

CREATING OUR VISION

New Town Square for Twickenham

This proposal for Twickenham Riverside is focused around an amphitheatre which faces the Thames and the river walkway to Eel Pie Island. The curved form of the amphitheatre makes a very large yet intimate space where people can enjoy the view, meet friends and relax. The form, which has its origin in ancient Greek theatre, could be used for outdoor dramatic productions or informal street performances similar to Covent Garden.

The curved entrance to the site on King Street gives a flavour of the amphitheatre at the end of the new covered pedestrian arcade designed to encourage people down to the river. This route continues over a newly formed extension to the service road and into a further covered arcade, all on the same axis, before you enter the curved colonnade of the amphitheatre which faces the River Thames. The curved colonnade will serve as further public space for people to enjoy within an attractive setting whilst also providing outside covered space.

The proposed function of the development is retail/ restaurants or cafes on the ground floor and residential above. Restaurants and cafes for the amphitheatre building will work well in close proximity to the public space and could use the colonnade for exterior dining.

Diamond Jubilee Gardens are an important part of the whole Riverside area, and the proposal includes an improved landscape garden on the riverside, which makes a gentle and more pleasing link between the garden and the river front below. The existing gardens are respected by the design with some minor positive alterations.

A new underground car park is proposed to go under the new buildings to provide much needed parking for the area.

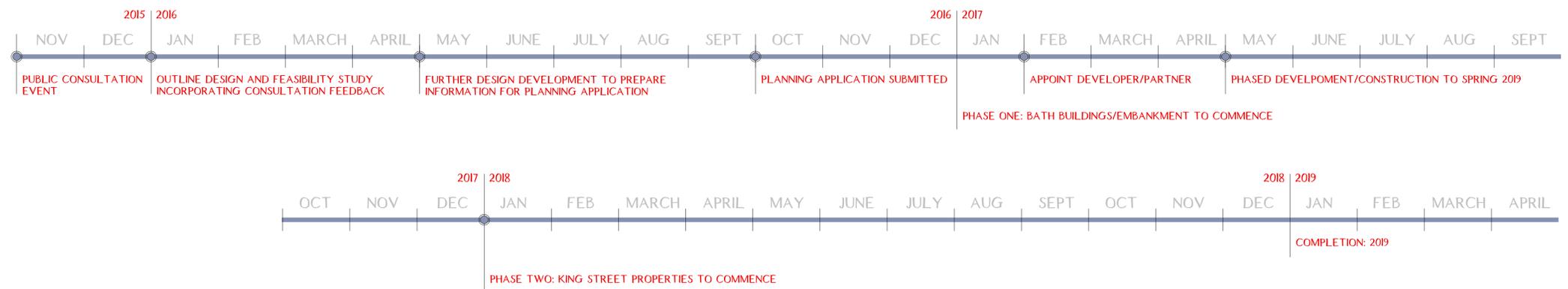
The service road that currently runs behind the existing King Street properties up to the existing car park will be extended through to Water Lane to maintain the link to Wharf Lane on the opposite side of the site.



Underused Car Park on Water Lane

When will this happen?

Outline of activities and proposed milestones are as follows. Please note that the timings are subject to change:



