

Vision



Sketch 1 - Eel Pie Island Bridge View



Sketch 2 - King Street View



Sketch 3 - Diamond Jubilee Garden View

We stand at a crossroads where fundamental choices about our relationship with nature are required in all areas of life. Our proposals are predicated on a desire to explore alternative methods of how we design, build and live in greater harmony with nature.

The proposals deliver a collection of new Architecture, that promotes reuse of buildings and materials from the site, and the assembly of natural building materials of minimal carbon footprint, that are healthy and exemplar carbon neutral buildings. The buildings are simple, designed to serve and enhance the existing community with new public buildings and open spaces.

The buildings will be built using as far as possible only 'natural' low embodied energy materials such as rammed earth, straw bale and lime render walls, unfired clay brick, timber and recycled materials some of which will be directly reclaimed from the site. These materials offer exceptional thermal, comfort, health and wellbeing properties alongside beautiful rich texture and colour.

The proposals enhance the planting and biodiversity of Diamond Jubilee Gardens and rewild the landscape of the river edge. The gardens become a pedestrian haven, for play, events, relaxing and enjoying the natural river edge and the working river front of the mainland and Island. Housing will be added in the form of an inhabited garden wall and allowing inhabitants to live cheek by jowl with nature.

The development will strengthen and bring together the vibrancy of the both Eel Pie Island and Twickenham Riverside. The proposals bring the island towards the High Street and the High Street towards the island - with the intensification of activity along Water Lane. The result will enhance and ensure a thriving community, enjoying the best of the two worlds.

Twickenham's traditional working river edge is one of its great strengths and endearing charms. The proposals re-activate this stretch of river frontage. Boats are stored and repaired here, ice creams sold, beer barrels stacked. There are places to sit and places to play. There is space for incidental parking, deliveries of goods & materials and removal of rubbish. All these activities take place here in informal harmony.

We seek to deliver a scheme that is foremost an exceptional contribution to Twickenham and the wider community.



Overall Site Plan & Movements

1:500 Context Plan

Vehicular & Pedestrian Movements Key:

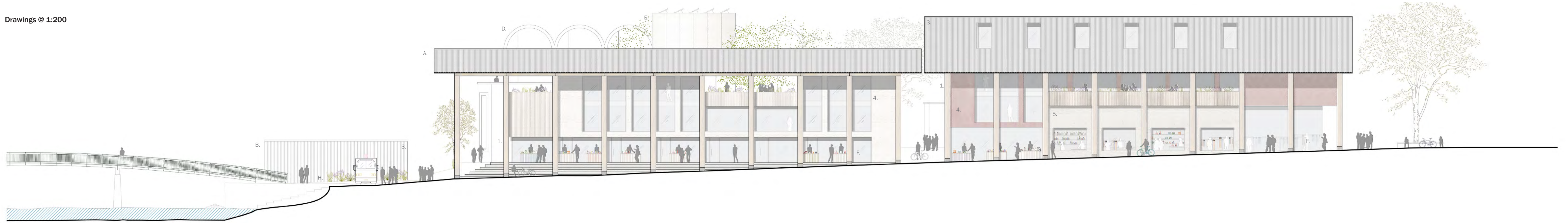
- 1. King Street**
 - New high street hardscaping and landscaping
- 2. Water Lane**
 - Water Lane widened and becomes two way traffic
 - Residents parking retained
 - New hardscape design
- 3. Twickenham Market Walk**
 - New covered walkway and market space
 - Connecting High Street to River Edge
- 4. Eel Pie Island Servicing Area**
 - New hardscape
 - Generous informal loading and drop off zone
 - Residents permits
- 5. New Town Square**
 - Pedestrian only connection from market to town square
 - New public events space for Diamond Jubilee Garden
- 6. River Front Tow Path**
 - New pedestrian priority and cycle route
 - No car traffic
 - Emergency vehicular access
- 7. Rewilded River Edge**
 - New routes down to accessible water edge
 - Rewilded water edge
- 8. Diamond Jubilee Garden Routes**
 - New routes through new terraced landscape
- 9. Wharf Lane**
 - Two loading bay areas
 - Turning location

Building Key:

- A. Twickenham Market Building**
- B. Lido Pavilion**
- C. New Town Square & Diamond Jubilee Garden**
- D. Garden Wall Housing**
- E. Diamond Jubilee Garden cafe & community hall**
- F. Floating Studios**

