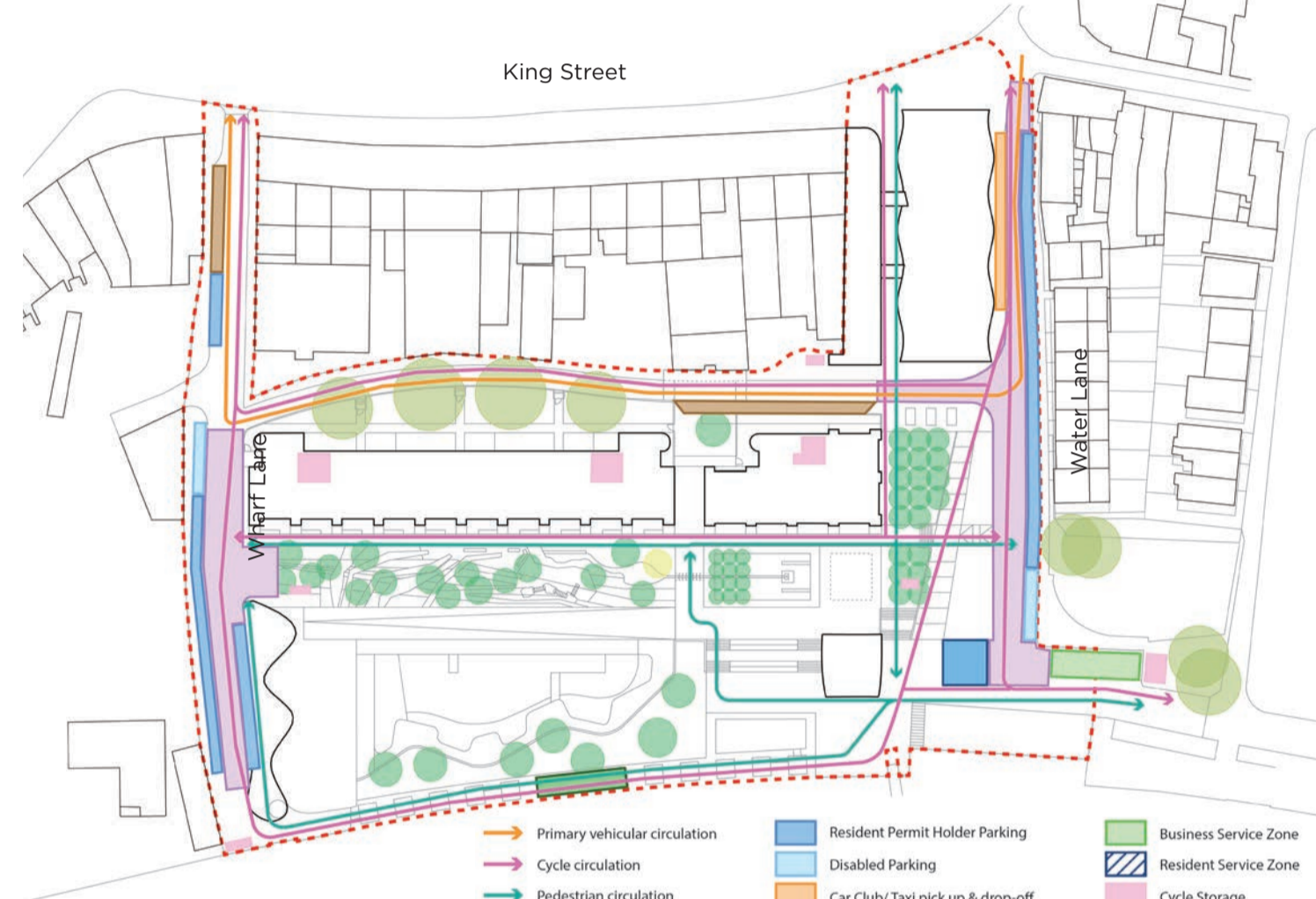


The opera Madam Butterfly could be performed on the floating stage

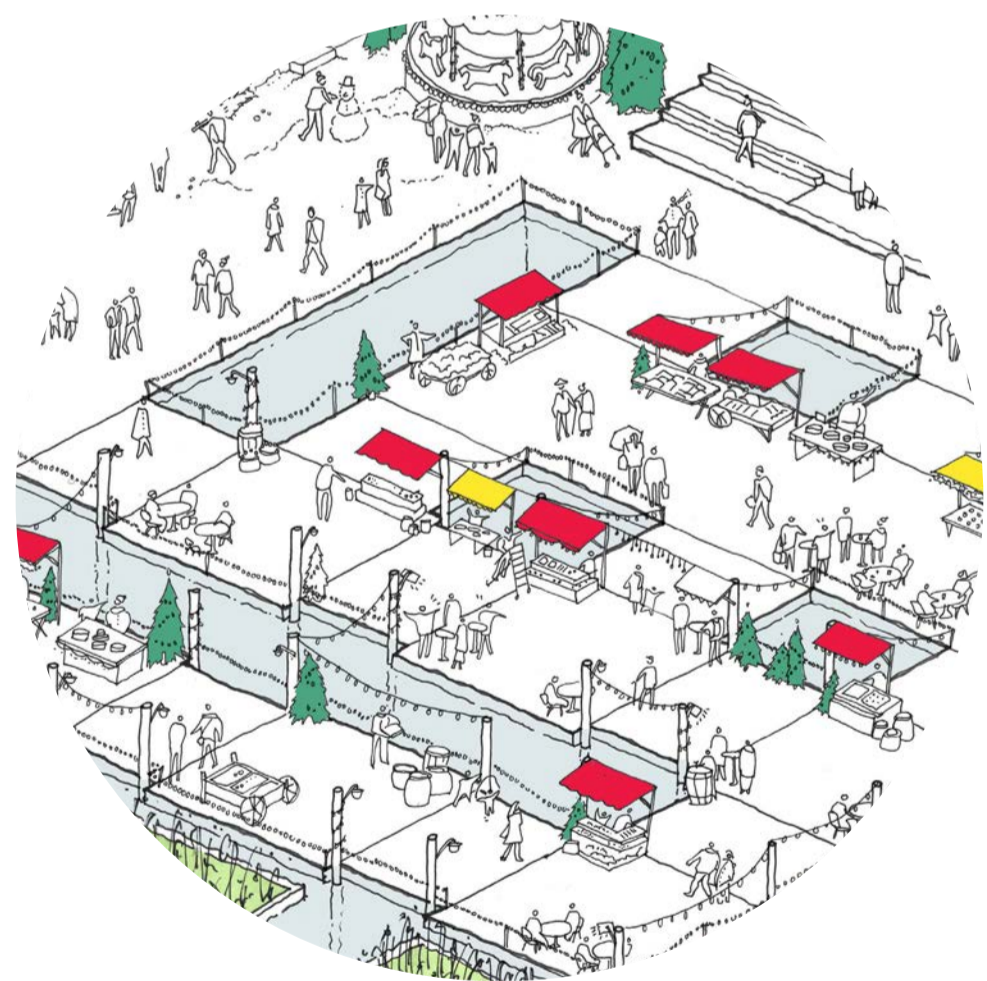
OVERALL SITE PLAN AND MOVEMENTS



Connecting the Town to the River



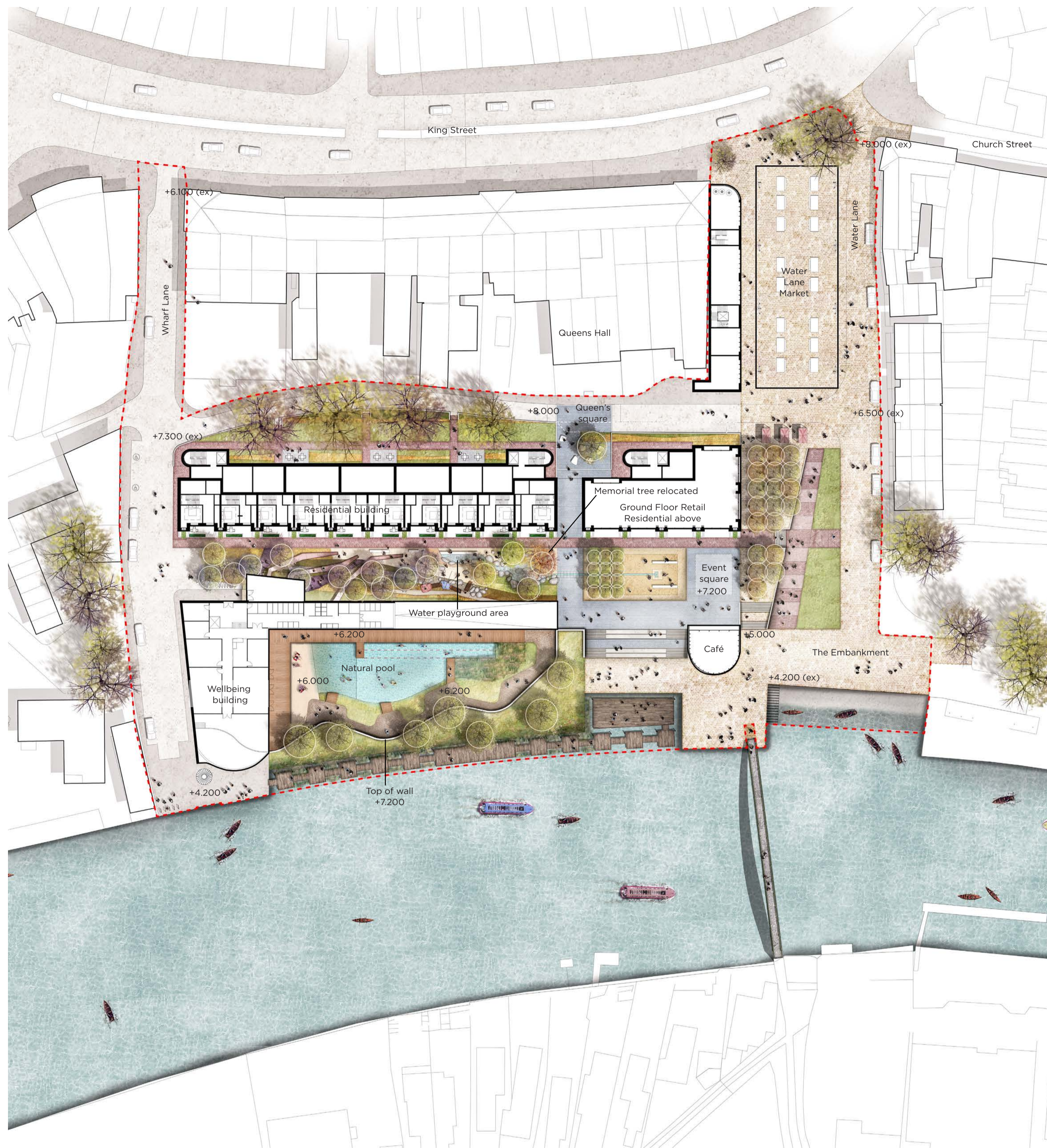
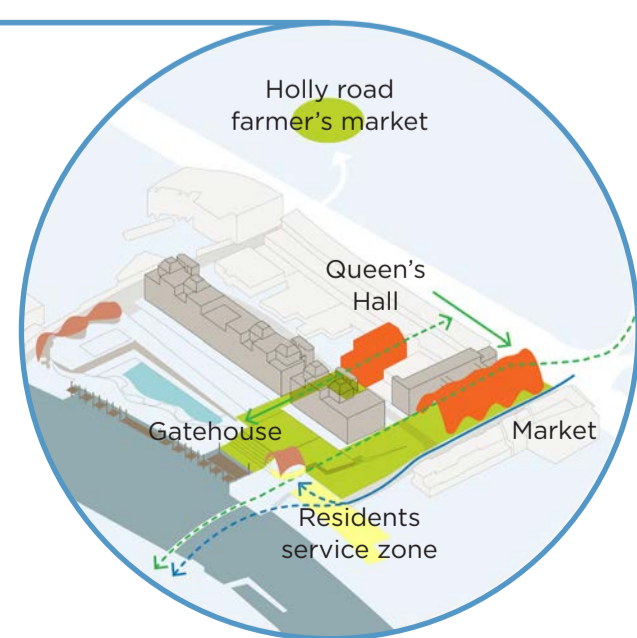
Sustainable Modes and Access Strategy



Church Street Christmas market could extend onto the floating pontoons

2. CONNECTING THE TOWN TO THE RIVER AND EEL PIE ISLAND

We will draw people and activity from the town by creating a new covered market; this will reveal a visual connection to the river, provide new activity spaces and open up direct access to Eel Pie Island. The new market is a flexible space, allowing regular day markets such as local crafts or food outlets to take place. It will become an anchor space to extend the existing special markets and events on Church Street, giving greater capacity. It can also be a place to relocate the current Twickenham Farmers Market on the Holly Road carpark - thus freeing up parking capacity on that site.



Site plan 1:500



A more accessible riverside - with the market open at ground floor and new pedestrian routes from King Street