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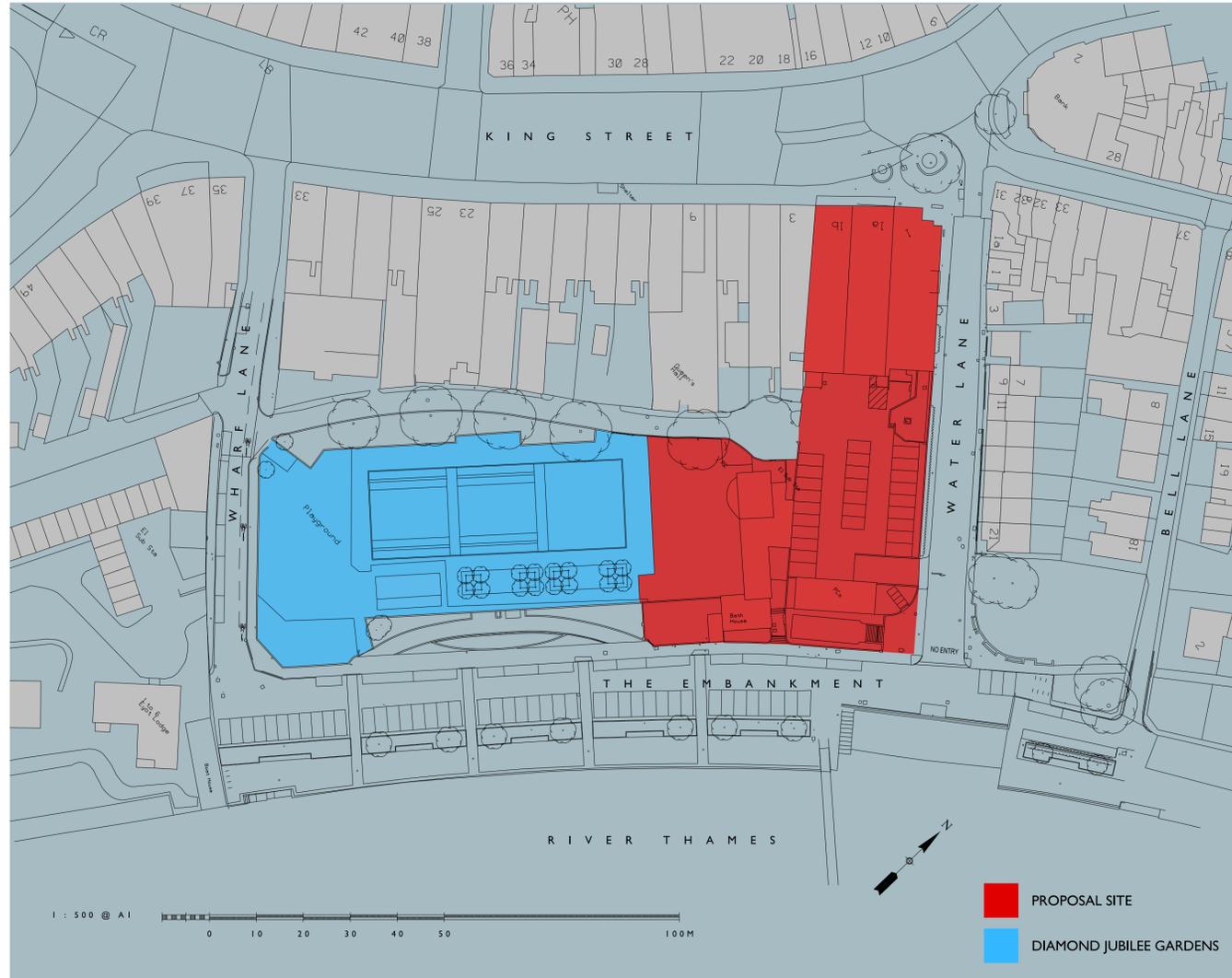
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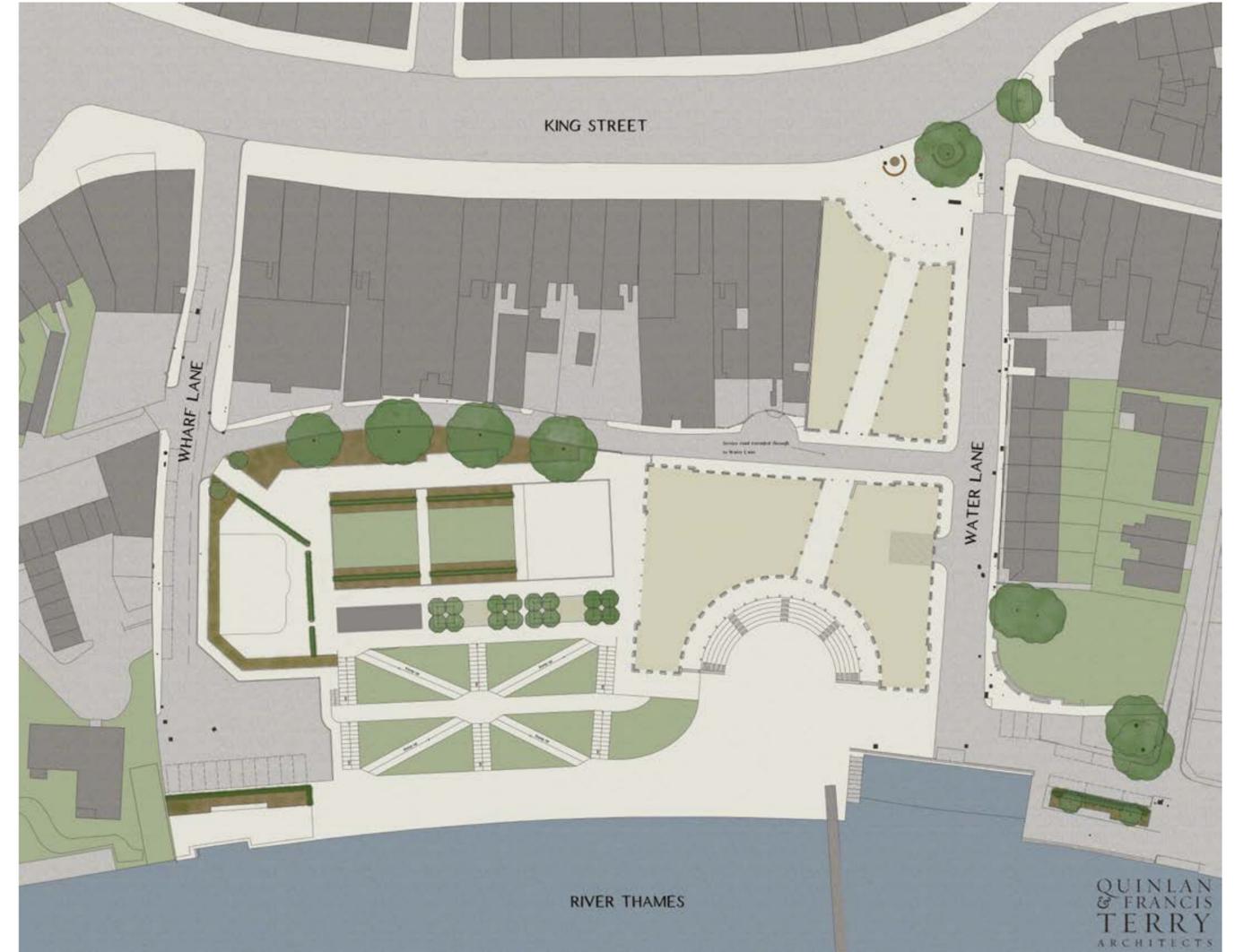
THE SITE

