

The Vision



EEL PIE ISLAND BRIDGE VIEW

The New Jubilee Gardens

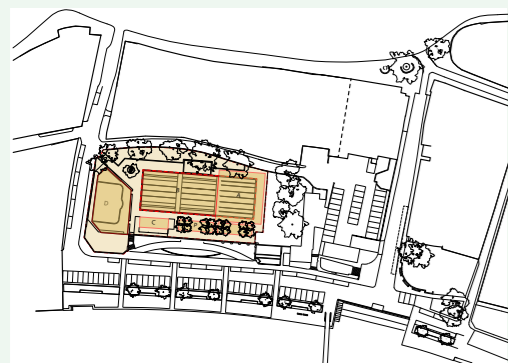
Twickenham Embankment is an extraordinary location, an intersection between Twickenham town centre and the river. Twickenham is a historic riverside town whose identity has been defined through its connection to the river and yet its current identity seems to undervalue this key connection by turning away from the river edge.



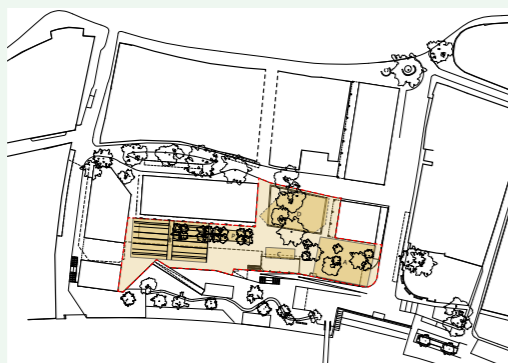
TWICKENHAM EMBANKMENT



TWICKENHAM LIDO



EXISTING DIAMOND JUBILEE GARDENS



PROPOSED DIAMOND JUBILEE GARDENS

The site has been the focus of many design proposals over the years since the 1935 lido closed in 1980. The purpose of this competition, and many attempts before it, is to recognise Twickenham's 'riparian' identity and improve the key connection between the high street and the river edge, in a way which is sensitive to both urban and natural conditions. This proposal aims to re-invigorate the River's edge, bringing new homes and regenerating the creative and business needs of the town centre.

A Sense of Place

With a search for the 'sense of the place', we began to study the character of the site and its context through historical research, photos, maps, site visits and audio accounts. Being situated beside the river, this site connects to the historical image of the river side, as captured by Peter Tillemans in his 1725 painting of Richmond House where the large stand-alone buildings sit within an Arcadian landscape.



PETER TILLEMANS - RICHMOND HOUSE

Over the years the site has been everything from a quiet place for contemplation, a place of great activity and enjoyment (lido), of celebration (river festival) and an amphitheatre for performance and events.

*"To build, to plant, whatever you intend,
To rear the column, or the arch to bend,
To swell the terrace, or to sink the grot;
In all, let Nature never be forgot.
But treat the goddess like a modest fair,
Nor overdress, nor leave her wholly bare;
Let not each beauty everywhere be spied,
Where half the skill is decently to hide.
He gains all points, who pleasingly confounds,
Surprises, varies, and conceals the bounds.

Consult the genius of the place in all;
That tells the waters or to rise, or fall;
Or helps th' ambitious hill the heav'ns to scale,
Or scoops in circling theatres the vale;
Calls in the country, catches opening glades,
Joins willing woods, and varies shades from shades,
Now breaks, or now directs, th' intending lines;
Paints as you plant, and, as you work, designs."*

Alexander Pope: Quote from Epistle IV

Arrival

The site is at the end of a sequence of green spaces along the river, situated opposite Eel Pie Island. The area comprises varying characteristics from; shared surfaces, gardens, terraces, slipways and mature greenery, all of which contribute to the riverbanks unique character.

With the removal of parking along the embankment, an exciting opportunity is created to enhance these characteristics with the creation of a new and vibrant green space for Twickenham. By re-framing and re-connecting the Diamond Jubilee Gardens with the River and the Town Centre, there is the opportunity to improve the landscape, bringing more life and energy to the river banks, whilst maintaining the functionality of the place. Simultaneously this enables the biodiversity of the river's edge to be enhanced and enriched.



EEL PIE ISLAND SITE PHOTOGRAPH



KING STREET SITE PHOTOGRAPH

Identity

Our urban strategy places three buildings that increase permeability to the waters edge and extend the edge of development within a landscaped setting to the town centre.

We have been sensitive to balance the character of the river edge with an appropriate level of activity and viability. Paramount, has been the desire to preserve the river edge as a natural environment, with increased opportunity for reflection, play, education and engagement with river ecology.

Previous schemes seem to have been 'overloaded' with development and we have sought to avoid this, rather erring on the side of landscape and nature over buildings. At the same time we feel that there should be a strong sense of town centrality here with the opportunity for centre of town activities to take place - markets, fairs, festivals and performances.

Key Principles:

- Permeability - views and access through the site to the river.
- Public Amenity - widening of Water Lane.
- Provision of a variety of varied landscaped spaces.
- Active frontages, with mixed uses.
- Destination point within Twickenham.
- High quality, flexible housing.



KING STREET VIEW

Composition

Market House

The first building within the sequence is a prominent building on the corner of Kings Street and Water Lane. It has an open ground floor for traders and an upper floor which has the possibility of being occupied by either residential accommodation, live work units, lettable workspace, or a more civic functions such as a place for performance or meeting. Such 'typical' building types and forms have been identified within the centres of towns and in civic life for centuries. These spaces allow for the exchange of goods and everyday conversations on the ground floor and more structured functions on the upper floors should the use be Public.



SHREWSBURY MARKET



PIAZZA DE SIGNORI - ITALY

Wharf House

The second building re-frames the new Gardens with homes and workspace while creating a street frontage on Jubilee Lane, with front doors and activity.

This typology works with the orientation of the site, the grain and scale of its surroundings. Workshops and creative workspace front onto the Riverside gardens while the housing above is accessed from Jubilee Lane. This building has two scales, one that relates to the street and the community spaces, another that creates a new backdrop to the Rivers edge.



BOAT HOUSE - EEL PIE ISLAND



TWICKENHAM ROWING CLUB

Boat House

The third building is similar in its form to the Market House, but is more utilitarian as it's directly connected to the water. Boats can be stored under at river level, terraces overlook the water and a club house for meetings and education events is created above the workspace with housing on the north end of the building.

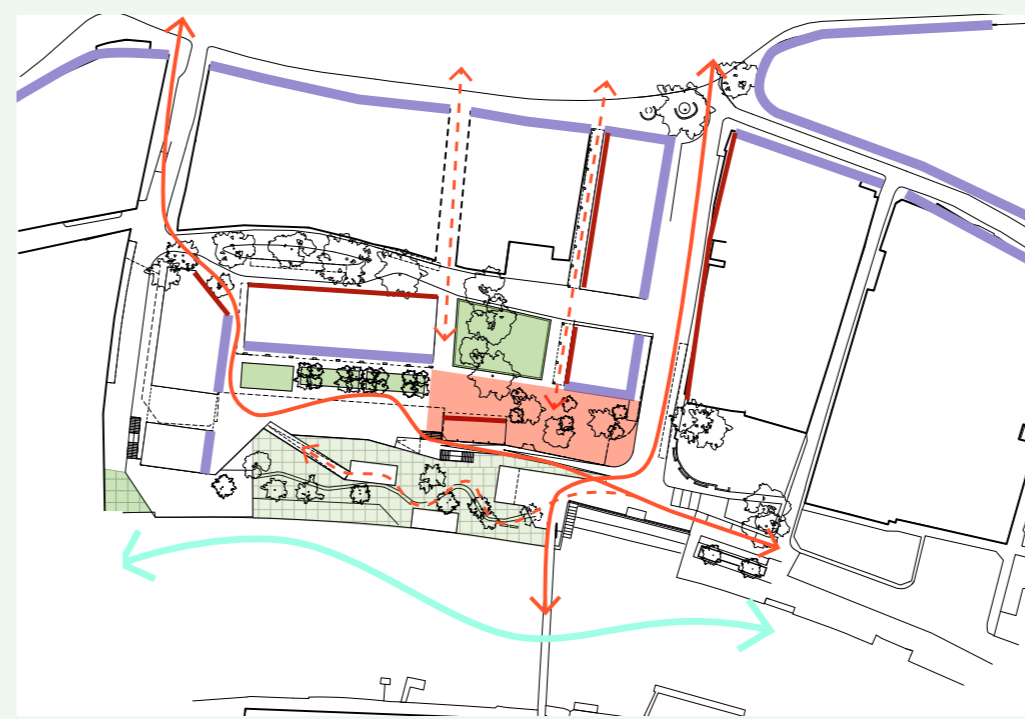


BLACK HORSE WORKSHOP - LONDON

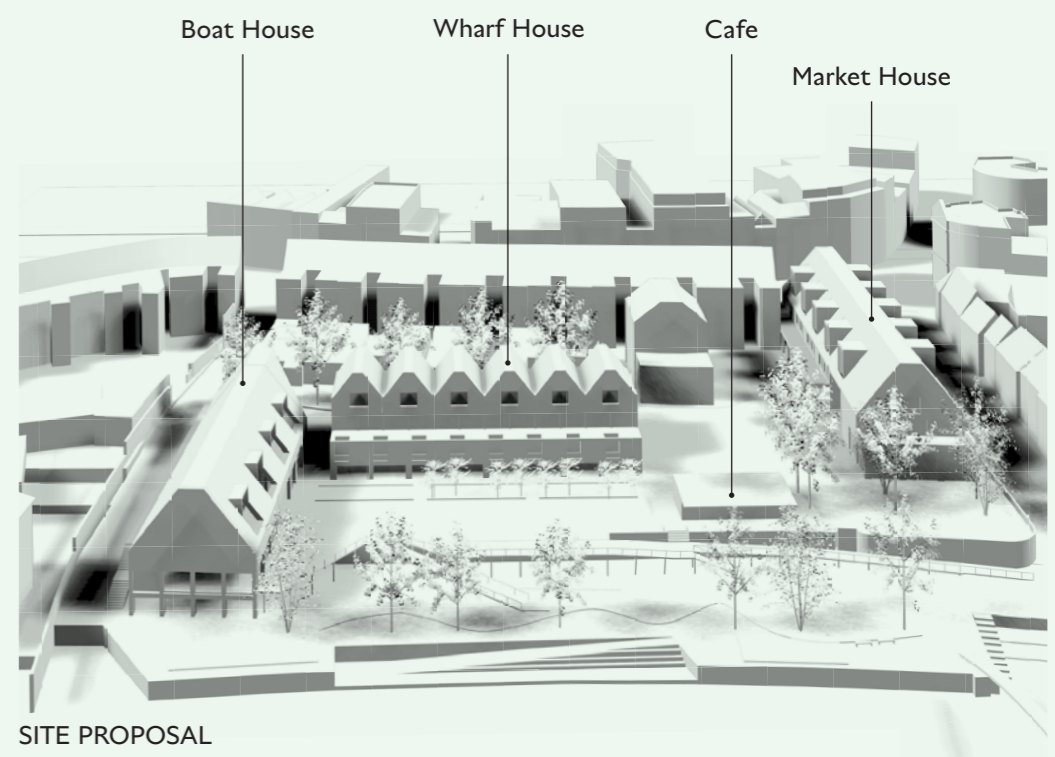


STUDIO WORKSHOP - LONDON

Both Boat House and Market House are buildings which have strong forms, that will keep their identity, whatever the function.