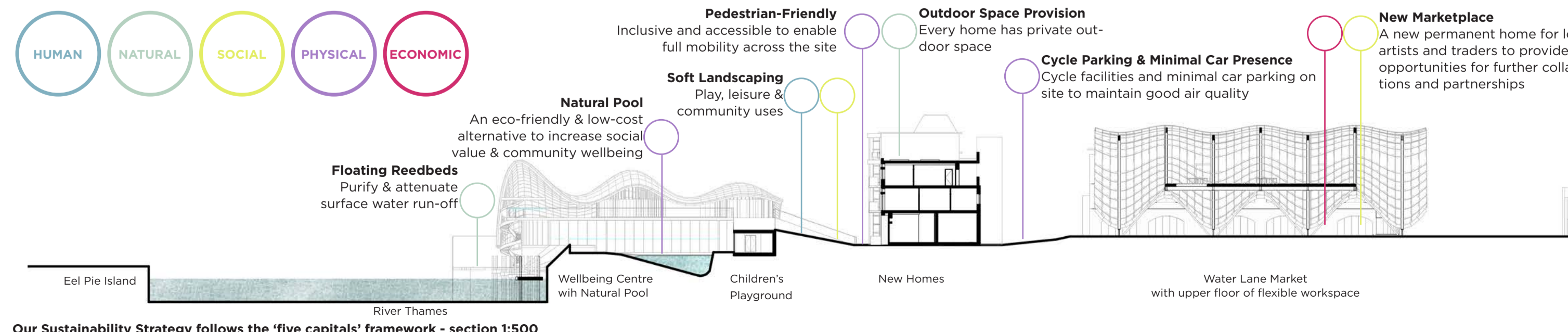


Improved routes along the river

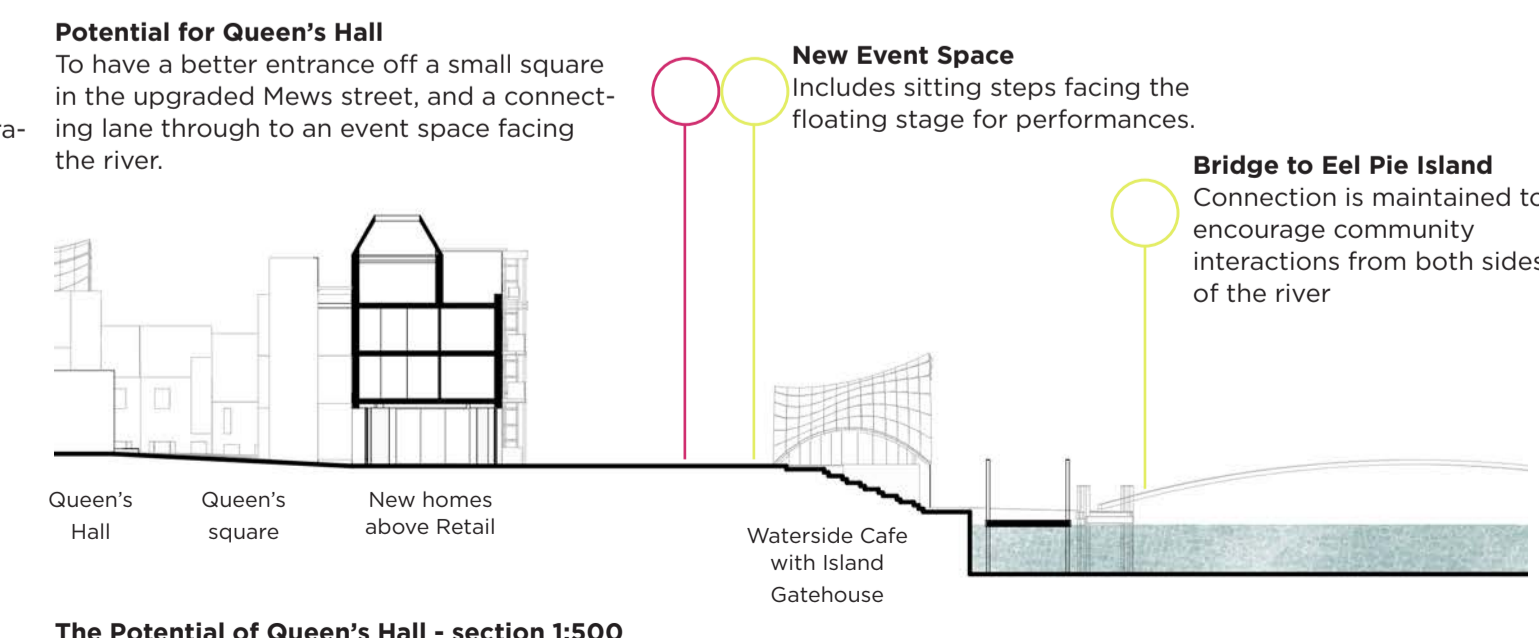


Having listened to the concerns of local residents, we understand the need for a practical solution to servicing Eel Pie Island. We therefore propose a resident's service zone; 3 short-stay parking spaces and adjacent Gatehouse building with a short term goods holding area, with caged lockers and a store for shared trolleys.

A Gatehouse for Eel Pie Island below the Waterside Cafe

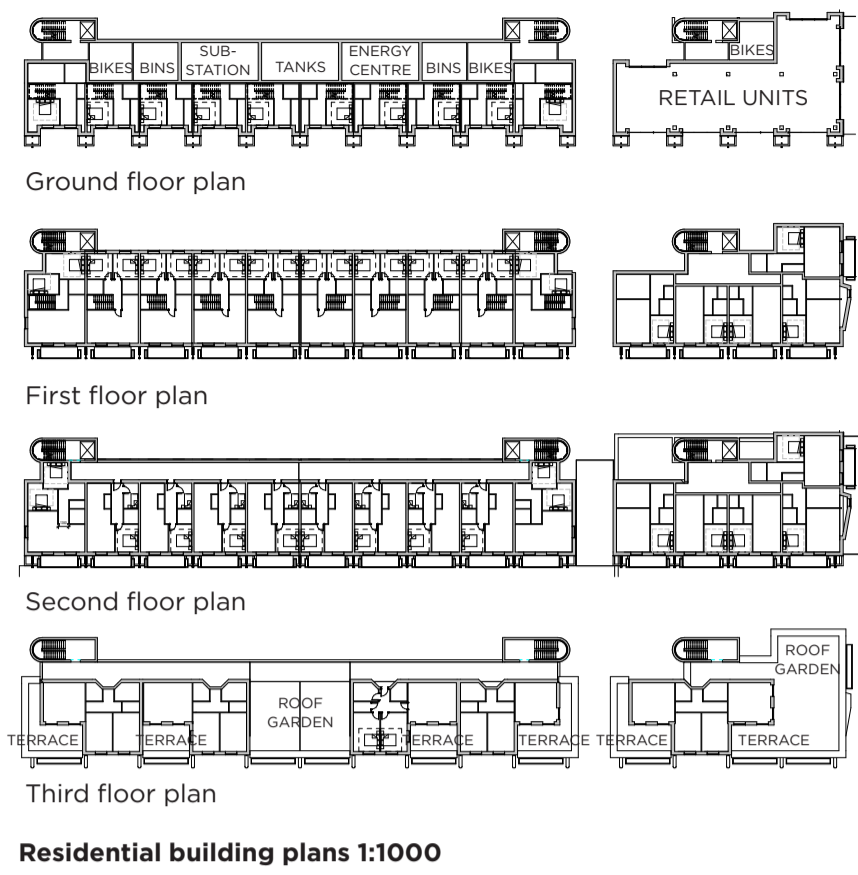


Our Sustainability Strategy follows the 'five capitals' framework - section 1:500



The Potential of Queen's Hall - section 1:500

ELEVATIONS AND FLOOR LAYOUT 1



Green planted roof terraces; the communal roof terrace will be populated with raised planting beds to make accessible allotments.

Blue-green roofs enhance ecology and reduce flood risk, while renewable energy is created via photovoltaic arrays.

Copper anodised aluminium shingles to roofs and walls of the roof-top houses.

Passivhaus aspirations will be achieved by enhancing building performance with high levels of insulation to increase airtightness thus reducing space heating demand.

Passivhaus principles Dwellings have been orientated to maximise cross-ventilation and have openable windows. Mechanical ventilation with heat recovery units, together with optimised windows provide good daylight distribution, and will ensure occupant comfort and increased resilience against a warming climate.

Rainwater is harvested for irrigation Downpipes are integrated with planted trellises, balconies with planters and water-butts to provide a living, growing elevation.

Connecting with nature Private outdoor and safe shared outdoor space for everyone. All dwellings have living spaces facing the river.

Ground floor duplex maisonettes provide a greater degree of privacy for different lifestyles under the same roof

- space for families to grow
- creates opportunities for multi-generational living
- enable's live-work environments

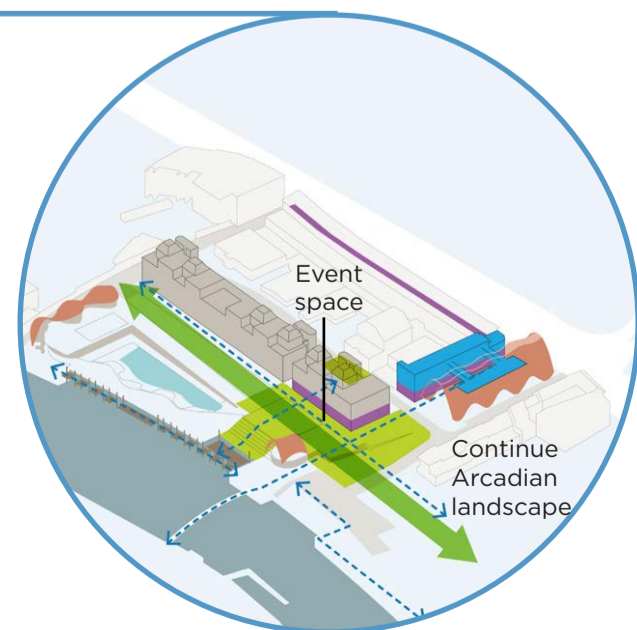
Residential building axonometric view 1:200



Elevation Section 1:200

3. ACTIVATING THE RIVER EMBANKMENT ALL YEAR ROUND

To provide an appropriate background setting for the special 'destination' buildings (the Market, the Waterside Café and the Wellbeing Building,) we propose to complete the urban street-scene block started by King Street Parade. The retail frontage wraps round the corner in a new 'blade' building adjacent to the market. The frontage continues across the new Mews Street connection and draws visitors round to a new pedestrian street fronting the Event Space. Follow the Mews brings you to Queen's Hall. This stretch also has ground floor retail with flats above.