Current site plan



This is the current site plan. The blocks in red show the proposed area for the new development. The area in blue highlights the retention of Diamond Jubilee Gardens.

Proposed site plan



This plan shows the proposed layout of the new development. It demonstrates the link to King Street and joining up to Diamond Jubilee Gardens.

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NEW PUBLIC SPACE AND AMPHITHEATRE



Is this design fixed?

This is a 'concept'. It is a starting point for discussion with residents about what might be possible and feasible on the site.

All the results of previous consultations fed into this proposal. Throughout the various consultations that will be held over the next few months, the designs will be adapted according to residents feedback and inline with making the project viable.

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VIEW FROM KING STREET



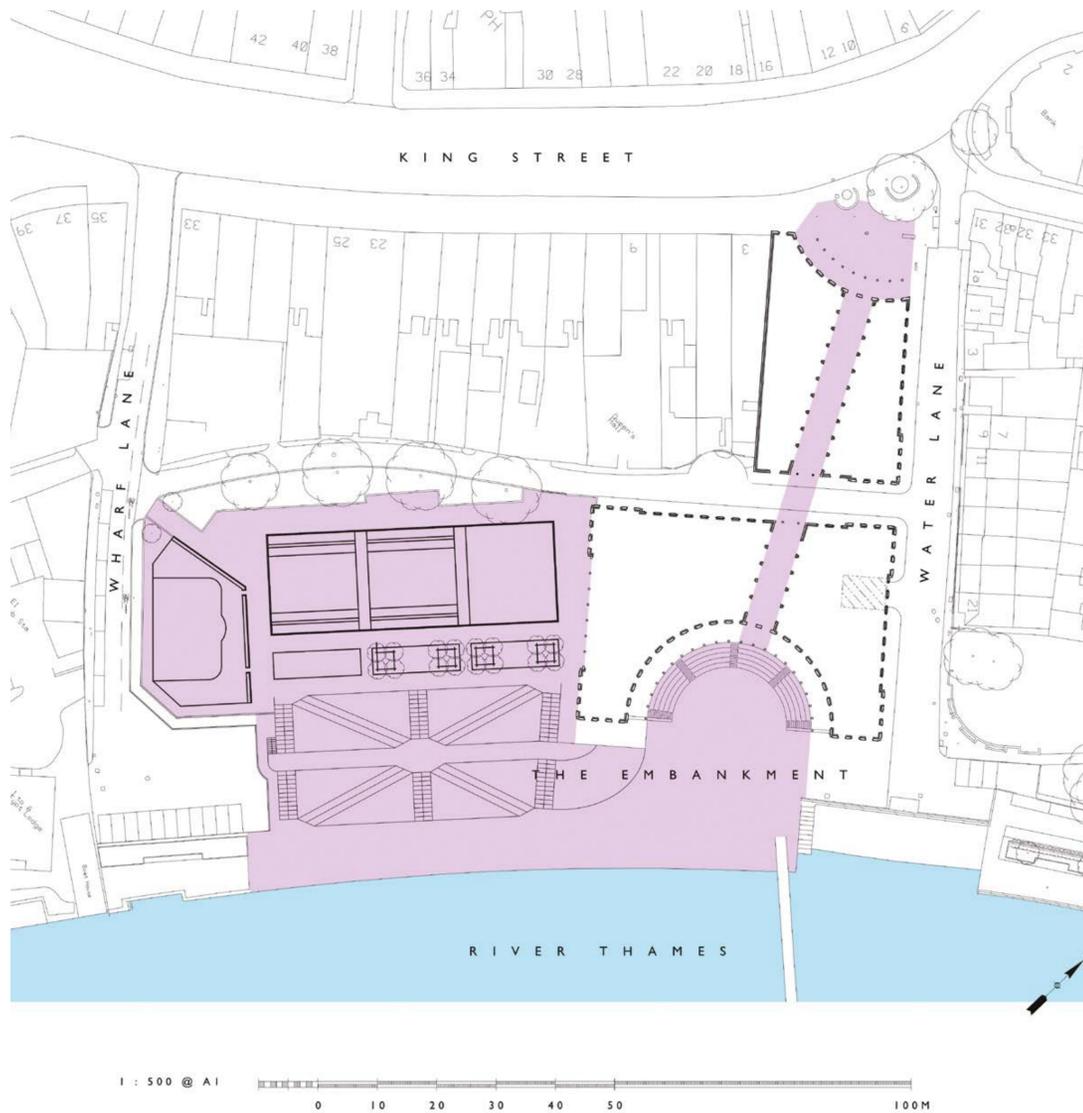
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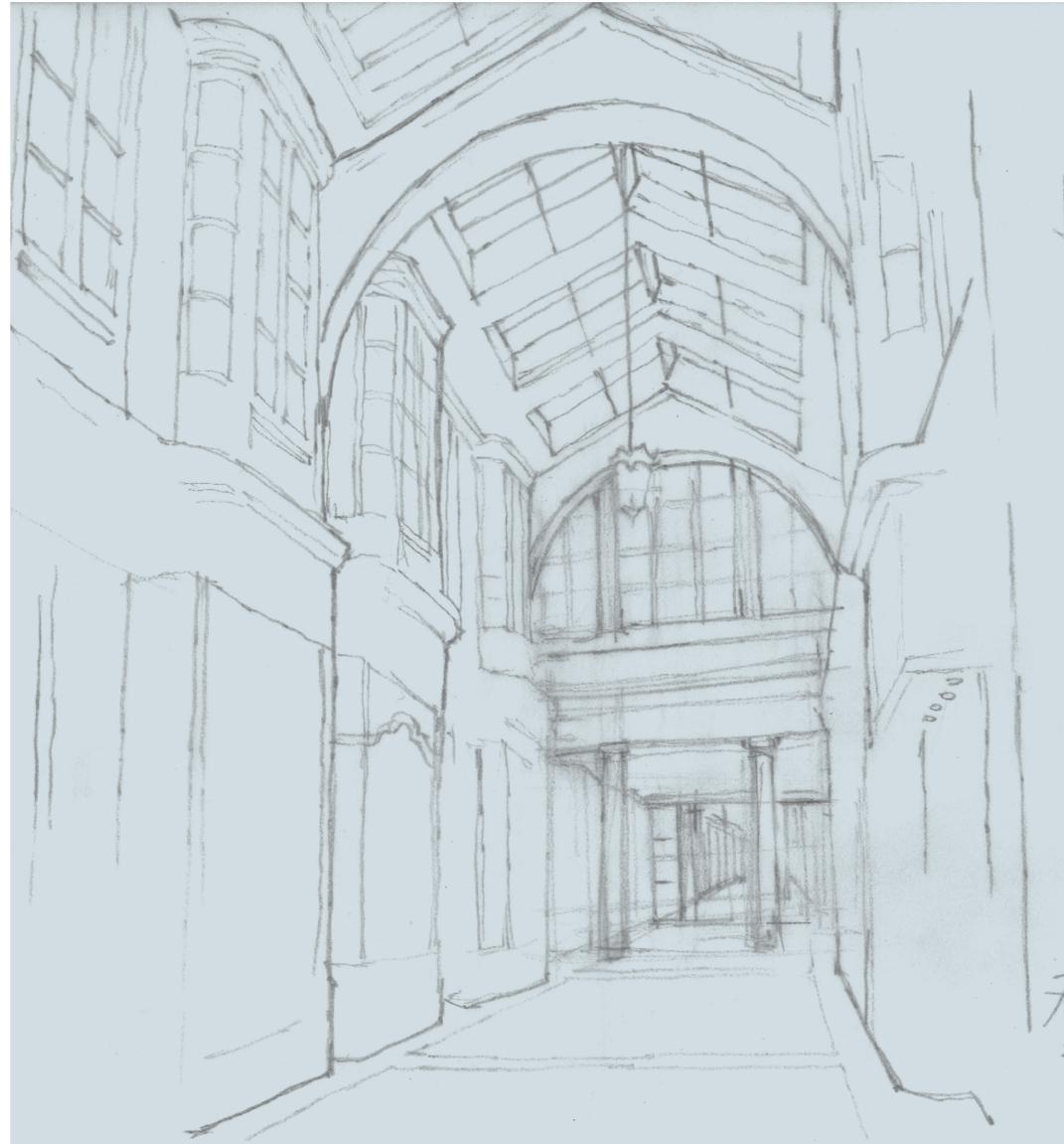
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ARCADE AND COMMUNITY SPACE



This diagram demonstrates the overall community / public space.