Elevations & Floor Layouts 1

Drawings @ 1:200



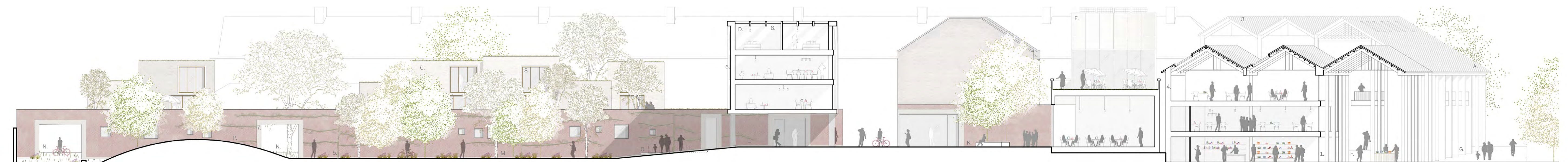
Section A-A Twickenham Market Building_South to North



Section B-B Thames Working River Edge_West to East



Section C-C Diamond Jubilee Gardens to River Edge_North to South



Section D-D Diamond Jubilee Gardens_West to East

Building Key:
 A. Twickenham Market Building
 B. Floating Studios
 C. Garden Wall Mews Houses
 D. Garden Wall Flats
 E. Lido Pavilion

Public Spaces Key:
 F. Covered market
 G. Arcade
 H. Informal large loading & servicing area
 J. Informal Thames rewilded water edge
 K. DJG public square & events space
 L. DJG cafe & community hall
 M. DJG main park area
 N. DJG walled anti garden
 O. DJG water play
 P. DJG mound natural play area

Materials Key:
 1. Timber frame structure
 2. Timber cladding
 3. Metal roof
 4. Straw bale & lime render walls
 5. Rammed earth walls from reclaimed site materials
 6. Unfired clay bricks & lime render
 7. Lime washed apertures
 8. Large south facing glazing to work in conjunction with large thermal mass earth building techniques

Elevations & Floor Layouts 2

New Town Square & Diamond Jubilee Gardens @ 1:250

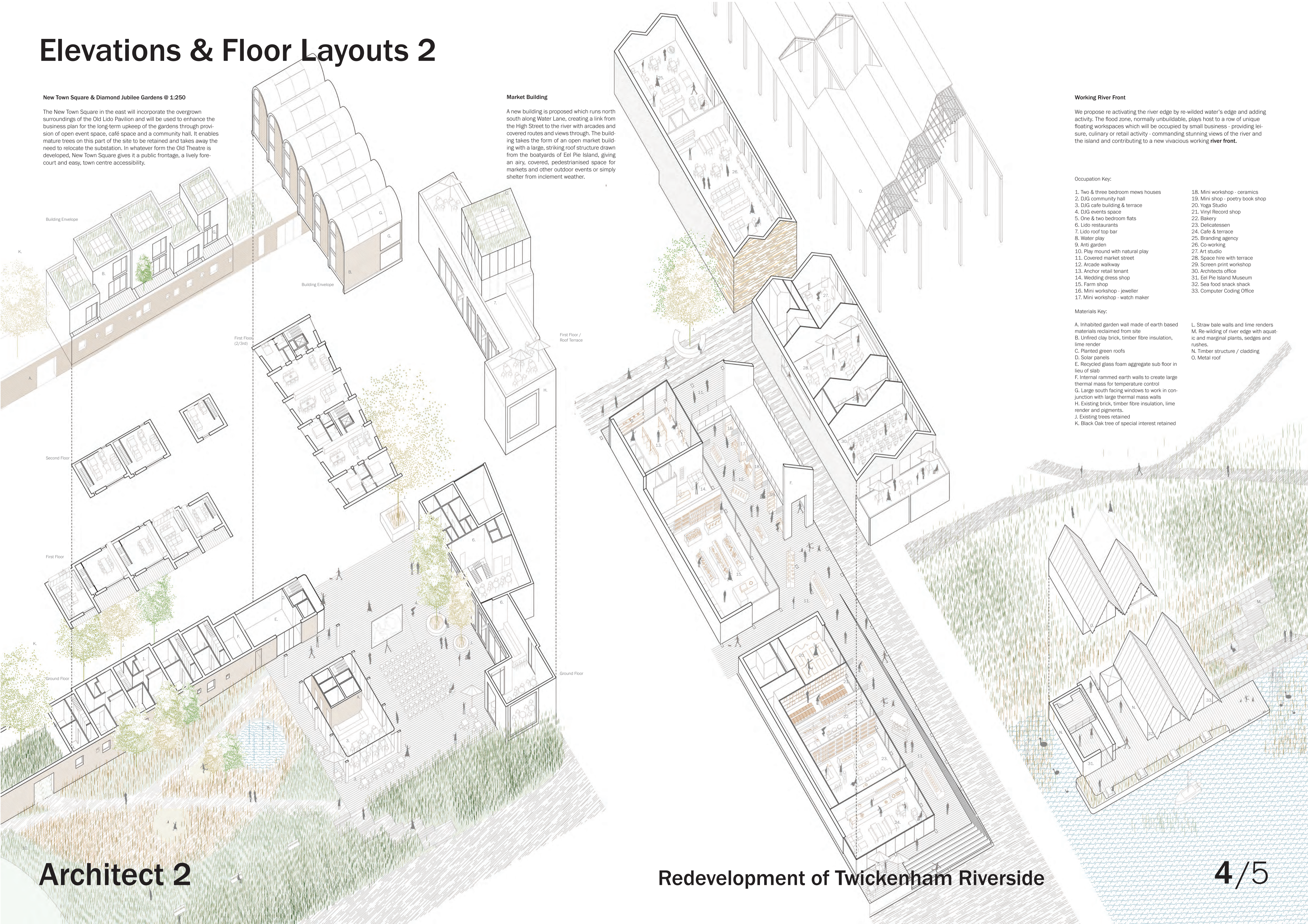
The New Town Square in the east will incorporate the overgrown surroundings of the Old Lido Pavilion and will be used to enhance the business plan for the long-term upkeep of the gardens through provision of open event space, café space and a community hall. It enables mature trees on this part of the site to be retained and takes away the need to relocate the substation. In whatever form the Old Theatre is developed, New Town Square gives it a public frontage, a lively forecourt and easy, town centre accessibility.