A Place to Live: New retail and residential streets

The rest of the street between the event square and Wharf Lane has active-fronted residential units. Respectful to the scale of the surrounding streets, we propose 3 storeys, plus a top floor partially set back to provide larger rooftop units. The steps provide for larger roof terraces- some private, some communal - we show a rooftop allotment garden of raised beds. Designed as tenure-blind with 50% affordable.



Creative Workspaces

Local research suggests that there is a demand for small-scale flexible workspaces for start-up companies and medium-term project space. In response, the proposed office space will be operated by a co-working office operator and can accommodate up to 70 people at one time, with more 'subscribers' using the facilities on a flexible basis.



Water Lane Market axonometric view 1:200



Route to Queen's Hall | Event Space | Waterside Cafe | Water Lane Market | Water Lane

For the brick facades we propose a warm-grey blend such as the Peterson D73 as it resonates with the red, pink, brown and yellow hues in the brickwork of the surrounding buildings.

A darker warm grey mix for the ground floor embeds the set-back residential building, and visually indicates the retail spaces of the mixed-use buildings.

Blue-green roof to 'blade' building enhance's ecology and reduce's flood risk, while renewable energy is created via photovoltaic arrays.

Permanent retail units, cafes and restaurants line the pedestrian route, effectively forming a market square with the existing buildings on Water Lane, and opens up the area to the river.

Copper anodised aluminium shingles over a lamella timber roof supported by glulam arches

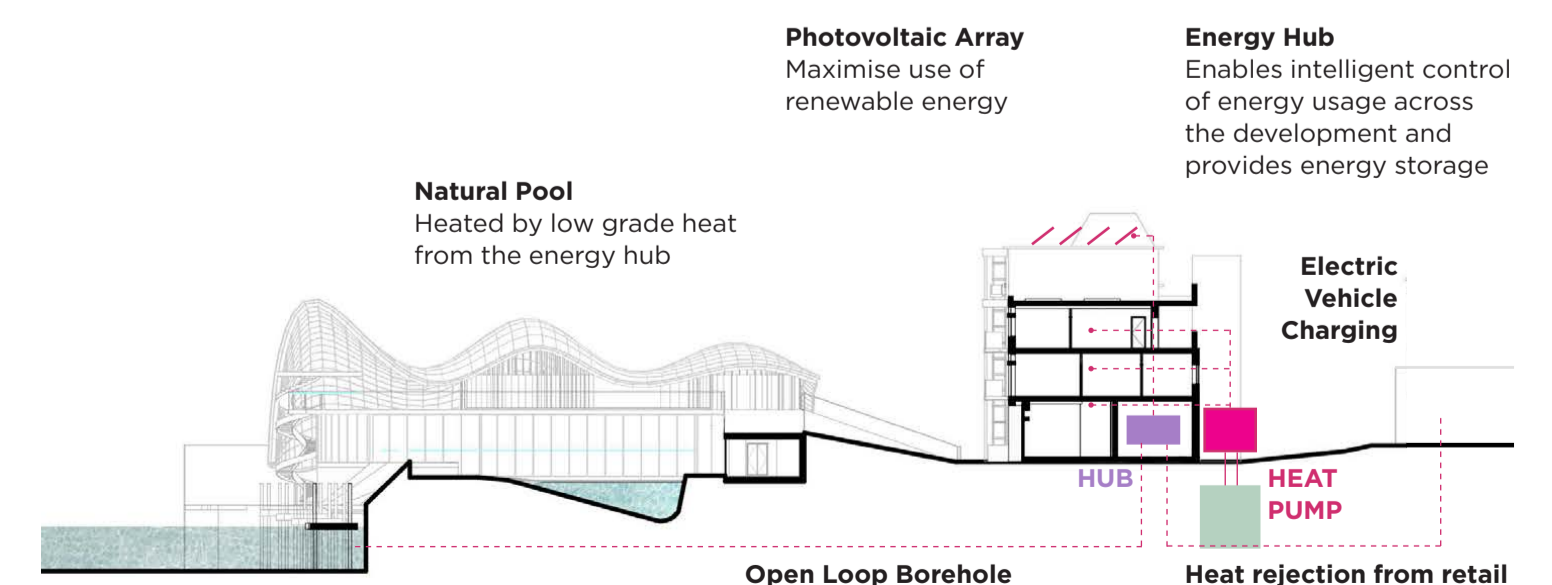
Nestled in the canopy, there is an upper floor of flexible workspace, which will support entrepreneurs in the area and inject creative energy into the development. As the office is directly above the market, this could also create good synergies with the retail offerings below.

Photovoltaic Array
Maximise use of renewable energy

Energy Hub
Enables intelligent control of energy usage across the development and provides energy storage