This is an artistic impression of what the Arcade could look like.

Style and architecture

The new proposal at Twickenham Riverside is designed in a 'Regency style' using a classical more traditional style of architecture. The development is three storeys throughout, although for much of the development the second floor is set back so that the building will appear lower and less obtrusive. Throughout the development the corners are accentuated with three bay pedimented features which give the design structure and consistency. The river front and the King Street elevation have simple colonnades with terraces above.

The building material throughout will be a buff coloured London stock brick with rubbed and gauged relieving arches on all the windows. All architectural elements like balustrades, cornices, pediments, colonnades and string courses will be made from reconstructed stone of a Portland colour. The windows will be painted timber throughout apart from the second floor attic windows which will be constructed from metal. The roof will be slate with zinc dressings and specialist elements.

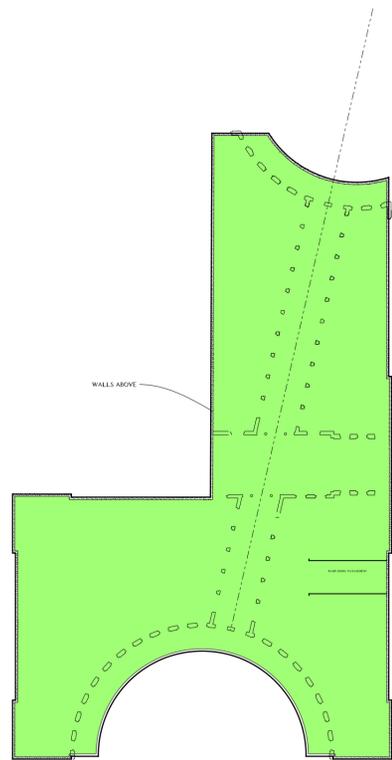
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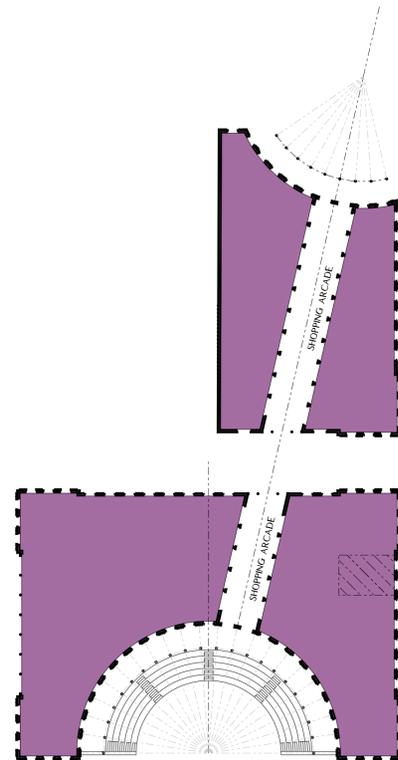
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THE ZONES FOR THE PROPOSED SITE



