

# INVESTING IN OUR RIVERSIDE

## INTRODUCTION

“Twickenham Riverside should be the flourishing centre of Twickenham and the local area, but instead it’s being used as a car park with parking prioritised over people. For nearly 40 years this beautiful stretch of the river Thames has been awaiting a design that can showcase the riverside as a destination for people to live, play, work, enjoy and thrive. We have heard from you loud and clear that you want better for Twickenham.

“We have used all your feedback from previous consultations to create an exciting brief for this important site. And we are delighted to be working with RIBA Competitions to find an architect who has the vision and skills to deliver a design which creates a heart for Twickenham.

“Understanding the history of the site is key, but now it is time to look forward. This is a great opportunity to deliver real change through an exciting and energising design. We must invest in the future of Twickenham. I very much look forward to seeing the designs and working with the chosen team to make the riverside a destination we can all be proud of.

“I am thrilled that so many companies have shown an interest in the Twickenham site and I am confident that the five shortlisted companies will develop their own exciting vision for Twickenham. Each architect led team comes with an impressive CV and I look forward to working with the selected team going forward. This is an exciting opportunity for a firm to leave their mark and add to Twickenham’s proud heritage.

“One of the things we heard in previous consultations was the desire for a more transparent procurement process and working with RIBA Competitions we are following the official rules of the Overall Journal of the European Union. This means a strict process on decision making, with the final architect-led team being selected based on their score against set evaluation criteria. Whilst this isn’t a formal consultation on the proposals, public feedback will help give myself and the other members of the Design Panel, clarity on the views of the community.”

**Clr Gareth Roberts**  
**Leader of Richmond Council**

## TIMELINE

The timelines below are indicative and the Delivery Timeline will be subject to the specific requirements of the winning design and construction detail worked up at later stages of the process.