Natural Pool
Heated by low grade heat from the energy hub

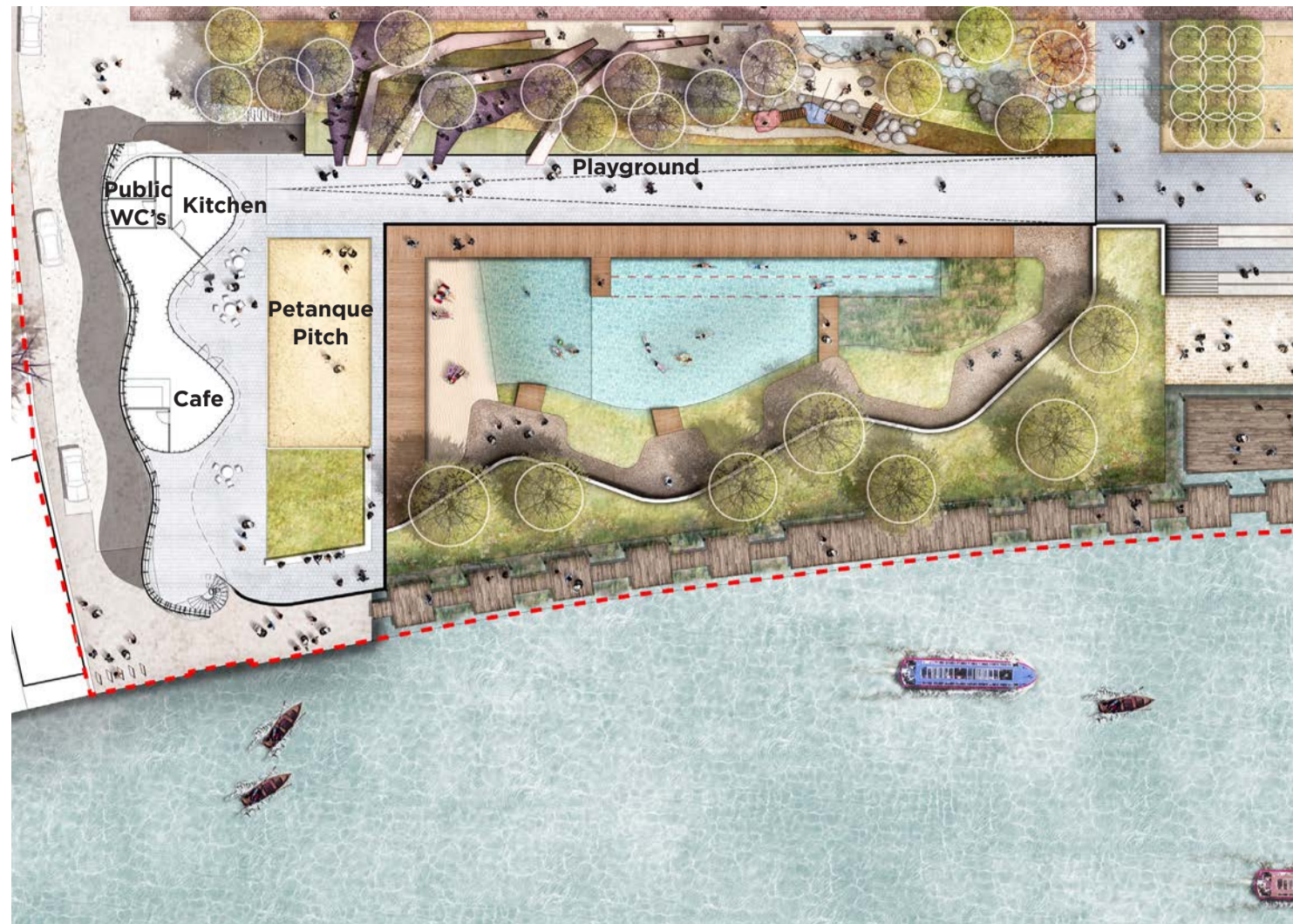
Electric Vehicle Charging



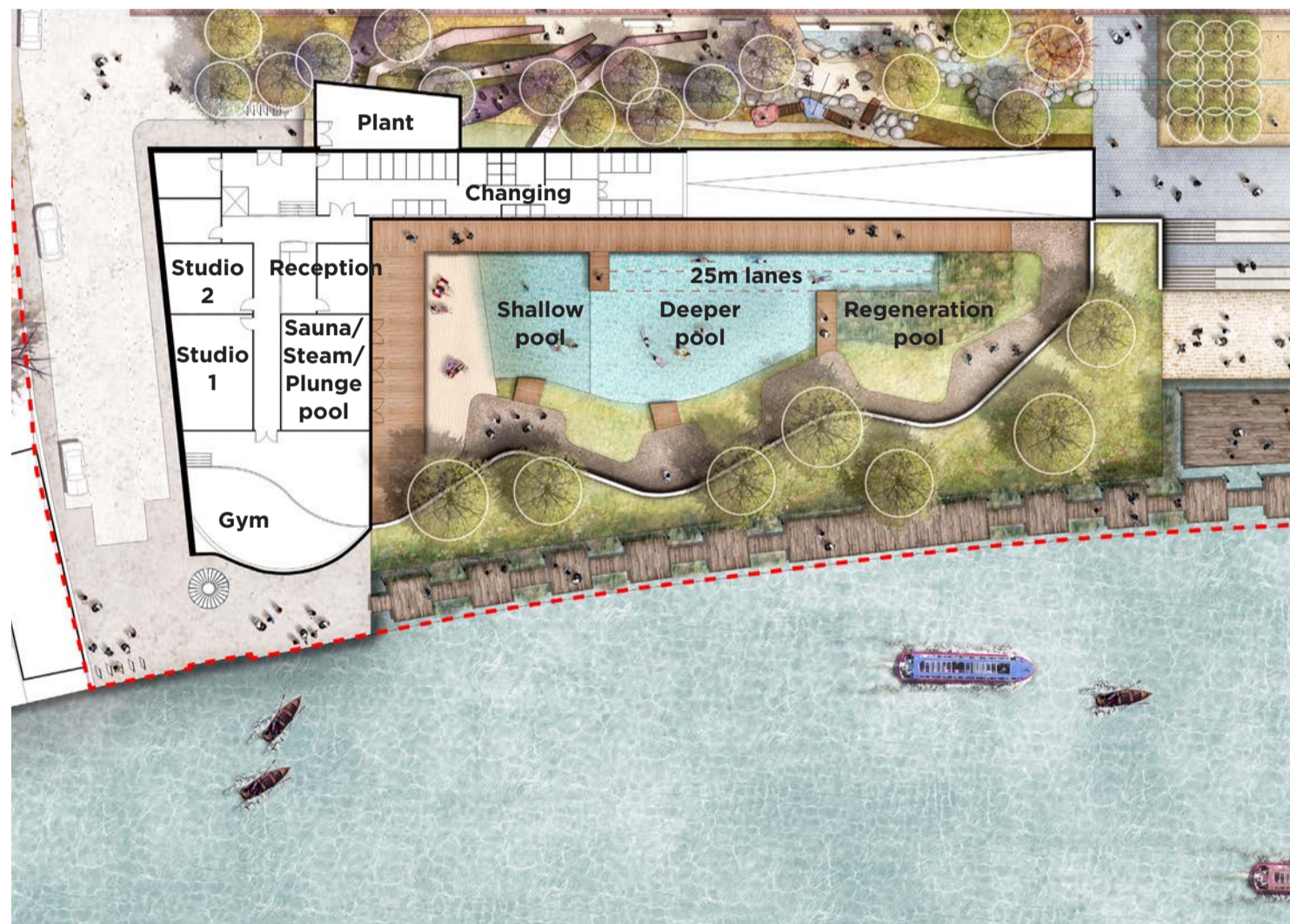
Our Building Services and Utilities Strategy

Open Loop Borehole
Utilising heat from the ground to provide heating for the development

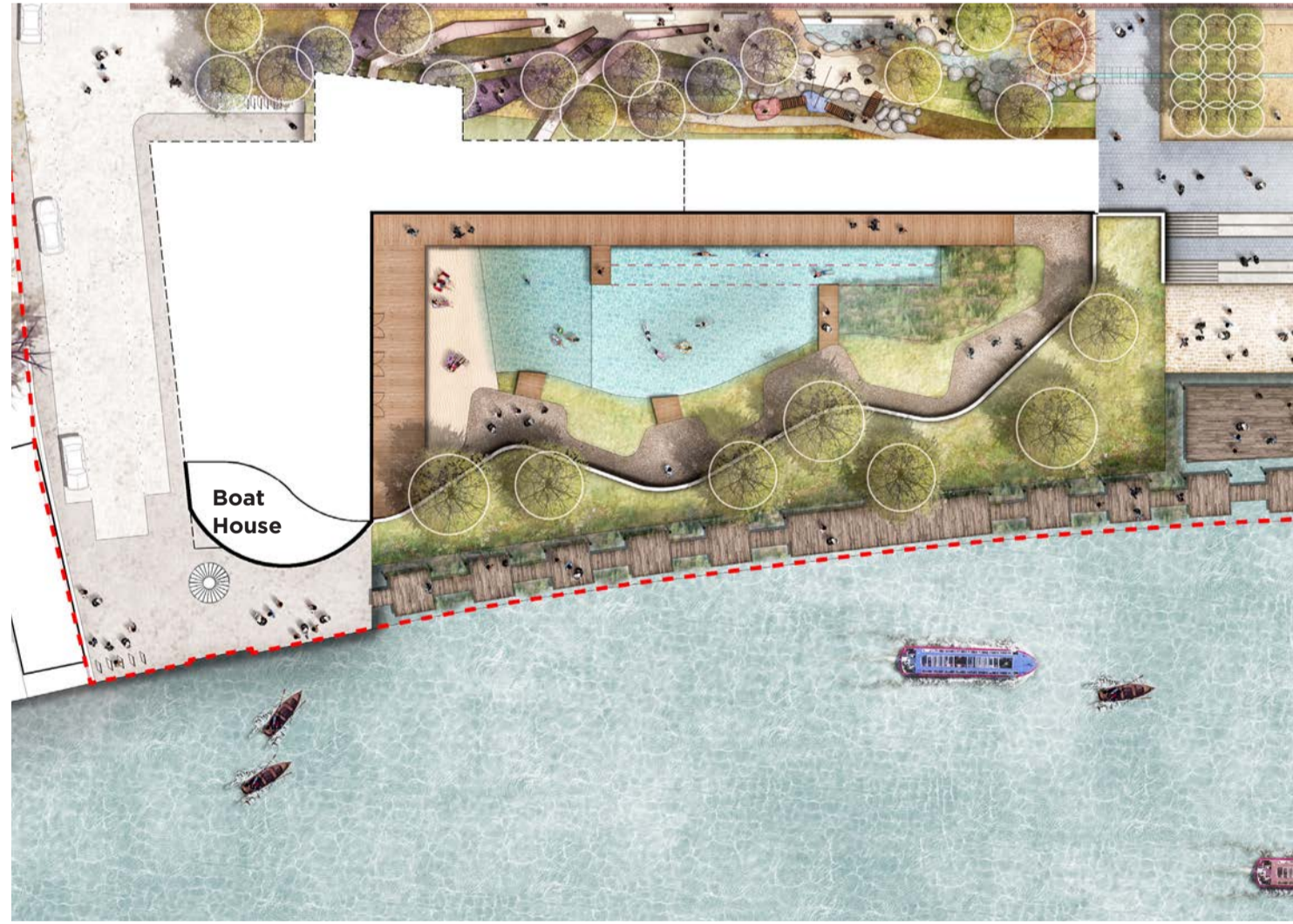
Heat rejection from retail
Waste heat from nearby businesses re-used on site to reduce energy demand