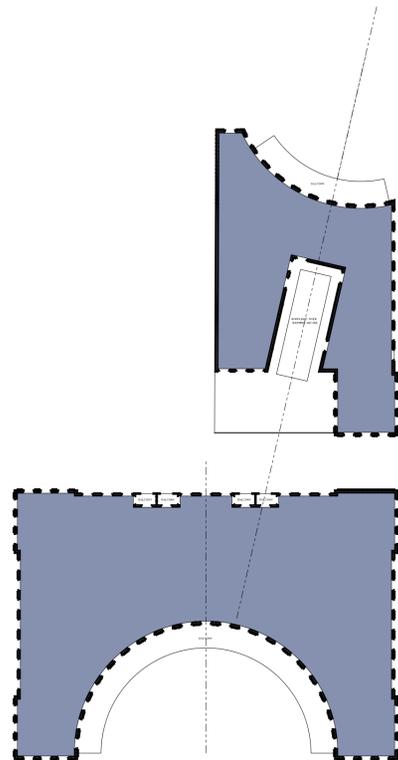
BASEMENT PLAN

GIA 2435m²



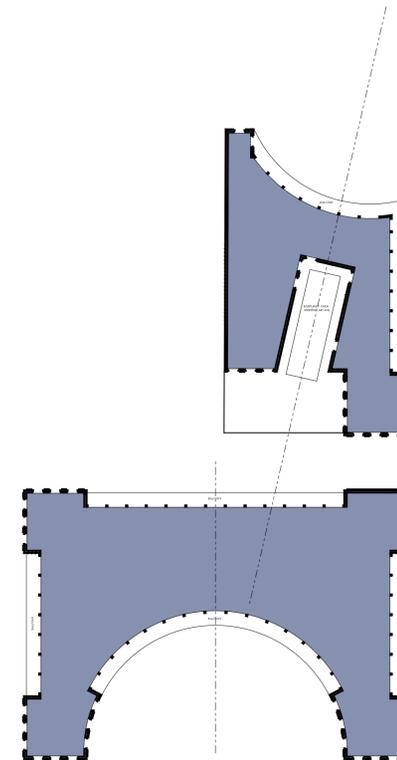
GROUND FLOOR PLAN

AMPHITHEATRE GIA 838m²
KING STREET BUILDING GIA 584m²



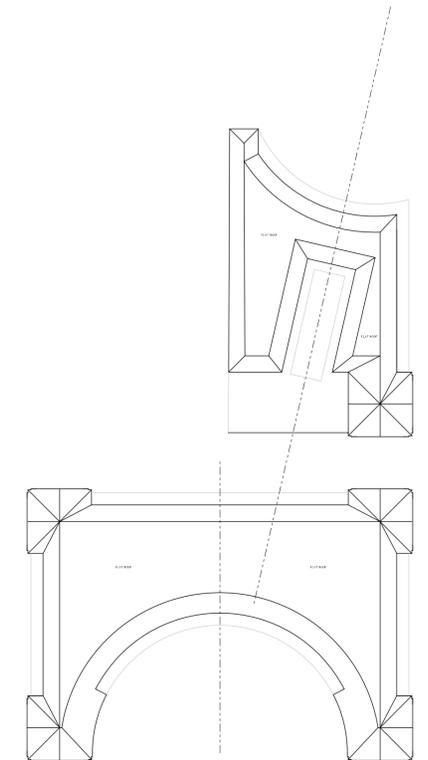
FIRST FLOOR PLAN

AMPHITHEATRE GIA 829m²
KING STREET BUILDING GIA 523m²



SECOND FLOOR PLAN

AMPHITHEATRE GIA 8070m²
KING STREET BUILDING GIA 462m²



ROOF PLAN

 PARKING / PLANT / STORAGE

 RETAIL / RESTAURANTS / CAFES AND CRAFT

 RESIDENTIAL

The Zones for the Proposed site:

The above plan indicates the proposed area and zones for the development. These are early design concepts and will need to be developed in more detail as and when the scheme design progresses towards a Planning Application. The basement area of the development will be utilised primarily as parking as well as storage and building services/ plant room. This will include the parking for the residential/retail and commercial elements of the development. Access and

egress will be via a ramped access located on Water Lane and the service road that connects Water Lane and Wharf Lane as part of the proposals. More detail is provided on the approach to parking and transport within the consultation information.

The proposal for the ground floor, which connects King Street to the riverside, will be 100% community and public space.

This includes a Town Square at King Street and a proposed amphitheatre on the riverside and Embankment. Both could be utilised for a variety of activities.

This includes performance and public seating on this river side setting. The buildings will mainly consist of retail, restaurants, cafés and craft specialists and there is a proposed arcade that will provide an additional pedestrian link from King Street through to the riverside and new public square. It is envisaged the block on the riverside (directly adjacent to Diamond Jubilee Gardens) will provide the location of a restaurant and café, this will enhance and link the development to Diamond Jubilee Gardens.

The first and second floors of the development are proposed for residential properties. It is envisaged that the residential element will consist of apartments and will continue along Water Lane and onto King Street. The height of the upper floors does not go beyond the current height of the buildings on King Street. As the designs progress and the viability appraisal is completed then the exact number of apartments provided will be clearer. As part of the viability work, we are also looking at the feasibility of including affordable housing and shared ownership on the site. The servicing and access arrangements will also need to be developed as part of this work.

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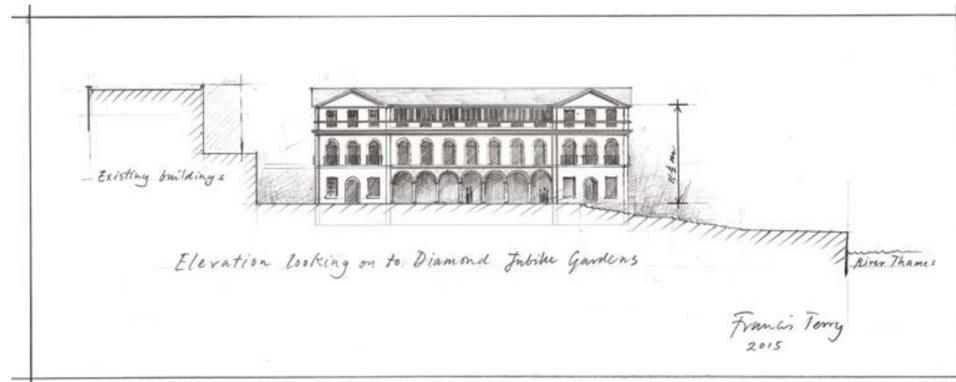
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ELEVATIONS

