

16 | Conclusions

Conclusions

Twickenham Riverside represents an enormous opportunity to create a heart for the town. As competing narratives and interests have thwarted for nearly forty years what could be an outstanding piece of urban fabric connecting the people of Twickenham and beyond to the river, it is time now to think more holistically and for the future.

As detailed in this Design and Access Statement, the careful integration of building, landscape and riverfront experience can create a new flourishing centre for the local area. It is a place where people can enjoy the full beauty and utility of the riverside, improving the physical, social and psychological links between the river and the town. A fully mixed-use development of shops, offices and social spaces together with a newly invigorated Diamond Jubilee Gardens, whilst respecting the needs of Eel Pie Island, can create a location where people can work, live, play, enjoy and thrive.

This creates an opportunity for the Council to deliver an exemplar scheme of high quality, providing residential units of various sizes, 50% of them being affordable, and over 10% being wheelchair accessible or adaptable. The flats have been designed to optimise daylight, natural ventilation and river views, with ample storage and external balcony space.

The revitalised gardens provide new play space for all ages, with elevated and open views over the river, whilst the riverside promenade, flexible events space and riverside activity area, provide ample opportunities to get close to the water. The café in the gardens, overlooking the play area, and gastro pub/restaurant at the end of the events space will create excellent destination points for residents and visitors, helping to bring the vibrancy of the town to the river.



The increased width to Water Lane provides a more positive experience for pedestrians using the riverside



At the base of the Wharf Lane Building, boathouses form part of the riverside activity area



The gable end of the Water Lane building providing a gateway to the riverside

Conclusions



The scheme from Eel Pie Bridge

Appendix A
Public Consultation Boards (Jan 2021)

Aerial view

Creating a new focus for the town, accessible for all.



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Twickenham Riverside

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 workspace and new shop frontage will help strengthen the high street offer, drawing residents down from the high street and providing employment opportunities. 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

Wharf Lane Building
■ Pub / Restaurant
■ Commercial
 Residential on upper storeys

Water Lane Building
■ Retail
■ Café
 Residential on upper storeys

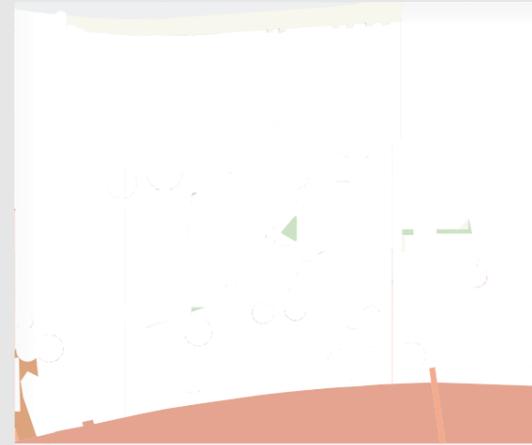
Scheme Development



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 protracted negotiation with the EA and careful demonstration that the flood defence wall could be maintained, it was agreed that the 16 metres could be reduced to 4 metres allowing the layout of the competition design to be largely kept the same.



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, the buildable space on the site was significantly reduced and a flood defence wall introduced in the south west corner. Both Water and Wharf Lane buildings had to reduce in size and the café amalgamated into the Water Lane block. However, this does allow for greater open space on the riverside, in the centre of the scheme and on Water Lane.



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 created more public open space and the service road connection has been removed, which has improved the pedestrian environment on Water Lane.

The view from King Street



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Twickenham Riverside

The new Embankment



View of the embankment

The Embankment will prioritise people over cars. This will be an area of activity, a lively space that draws people to the riverside. It has been designed to be a 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.



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

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Twickenham Riverside

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. The new gardens are central in the design and will become a destination point for people to enjoy a range of activities. Working in harmony with the event space on the Embankment, the Gardens will 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

