



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

**Welcome**

Twickenham Riverside represents an enormous opportunity to create a heart for Twickenham. 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.

Through a careful integration of building, landscape and riverfront experience we can

create a new flourishing centre for the local area, 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, workspaces, and social spaces together with a newly invigorated Diamond Jubilee Gardens, whilst respecting the needs of Eel Pie Island, can truly create a location where people can work, live, play, enjoy and thrive.



A simple diagram belies complexity of use whilst allowing the gardens to breathe



Looking over the waterfront

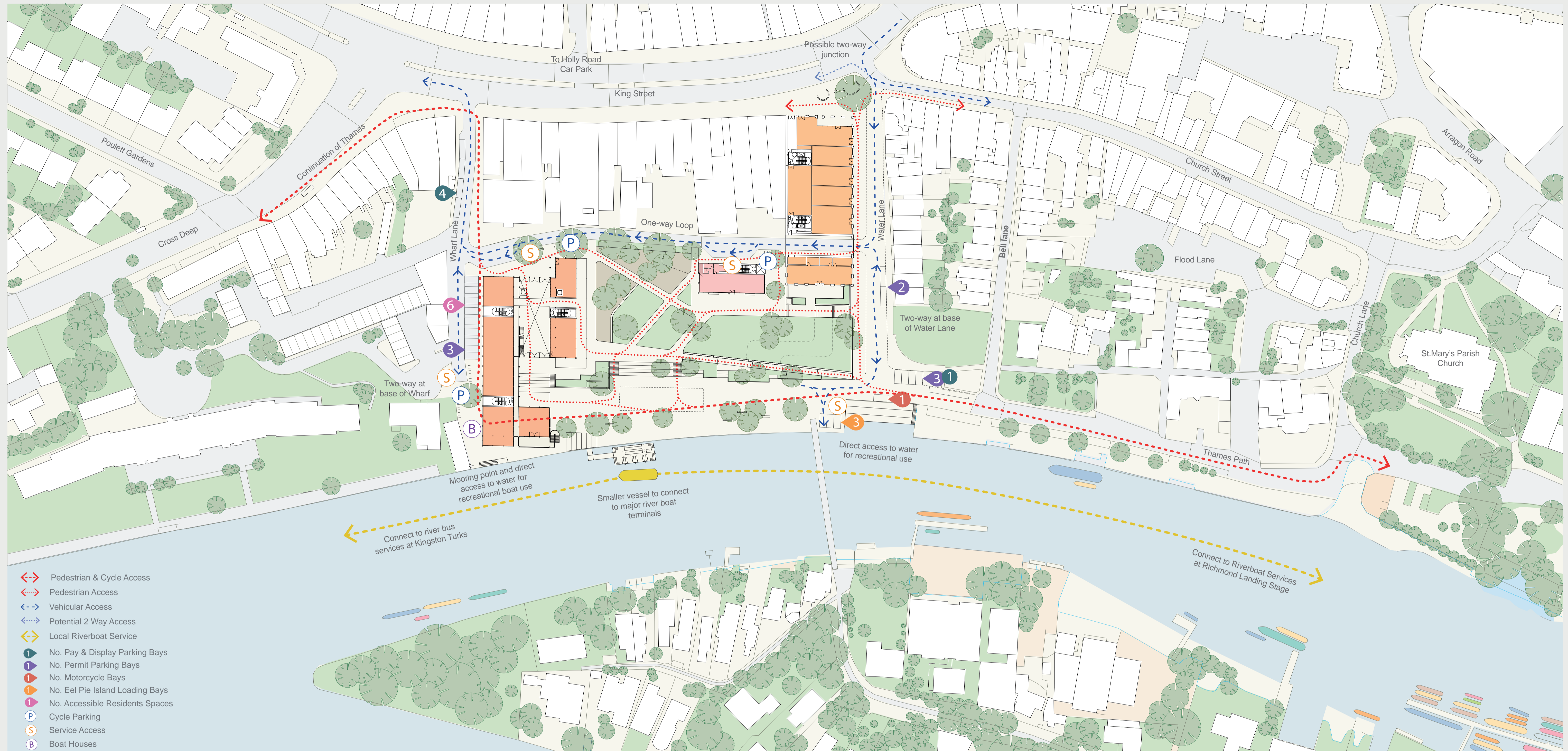
The Gardens and buildings together create great experiences of the riverside