Elevation looking on to Diamond Jubilee Gardens



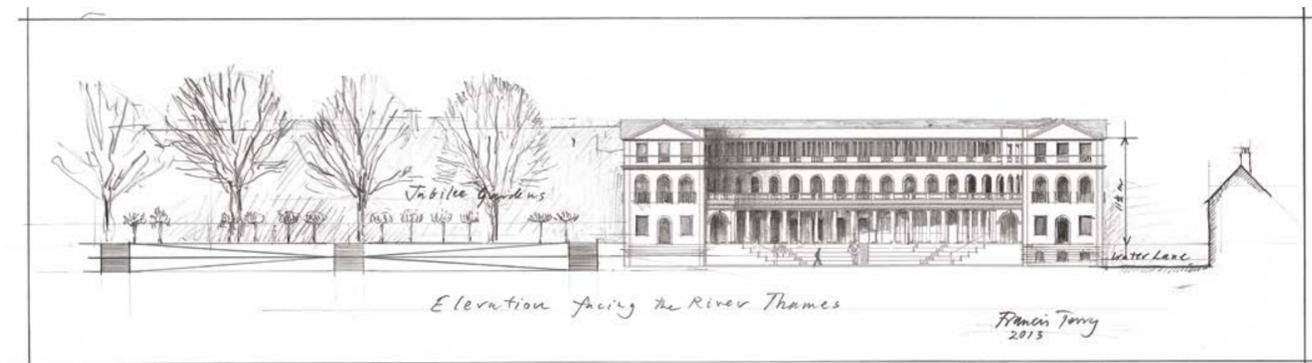
The important aspect of this elevation is to provide permeability between the new development and the existing Diamond Jubilee Gardens. This has been done by providing a very open colonnade on the ground floor which will allow people to pass easily through the building into Diamond Jubilee Gardens. This colonnade is framed by pedimented corner features which continue throughout the development.

King Street elevation



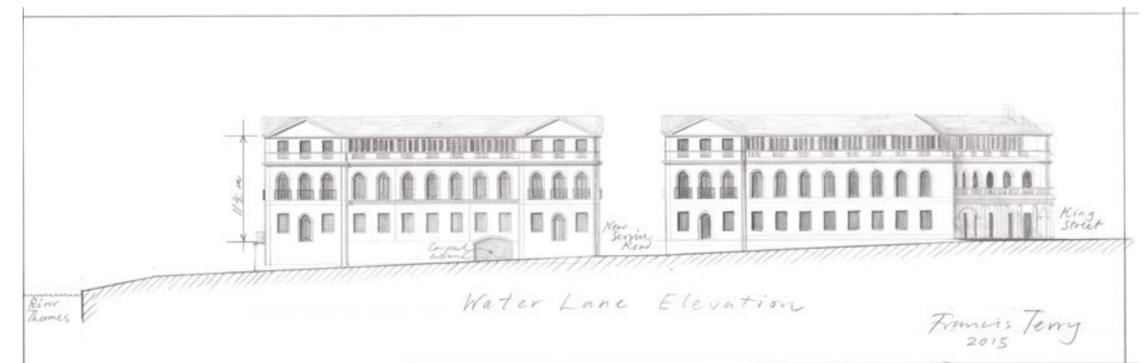
In order to draw people down from King Street to the river front the building breaks back from the street line and provides a straight covered walkway through the development to the amphitheatre. On this elevation a colonnade has been designed with a terrace at first floor level. A corner tower has been positioned on the street front which echoes the Classical style of the Barclays Bank opposite.

Elevation facing the River Thames



The elevation facing the River Thames is an amphitheatre which has the river as the backdrop. This will make an impressive but also intimate place for people to sit and look at the view as well as hold markets, community events, performances and activities. The colonnade runs around the edge of the amphitheatre providing cover for the adjacent restaurants and cafes and above it provides the flats with balconies, overlooking the river. The amphitheatre is framed by two pedimented structures on either side which form the corners throughout the development.

Water Lane elevation



The Water Lane elevation continues the architectural language of the amphitheatre with pedimented corner features used throughout. The height of the building is reduced by having the second floor set back almost throughout this elevation. Access to the underground car park is discretely located between the new service road and the river front.