### COMPETITION

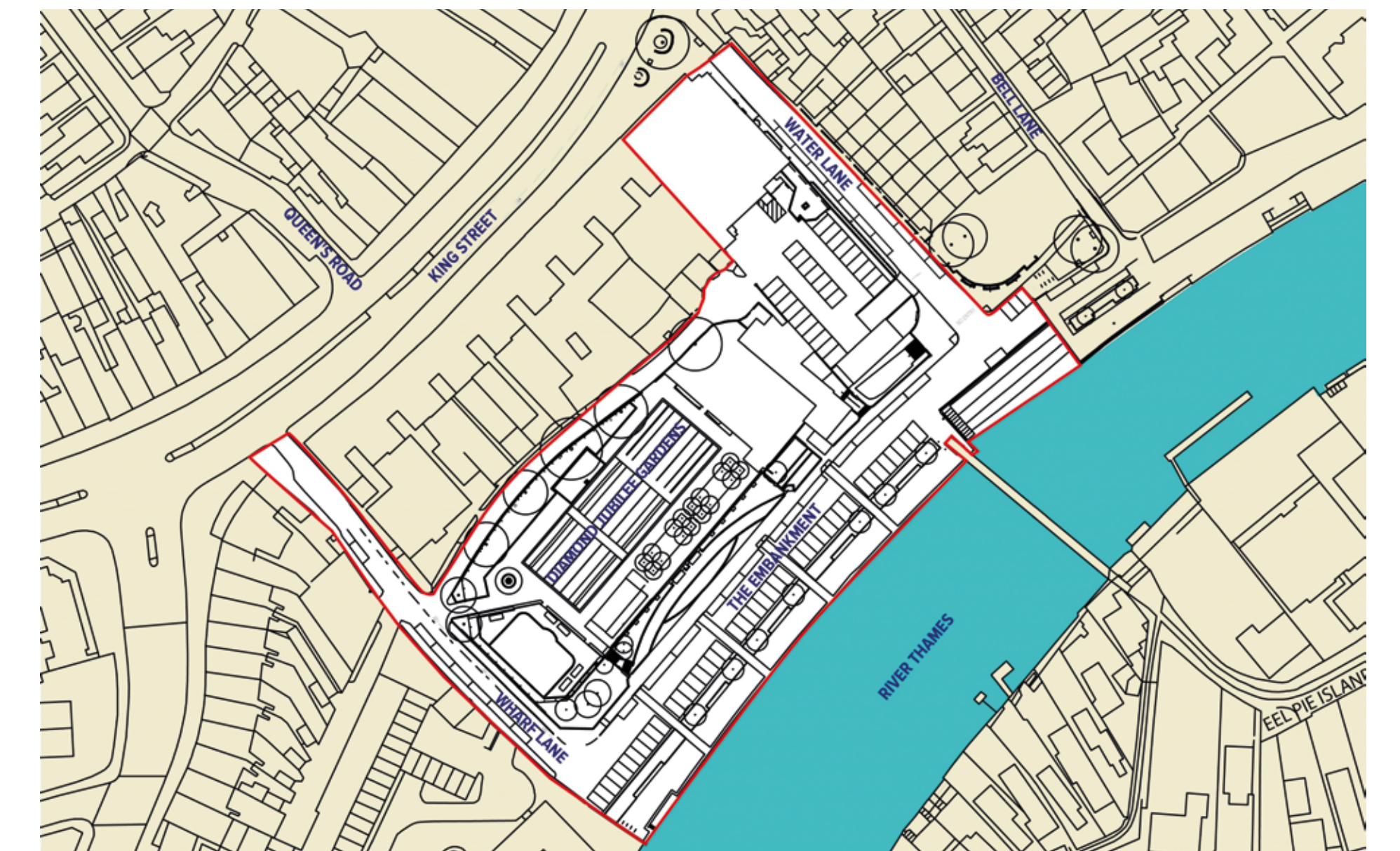
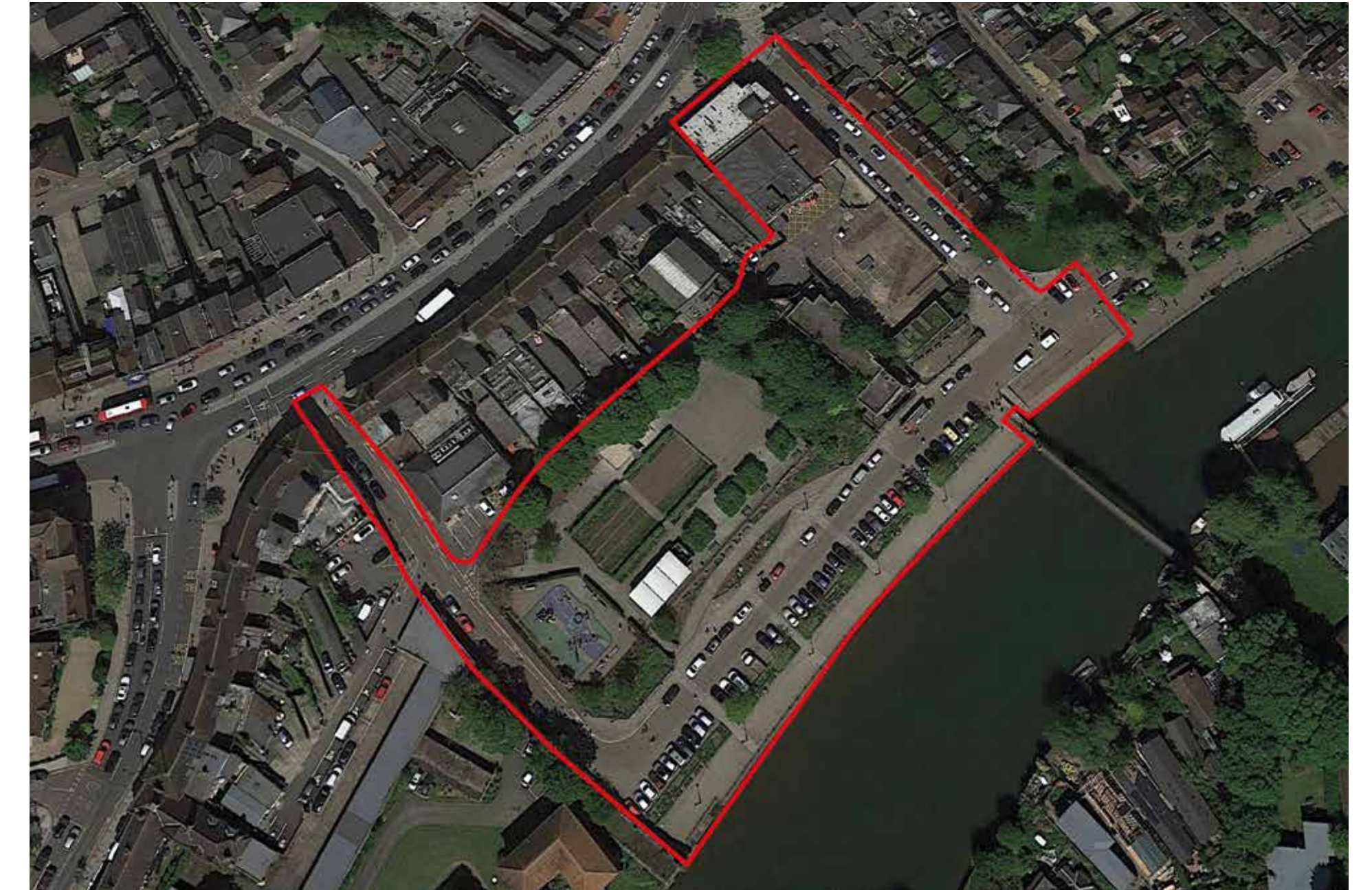
Public Engagement	Wednesday 4th September – Wednesday 2nd October 2019
Evaluation of submissions	October/November 2019
Announcement of winner	December 2019

