



KING STREET AND WATER LANE, TWICKENHAM RIVERSIDE

Site Analysis & Design Proposals

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1. THE SITE – OPPORTUNITIES AND
CONSTRAINTS



1.1 DESIGN OPPORTUNITIES

Refer to Site Opportunities Plan, figure 10. Design opportunities exist to...

- 1.1.1 ...exploit the potential of the site's stunning Riverside location, in particular the attractive and unique views from the southern part of site to the south, east and west – (e.g. across the River to Eel Pie Island).
- 1.1.2 ...create a new public square/space at the Water Lane end of King Street that will become an attraction in itself as well as gateway marking the way to the Riverside.
- 1.1.3 ...strengthen the visual link between King Street and the River.
- 1.1.4 ...strengthen the visual link between Water lane and Diamond Jubilee Park.
- 1.1.5 ...add sensitively to the Twickenham Conservation Area and its existing traditional streetscapes/architecture (also listed under 'Constraints' below).
- 1.1.6 ...add to and enhance the existing, attractive Riverside amenity of Diamond Jubilee Park.
- 1.1.7 ...with Nos 1, 1a and 1b now in the ownership of the Council, to craft a new urban space at the northern end of Water Lane with active frontages onto the street.
- 1.1.8 ...exploit the south-facing aspect of the site's Riverside edge, with provision of space for alfresco dining.
- 1.1.9 ...add community uses on The Embankment such as shared space and amphi-theatre which could be used for public events, and on the Park such as kiosks for art exhibitions, face painting, and other outdoor activities.
- 1.1.10...extend and open up the service access road to allow for the development of commercial and community uses.
- 1.1.11...utilize the dramatic elevated nature of the development site and link with the Park.



Fig.1 Attractive riverside location and unique views with south facing aspect.



Fig.2 Opportunity to create a high quality public space for the Community.



Fig.3 Water Lane – views to be strengthened between Town centre and Riverside / Park.



Fig.4 Wharf Lane – views to be strengthened between Town centre and Riverside / Park.



Fig.5 New community uses can be established on an attractive waterfront, tying into the existing townscape.



Fig.6 Opportunity to extend and open up the services access and enhance pedestrian and visual link between Water Lane and the Park.



Fig.7 Visual links between Water Lane and the Park could be strengthened.



Fig.8 The existing heritage and streetscape is of high quality.



Fig.9 The design can utilise the elevated nature of the site.

1.2 DESIGN CONSTRAINTS

Design constraints which will need to be addressed:

1.2.1 Existing flood defenses and flood risk zones.

1.2.2 Maintenance of highways access requirements along Water Lane.

1.2.3 Conservation Area (also listed under 'Opportunities' above).

1.2.4 Making a new service and highways access along the existing service road to link Wharf and Water Lanes.

1.2.5 All planning development control provisions.



Fig.11 Site Constraints Plan.

2. PROPOSALS



2.1 SUMMARY

John Simpson Architects' design approach to the ITT for the Twickenham Riverside development opportunity site seeks to build upon the strengths of Twickenham's distinctive heritage, open spaces and Riverside, as well as its current town centre retail offer. Our response is based on current best practice in the creation of sustainable communities and places and takes cognizance of the following main planning policy and study documents:

'The National Planning Policy Framework', 2012

'The Local Plan' consisting of:

i. *'The London Borough of Richmond Upon Thames' Core Strategy'*

With particular reference to:

CP1 Sustainable Development

CP7 Maintaining and Improving the Local Environment

CP8 Town and Local Centres

CP9 Twickenham Town Centre

CP10 Open Land and Parks

CP11 River Thames Corridor

CP14 Housing

CP20 Visitors and Tourism

ii. *'The Twickenham Area Action Plan'*

iii. *'The London Borough of Richmond Upon Thames' Development Management Plan'*

iv. *Supplementary Planning Documents, including 'Design Quality'*

v. *'Twickenham River Conservation Area 8', designated 14 January 1969, extended 7 September 1982 and 29 January 1991.*

Our proposals aim to provide a confident, sustainable and sensitive new landmark development, to include quality public realm, which will reinforce Twickenham as both a riverside and leisure shopping destination for locals, visitors and tourists.

The proposed design consists of two new urban blocks either side of the existing service road (which will be extended to meet Water Lane). The northernmost block will define a new urban space for the town centre and a market area, and the southernmost block will complete the definition of this space as well as provide a café/dining experience overlooking both the River and the existing Diamond Jubilee Gardens. The design of the southern frontage celebrates its connection with the River with terraces and pavilions overlooking the water.

The outline design submitted has been conceived to respect the Conservation Area in which the development site is located. It is proposed to achieve this by ensuring that the new architecture continues the language of the vernacular and historic buildings which give Twickenham and the surrounding area its character. This existing, traditional language is based on the use of (1) load-bearing walls with punched openings and, where a more open façade is required such as for shopfronts and colonnades (2) post-and-beam or trabeated construction. The new buildings' elevations will follow this design tradition.