SITE PLAN - RE-FRAMING AND RE-CONNECTING



SITE PROPOSAL



SITE RIVER ELEVATION

1:300 @ A1

Overall Site Plan and Movement

The Site

Studying the grain, scale, heights and building uses in and around the site has informed our ideas on how we can develop an attitude to place making that feels consistent with the existing context.

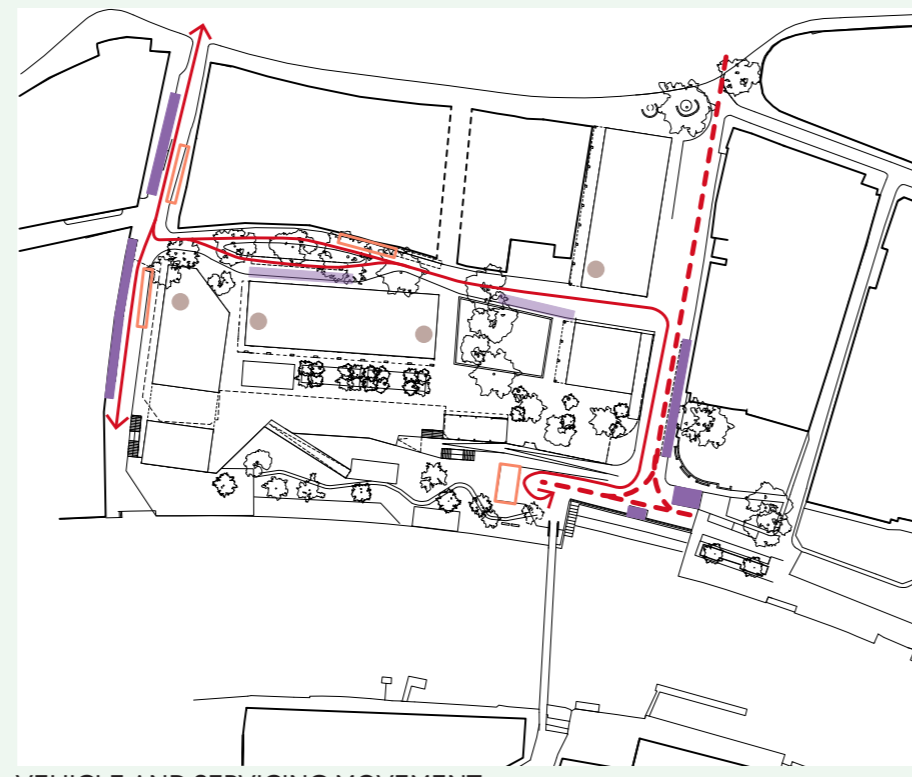


King Street runs parallel to the river. The intersection of King Street and Water Lane feels like an important point of arrival, particularly with its connection to Church Street. This moment is the key view from the station and first glimpse of the river. This corner currently seems underwhelming and Water Lane is constricted at this point. Our proposal seeks to re-activate and celebrate this corner and celebrating the vista to the river bank.

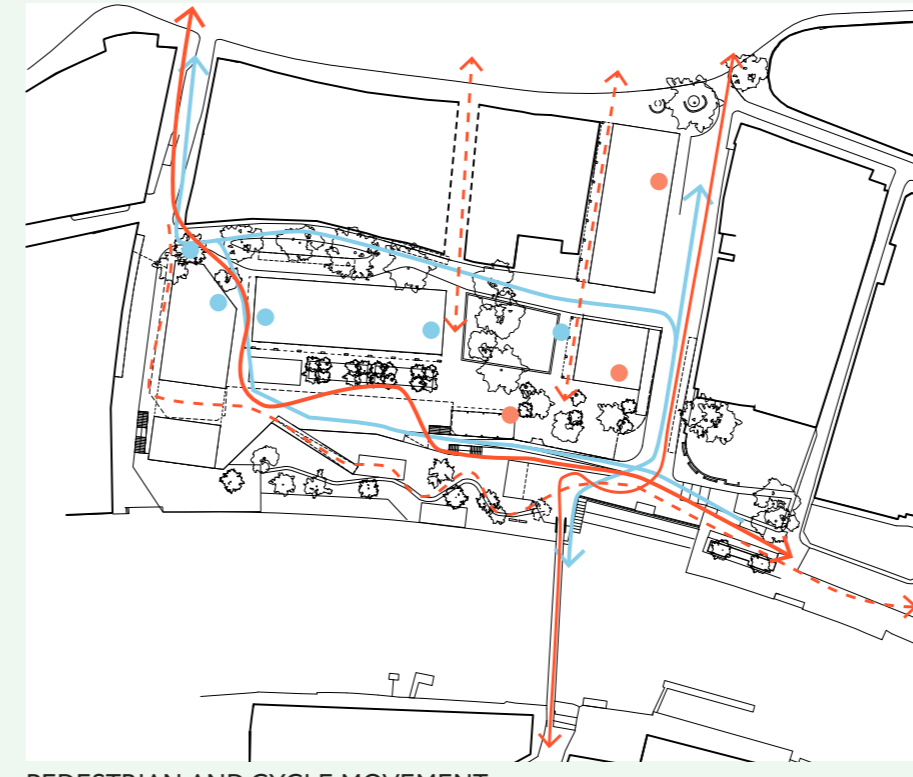


HISTORIC IMAGE OF KING STREET - TWICKENHAM

Movement



VEHICLE AND SERVICING MOVEMENT



PEDESTRIAN AND CYCLE MOVEMENT

Another important constraint on the site is the re-organisation of the vehicular circulation around the site, to achieve a car free embankment. We have concluded that an improved street, 'Jubilee Lane', which sits parallel to King Street, would bring improved public access to the site and enable a servicing route for the new development. By designing an active frontage with workshops / retail units on the south-side of this lane, with increased permeability through the site this will encourage further workshops/ retail space to grow on the north side, activating the lane.

The 4 mature trees are retained and centred on this space. This would transform this street, allow for two-way traffic and service loading bays to be incorporated while enabling the River side to be developed as a car free area given over completely to amenity and green space.

This street sets up a line of development on the back edge of the site. It extends the fabric of the town towards the river, re-faces this edge to the Diamond Jubilee Gardens and the river frontage with live work units on the ground floor, space for creative industries on the river side and housing above.

The corner of King street, Water lane and Church street, is an important entrance to the site. It is here where the widening of Water Lane signals the route down to the river, and the new market building.

Market House, with its stalls and shops, announces the important public spaces and functions beyond. This building type brings a symbolic grandeur irrespective of its function, because it is a recognisable Building form. It is a stand-alone building with gravitas and can house many uses.

Cycle spaces are provided for all residential units in line with the London Housing Design Guide. Public cycle spaces are provided throughout the site to encourage pedestrian and cycle activity.