### DELIVERY

Submit planning application	Autumn 2020
Planning consent granted	Spring 2021
Construction commences	Summer 2021
Project complete	Summer 2023

## THE NEW SITE

This is the first time that the Diamond Jubilee Gardens have been included within the area to be redeveloped which presents an exciting opportunity for the architects. The site for the competition includes the whole of the riverside area between Water and Wharf Lanes, including the Embankment and the service road behind King Street, this incorporates the Diamond Jubilee Gardens and derelict buildings. It also includes the King Street buildings (1, 1A, 1B, 1C), and pedestrian walkway directly in front of these buildings, and the private car park (2/4 Water Lane) to the rear in the Council’s ownership.





# THE DESIGN COMPETITION EXPLAINED

Early in 2019, Richmond Council agreed to commission the Royal Institute of British Architects (RIBA) to deliver a Design Competition.

The RIBA / Royal Institute of British Architects has extensive experience and is a widely recognised provider of architectural competitions, delivering high profile selection processes for both private and public-sector clients. This competition was purely for ideas so nothing has been built as a result. Some other examples may work better:

- The Hepworth Gallery
- Olympic Velodrome
- Birmingham Centenary Square
- LSE Saw Swee Hock Building
- New Scotland Yard

The RIBA / Royal Institute of British Architects supported the Design Panel to develop a Brief for the site and will support the Panel evaluating the final designs submitted by the shortlisted architects.

The first stage of the competition was held Monday 25th March – Tuesday 7th May 2019. The RIBA invited architects to come forward and express interest in working on the site. An impressive 54 architect firms applied.

The Design Panel reviewed all the applications to ensure that they met the required criteria. And, with the support of the RIBA, five architect lead multi-disciplinary teams were selected to move the next stage of the competition, producing designs. The architect firms are:

- Allies and Morrison
- Baynes and Mitchell
- Cullinan Studio
- Haworth Tompkins
- Hopkins Architects

## HOW WILL THE DESIGN PANEL CHOOSE THE WINNING DESIGN?

The design competition is following official RIBA best practice and complying with relevant procurement law. This means that the final decision on the chosen design will be made in line with these rules. The Design Panel will use a scoring system against the criteria listed within the Design Brief, that will consider a number of different aspects of the submissions including how well the design responds to the original design brief and the financial viability of the proposal.

Between Wednesday 4th September and Wednesday 2nd October, local people are invited to review the proposals from each architect, prior to consideration by the Design Panel. To ensure that the competition is fair, the designs must be presented anonymously.

It is important to note that this is not a vote on the five designs. The feedback from the public will be made available to the Design Panel during their deliberations

Once the engagement period is over, feedback will be provided to the Design Panel.

The chosen architect team will be announced in December 2019.

Once a concept design has been selected, there will be further opportunities for the community to help shape the proposal before a Planning Application is submitted. This is just the start of the journey.





# THE DESIGN COMPETITION EXPLAINED

## WHAT IS THE DESIGN PANEL?

The Design Competition process is being advised and supported by the Design Panel. The Panel led on the development, and signed off, the brief and will evaluate the architects' proposals for the Twickenham Riverside site. Members of the panel include; the Leader of the Council and leading Members for Environment and Businesses, a local ward Councillor, a representative from the Local Stakeholder Reference Group, an independent RIBA adviser and in addition, two local representatives with architectural experience.