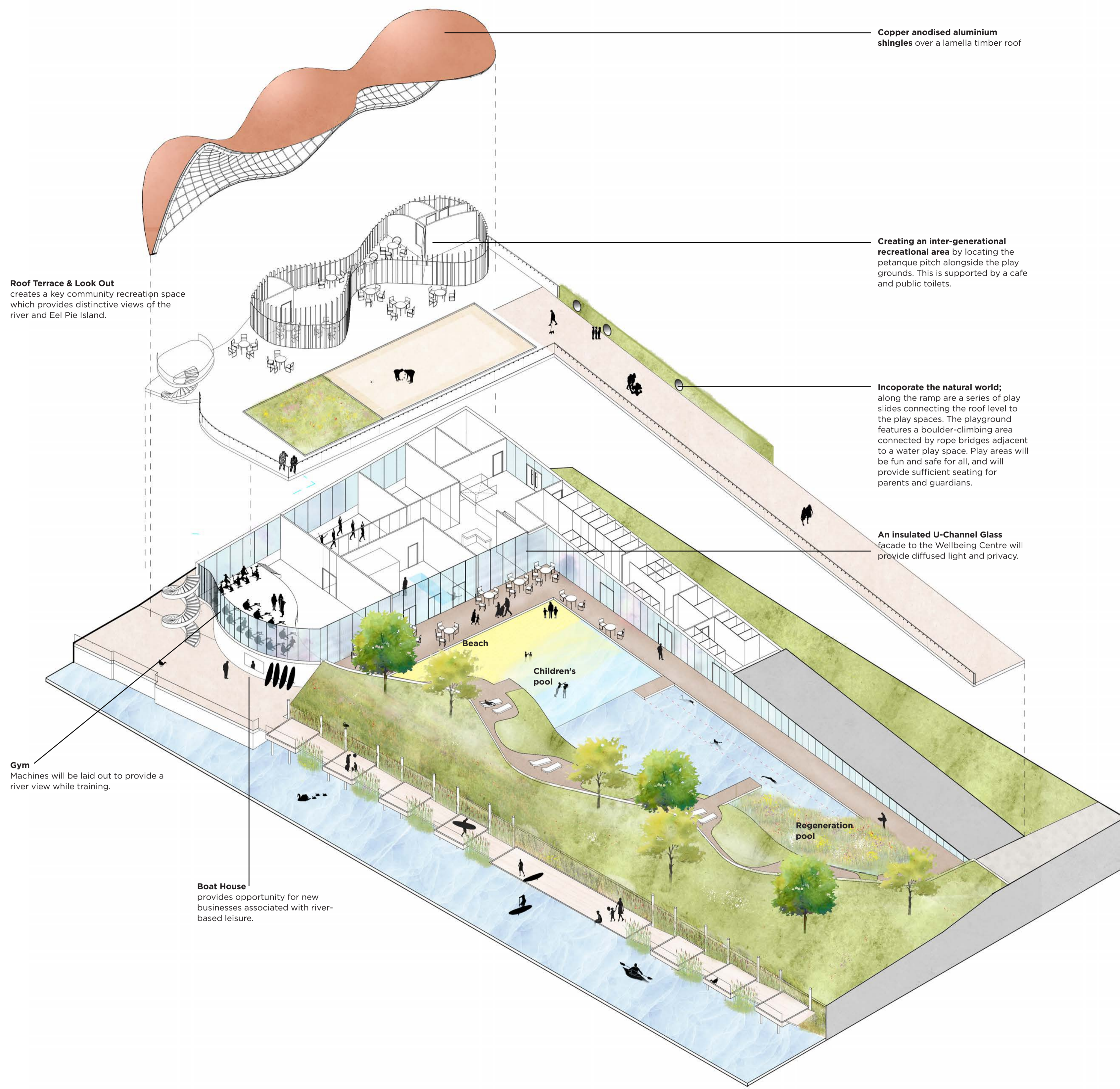
Wellbeing Centre First Floor Plan 1:500



Wellbeing Centre Ground Floor Plan 1:500



Wellbeing Centre Lower Ground Floor Plan 1:500



Roof Terrace & Look Out
creates a key community recreation space which provides distinctive views of the river and Eel Pie Island.

Copper anodised aluminium shingles over a lamella timber roof

Creating an inter-generational recreational area by locating the petanque pitch alongside the play grounds. This is supported by a cafe and public toilets.

Incorporate the natural world; along the ramp are a series of play slides connecting the roof level to the play spaces. The playground features a boulder-climbing area connected by rope bridges adjacent to a water play space. Play areas will be fun and safe for all, and will provide sufficient seating for parents and guardians.

An insulated U-Channel Glass facade to the Wellbeing Centre will provide diffused light and privacy.

Gym
Machines will be laid out to provide a river view while training.

Boat House
provides opportunity for new businesses associated with river-based leisure.

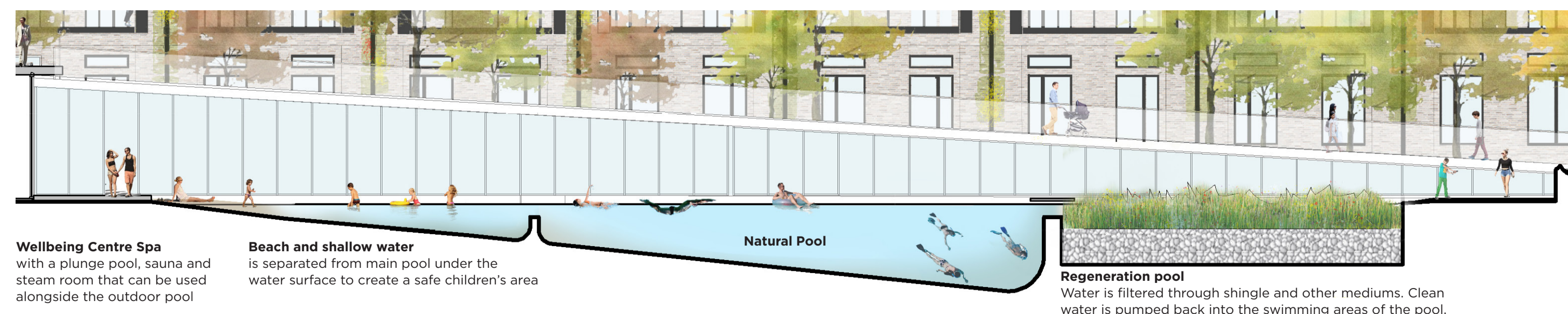
Wellbeing Centre axonometric view 1:200



4. THE NATURAL POOL

We will bring swimming back to the site with a new outdoor public natural pool. This is an economic, sustainable solution for inexpensive public access swimming in a green landscape. This proposal is emphatically **not a traditional Lido**. Neither is it a Hampstead style pond or swimming lake.

Rather, it is a natural pool that does not use chlorine, but instead cleans its water biologically; water is filtered through shingle and other mediums. Aquatic plants and naturally re-balancing zooplankton organisms keep the levels of key nutrients low so that algae is not able to grow and the result is clear, clean and healthy swimming water.