It will also utilize the palette of materials common within the Conservation Area. This includes, for example, painted timber doors and windows, brickwork, stone, slate, tiles, lead and copper.

Finally, a varied and organic skyline is proposed not only to fit in with the local roof-scape of ornate chimney stacks, gables, pediments, parapets and church towers, but also to mark Twickenham's presence on the River.

'Twickenham will be a high quality town centre serving local residents, workers and visitors – a destination of choice with a unique sense of place'. (3.1 Vision, 'The Twickenham Area Action Plan')

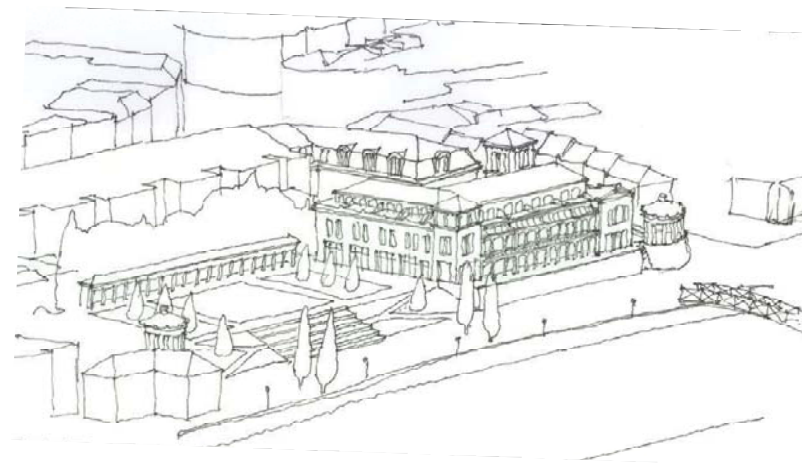


Fig. 12 Initial sketch axonometric showing the new riverside.

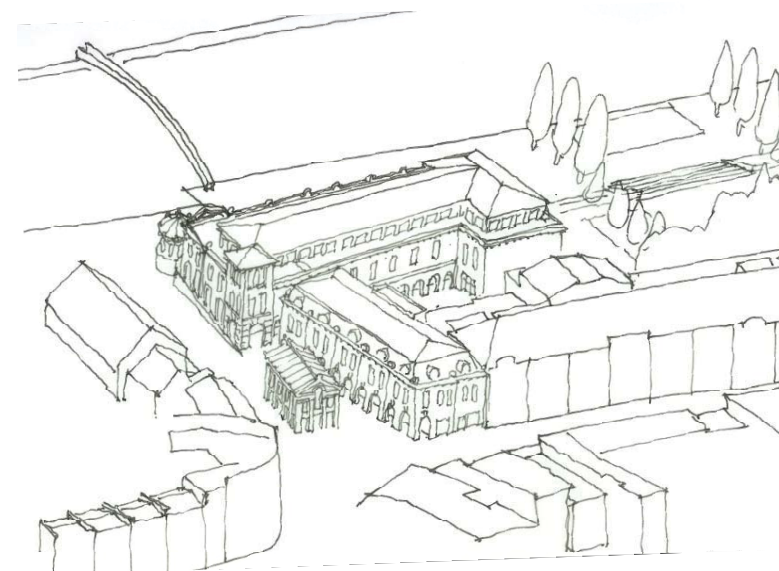


Fig. 13 Initial sketch axonometric showing the new town square and connections to the riverside.

2.2 THE ELEMENTS

Taken in the order as set out in the ITT Page 7, the proposals include:

(i) New town square

Twickenham has a vibrant centre as well as an attractive elevated public park (Diamond Jubilee Park) with dramatic views up, down and across the River. However, both the riverside and the park are not immediately obvious or easily accessible to visitors. Consequently, these highly enviable amenities are under-exploited and under-used.

We propose to create a new vista from the town centre down to the river and across to Eel Pie Island by opening up King Street at the top of Water Lane. A new funnel-shaped space will be created which will effectively make Water Lane feel just like part of King Street. In this way, pedestrians will gather naturally and with ease towards the direction of the River.

This new urban space will be enclosed at its southern end with an attractive tower feature. The tower is designed to entice pedestrians even further towards the river either via a new gently sloping walkway (running north-south, parallel to Water Lane) leading up to a new elevated esplanade with views over the River, or via a new street (running west-east, an extension to the existing service road between Wharf Lane and Water Lane) which will lead people directly into Diamond Jubilee Park.

A colonnaded ground floor will feature on the western side of the square, leading directly from King Street to the new tower.

High quality finishes and street furniture will be specified to complete a new shared-surface and pedestrian-friendly public realm.

In this way pedestrian connectivity from the town centre to both the Riverside and Diamond Jubilee Park will have been maximized.