Market Building

A new building is proposed which runs north south along Water Lane, creating a link from the High Street to the river with arcades and covered routes and views through. The building takes the form of an open market building with a large, striking roof structure drawn from the boatyards of Eel Pie Island, giving an airy, covered, pedestrianised space for markets and other outdoor events or simply shelter from inclement weather.

Working River Front

We propose re-activating the river edge by re-wilded water's edge and adding activity. The flood zone, normally unbuildable, plays host to a row of unique floating workspaces which will be occupied by small business - providing leisure, culinary or retail activity - commanding stunning views of the river and the island and contributing to a new vivacious working river front.



Occupation Key:

- | | |
|------------------------------------|----------------------------------|
| 1. Two & three bedroom mews houses | 18. Mini workshop - ceramics |
| 2. DJG community hall | 19. Mini shop - poetry book shop |
| 3. DJG cafe building & terrace | 20. Yoga Studio |
| 4. DJG events space | 21. Vinyl Record shop |
| 5. One & two bedroom flats | 22. Bakery |
| 6. Lido restaurants | 23. Delicatessen |
| 7. Lido roof top bar | 24. Cafe & terrace |
| 8. Water play | 25. Branding agency |
| 9. Anti garden | 26. Co-working |
| 10. Play mound with natural play | 27. Art studio |
| 11. Covered market street | 28. Space hire with terrace |
| 12. Arcade walkway | 29. Screen print workshop |
| 13. Anchor retail tenant | 30. Architects office |
| 14. Wedding dress shop | 31. Eel Pie Island Museum |
| 15. Farm shop | 32. Sea food snack shack |
| 16. Mini workshop - jeweller | 33. Computer Coding Office |
| 17. Mini workshop - watch maker | |

Materials Key:

- | | |
|---|--|
| A. Inhabited garden wall made of earth based materials reclaimed from site | L. Straw bale walls and lime renders |
| B. Unfired clay brick, timber fibre insulation, lime render | M. Re-wilding of river edge with aquatic and marginal plants, sedges and rushes. |
| C. Planted green roofs | N. Timber structure / cladding |
| D. Solar panels | O. Metal roof |
| E. Recycled glass foam aggregate sub floor in lieu of slab | |
| F. Internal rammed earth walls to create large thermal mass for temperature control | |
| G. Large south facing windows to work in conjunction with large thermal mass walls | |
| H. Existing brick, timber fibre insulation, lime render and pigments. | |
| J. Existing trees retained | |
| K. Black Oak tree of special interest retained | |