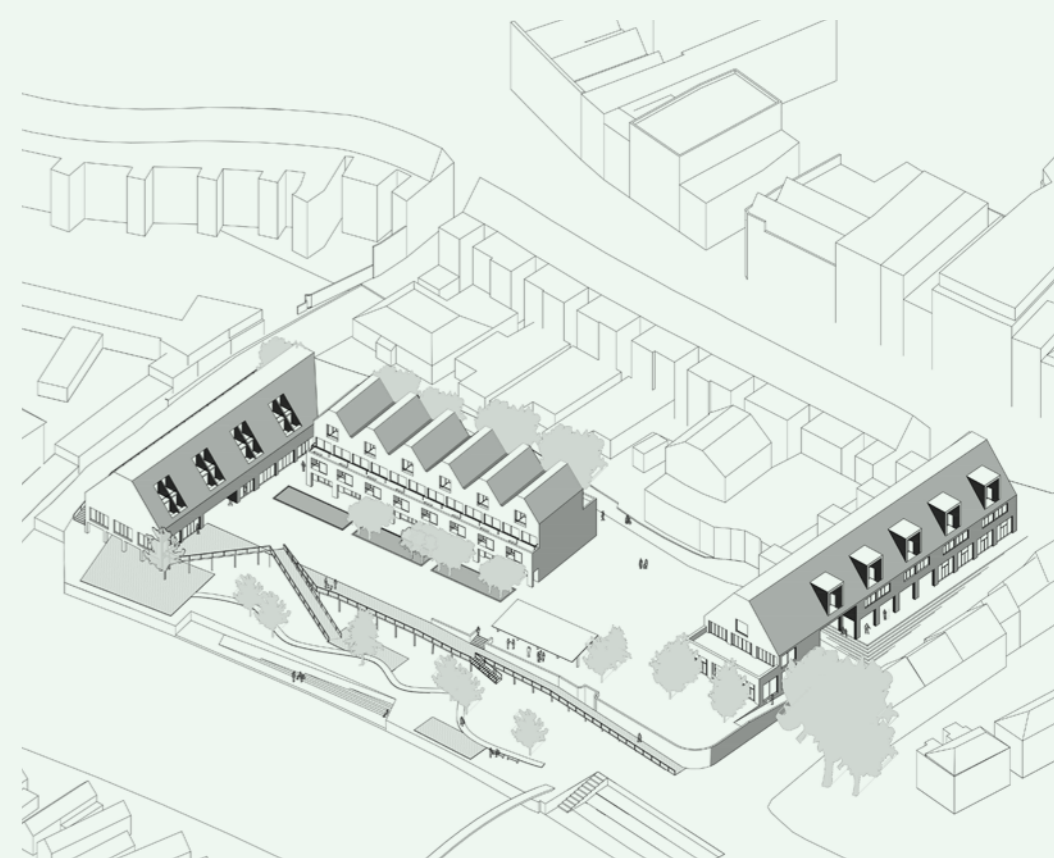
EXPLODED AXONOMETRIC



COMMUNITY GARDEN



WATER LANE

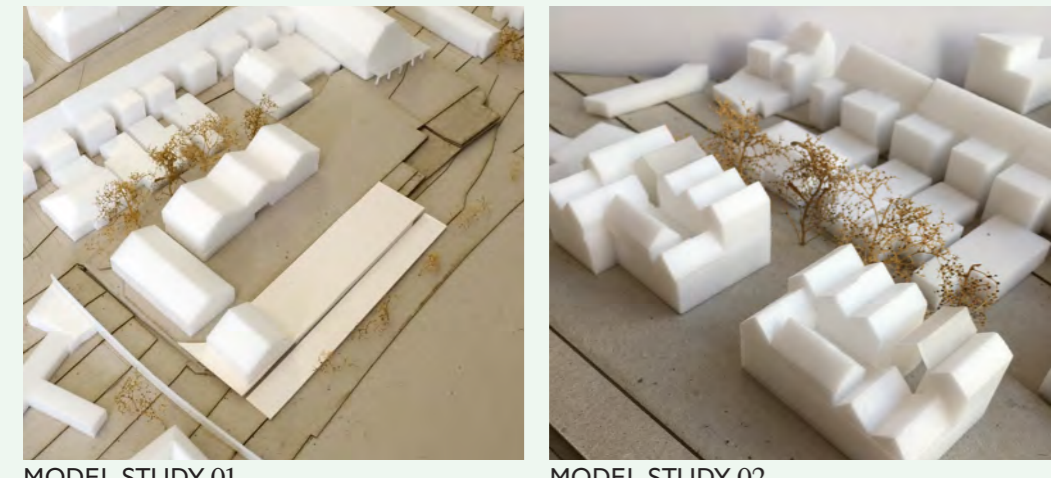


SITE AXONOMETRIC

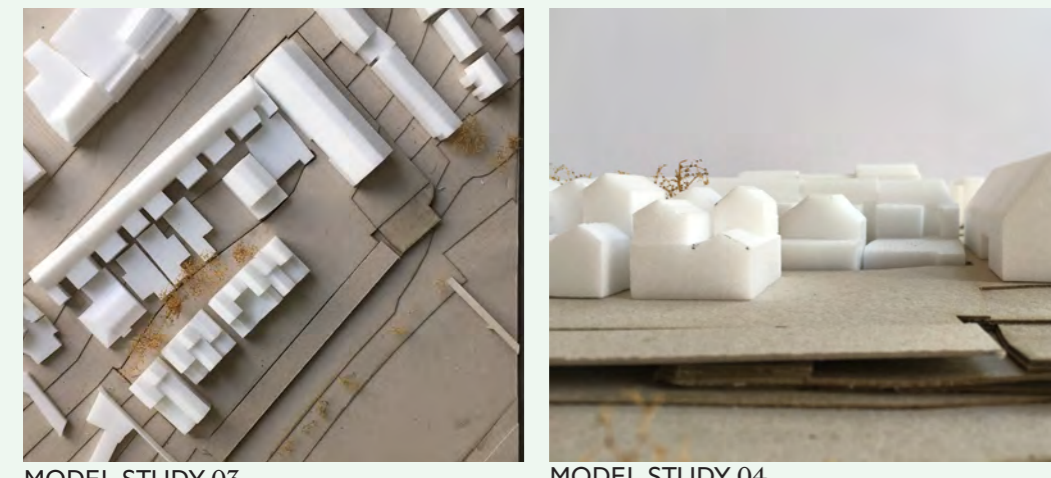
Approach

Our assessment of the impact of mass and scale has been developed with the help of a physical model as well as existing survey drawings. Our approach to the river's edge has been to stay low (2 storeys + roof) on the river front, and then rise up (to 4 storeys) along the new street at the back of Kings Street, Jubilee Lane.

The aim is to provide buildings of a finer grain along Jubilee Lane, in combination with two longer but simpler formed buildings, one connecting the gardens to the river, the other connecting gardens and Town.

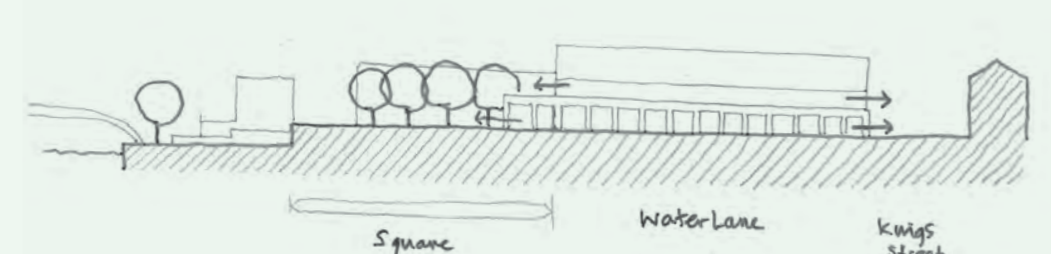
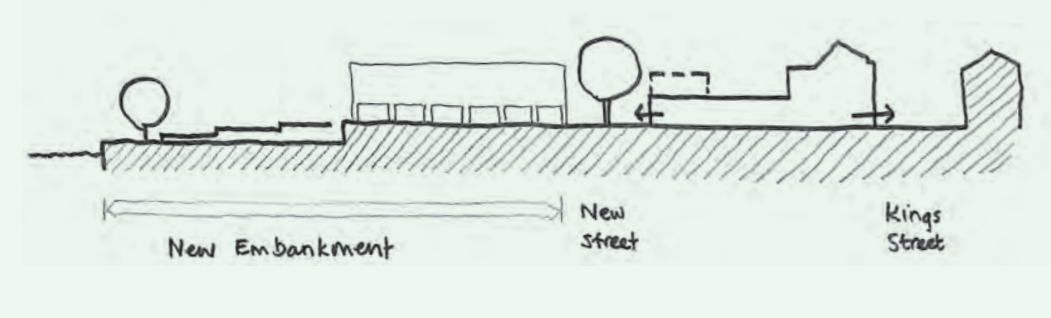


MODEL STUDY 01 MODEL STUDY 02



MODEL STUDY 03 MODEL STUDY 04

Design Development Sketches



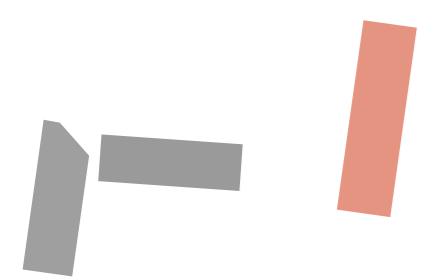
SITE PLAN
1:500 @ A1

Elevations and Floor Layout 1

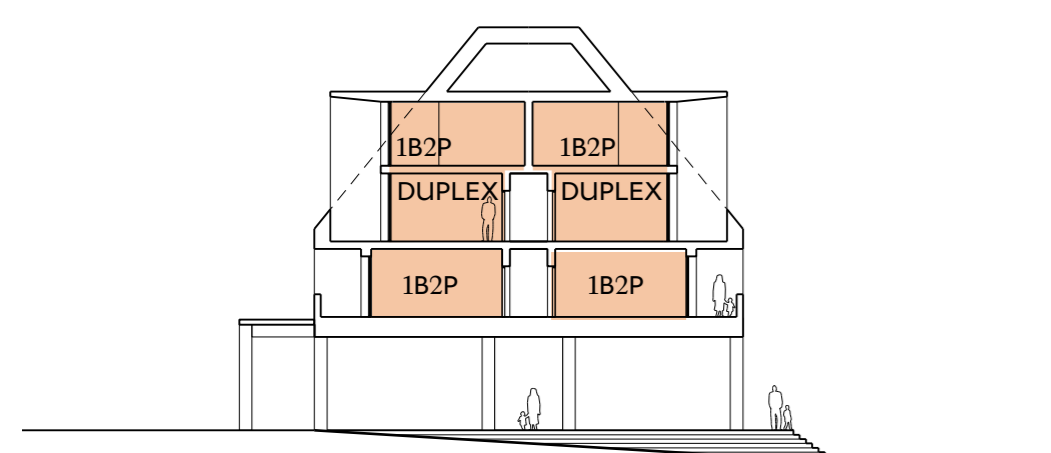
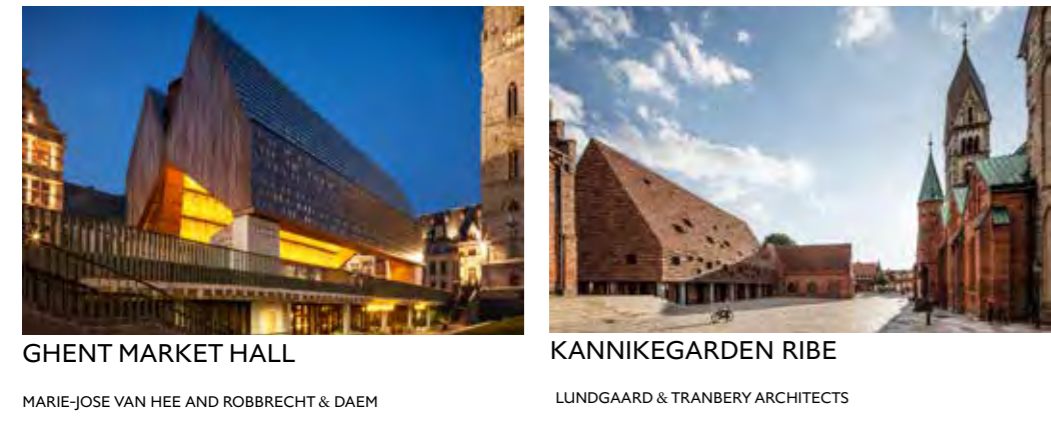
Unit Mix

The competition brief asks for good quality homes, 50% which are affordable with predominantly small units (Studios and 1 Bed Flats with a small amount of 2 Beds). We have developed a scheme that uses 6 types of dwellings to give variety and to respond to specific conditions of the site. They are however designed to a regular grid allowing for repetition, efficiency and future flexible.