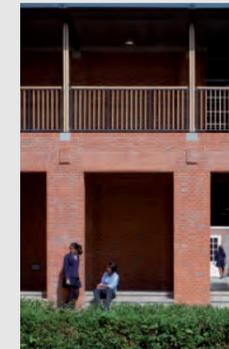


Water Lane elevation



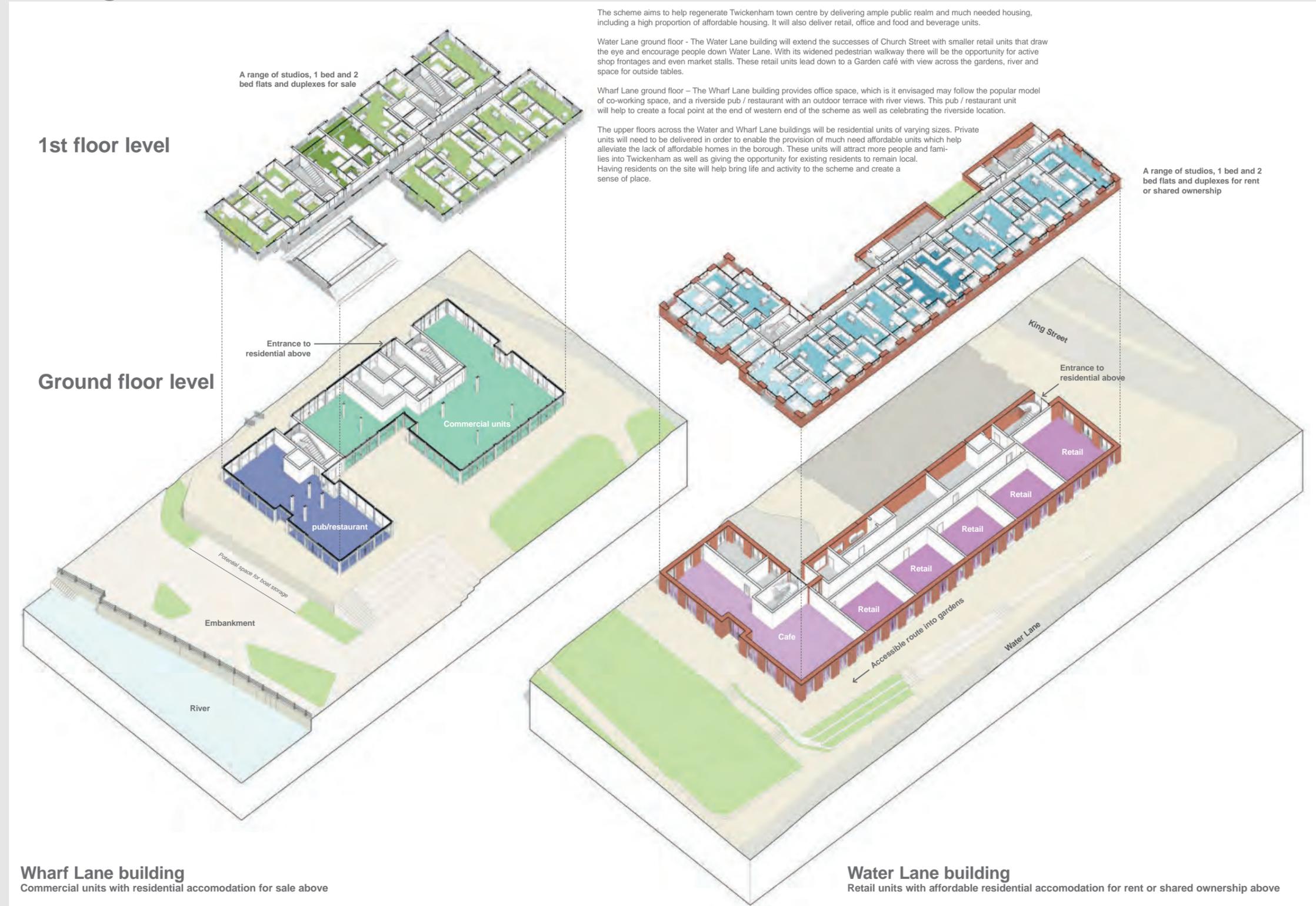
Wharf Lane elevation

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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BREEM
EXCELLENT

