

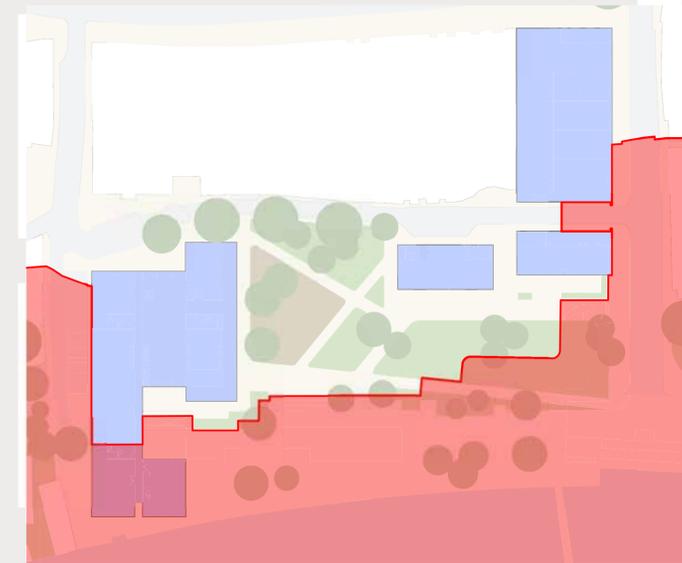
Scheme Development



1

The Competition Scheme

This included a building on Water Lane, a café towards the centre of the site and a building on Wharf Lane that included the Winter Gardens and extended over the flood zone on stilts. The Diamond Jubilee Gardens are central to the scheme with an event space on the Embankment.



2

Flood zone

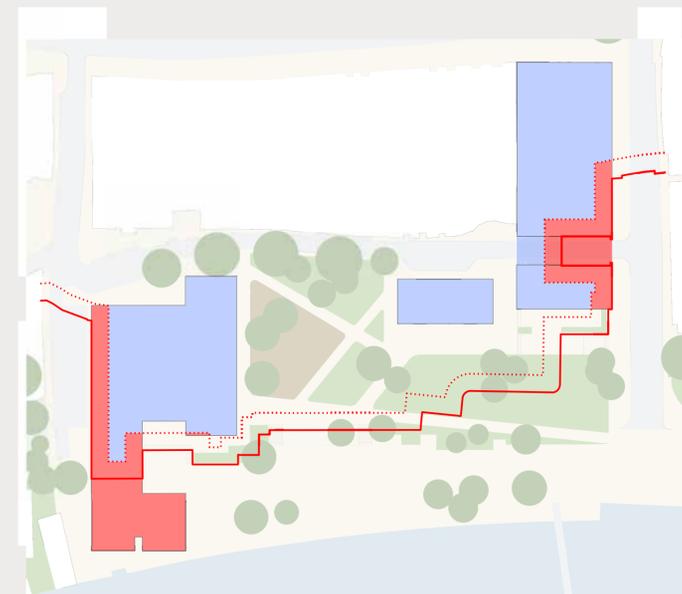
Flooding has always been a key consideration for the site, but it was hoped that keeping the building on stilts above the flood plain would be acceptable. Conversations with the Environment Agency (EA) concluded that only floodable structures (boathouses) could be within the flood plain, even if on stilts or overhanging.



3

16m exclusion zone

As well as being outside the flood zone, the EA stated that any non-flood compatible building had to be 16 metres behind the flood defence. As can be seen in this image where the blue indicates areas we could build on and red shows area lost, this interpretation of policy would not allow us to deliver the scheme.



4

4m exclusion zone

Through negotiation with the EA and careful demonstration that the flood defence wall could be maintained, it was agreed in principle that the 16 metres could be reduced to 4 metres in order to minimise the impact on the developable area of the site.



5

Responding to the EA requirements

In order to stay out of the flood zone and provide an equal or better amount of flood storage, both Water and Wharf Lane buildings had to reduce in size and the café amalgamated into the Water Lane block. These changes have resulted in more public open space, particularly in Water Lane, and a larger space in the centre of the site between the two remaining buildings.



6

The final site

Responding to stakeholder feedback, as well as maximising the space available, meant that changes were made to push the flood defence wall further back from the river creating more open space on the Embankment. The service road connection has also been removed, which has improved the pedestrian environment on Water Lane.