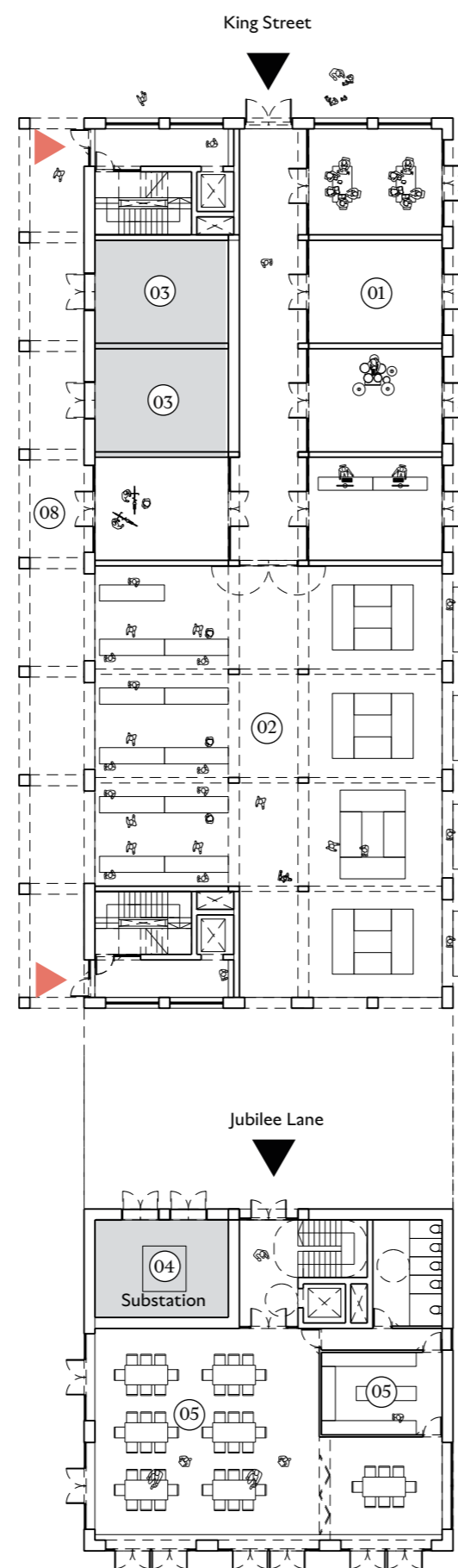
Market House



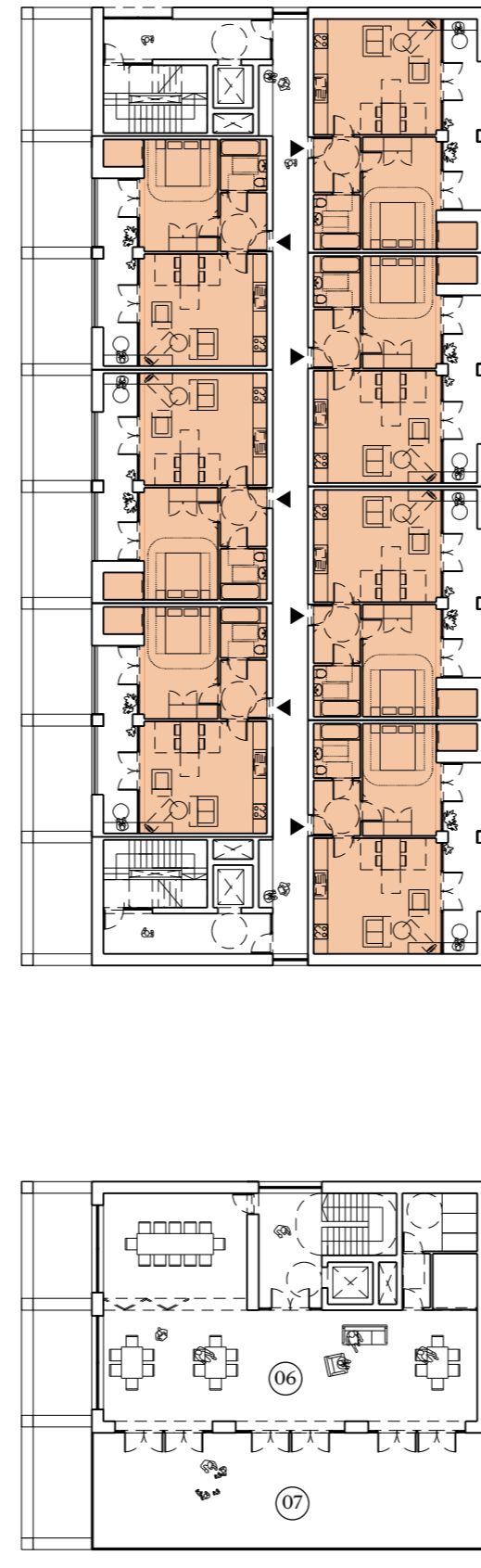
Market House and Boat House have an East/West orientation, lending themselves to simple linear apartments arranged around a central corridor. The First floor accommodates 8no. x 1B2P Flats, the second floor uses the internal volume of the roof to accommodate 8no. x 1B2P duplexes. The dormer windows frame the duplexes and help screen their amenity spaces. Boat House, being a storey lower, only houses 1B2P duplex units. The dormers are adapted, recessed into the building, providing a playful language to the architectural aesthetic on the site.



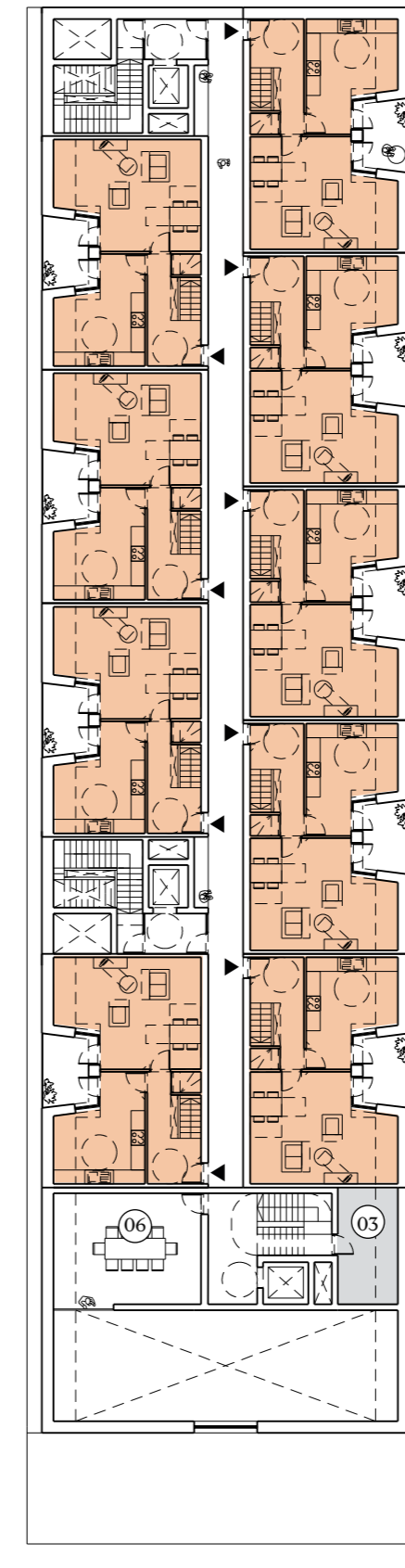
MARKET HOUSE SECTION
SCALE 1:300



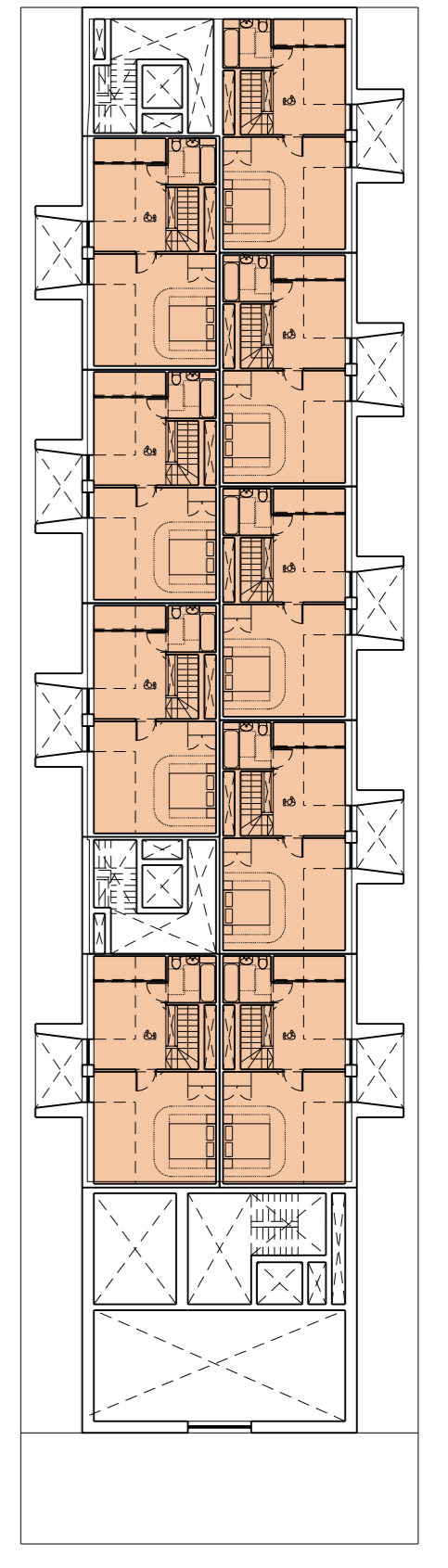
MARKET HOUSE - GROUND FLOOR PLAN
1:500 @ A1



MARKET HOUSE - FIRST FLOOR PLAN



MARKET HOUSE - SECOND FLOOR PLAN



MARKET HOUSE - THIRD FLOOR PLAN

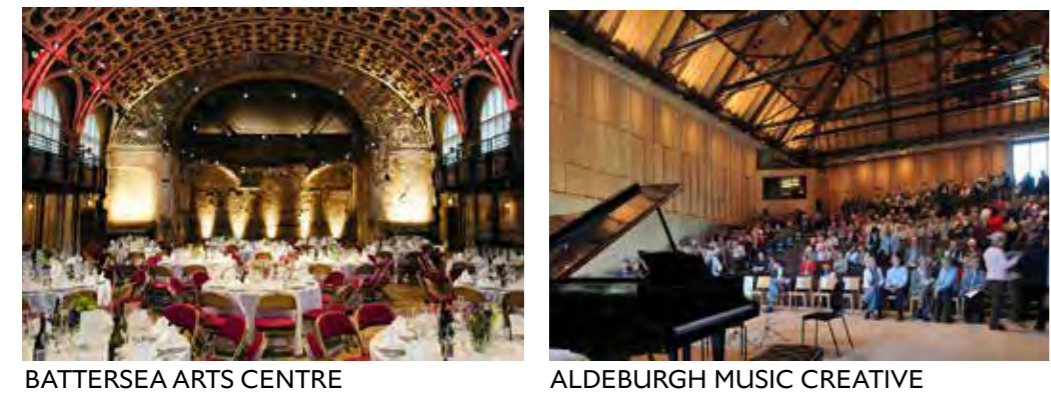
- 01 Retail Units
- 03 Plant Room
- 05 Restaurant / Kitchen
- 07 Terrace
- 1 Bed 2 Person Flat
- 02 Market Space
- 04 New Substation
- 06 Community Room / Yoga Space / Rent-able Room
- 08 Colonnade
- Communal Residential Entrance

A Case for a Performance Space

The viability of the development is easily supported by subdividing the upper floors of Market House for housing or workspace. Should a programmer for a more bespoke performance space be found, there could be a case for creating a special venue for different types of performance.

Theatre and performance have a strong grounding in the history of Twickenham. A theatre company has performed in Twickenham since 1730. Between 1745 and 1762 a playhouse stood on the east side of London Road. In 1789 and 1825 there was an advertised theatre in operation.