This includes:

- Cllr Gareth Roberts, Leader of the Council.
- Cllr Martin Elengorn, Chair of the Environment, Sustainability, Culture and Sports Services Committee.
- Cllr Geoff Acton, Spokesperson for Business.
- Cllr James Chard, Twickenham Riverside Ward Councillor.
- Henry Harrison, Local Stakeholder Reference Group representative.
- Jon Meggitt, a local resident with relevant technical experience. He has been a resident of the borough his whole life, and currently lives on the Riverside.
- Brian Waters, Local resident with relevant technical experience. He has been a chartered architect and town planner who lives in the borough.
- Sarah Williams, RIBA Advisor and Founder of S Williams Architects.

## HOW CAN I HAVE MY SAY?

You can have your say online from Wednesday 4th September – Friday 4th October 2019 at [www.richmond.gov.uk/twickenham\\_redevelopment](http://www.richmond.gov.uk/twickenham_redevelopment)

You can also attend one of the exhibition drop-in sessions in the Clarendon Hall, York House, Twickenham, TW1 3BZ on the:

- **Thursday 5th September 2019 from 12 – 8pm**
- **Thursday 12th September 2019 from 6 – 8.30pm**
- **Saturday 21st September 2019 from 10am – 5pm**
- **Tuesday 24th September 2019 from 6 – 8.30pm**

The Programme Team will be visiting as many local schools and community groups as possible during the month of September to get feedback. If you know of a group who would benefit from this, or do not find the online form accessible, please contact [programmeteam@richmond.gov.uk](mailto:programmeteam@richmond.gov.uk)

## DEADLINE FOR FEEDBACK

Wednesday 2nd October 2019, at noon



# WHAT DID THE DESIGN BRIEF ASK FOR?



## DESIGN AND ARCHITECTURE

- The Design Panel is seeking an exemplar in high quality design and asked architects to come up with a compelling contribution to the architectural heritage of Twickenham, something that we can all be proud of.
- The Design Panel did not want to be prescriptive on the style to encourage a variety of schemes and give the architects freedom to come up with their own exciting proposals.
- Architects were asked to take account of, and be sensitive to, the sites surrounding buildings and environment, reflecting the riverside location, enhancing the character of the area and offering a distinctive design solution.
- Scale and massing are also an important consideration for proposals as designs need to respect the surrounding built environment.
- Designs were asked to make the most of this beautiful stretch of riverside and draw people into the site from surrounding areas.



## OPEN SPACE AND ENVIRONMENT

- Richmond upon Thames is a borough renowned for its green character and open spaces, and as such the Design Panel asked architects to enhance this, improving the public realm, beauty and biodiversity of the riverside.
- In order to make more of the riverside the Design Panel have asked for a focal point for the town that accommodates events and activities and brings a vibrancy to the area.
- Open space provided should be a mix of hard and soft landscaping that is accessible for all and takes full advantage of the river views.
- Designs should champion green over grey and improve access from the town to the river.
- It is of paramount importance that designs re-provide the Diamond Jubilee Gardens on the site, though this doesn't have to be in the same form or location.



## SITE PARKING AND MOVEMENTS

- The Council has committed to the removal of parking from the the Embankment between Water and Wharf Lanes, therefore architects were asked to provide a creative solution and riverfront experience which prioritises people over cars.
- The riverside should be a more friendly environment for pedestrians and cyclists.
- To accommodate the loss of parking on the riverside architects were asked to carefully consider vehicular circulation and servicing of the area.
- Particular attention was to be given to retain the access and service requirements of Eel Pie Island and the thriving economy of the Island should not be disadvantaged.
- Impact on the town was also to be given careful consideration.



## USES

- The ambition is to create an exciting destination for residents and visitors that champions the river and makes a significant contribution to the town.
- The Design Panel asked architects to come up with a mixed-use scheme which helps create a destination point and draws people of all ages from the town towards the river, and from further afield into the area.
- While an element of housing (50% affordable) is required the Design Panel did not specify other uses, to allow architects the scope to come up with their own vision for the riverside.
- Architects were asked to focus on user experiences and optimising the site's river setting.

To see the full design brief, go to [www.architecture.com/awards-and-competitions-landing-page/competitions-landing-page/twickenham-riverside](http://www.architecture.com/awards-and-competitions-landing-page/competitions-landing-page/twickenham-riverside)