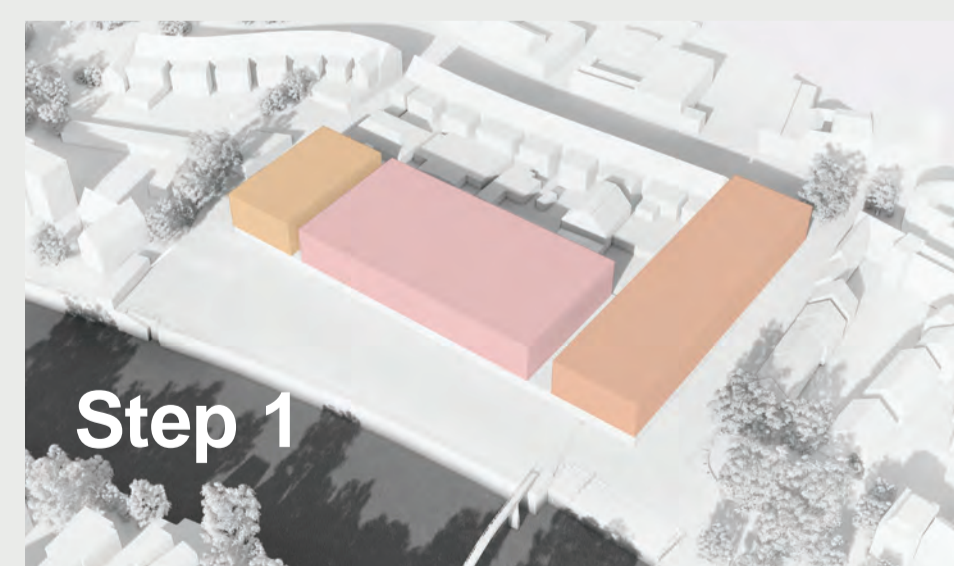
View from King Street

King Street corner - connecting the Church Street site to the water's edge

**Our scheme**

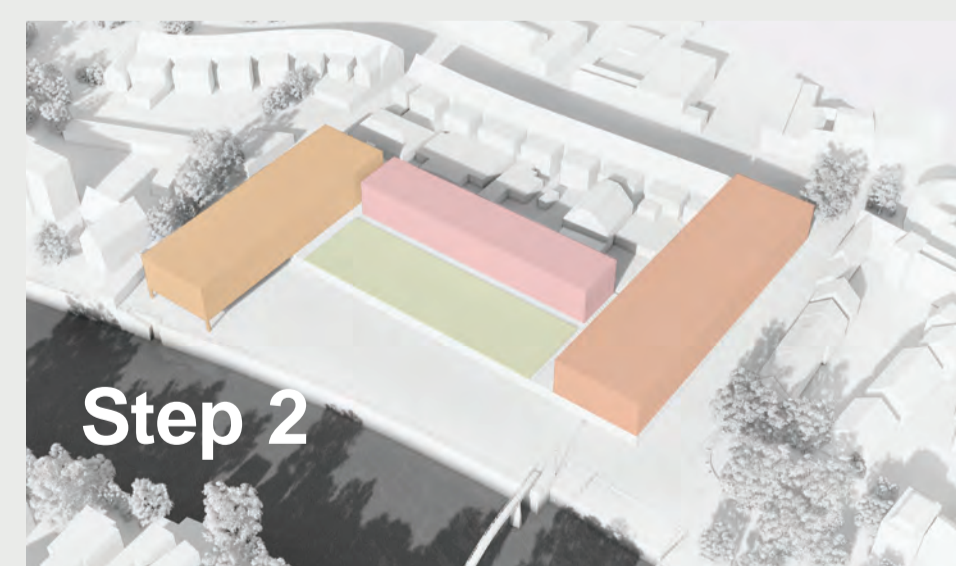


Parking and movement around the site is an ecosystem. The new rear access road enables far better pedestrian and cycle amenity at the Waterfront whilst maintaining excellent access to the Island.