Amateur theatrical performances took place in a small theatre in York House and at Strawberry Hill in the early years of the 19th century. The 20th century saw the creation of the Mary Wallace Theatre in the old Mission Room on Twickenham's riverside, and later the building of the Hampton Hill Playhouse. This site creates the opportunity to provide a civic space, or performance space suitable for the 22nd Century.



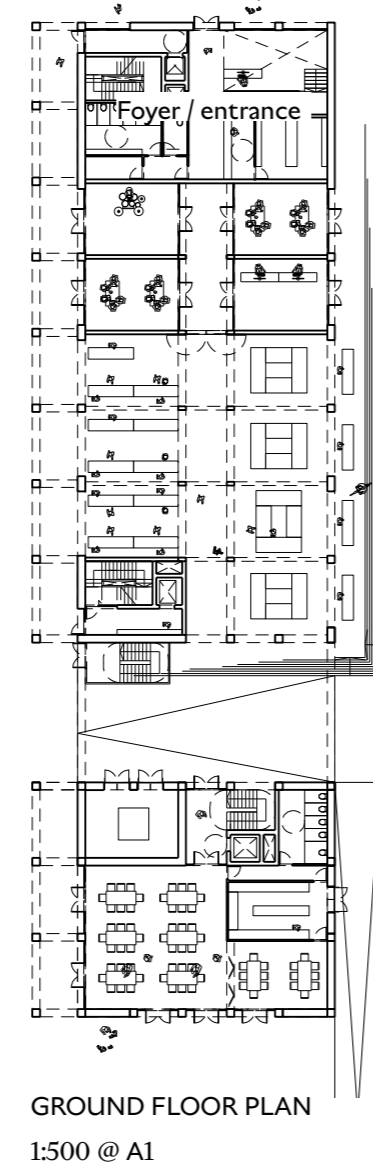
Boat House and Cafe



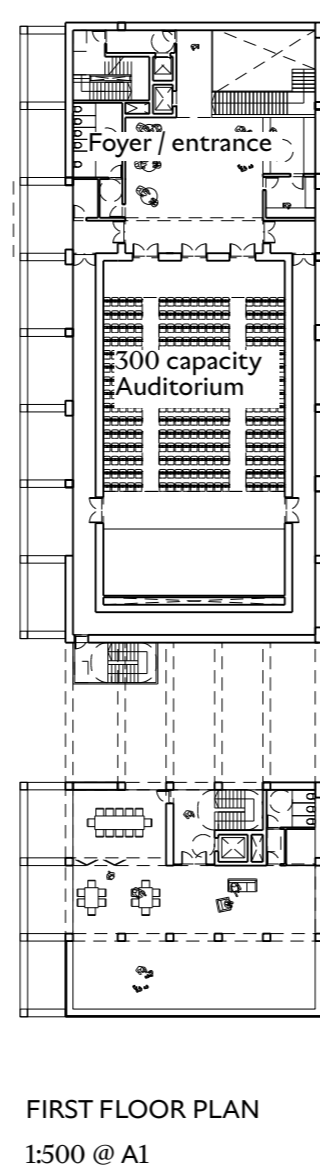
The Boat House helps to visually terminate the promenade by creating a lively and fun destination for everyone. It also helps frame the garden space and the activities that happen there. The Boat House provides much needed amenity facilities at river and land level.

At River level boats can be stored under the Boat House deck, pontoons on the river for mooring can be accessed and the banks can also be used for informal boat storage. Working within the river typology, Boat House provides storage, meeting rooms, education spaces, club house, gym space and workspaces at ground level. On the upper floors the accommodation reflects the accommodation within Market House.

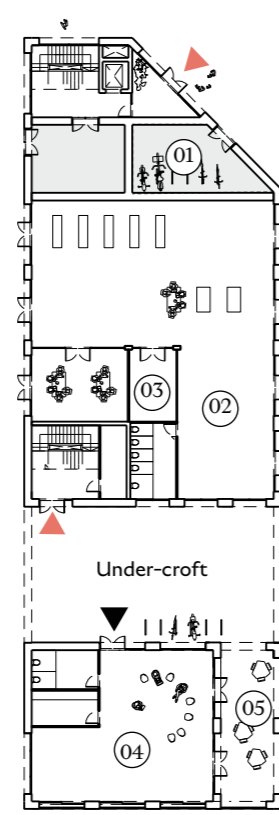
The café is positioned along the terraced River embankment so that it gets the best views of the river, while being at the centre of the pulse of activity that happens here. The play area, the events space of the community gardens, the quayside, slipway and route from town to Eel Pie, can all be observed from this position.



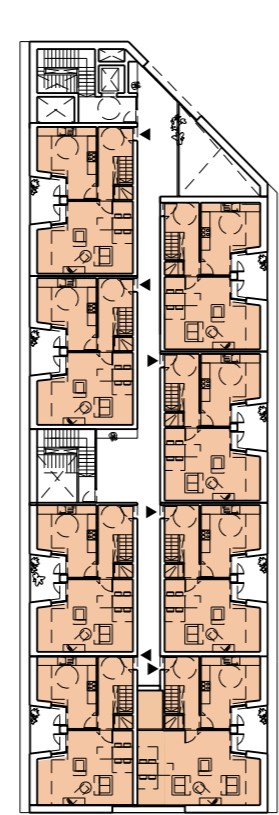
GROUND FLOOR PLAN
1:500 @ A1



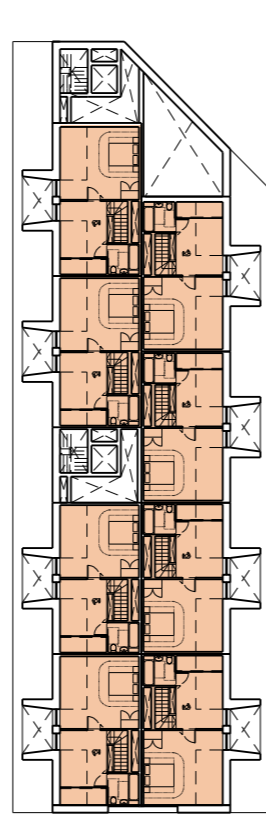
FIRST FLOOR PLAN
1:500 @ A1



GROUND FLOOR PLAN
1:500 @ A1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- 01 Residential Cycle Store / Bins
- 04 Hall / meeting room / club room
- 1 Bed 2 Person Flat
- 02 Co-working space
- 05 Open terrace
- 03 Meeting Rooms

Look and Feel

We have chosen high quality robust materials which resonate with the character of Twickenham and the riverside location. The use of a dark reflective base made of glazed brick piers, gives a materiality that will last and reflect the constant play of light reflected from water and sky. The upper parts of the buildings use long formatted clay tiles that resonate with the natural and informal nature of the site. Residential balconies will have warm deep wood tones to covet the privacy apartments need within a public setting. The Boathouse would have a wooden structure that sits on stilts within the rivers flood plain and more informal feel through the cladding.

Market House, is a public building at ground floor. Many of the shop fronts along the parade and Church Street have dark tones ranging from black, emerald and Prussian Blue. This blends well with a dark reflective base for the base of this new corner building. The Public nature of the base is continued down Water Lane, like a colonnade to the River's edge. The upper part of Market House is all roof, clay tiled with openings for residential use, or light and ventilation if a large multi-use Hall created later. The gable end of the roof will be light and transparent, terracotta louvres in front of a big window revealing the public activity inside. A new public foyer for Twickenham.



KANNEKERGARDEN RIBE
LUNDAARD & TRANSBRY ARCHITECTS



VOLCANO HOUSE
URBAN MESH DESIGN



BAY STUDY - MARKET HOUSE WATER LANE ELEVATION



TILTH BARN



BRUGGE BELGIUM



RIVER AND ROWING MUSEUM
DAVID CHIPPERFIELD ARCHITECTS



CORNER HOUSE
DSOHA



TERRACOTTA MATERIAL PRECEDENT GLAZED BRICK MATERIAL PRECEDENT

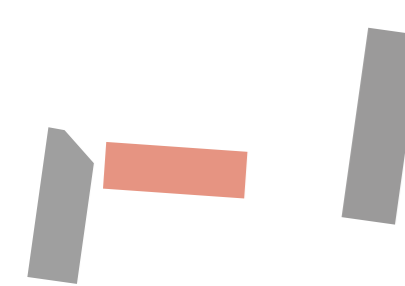


MARKET AND BOAT HOUSE ELEVATION
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Elevations and Floor Layout 2