'All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will... connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.' (8.2 Protecting Local Character - CP7 - CP12, 'London Borough of Richmond Upon Thames Core Strategy')

(ii) Restaurants and retail

The new town square, stretching between King Street and the middle of Water Lane, will be lined with cafes and an appropriate number of niche independent shops. Along with Church Street, the new space will strengthen this area as the town's leisure shopping quarter, as well as providing a central meeting place for Twickenham.

'Local shops to be located within, or well-related to designated shopping frontages and be appropriate for the size and function of the centre in order not to have an adverse effect within the centre or on other neighbouring centres.' (8.2.2 CP8 Town and Local Centres, Retail Development, 'London Borough of Richmond Upon Thames Core Strategy')

'The centre [of Twickenham] extends a long way to the West and there should be more of a retail focus in the town... It would be desirable to extend the successful Church Street format (i.e. small scale, specialist shops) further.' (2.2.9 Key Issues for retail in Twickenham, 'The Twickenham Area Action Plan').



Fig.14 Plan of the new town square showing the market building and community meeting room.



Fig.15 Initial sketch perspective showing the new town square and Community building.

(iii) Community Hall

In the middle of the space will be a new Market Building*. This will house permanently leased market stalls under cover at ground floor level. Temporary stalls will spill out into the square on designated market days. Lift/stair access will be provided to a Community Meeting Room above. This arrangement will symbolically place the Community at the heart of Twickenham.

'Need to provide a more attractive and varied retail offer and this could include permanent or temporary markets.'
(2.2.9 Key Issues for retail in Twickenham , 'The Twickenham Area Action Plan')

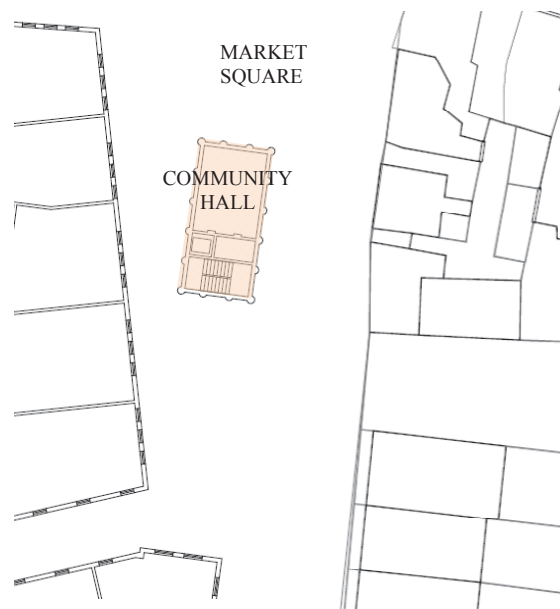


Fig.16 New Community Meeting Room within the square

*Based on the outline design as proposed, a land swap agreement may be required with the Highways Agency in order to facilitate elements which infringe upon the existing Highways' hatched zone. Clearly, the final scheme will need to take into consideration all local and highways requirements. Advice was sought from David Sharp, Head of Construction and Maintenance, RBRuT: at this stage, submissions could show overlapping of proposals onto Highways' lands providing that vehicle access is maintained – all subject to further detailed study.

(iv) Connecting with existing properties and uses

The retail units in the new square will seamlessly link with and serve to continue the existing active frontages: (a) along King Street from the existing Boots Chemist store north-eastwards towards Church Street and (b) from Church Street, turning the corner into Water Lane. Indeed, the existing shop frontages along the eastern side of Water Lane (which presently includes an eatery) will front onto the new square and add to its offer and vibrancy.

'... strengthen the retail offer on King Street and in Water Lane to provide for pedestrian priority...'
(7.5.2.3 Key Issues for retail in Twickenham , 'The Twickenham Area Action Plan')



Fig.17 The designs seamlessly link existing buildings with proposed.

(v) Residential (including shared ownership).

Residential accommodation in the form of 1, 2 and 3-bed apartments will be housed in the upper floors of the two new urban blocks proposed. These will include a mix of tenures; shared-ownership apartments will be carefully 'pepper-potted' amongst privately-owned units in order to fully integrate both.

Apartments will have a range of aspects: these will include spectacular Riverside views across to Eel Pie Island, views over Diamond Jubilee Park and south along the River, and views over the new square off King Street.

There is potential for private parking for residents located at embankment level below the southernmost urban block by the River. However, Core Strategy policy is to have car-free development in Twickenham and for this reason parking has not been proposed for the new residential units.

'Encourage higher density, including affordable and small units; and, particularly in Twickenham, car free development.'
(8.2.2 CP8 Town and Local Centres, 'London Borough of Richmond Upon Thames Core Strategy').

'New residential development should contribute to the regeneration of the centre [of Twickenham]'
(2.2.18 Key Issues for residential uses in Twickenham, 'The Twickenham Area Action Plan')



Fig.18 Watercolour perspective from King Street showing the new town square, Community meeting room, new shops and strengthened views of the river.