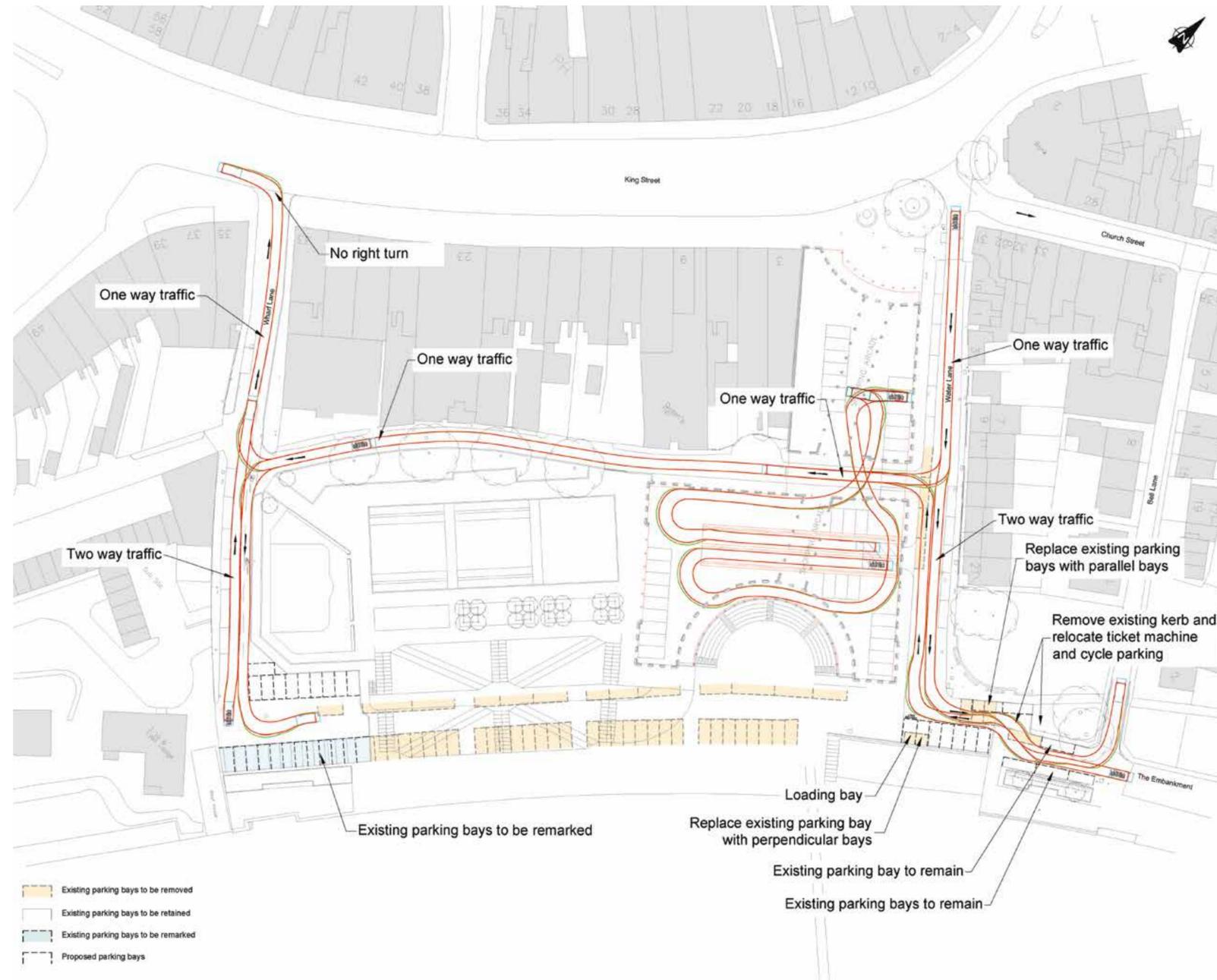
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DRIVING ROUTES, CYCLING AND PARKING



Driving Routes, Cycling and Parking

This plan highlights the proposed changes to parking and traffic access as part of the proposals:

Traffic strategy - Vehicle access to the Embankment, the new development and basement car park will be via Water Lane, which will be one way from King Street and two way travelling up from the Embankment turning left onto the extended service road. Existing parking bays at the end of Water Lane will be retained and a loading bay/drop off area will be provided at this point. Vehicles will also be able to access Bell Lane via the Embankment with one way access back up to Church Street as per the current arrangements. The service road that runs to the rear of Diamond Jubilee Gardens (DJG) will be extended to connect with Water Lane, this will provide access to the development, and will also provide one way access to Wharf Lane, which will provide two way access down to the Embankment and one way access when turning right onto Wharf Lane in the direction of King Street. The junction onto King Street will remain as no right turn.

Parking Strategy - Residents have told us in the many local consultations that they want to remove cars from the Riverside. Therefore, the biggest proposed change to parking is that parking will be removed from the Embankment directly in front of Diamond Jubilee Gardens. This is to enhance the views of the river from DJG and also provide better access from the Embankment up to DJG. Street level parking will be provided at the end of Wharf Lane on the Embankment with a mix of existing (remarked) and new bays. Existing parking bays are to be retained on Water Lane with a number removed to create the new connection between the service road and Water Lane. The parking on the Embankment at the end of Water Lane will have new proposed parking bays and a loading bay. There will be underground parking provided beneath the proposed foot print of the new development with access and egress via Water Lane.

Cycling Strategy - This proposal aims to make the Riverside open for all. There will be cycling parking installed on the development and we would like to hear from cyclists and others.