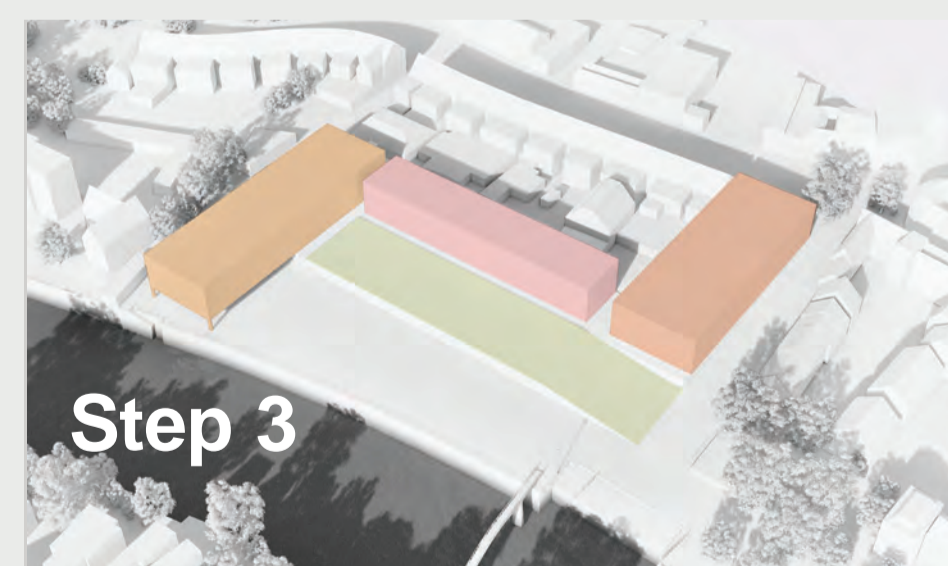
Step 1

Knocking down the bank and the disused Lido building could allow us to fill the site? Not great for the gardens.



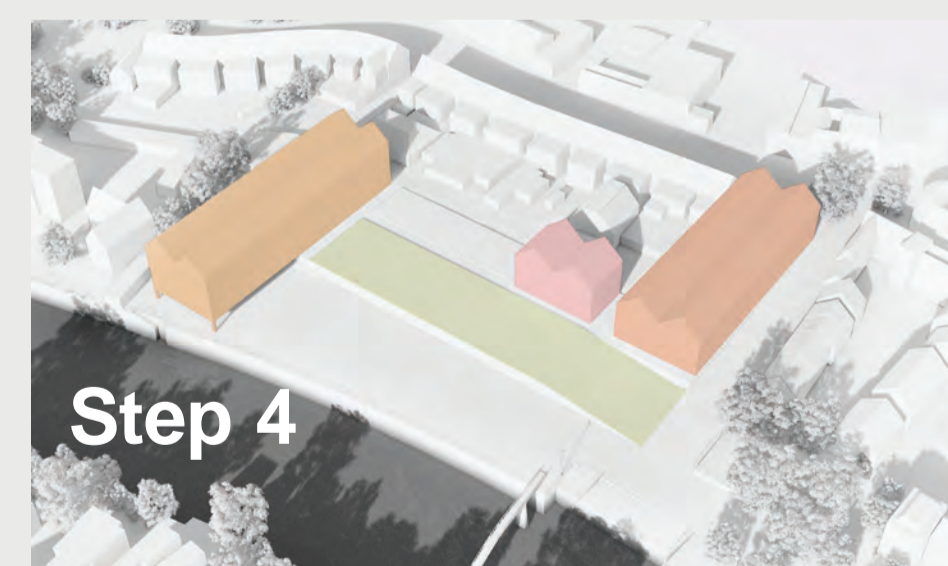
Step 2

Pushing back in the middle and building on stilts by Wharf Lane gains us space. But can we do better?