(vi) Introducing further open space towards the River

The tower feature, as mentioned above, enclosing the southern end of the new town square, will mark the start of a gently-sloping walkway which will rise to an elevated esplanade to be at the same level as Diamond Jubilee Park. This walkway will have live frontages along its length, providing continuous interest for the pedestrian as the Riverside is approached.

The walkway will lead to a domed belvedere, a viewing and meeting point, to be located at the junction of Water Lane/The Embankment. (Although outside of the 'red line', a second matching belvedere is suggested, for information purposes only, for the junction of Wharf Lane/The Embankment in order to define the presence of the larger, important urban block (bounded by King Street/Wharf Lane/Water Lane/The Embankment)).

This belvedere feature at Water Lane/The Embankment will mark the pedestrian's introduction to the new esplanade which will exploit the River views with full restaurant frontage. There will be ample space for alfresco dining with covers spilling out from the restaurants.



Fig. 19 Tower feature and gently sloped walkway leading to the domed belvedere.



Fig. 20 View of the domed belvedere on Water Lane/The Embankment

As well as a viewing point, this new elevated urban space will also serve as a promenade route leading directly into Diamond Jubilee Park.

Live restaurant frontage will wrap around onto south-western façade of this new Riverside block, providing a defined edge to the north eastern side of the Park.

These new restaurant facilities will contribute significantly to the development of Twickenham's evening economy.

(Although outside of the Brief red line, we have indicated, for information purposes only, a possible row of kiosk units for community/leisure use along the northern boundary of the Park. These will improve the public park space and provide a sense of enclosure and a screen to the existing service road. One would hope that in time the service road could develop with small retail outlets. The kiosks could then perhaps serve both sides. The block of small units in question, the new Riverside urban block and the viewing belvedere south of the Playground will all give definition to and provide active uses within the Park, helping to transform it into a memorable urban space in itself.)

'Provide a range of evening activity to promote a more diverse evening economy attractive to all age groups'
(8.2.2 CP8 Town and Local Centres The Night Time Economy, 'London Borough of Richmond Upon Thames Core Strategy')

'... in longer term land to the rear of the Riverside site could be used for pavilion style development to provide for community and leisure uses to enliven the area, subject to support from the community (5-10 years).'
(7.5.5.5 Key Issues for retail in Twickenham, 'The Twickenham Area Action Plan')

(vii) Public realm works and a new area for performance on The Embankment

We propose to underpin the links between the Twickenham's high street, the River and the Park through a programme of high quality public realm works.

It is noted that environmental improvement works are currently being carried out in Church Street. It is proposed that a complimentary design approach is adopted to extend across the development site and its curtilage, both within and without the Brief 'red line'. This should include:

- (a) Shared space/pedestrian priority incorporating high quality paving finishes, street furniture and signage to the proposed new square at the top of Water Lane. Removal of on-street parking within the new square area.
- (b) These improvements to extend down Water Lane and Wharf Lane to The Embankment and from the new square up to the proposed high-level esplanade.
- (c) Reduction of parking along The Embankment. Priority given to disabled parking.

We suggest that the existing dramatic change in level from the southern edge of the Park to The Embankment is eased through the creation of a continuous sloping transition zone which would provide ramped access between the two levels (currently not provided) and an opportunity to create the required amphi-theatre (this would double up as steps up to the Park when not in use). *The Twickenham Area Action Plan* also suggests a performance space located in the Park. The creation of a shared space/pedestrian priority on The Embankment immediately south of the amphi-theatre is also suggested. The shared space would be finished to the high quality environmental specification as described above. New boat landing facilities on The Embankment at this location would add further activity and an additional draw to the proposed shared pedestrian area.

The above design interventions, together with the new Riverside block, belvedere and kiosk units described in (vi) above would all come together to create a unique 'shaft of space', fully integrating Park and River.

'... upgrade the Embankment south of the Diamond Jubilee Gardens to provide a pedestrian priority/shared surface with new landing facilities.'
(7.5.2.3 'The Twickenham Area Action Plan')

'Enhance and extend Diamond Jubilee Gardens with high quality landscaping, children's play space and performance/events space, on site of former swimming pool.'
(7.5.5.4 'The Twickenham Area Action Plan')



Fig. 21 New public performance space on the river enhancing the links with the Park.

(viii) Access road to the rear of King Street

Our proposals show the service road connecting through to Water Lane. The new through route is marked with a tower as it emerges onto Water Lane. The presence of this new street or lane provides an opportunity to create two distinct urban blocks and urban design features north and south of where it meets Water Lane: that is to say, to the north will be the new square and to the south the new sloped walkway leading up to the elevated Riverside esplanade.

The lane extension angles northeastwards towards Water Lane. This reduces the level difference between the new square and Diamond Jubilee Park, making access the Park easier and more welcoming. The angle also serves to direct pedestrians towards the Park.

A covered colonnade will lead from the tower directly into the centre of Diamond Jubilee Park.

Pedestrians will also be able to walk along the shared space service road, and new retail units/kiosks to the rear of King Street properties will be encouraged to establish.