Building Uses

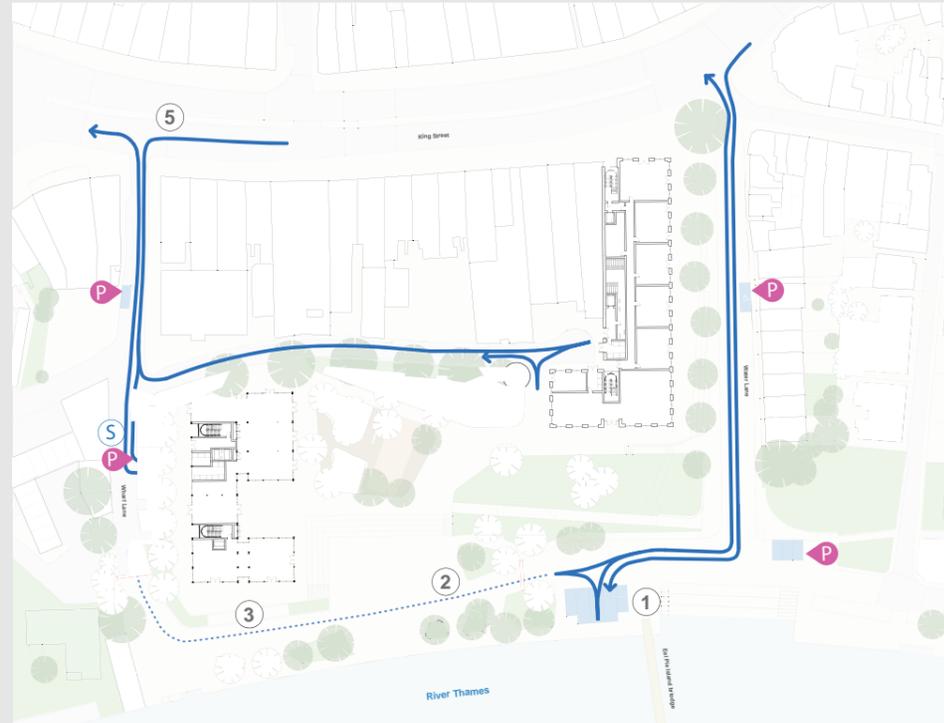


Transport

The removal of parking from the Embankment has opened up so many possibilities to prioritise people and allow them 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 carefully 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.



Wider context plan - approaches to the site



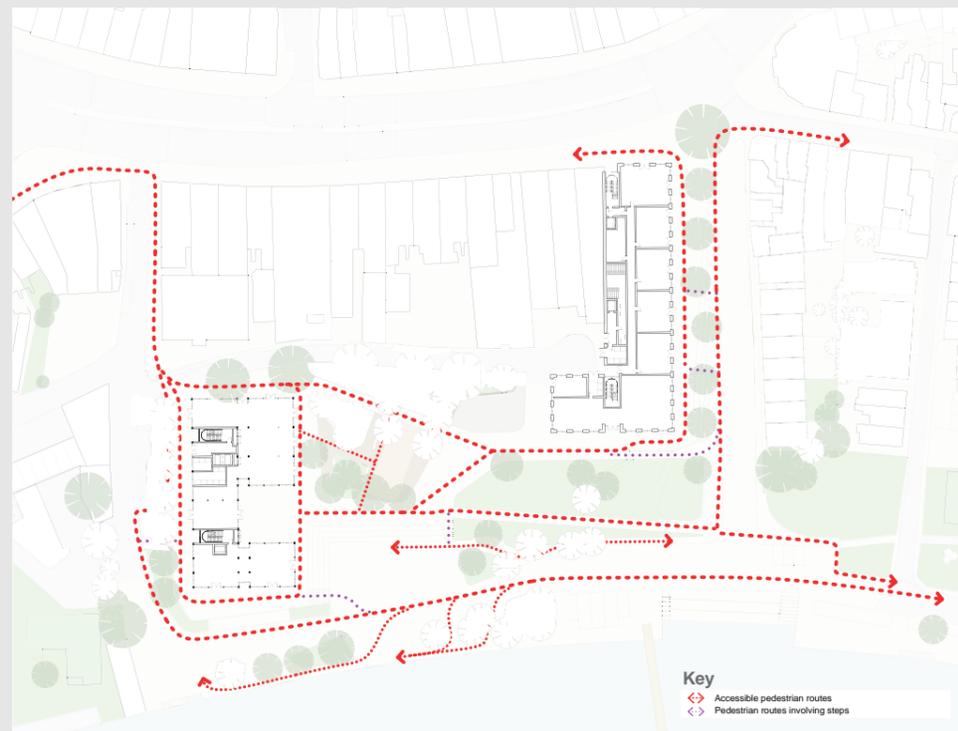
Vehicle movement plan

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 defense 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.

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
- ⑤ Service bay location



Pedestrian movement plan



Cycle movement plan



Detail of vehicle tracking