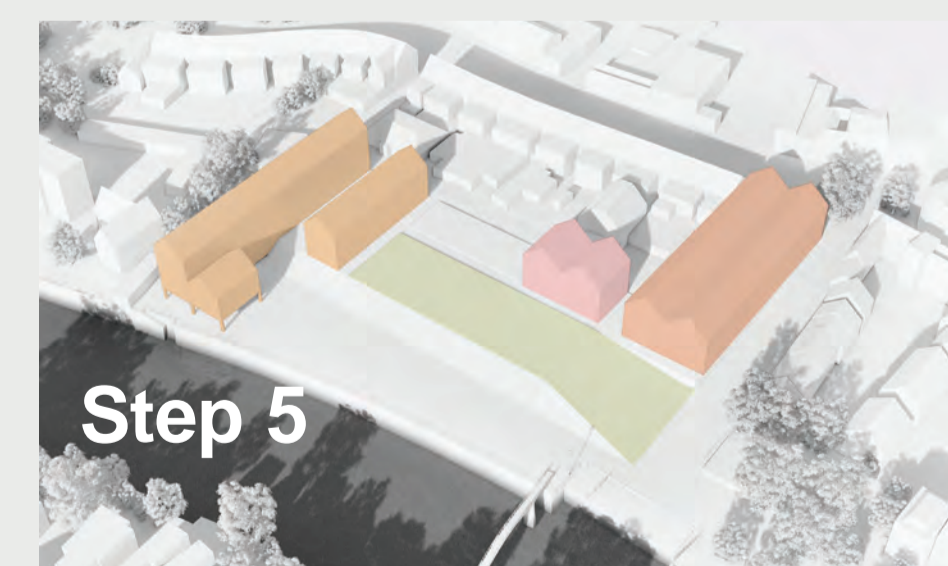
Step 3

Cutting back on Water Lane extends the Gardens across to the Waterfront. Good but what about the buildings?



Step 4

Making the buildings taller and 'pitching' the roofs creates gable ends and views through to the back of the site, opening up space. OK, but what about the embankment.



Step 5

Dipping the Gardens towards the water's edge, and opening up the Wharf buildings makes for a great new square completing the riverside walk.

How we got our idea

Architect 1

Twickenham Riverside



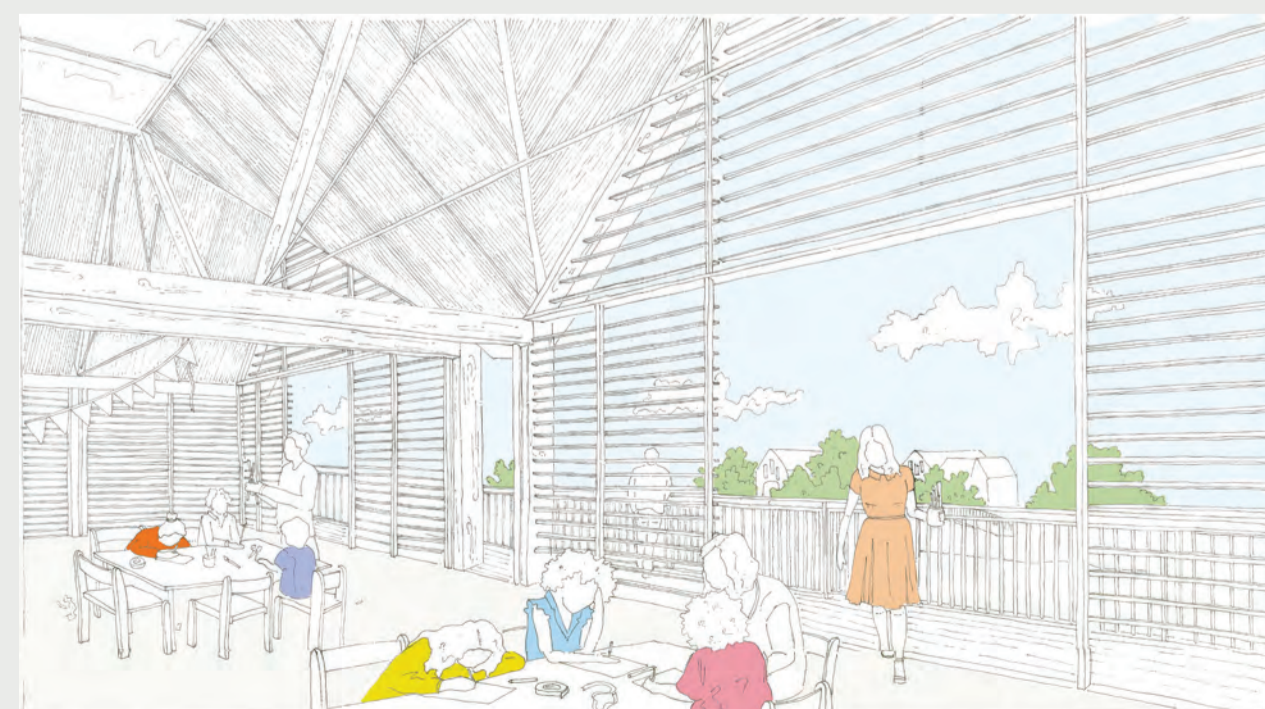
**View in Winter Gardens looking towards stage**  
The Winter Gardens provide good shelter and opportunities for semi-external activities, bringing landscape and buildings into close relationship.