It is envisaged that servicing to King Street properties and to the new retail units will be managed in order to minimize vehicular movements during daylight and early evening hours.

'Rear service road to be retained and extended to provide link through from Water Lane to Wharf Lane.'
(7.5.3.1 'The Twickenham Area Action Plan')

'Encourage reuse or redevelopment of buildings to rear of King Street to create active frontage onto improved service yard.'
(7.5.5.4 'The Twickenham Area Action Plan')

(xi) Community facilities

The following community facilities have been accommodated within the proposed design:

- New urban square at the top of Water Lane
- Covered/open market space in the new square
- Room to hire (first floor of the Market Building in the new square)
- New elevated esplanade overlooking the River
- Enhanced Park access to The Embankment and River from/to the Park, including new pedestrian ramps
- Shared space between Park and River, with new amphitheatre
- Public toilets at Embankment level
- Kiosk units for community use along the north side of Diamond Jubilee Park (Although outside of the 'red line', this is shown for information purposes only).
- Queen's Hall to be restored and access opened up to enhanced service road Park (Although outside of the 'red line', this is shown for information purposes only).



Fig. 22 The new market square on King Street.



Fig.23 Watercolour perspective of the riverside from Eel Pie island.

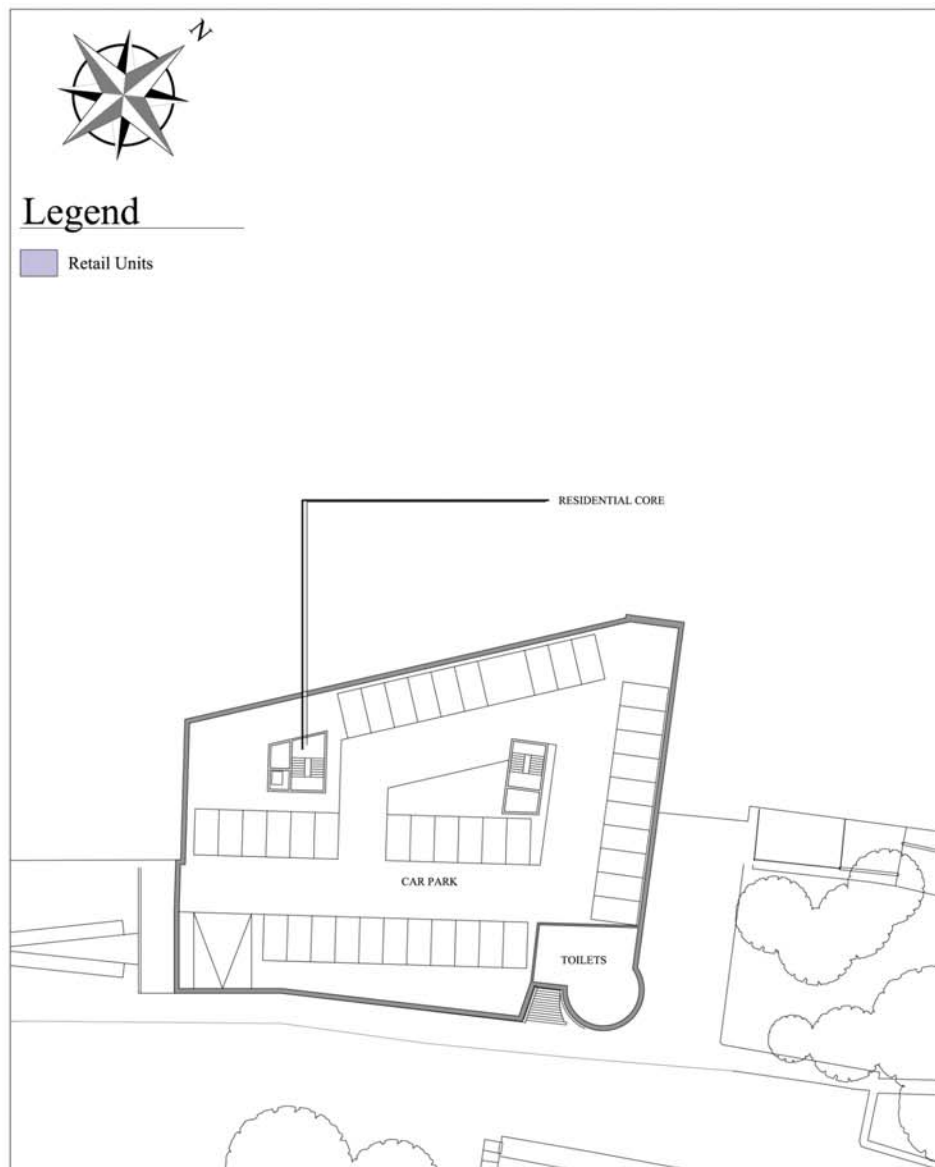


Fig.24 Basement floor



Fig.25 Ground floor plan

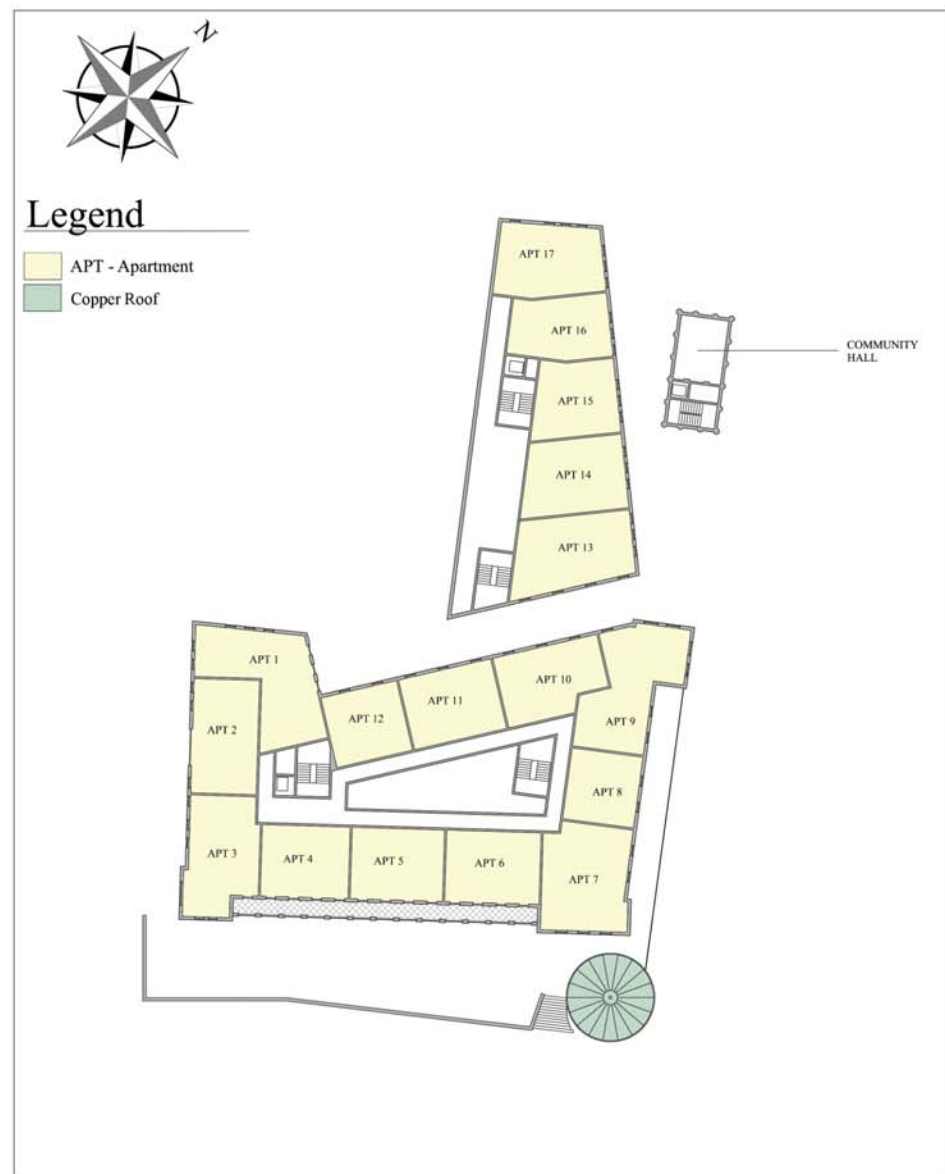


Fig.26 First floor plan

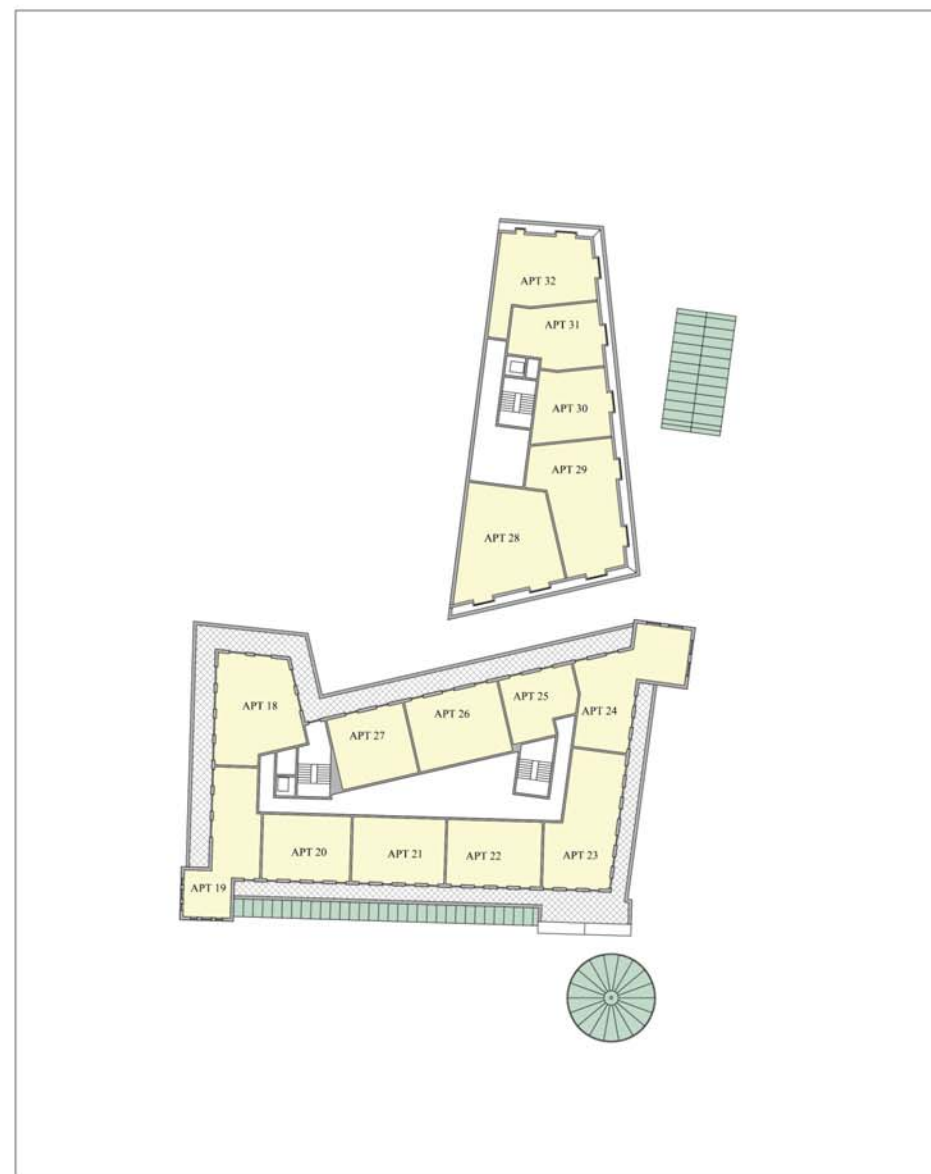


Fig.27 Second floor plan



2.3 ELEVATIONAL DESIGN APPROACH WITHIN THE CONSERVATION AREA

Our vision for the development site is to produce a design which will (i) from the River, signal the importance of the town of Twickenham and (ii) from the town itself, entice people towards the Riverside and the Park.

