



# The Site Masterplan



Ground Floor Plan

Providing a delicate balance of building, landscape and riverfront experience, this exciting scheme provides a new heart for Twickenham. A mixed-use development of shops, offices, workspaces, residential and social spaces together with a newly invigorated Diamond Jubilee Gardens, whilst respecting the needs of Eel Pie Island, the scheme will create a location where people can live, work and play.

The revitalised gardens, kept elevated above the flood plain, provide new play space for people of all ages, with great views over the river. This space naturally extends into the riverside promenade, free of cars with ample opportunity to get close to the water. A new café in the Gardens, overlooking the play area, and a new pub at the end of the square will create excellent destination points for residents and visitors.

The office space and new shop frontage will help strengthen the town centre offer, drawing people down from King Street into the new gardens. The widened Water Lane will enable the feel of Church Street to be continued down to the river edge, with market stalls and a view of Eel Pie Island bridge.

Key	
<span style="color: blue;">■</span> Wharf Lane Building	<span style="color: purple;">■</span> Water Lane Building
<span style="color: blue;">■</span> Pub / Restaurant	<span style="color: purple;">■</span> Retail
<span style="color: green;">■</span> Commercial	<span style="color: pink;">■</span> Café
<span style="color: lightgrey;">■</span> Residential on upper storeys	<span style="color: lightgrey;">■</span> Residential on upper storeys

# The view from King Street



# The new Embankment



View of the Embankment

The Embankment will be an area of activity, a lively space that draws people to the Riverside. Things you might expect to see on the Embankment include:



Terraced steps provide somewhere to sit and watch events



A place for local markets and pop-up events



The hosting of community cinema nights and larger events



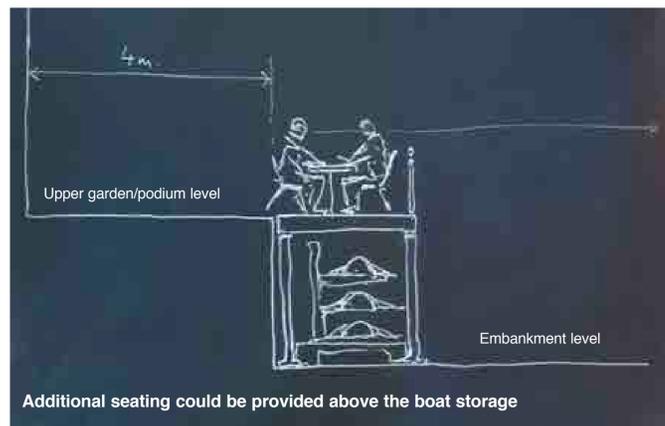
as well as provide somewhere quiet to sit and watch the river

# The new Embankment activity spaces



## River activity

The Council is keen to better connect people to the river itself and create a bustling hub of river-based activities in the southwest corner of the site. The possibility of providing a boat storage area adjacent to the flood defence wall, which could be used by local clubs, and a public pontoon is being explored. There are also emerging plans by Habitats and Heritage (a local conservation charity) to bring the Thames Eyot boathouse back into active use (still at the feasibility stage) so the Council will look to complement and enhance any future proposals that come forward.



## Event Space

The Embankment will be a place for people not cars. This will be an area of activity, a lively space that draws people to the riverside. It has been designed to be flexible with tiered seating on two sides allowing for different events such as regular markets, outdoor cinema showings and concerts. It can also be a place to relax and enjoy the view, connecting the gardens to the river edge.



# The new Gardens



## Looking across Diamond Jubilee Gardens

An important part of the brief for the Riverside development is to re-provide the area of the Diamond Jubilee Gardens, a space well loved by Twickenham Residents. The Council is working with the Twickenham Riverside Trust to design a new and improved riverside space. Things you might expect to see in the new gardens include:



Substantial planting areas provide a botanically rich garden



Space to play petanque



A dynamic play area for children



Lawn terraces for events, lounging or games

# Elevations



Embankment elevation



Water Lane elevation



Wharf Lane building elevation from the Gardens

Materials currently being investigated - red brick on Water Lane and metal and terracotta on Wharf Lane with standing seam roofs on both.



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# Building Uses

The scheme aims to help regenerate Twickenham town centre by delivering ample public realm and much needed housing, including a high proportion of affordable housing. It will also deliver retail, office and food and beverage units.

**Water Lane ground floor** - The Water Lane building will extend the successes of Church Street with smaller retail units that draw the eye and encourage people down Water Lane. With its widened pedestrian walkway there will be the opportunity for active shop frontages and even market stalls. These retail units lead down to a Garden café with view across the gardens, river and space for outside tables.

**Wharf Lane ground floor** - The Wharf Lane building provides office space, which is envisaged may follow the popular model of co-working space, and a riverside pub / restaurant with an outdoor terrace with river views. This pub / restaurant unit will help to create a focal point at the end of western end of the scheme as well as celebrating the riverside location.