Wellbeing Centre Spa
with a plunge pool, sauna and steam room that can be used alongside the outdoor pool

Beach and shallow water
is separated from main pool under the water surface to create a safe children's area alongside the outdoor pool

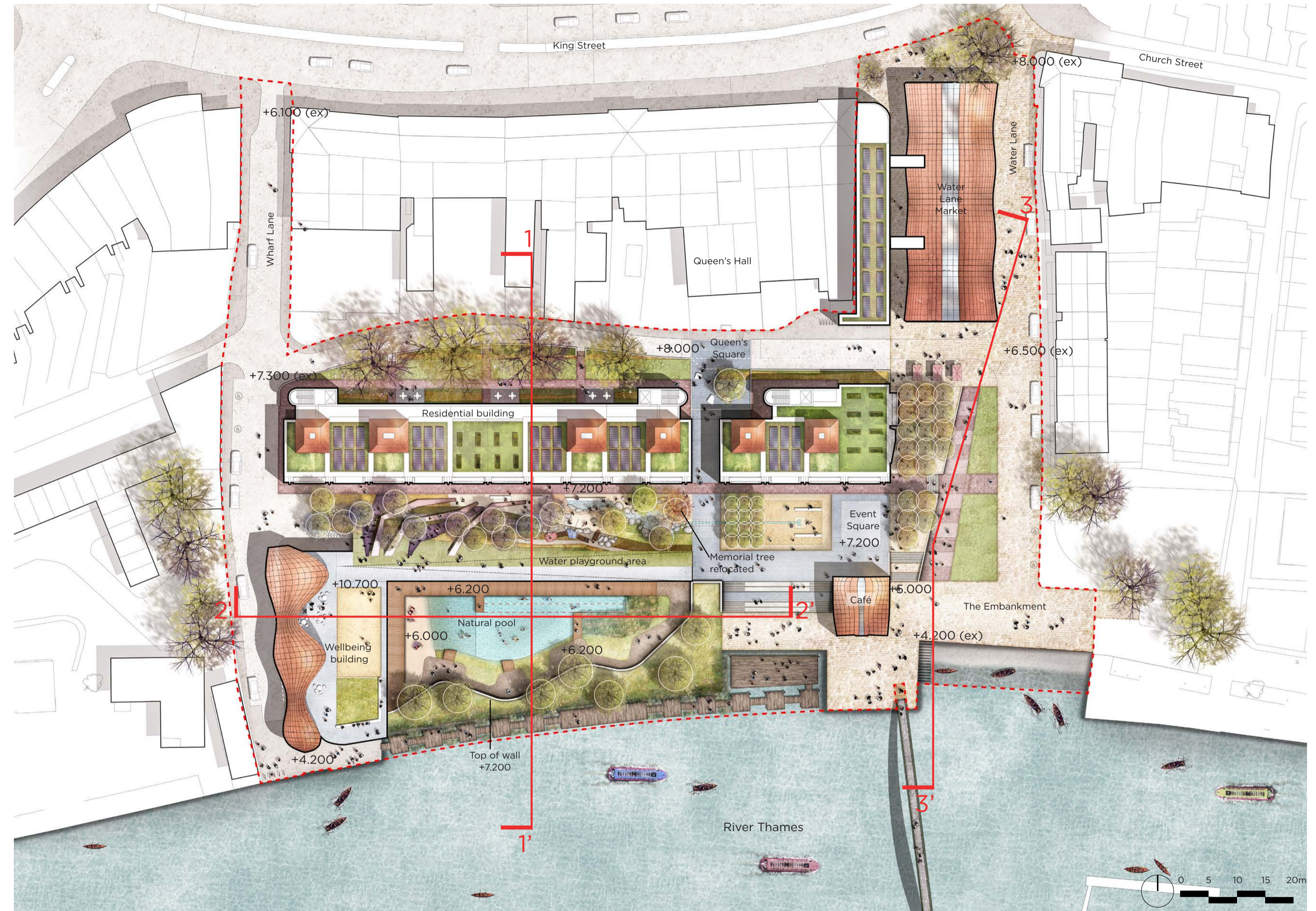
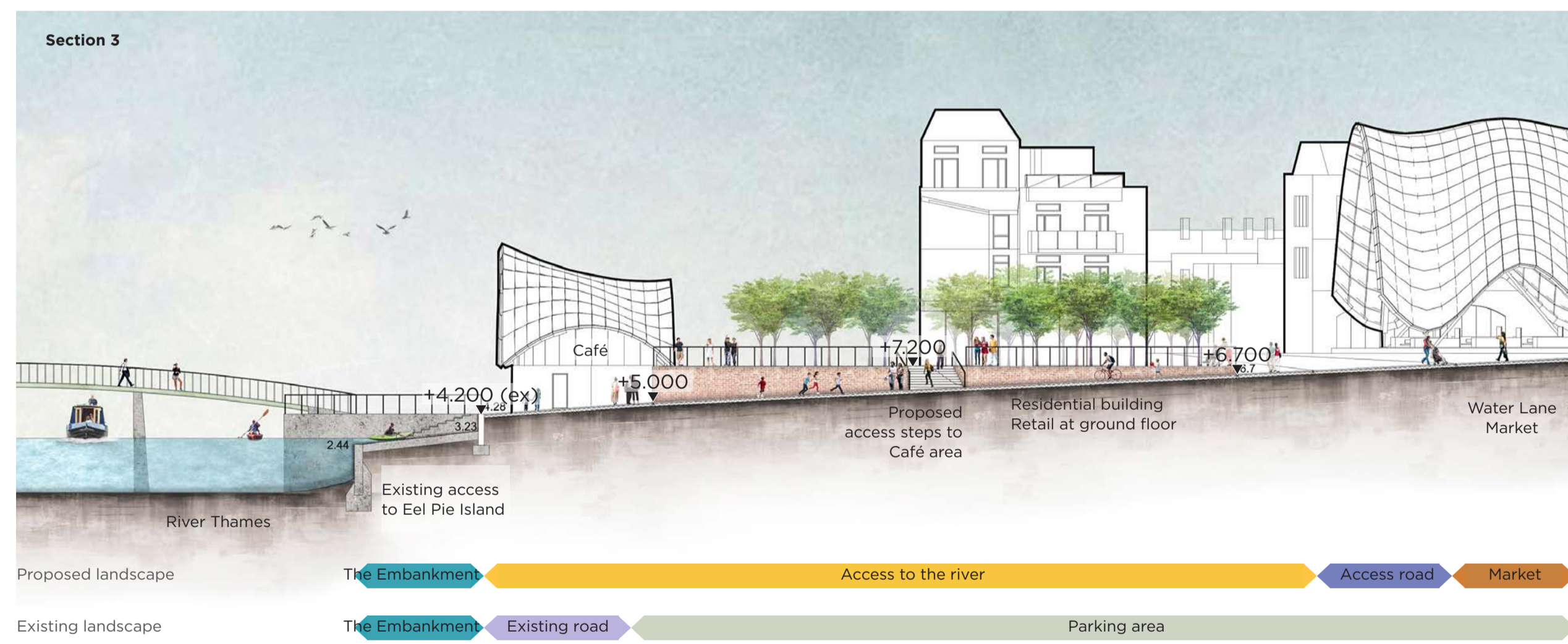
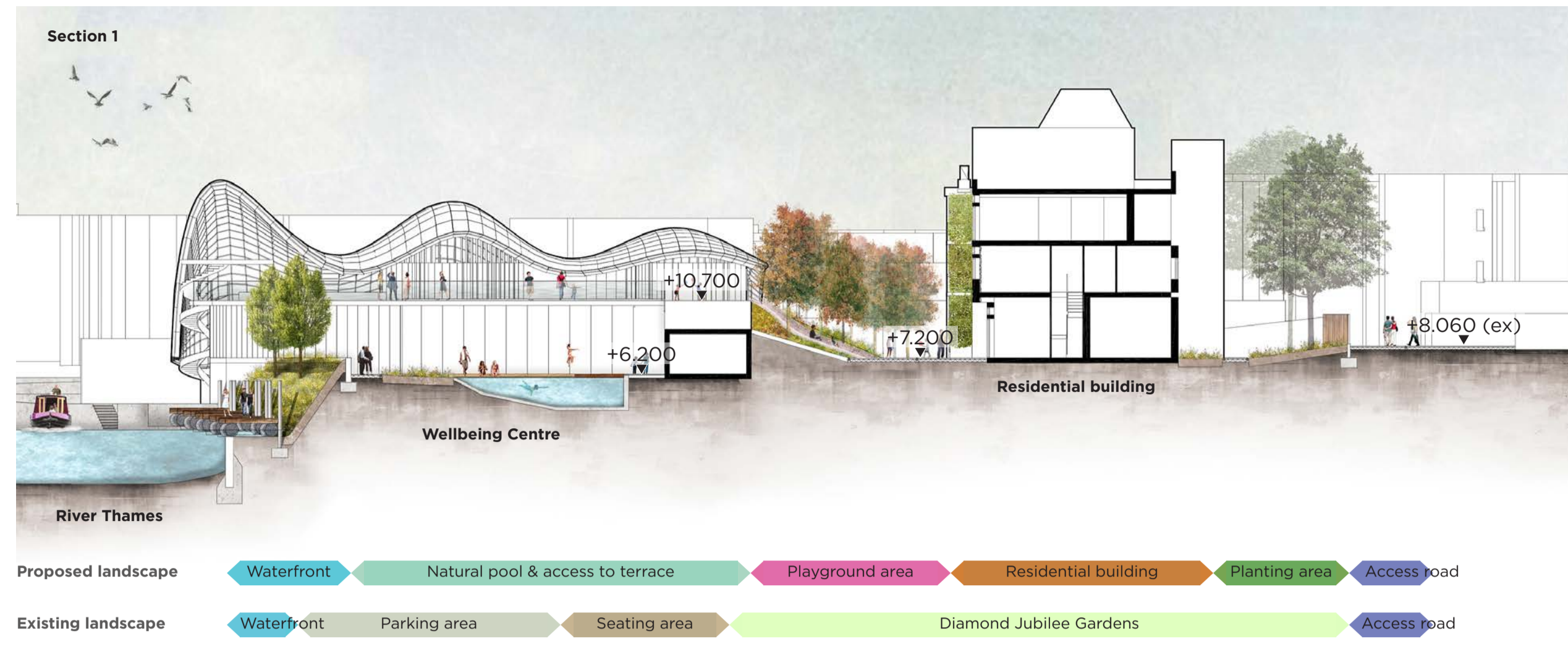
Natural Pool