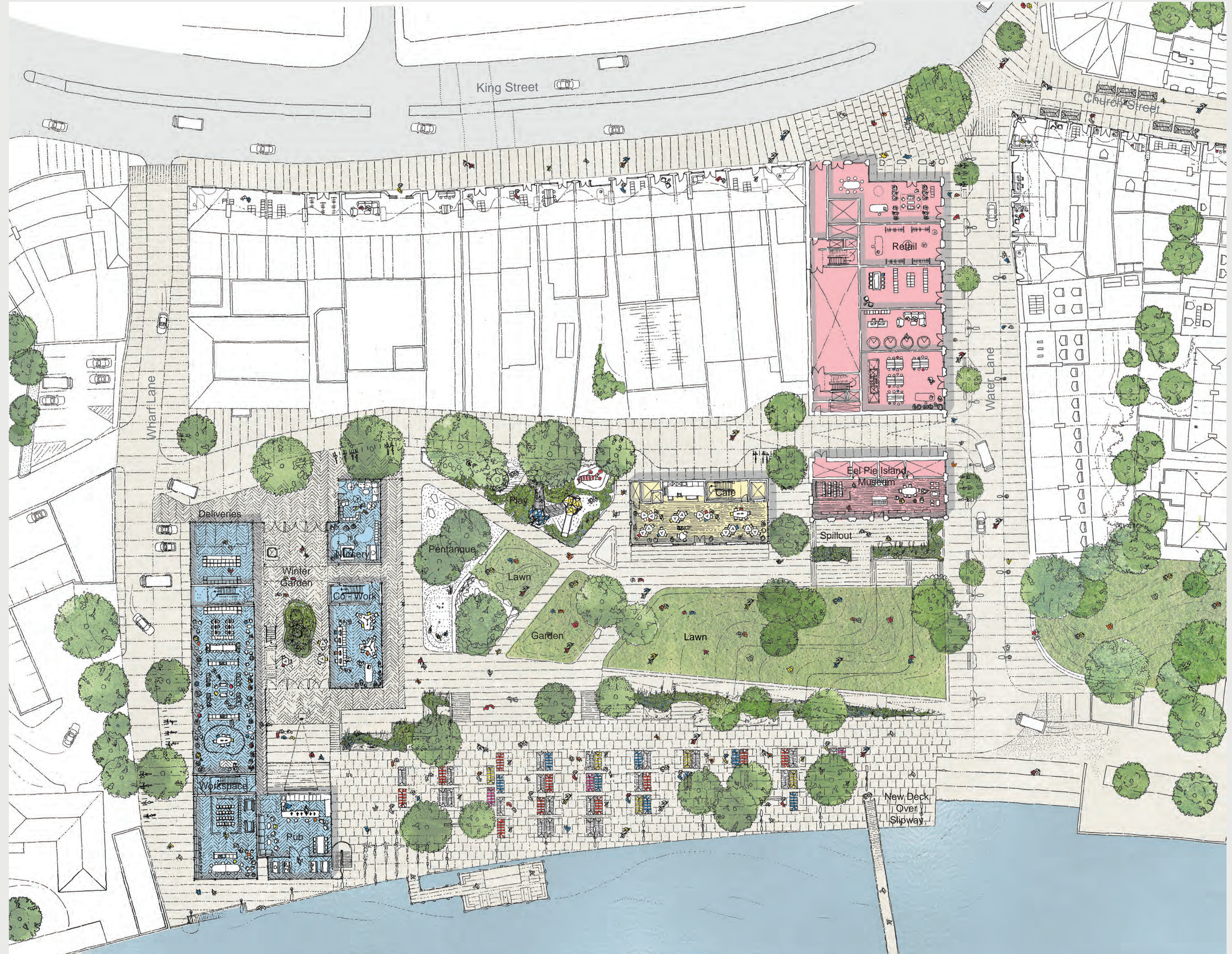
**View from café seating area**  
A new café enjoyed by all provides excellent views over the gardens, play areas and waterfront.