(i) From the River

Our proposed design offers a confident yet informal elevation to the River. The subtle composition of towers, belvederes, colonnades and gables reads as though the whole developed over time. It is intended that its unique silhouette will become a recognizable gateway to the town.

The tradition of grand riverside architecture can be seen in the more symmetrical 17th and 18th century development along the Thames such as at the Palladian Marble Hill House, York House and Orleans House, as well as Ham House and Strawberry Hill. These statements provide a series of counterpoints to the swathes of low-rise yet equally attractive cottages and villas which line the riverside. In addition, these architectural events along the river, because they are designed as set-pieces to be seen from the water, tend to open it up to the lands beyond.

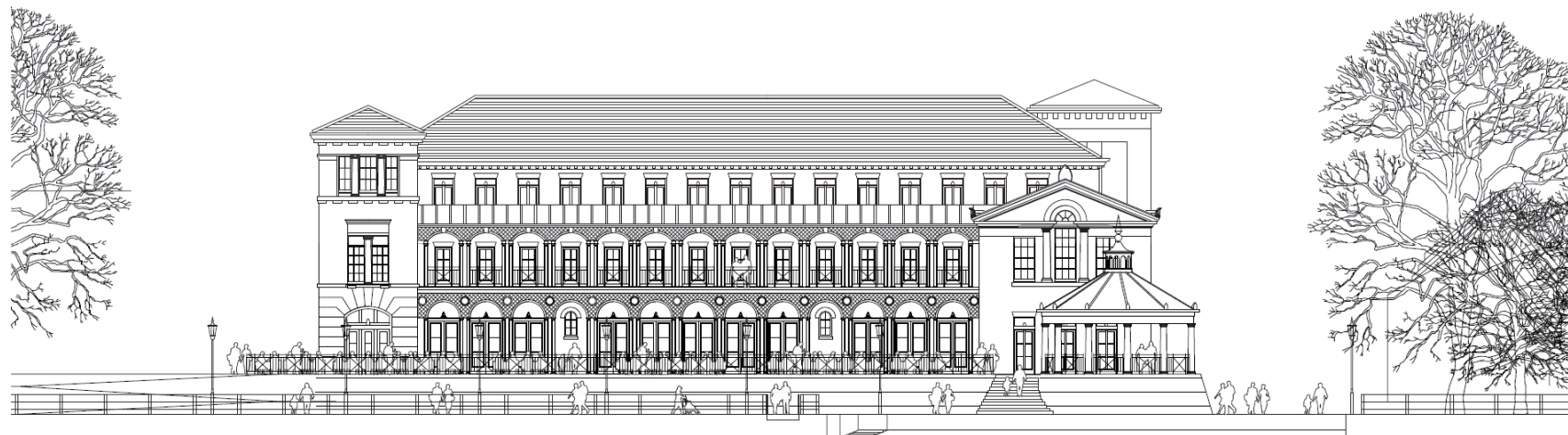


Fig.28 Proposed south elevation.