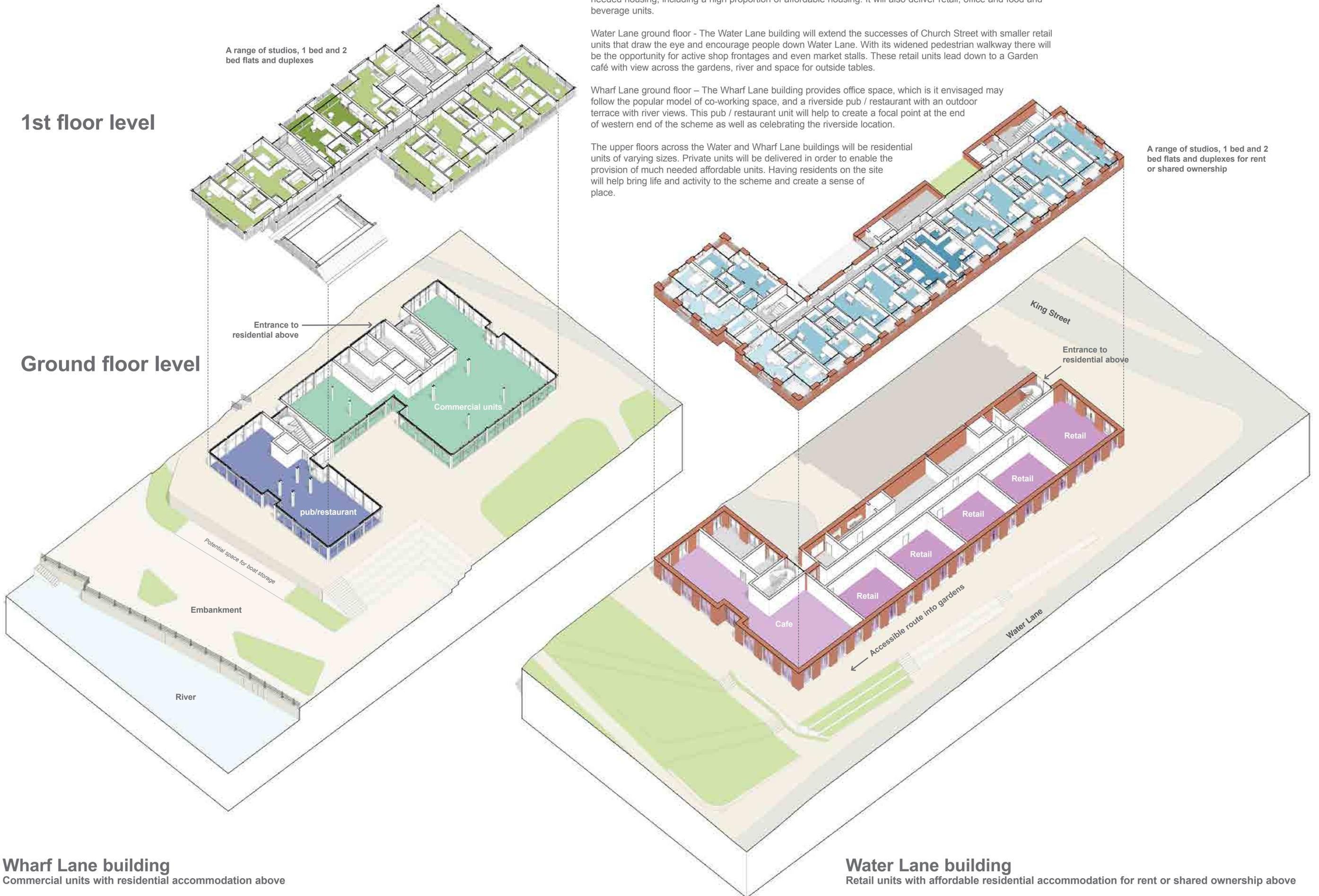
The upper floors across the Water and Wharf Lane buildings will be residential units of varying sizes. Private units will be delivered in order to enable the provision of much needed affordable units. Having residents on the site will help bring life and activity to the scheme and create a sense of place.

## 1st floor level

A range of studios, 1 bed and 2 bed flats and duplexes

A range of studios, 1 bed and 2 bed flats and duplexes for rent or shared ownership

## Ground floor level



### Wharf Lane building

Commercial units with residential accommodation above

### Water Lane building

Retail units with affordable residential accommodation for rent or shared ownership above