**View from pub showing market and terrace**  
The pub is a welcome destination on the Riverside Walk, acting as a new social hub for Twickenham.



**View from upper room of café towards bridge**  
Whether hosting ceilidhs, talks or yoga, a new room above the café caters to all members of the community.



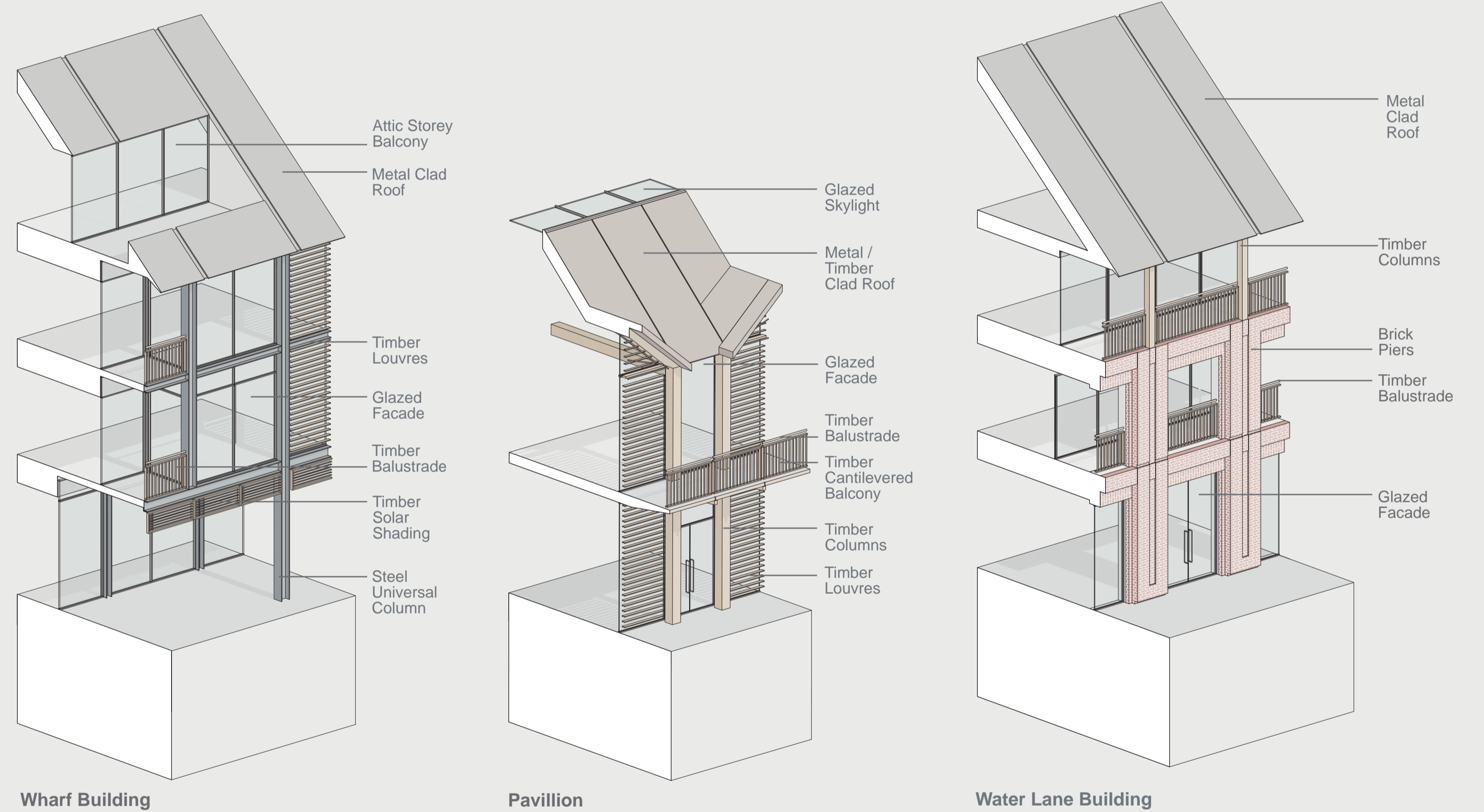
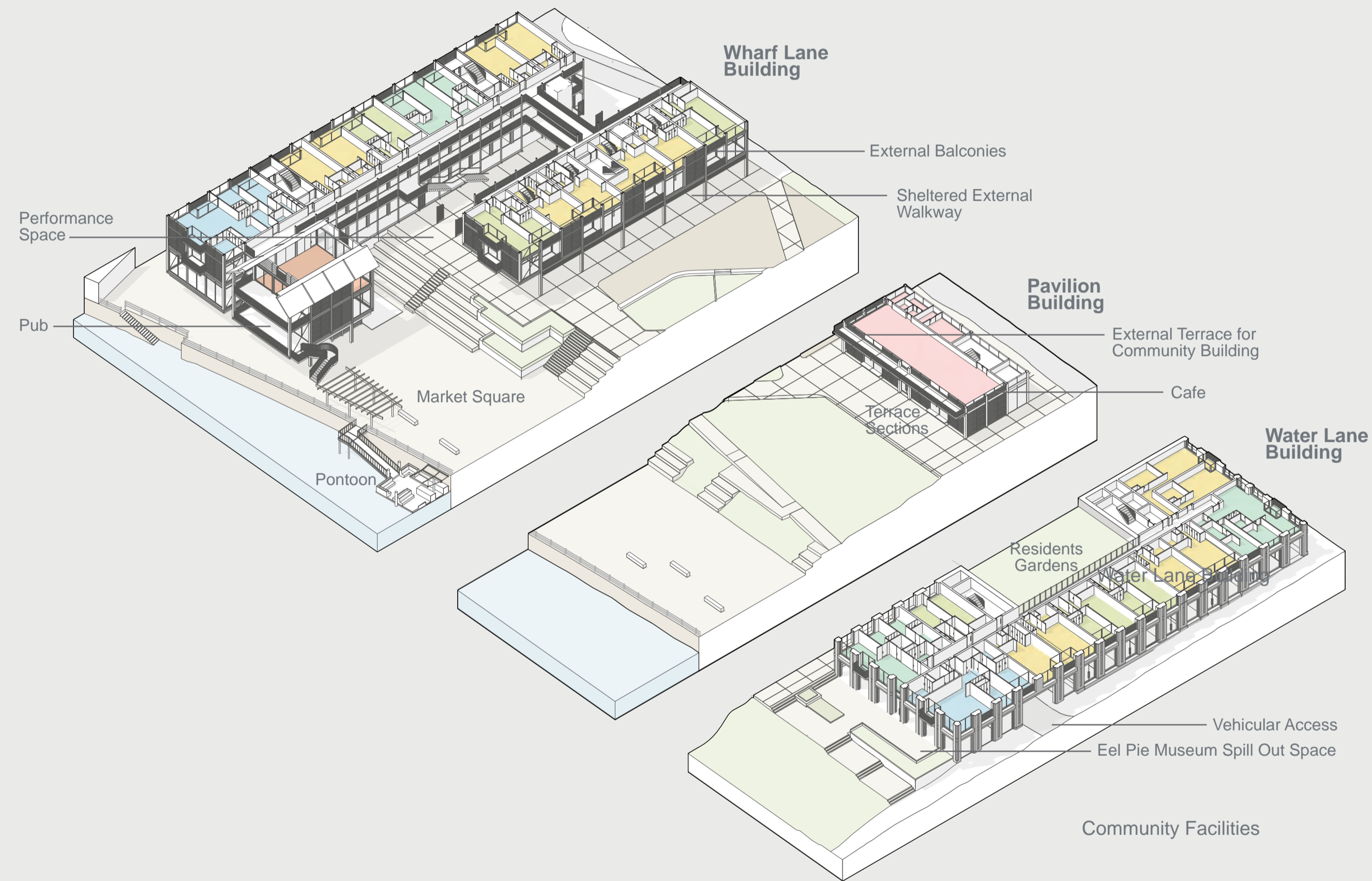
**Ground Floor Plan 1:300**