Wharf House



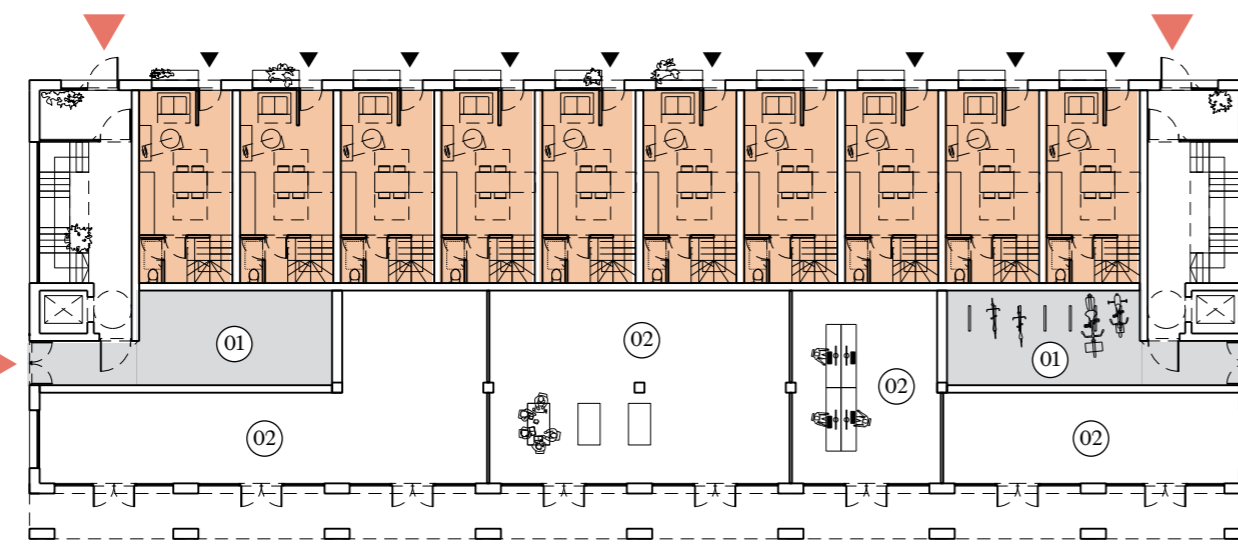
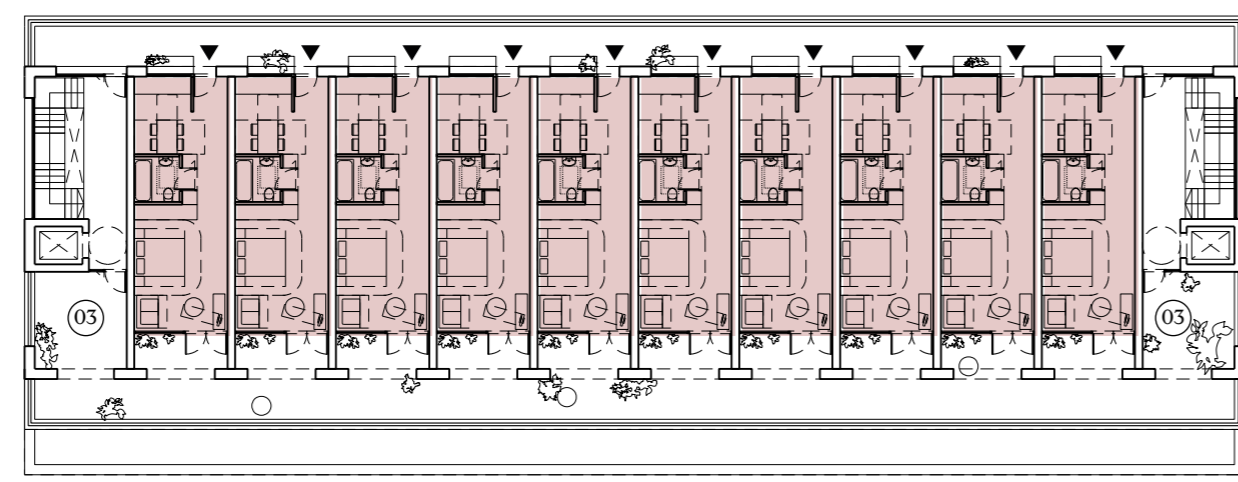
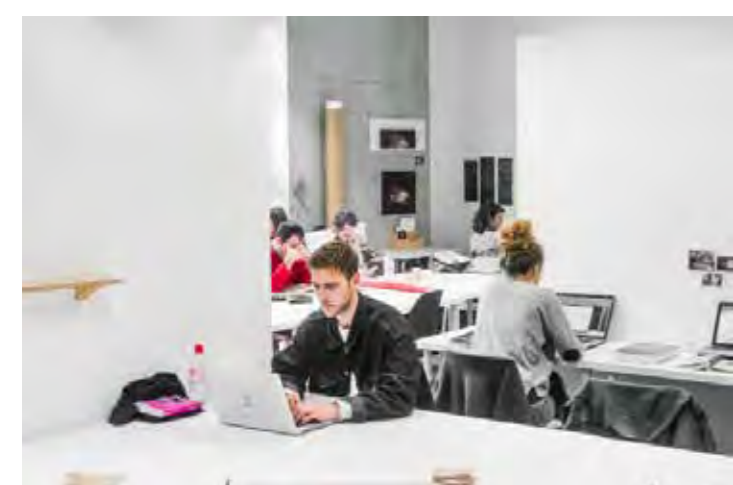
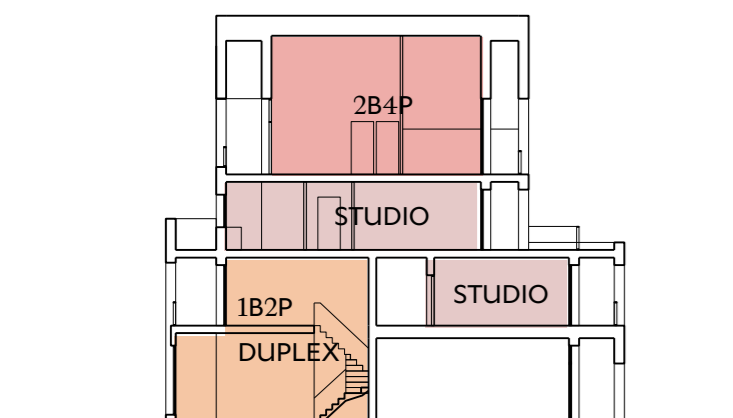
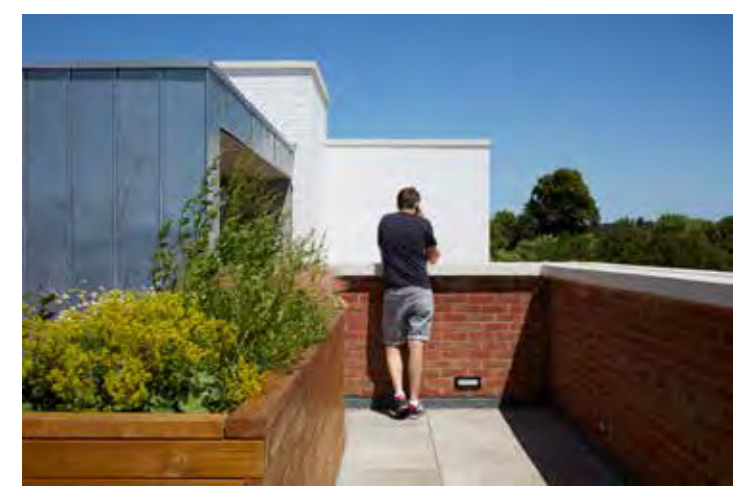
Wharf House addresses the new street to the rear of the site, Jubilee Lane and the Waterfront, overlooking the community gardens River Deck and River Garden. Along Jubilee Lane we have designed units with front doors and habitable rooms that overlook the Lane, activating it as a residential street. The retention of the existing trees and the proposed increase in landscape along this lane will help create a sense of place.

The set back at second floor, introduces a two-storey datum that reduces the impact of the buildings massing on Jubilee Lane. Wharf House is organised around two entrances at either end of the block, linking an internal corridor at first floor, a raised external terrace at second floor level and a roofed arcade at third.

On the upper floors all units are Dual Aspect, each having a Water front view as well as a Jubilee Lane aspect.



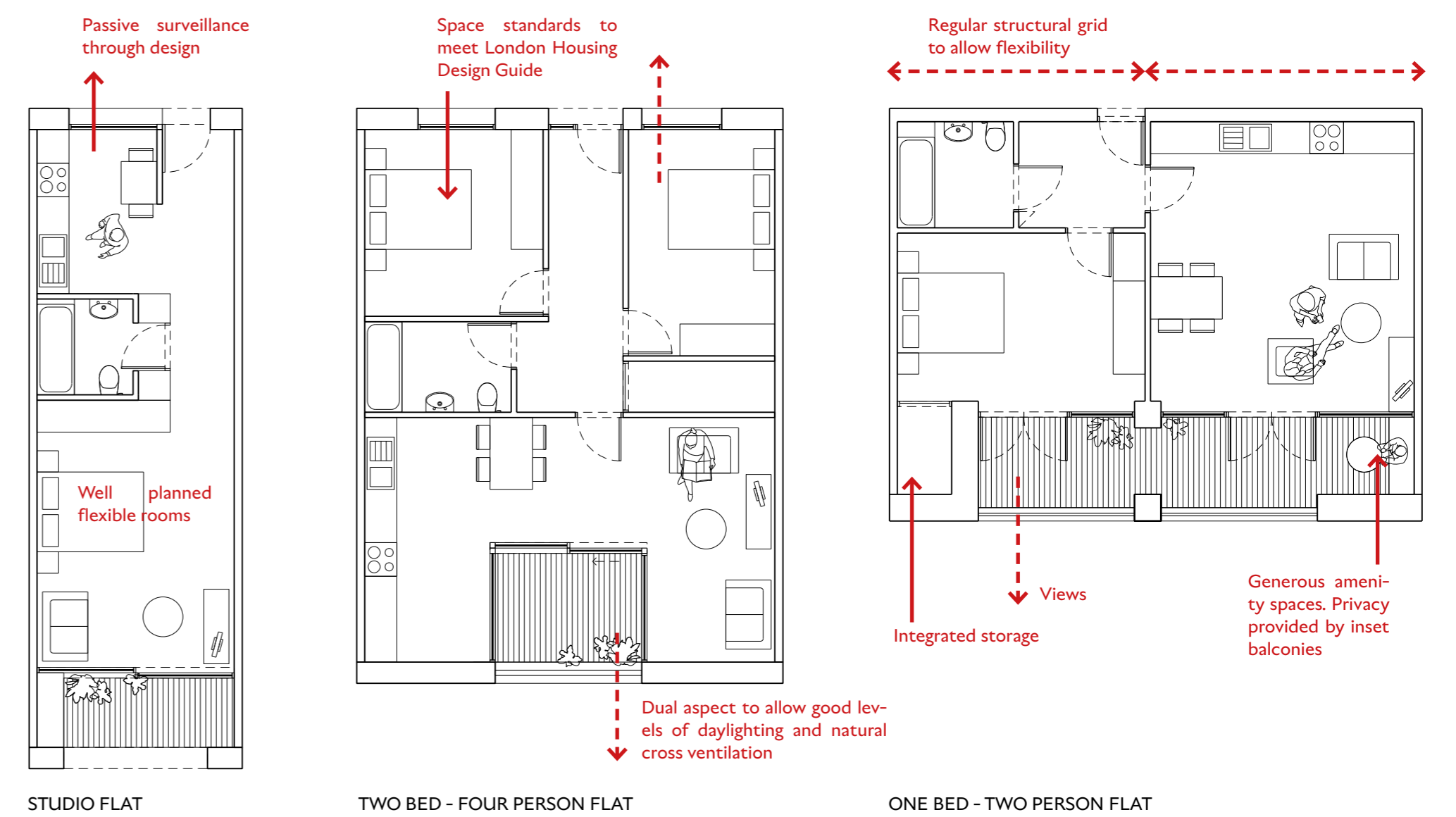
The lower units can be arranged in a variety of ways, as drawn we have designed 1B2P maisonettes facing Jubilee Lane. These have living, dining and kitchens on the ground floor, but could also be a workspace at ground floor with studio type accommodation above. (An alternative option would be to design an up and over typology for this location, this would have the workspace at the back, then the living accommodation above over-looking the river.) On the river side, facing the Diamond Jubilee Gardens at ground level, we have designed workspace for either workshops or small businesses.



- (01) Residential Cycle Store / Bins
- (02) Studio / Co-Working Space
- (03) Communal Residential Entrance
- (04) Communal Terrace
- (05) 2 Bed 4 Person Flat
- (06) 1 Bed 2 Person Flat
- (07) Studio Flat



Housing Typologies



All residential units have been designed in-line with the London Housing Design Guide. Each residential unit has its own balcony space off the main living area. All balconies are recessed behind the facade, providing solar shading and privacy.

All balcony areas meet at a minimum the LHDG, however we believe by providing generous amenity space there is a great opportunity on the site to improve health and well-being within an urban context. Looking out over the River Gardens will improve Vitamin G levels, which affect health, well-being and the feeling of social safety. Attractive green areas within the neighbourhood will encourage social interaction, strengthening an already visible sense of community within Twickenham.