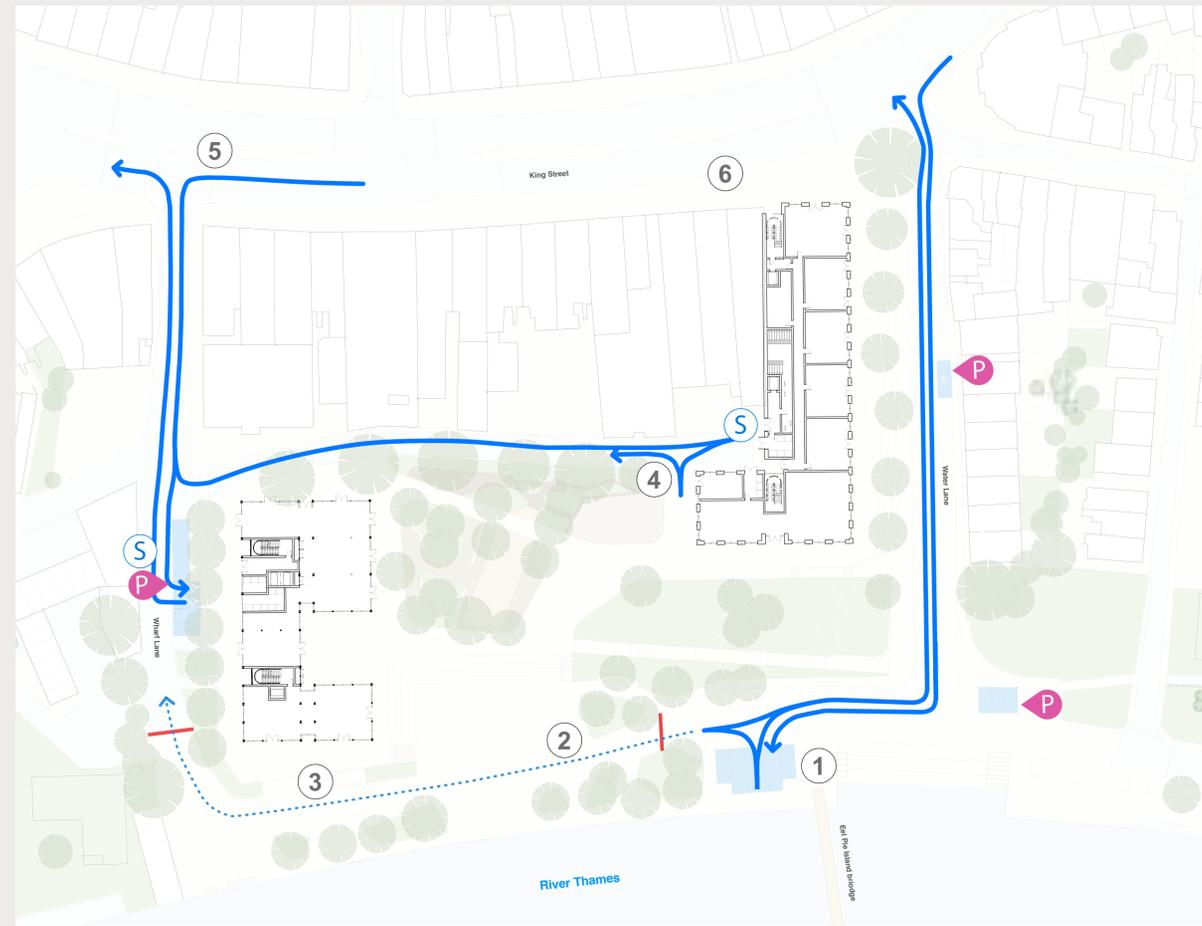
# Transport

The removal of parking from the Embankment has opened up so many possibilities to allow people to enjoy the riverside. However, it is important to carefully consider the vehicular servicing and access needs of the site and its neighbours, notably Eel Pie Island and King Street.

The Council and transport consultants are coordinating the transport strategy for the site, in consultation with neighbours, so that all needs can be met while minimising the number of vehicle movements around the site.

**Key**

- Accessible pedestrian routes
- Pedestrian routes involving steps
- Cycle routes
- Vehicular servicing routes
- Limited vehicle access route (Crossing Embankment)
- Cycle parking location
- Vehicular parking location
- Service bay location



Vehicle movement plan

## Notes

- 1 Eel Pie Island servicing area - 5 dedicated service bays to accommodate small and large vans delivering goods to Eel Pie Island. Additional un-marked servicing space provided to accommodate refuse and other larger vehicles with sufficient space for vehicles to manoeuvre around them (see detail below).
- 2 Limited use of the embankment for larger vehicles to access Wharf Lane - access will be controlled and strictly limited to certain hours of the day, eg. early mornings, to minimise impact.
- 3 The provision of boat storage facilities located against the flood defence wall has been agreed in principle with the Environment Agency and is currently being developed in more detail.
- 4 The turning head at the end of the service road is sufficient to accommodate small vans - larger refuse vehicles will require the gates to be opened.
- 5 Only smaller vehicles will be allowed to turn left into Wharf Lane. The amount of vehicles using Wharf Lane is expected to be significantly reduced from current levels due to the removal of the parking on the Embankment.
- 6 The Council is investigating the possibility of providing unloading bays in King Street.



Pedestrian movement plan



Cycle movement plan