Open Space & Landscaping

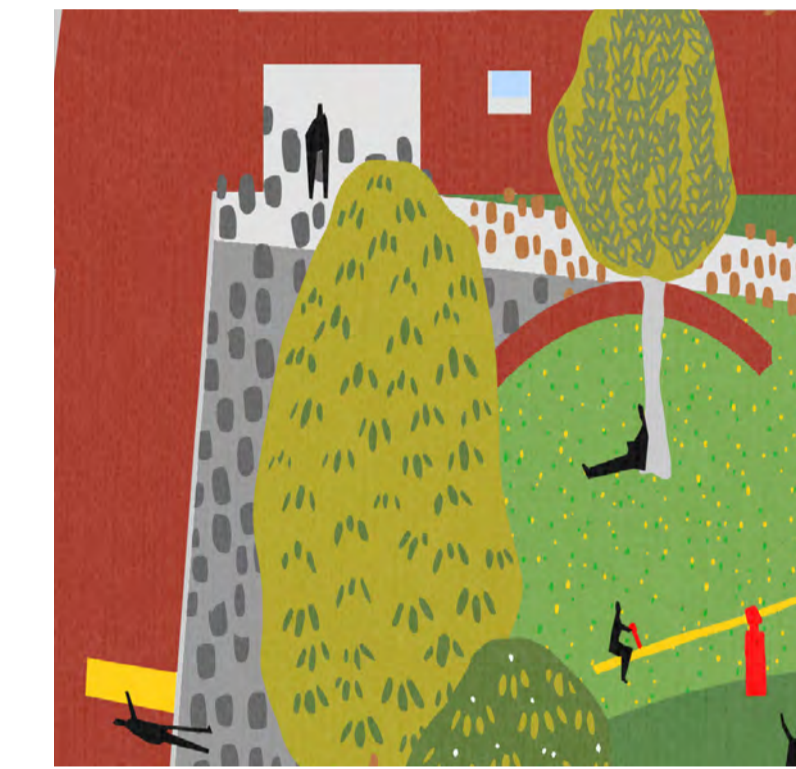


The Circle of Life



The world is a single interconnected organism. Everything, to the smallest creature, has its role and together makes the whole, in which humankind is just one small part
Von Humboldt

By retaining all existing trees and adding to these the gardens will be semi-rural in character and will have a Sylvain northern edge within which will sit residential units. The trees will be majestic in scale and dominate the horizon, above the residential buildings, giving a green backdrop to the traditional edge of the Thames Flood Plain



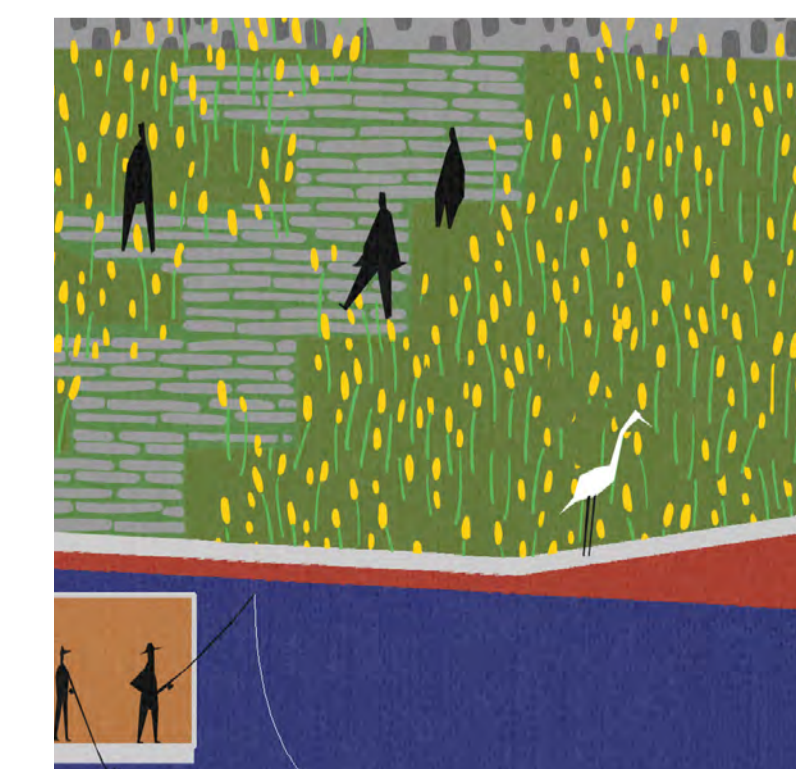
'I like generosity wherever I find it, whether in gardens or elsewhere. I hate to see things scrimped and scrubby. Even the smallest garden can be prodigal within its limitations.'
Vita Sackwell-West

Our proposal is to extend the beautiful garden wall which defines the western edge of the site allowing it to meander across the site enclosing & defining the Diamond Jubilee Garden and bringing to the site a natural texture & rich colour. The south facing garden wall draws from the tradition of using walled gardens to provide frost and wind protection and allow plants for temperate climates to flourish.



'Until we understand what the land is, we are at odds with everything we touch.'
Wendell berry

The undulating landscape of the gardens will be full of grasses and wildflowers and will support natural playgrounds, sitting out areas overlooking the river and picnic places in the trees and long grasses. This landscape will support species and habitats currently identified in the Biodiversity Action Plan such as black poplar, bats, sparrows, hedgehogs, stag beetles, swifts (housed in new buildings), water voles etc.



Man cannot live by marsh alone, therefore he must needs live marshless. Progress cannot abide that farmland and marshland, wild and tame, exist in mutual toleration and harmony.
Also Leopold

Our proposal is to re-wild the edge of Thames connecting the park directly with the water and opening up the river edge for public enjoyment.

Ham Lands Nature reserve on the opposite side of the river and the two ecology ends to Eel Pie Island coupled with our new ecologically rich riverside park will increase the biodiversity offer of the riverside to Twickenham Town Centre.