All units are designed to meet Building Regulations Part M4.2, 10% of the units will be detailed to meet Building Regulations Part M4.3 to be adapted or adaptable. Market House and Wharf House both have two lift cores, so that wheelchair units can be freely allocated in these buildings. Depending on the final design strategy there may be the opportunity to reduce lift number by positioning the wheelchair units adjacent to the cores. Wheelchair Parking for these units is located on Jubilee Lane, in close proximity.



Structure

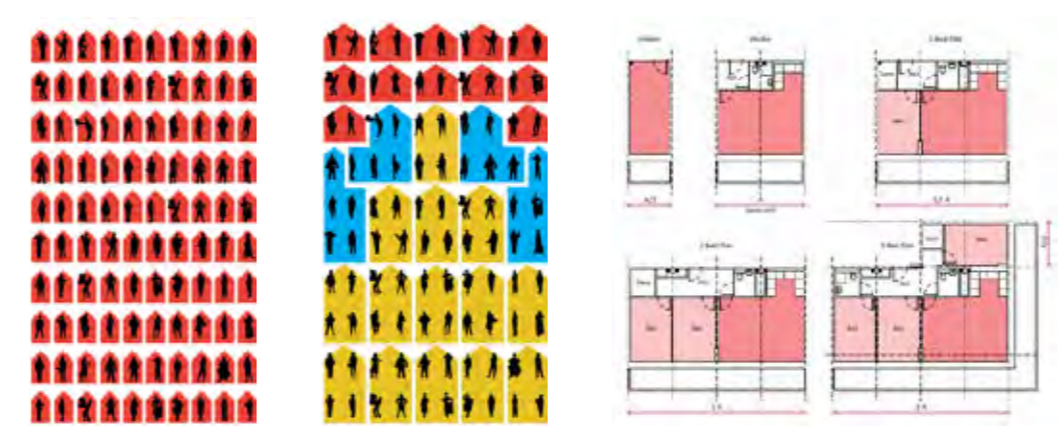
The structural principles underpinning the design have been developed considering efficiency, performance and sustainability.

A ground floor plinth (base) of reinforced concrete enables us to achieve large spans, with a high acoustic and fire resistant performance. This is ideal for commercial uses creating a platform for the upper floors.

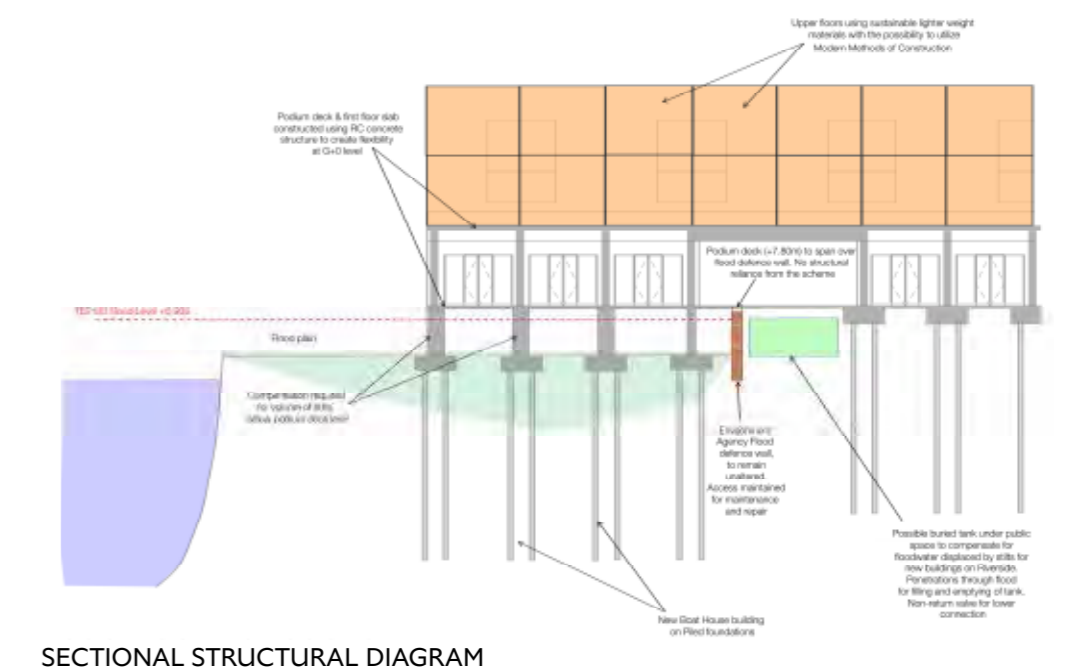
The upper floors in contrast are lightweight, with shorter spans and follow a regular grid pattern, suited to a timber frame or a cross laminated timber structure. This provides the opportunity for off-site production and prefabrication which is advantageous to build quality, design and program when considered at the early stages of a project.

The use of timber or cross laminated timber (glulam) is also a conscious proposal to design using environmentally friendly renewable materials.

Working to a regular grid also enables future adaptability to meet changing market demands. A one bed two person flat can easily be consolidated with another unit to provide larger unit accommodation.



In the case of a performance space in the Market Hall, the structural design could be expressed through exposed glulam trusses and diagrid forms. As illustrated within the precedent images of the Bristol Old Vic Theatre.



Flood Defence Wall

Consideration of the Flood Defence Wall will be a key design element. As a team, our experience and relationship with both the site and the EA provide us with the knowledge required to produce a technical solution for the development.

Further along the Thames at Albert Island we are involved in a complex master-plan, responsible for coordinating the negotiations with EA to agree a flood defence strategy for the site. The design proposal at Albert Island includes; rebuilding a 200m length of existing flood wall at the new T2100 policy levels, the realignment of the flood defence wall in 3 areas to maximise usable site area while providing a net gain in both plan and volume to the flood corridor, and ecological enhancements through the creation of new intertidal terracing.



Open Space and Landscape

Thames Landscape Strategy

Today, the Arcadian Thames offers unrivalled public open access and recreational opportunities and collectively contains more listed buildings, conservation areas, wildlife sites and registered parks and gardens than in any other comparable location in the UK. The river meanders through the largest connected open space in the capital – a landscape of parks, palaces, tow-path walks, wild open spaces, working communities and places of cultural importance that still has the capacity to inspire. Each reach of the Thames offers its own special delights, and leads to new discoveries around every corner. The amazing combination of natural beauty and Royal history has created a real countryside in the city – a pastoral haven, on the doorstep of Central London where humans and wildlife live in harmony.

The Arcadian Thames, London's Countryside; 1994



TWICKENHAM WITHIN THE CONTEXT OF THE THAMES LANDSCAPE STRATEGY

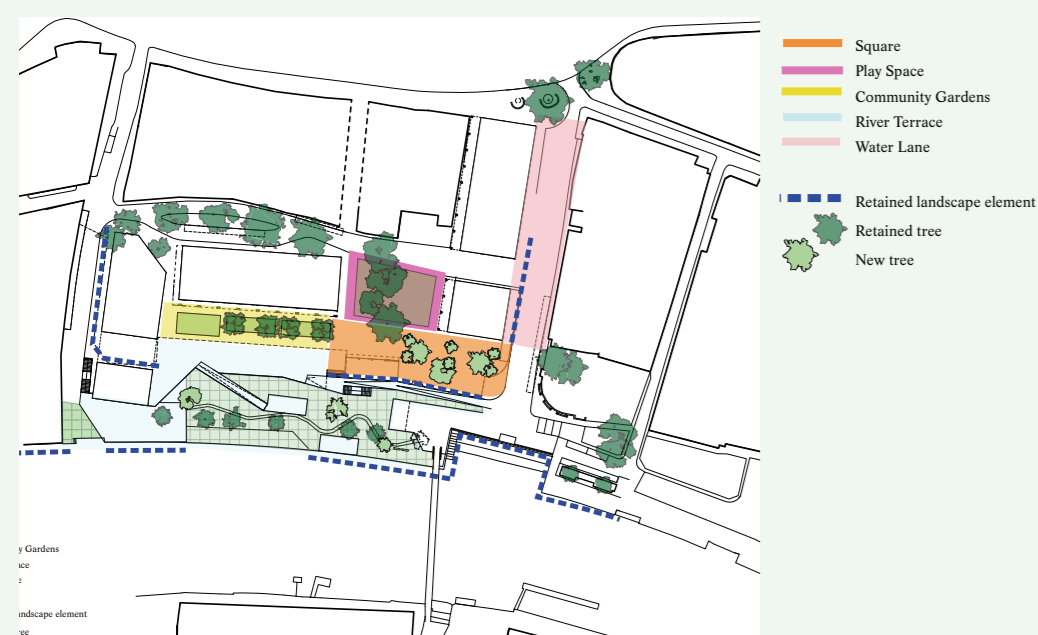
Diamond Jubilee Gardens

Re-provision of the Diamond Jubilee Gardens (2600 sqm) on an area of the site that will not flood has been an important constraint on the composition of the landscape.

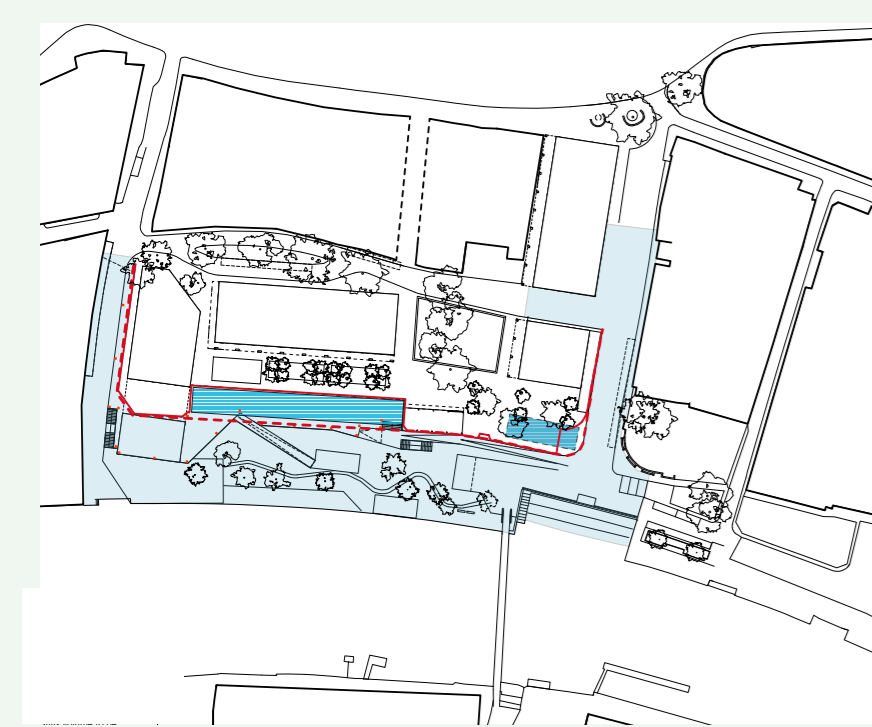
One of our first observations on visiting the site was how the southerly edge of the existing Diamond Jubilee Gardens, has the best views and connection to the river Thames. The problems we see with the Gardens current location, is that it is poorly connected to the High Street and is disconnected from the main flow of activity along Water Lane and Eel Pie island. Additionally the northern edge of the gardens feels detached from the river and there are no views of the river from here. This is a busy little thoroughfare, it is well defined on its easterly boundary with shops and houses, on its west side, there is currently a car park. Consequently, we have re-positioned the garden, to follow this southerly edge.