Drawing people from town to river, different types of public spaces can be enjoyed by a wide variety of residents and visitors, with ground floor activity bringing vibrancy and life to the waterfront.

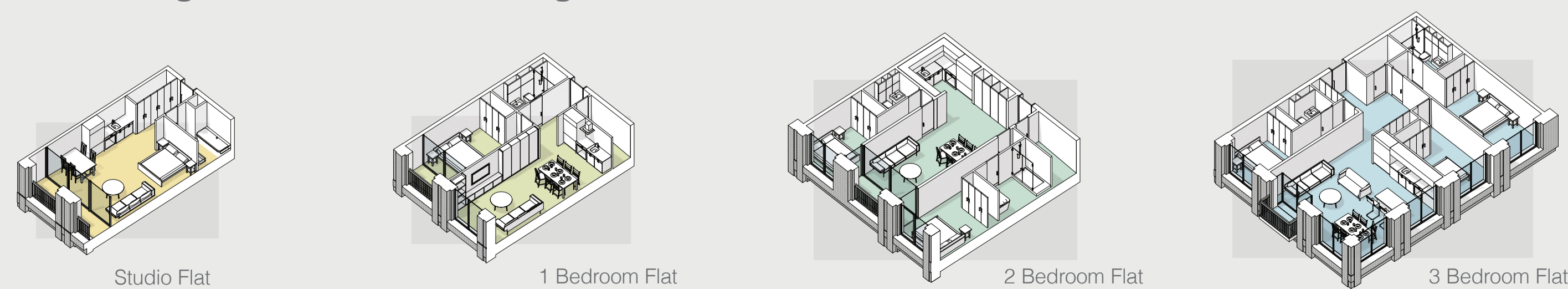
**'Delivering real change by creating a destination for people to live, play, work, enjoy and thrive.'**



The Elevation to the river uses massing and materials to make a shift from the domestic charm of Church Street and Water Lane to the business-like robustness of Wharf Lane, both used to frame the Gardens addressing the Waterfront



Typical Upper Floor Plans - upper levels of the building house apartments ranging in size from studios to large 3-bed flats, including 50% affordable



Flats are spacious, light and airy, designed as a regular module to ensure flexibility and efficiency of layout, they provide both market and affordable residential units.

Architect 1

Typical Bays - the buildings share a family of materials, using context and use to drive variety



Our buildings are highly crafted, robust yet sensitive to context

# 5 Open Space and Landscaping

# How can we use the new public spaces?



## Masterplan showing open space and landscaped areas

The Diamond Jubilee Gardens and Riverside Market Square are really many enjoyable and useful spaces overlapping and co-existing with each other, offering serendipitous opportunities for all ages, groups and events

## Championing 'green over grey' the revitalised Gardens and Riverside can be enjoyed by everyone, from the single visitor to the largest group



Ways in which the gardens could be used



View showing children's play area

Whether playing petanque as part of the University of the Third Age, or messing about in the play area next to your folks in the café, the Gardens engender community.



View from bottom of Water Lane

The Market Square completes the Riverside Walk from Richmond creating a great landing point for Eel Pie Bridge and space for all kinds of activity, from bands playing to people watching.