Regeneration pool
Water is filtered through shingle and other mediums. Clean water is pumped back into the swimming areas of the pool.

A community pool
This must be an affordable public pool and not an exclusive club with token public access. This proposal is unambiguously a high quality, unique public asset for use by residents and visitors alike that will not be a drain on the public purse. A third of the cost to construct and run compared to a traditional lido, this pool could be operated similarly to the Hampton pool by a not-for-profit organisation.

Managing Flood Risk and Climate Change
Eel Pie Island is a floodplain with a low-level defence. The river community lives with a real risk of flooding which cannot be worsened. With the new inlet and a series of flood vaults (for example in our proposed boat house above), this design provides betterment to both defence and storage. The pool is bunded to the recommended flood level with regard to our warming climate, safeguarding the site for the future.

Social value is generated via partnerships amongst community groups and businesses, but also via serendipitous encounters between visitors, workers, residents, and community members. All in all, the proposed development not only creates a thriving environment for future residents, but also enables different local actors to interact and collaborate across various platforms.



Natural municipal swimming pool



Water playground area



Public gathering space for seating and activities

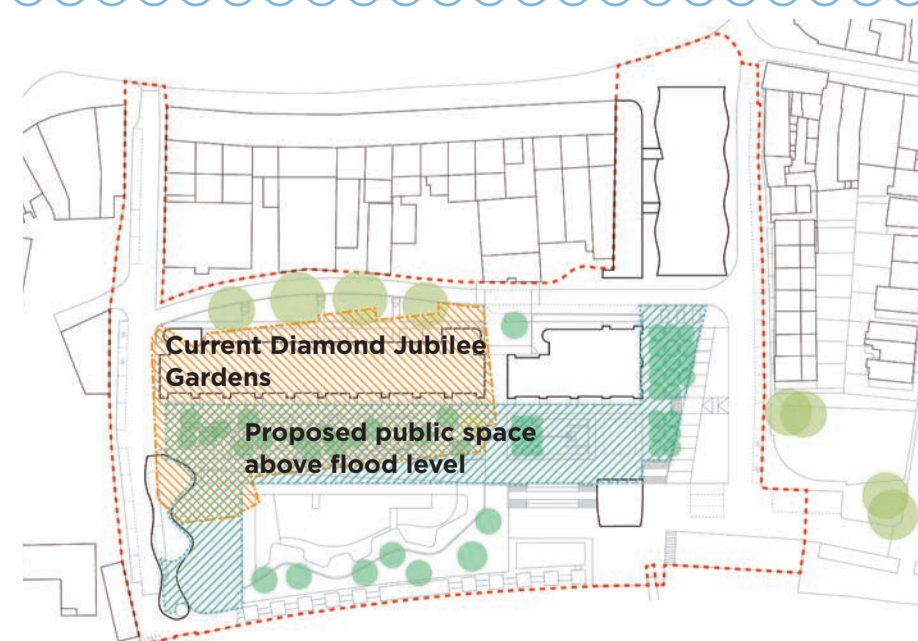


Floating platforms along the river

5. A COHERENT WHOLE

Re-provision of the Diamond Jubilee Gardens

The re-provisioned Diamond Jubilee Gardens link the scheme together into a coherent whole. Spaces used for all the specific activities throughout the year, from petanque to dog shows, will be re-provisioned in the proposed scheme. A total area of 2600sqm above the 100 year flood level shall be distributed across the site, including on the roof of the proposed pool building.



Green and Grey differentiation

Here, the emphasis is on creating a natural quality to the area, dominated by a green landscape that surrounds the hard surface external spaces.

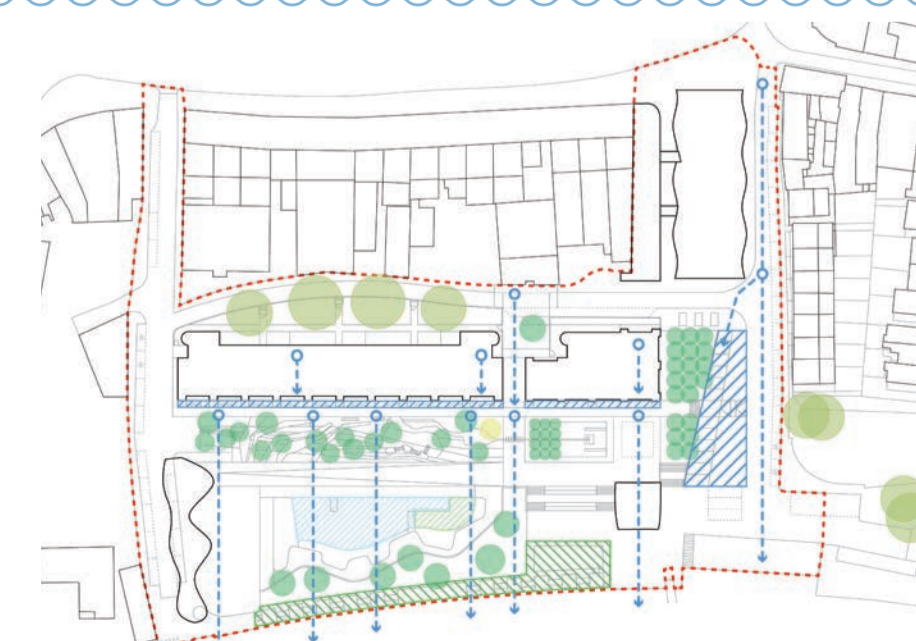
Spatial use is characterised by choice of landscape materials; passive spaces are predominantly planted, while the active spaces are mostly paved.



Floating Landscape

Floating reed beds intercept surface water run-off which is then naturally cleaned before passing into the river.

As the story of water extends to the heights of our scheme, the waters edge is further activated as a key component in our design.



External Uses

This lively environment shall become the centrepiece for the local community and local culture.

The landscape shall become the backdrop for creative activities including outdoor theatres, cinemas and art exhibitions.