The New Jubilee gardens are a set of fluidly connected and overlapping spaces with different qualities. In order to make the best use of the site we will be creating a new flood wall in line with the outer edge of the current flood-wall. This enables us to raise the site level in the south easterly corner, out of the flood zone.

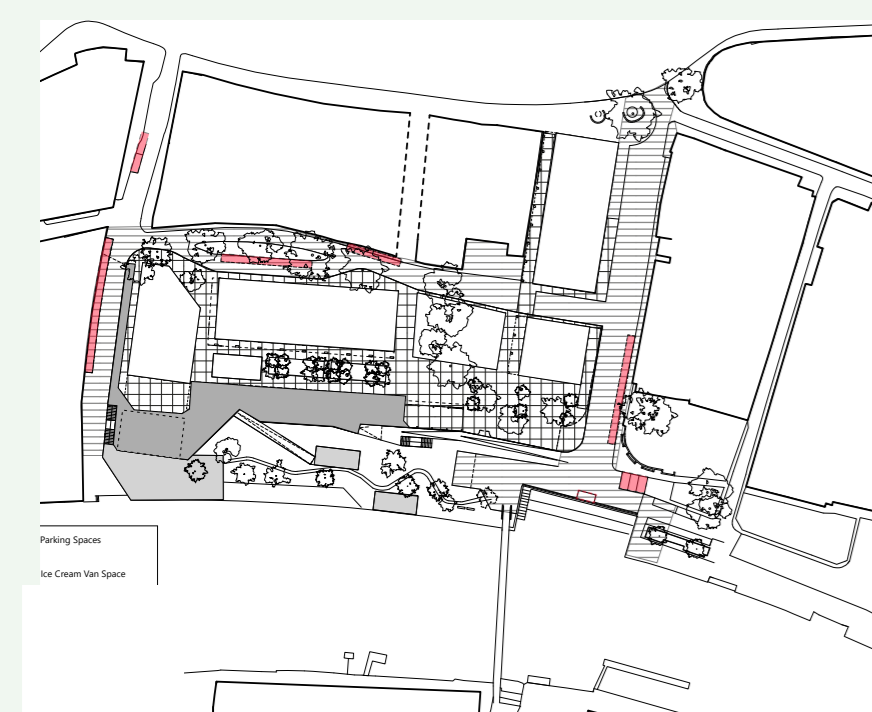
The corner of the existing raised car park, once suitably protected from flooding, can become a key link, visually and functionally, connecting Town and River. It is here that we feel, the new main event space of Diamond Jubilee Gardens should start. By improving the visibility of the river's edge and this community space, this space becomes pivotal in connecting the working area of the Slipway, the new garden square and the town. This location also works well with ideas on phasing, enabling the gardens to be used right up to the completion of the northerly part of the site, at which point events can be moved to the new area.



LANDSCAPE STRATEGY



FLOOR STRATEGY



SURFACE STRATEGY

Play and Square

Play space is re-provided amongst the existing trees in the middle of the site. The tree canopy provides shade and shelter and this 'forgotten' natural space is transformed into one of the most significant landscape spaces on the site. This space is in the centre, directly connected to the garden square, the community gardens with its terraces and the slip way.



PLAY SPACE



EXTERNAL PLAY SPACE



CYPRESS CHILDREN'S CENTRE



GARDEN HOUSE PRE-SCHOOL



NIGHT TIME BOULES

Riverside Terrace

The linking element within the proposal is the deck that connects the lower levels of the river side and the upper levels of the community gardens, play and further connections to the town.

This is a playful meandering structure that floats over the lower levels and forms a platform where gazebos and stalls could be set up, as well as being a Congregational space for viewing events by the river. At the end of the deck we have planned a public space that is like a boat house club, where people can meet and engage with the boating life of the river, part of the tradition of pavilions on stilts. It would house boats beneath it and above the deck, a new terrace at the upper level. A focus at the end of the Public Thames riverside walk which provide cultural and educational information about the river in its widest sense, including history, as well as nature conservation to help visitors as well as new and existing residents explore what is there.



RIVERSIDE GARDENS



WELLINGTON WATERFRONT



SOLVESBORG



SOLVESBORG



GHEENT RIVER EDGE



LANDSCAPE DESIGN DEVELOPMENT SKETCH



COMMUNITY GARDEN



COIN STREET COMMUNITY GARDENS



JUBILEE LANE PLAY SPACE



ROWING TWICKENHAM RIVERBANK



PADDLE BOARDING



SLIPWAY ACTIVITY

SUSTAINABILITY

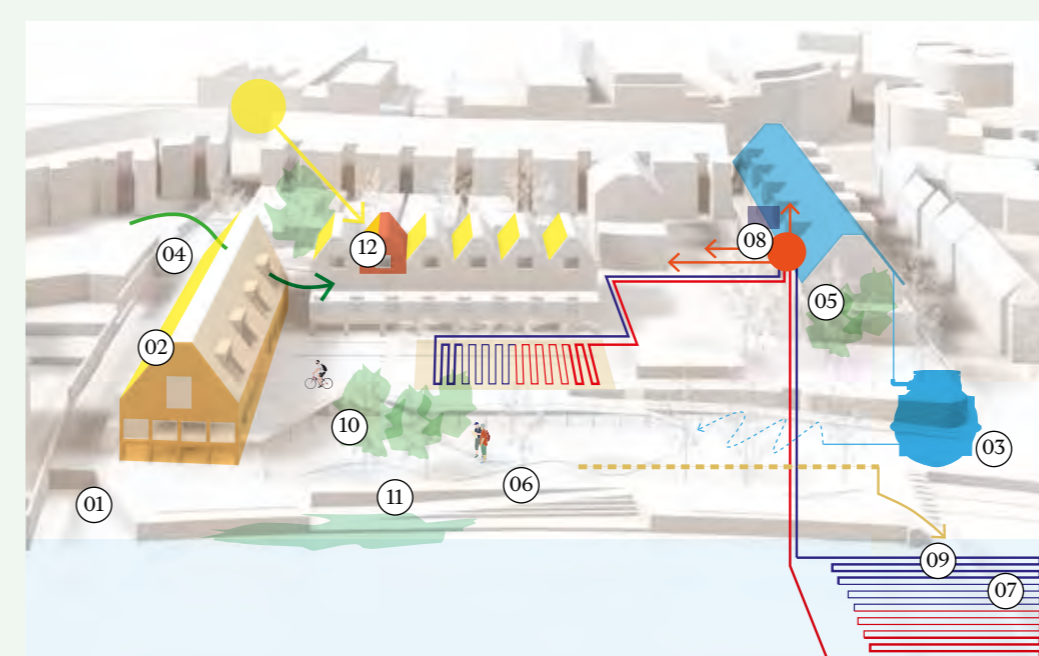
We are facing a climate emergency of unprecedented seriousness. This requires that we recognise the construction of buildings, cities and infrastructure as an indivisible component of a larger, constantly regenerating and self-sustaining system of planetary processes. Our team for Twickenham Riverside are leading the response within the construction industry, and is involved in research and promotion in the principles of Regenerative Design as the underpinning foundation of all our work.

Underlying the design are the significant targets for environmental performance set in the adopted Local Plan and new London Plan, including Zero Carbon and 35% reduction in CO2 emissions over Part L for residential elements, and BREEM Excellent for non residential buildings.

The proposal considers building performance in construction and operation. Measures include heat pump solution for heat and hot water, a centralised energy system for the scheme with local heat exchangers, photovoltaic, high specification thermal fabric performance, natural ventilation, daylighting, rainwater recycling, landscape diversity, robust and durable materials and detailing, to deliver a hardwearing, meaningful beautiful extension to the landscape and townscape of Twickenham.

'A circular economy is based on the principles of designing out waste and pollution, keeping products and materials in use, and regenerating natural systems.'

Ellen MacArthur



SUSTAINABILITY STRATEGY

- 01 High Performance Fabric
- 02 Photovoltaic
- 03 Rainwater Harvesting
- 04 Natural Ventilation and Daylighting
- 05 Heat Pump: Central source
- 06 Option 2: Ground Thermal Source
- 07 Option 1: River Thermal Source
- 08 Substation and Plant Space
- 09 Maintaining supply to Eel Pie
- 10 Health and Well-Being
- 11 Biodiversity
- 12 Heat Interface Units

Slipway

The bottom of Water Lane will still function as a working slipway, allowing servicing and deliveries to the water's edge and the bridge to Eel Pie, to be carried out as they are now.

Parking from Water Lane can be replaced here and the surface treatment is to be shared surface for pedestrians, cyclists and vehicles. A long gentle ramp connects this area with the higher area of the Square/Garden, and a small café and terrace will overlook the quay and river. The Riverside bank gardens are to be natural and lush in biodiversity and riverside nature.

BIO-DIVERSITY

'The River Thames is a wildlife super highway – a linear corridor that allows wildlife to move between different open spaces through the very centre of the capital. The river is managed to allow a mosaic of different habitats to thrive including (moving from the river inland across the floodplain): the water itself, the foreshore, the riverbank, the tree line, wet woodland, ponds, grazed wet meadows, hedgerows, scrub, woodland and open parkland.'

The Arcadian Thames, London's Countryside; 1994

Naturalisation of the Riverbank:



ARROWHEAD

SAND-MARTIN



BOW RIVER WALK

JTP Architects

SOCIAL VALUES

The aims of our team are underpinned by a common desire to make socially purposeful architecture that contributes to the collective well-being of our society and can be judged not only on standards of aesthetics but on ethics. We have considered the five principle themes set out by the Social Value Portal at the heart of our design and brief development for the Riverside site, and the maximise value of the site for the Council and community. This will evolve through engagement with the local community and stakeholders following the competition.

- Promoting Skills and Employment
- Supporting the growth of responsible regional businesses
- Creating healthier, safer and more resilient communities
- Protecting and improving our environment
- Promoting Social Innovation



FAMILY WELL-BEING



WALTHAMSTOW CENTRAL PARADE

GORT SCOTT ARCHITECTS