The design guide 'Twickenham Conservation Area No. 8' confirms the character of the area as follows:

'The riverside area, from Hammerton's Ferry to Cross Deep, demonstrates Twickenham's history of river-related activity, both recreational and industrial. In places, particularly between Water Lane and Orleans House, there is a semi-rural character created by 18th century residential dwellings fronting the river and linked to the village core by the leafy Riverside lane. York House Gardens straddle this lane and provide a more formal gateway to the Embankment area. Here views and spaces open out as a promenade where the public have maximum access to the water's edge.'

The guide goes on to say:

'Visual, as well as physical links to the centre of Twickenham also perform an important function in tying the river to the settlement's historic core on the terrace. There are design opportunities for the pool site, temporarily landscaped, which would strengthen these links as well as restoring a use sympathetic to its riverside location.'

Following in these footsteps, our proposals for Twickenham are designed to provide an appropriately scaled new architectural event on the north bank of the Thames not only to symbolize the opening up of Twickenham to the River, but to do just that.



Fig.29 Proposed west elevation.

(ii) From the Town Centre

Our proposed design is of a maximum three storeys in height, generally consisting of retail/restaurant use at street level, with residential use at first and second floor levels. The roof ridge line is punctuated at key points by the introduction of modest tower features. These vertical features chime with the crenellated stone tower of St. Mary's Church located about 200 metres to the north-east along the River.

The extension of the existing service lane provides an opportunity to create a new narrow and intimate street, redolent of the urban structure of the historic parts of Twickenham.

This design approach is in line with the design guide 'Twickenham Conservation Area No. 8' which states:

'The topography is one of narrow streets and alleyways lined with two and some three storey buildings. Many of these are listed and date from at least the 18th century, although burgage plots have survived since their medieval foundation. New development has respected this scale and the listed St. Mary's Church has remained the village's focal point.'



Fig.30 Proposed north elevation.



Fig.31 Proposed east elevation.

2.4 PROPOSED MATERIALS

2.4.1 Roofs:

Pitched roofs – natural slate finish. Ridges – lead roll.
 Domed belvederes – copper finish.
 Flat roof areas (not seen from street level) – membrane or asphalt.

2.4.2 All facades:

Brickwork, Flemish bond, with traditional flush mortar pointing.
 Stone – natural and reconstituted.
 Lead flashings to cornices.

2.4.3 Windows and doors:

Double-glazed, sash and casement, timber, painted.
 or
 Aluclad.

2.4.4 Shop/restaurant-fronts:

Single-glazed, timber, stained and varnished. Door/display window arrangement to tenant's requirements.

2.4.5 Paving:

Within arcades: York stone or similar.
 To shared surfaces: reconstituted stone or brick setts. With selected areas in granite setts.
 All paving to have required slip resistance and to be non-trip.

2.4.6 Street furniture and signage:

Timeless, classical. To coordinate with street furniture already specified/fitted in recently environmentally improved areas of Twickenham. Paint finish to Council's approval.

2.5 PHASING OF PROPOSALS

The following is a suggested sequence for the delivery of the overall vision for the area:

PHASE 1 which can be subdivided as follows:

Phase 1a

New urban block at Riverside – from extended service road/Water Lane junction to The Embankment. This will allow the existing ‘Santander’ block (Nos. 1, 1a and 1b King Street) to remain until extant lease agreements have expired. Temporary road/pavement surface to be provided to extended section of service road to rear of King Street to the south of the ‘Santander’ block. Public realm works (shared-surface) to the new sloped walkway to and including the new elevated esplanade and covered arcade.

Phase 1b

The re-grading of the existing change-of-level from the Park to The Embankment, including the construction of ramps and steps (the Amphi-theatre).

PHASE 2 which can be subdivided as follows:

Phase 2a

New urban block from King Street to the extended service road/Water Lane.

Phase 2b

New Market Building.

Phase 2b

Public realm works (shared-surface) to the new square, lower Water Lane, the new sloped walkway to and including the new elevated esplanade, all arcades, and the extended section of the service road to the rear of King Street.



Fig.32 Phase 1 Showing the new urban block on the Riverside.



Fig.33 Phase 2 Showing the urban block at the north.

PHASE 3 which can be subdivided as follows:

PHASE 3a

Construction of a shared-surface area on The Embankment as new public space between the Park and the River (Although outside of the 'red line', this is included for information purposes only).

PHASE 3b

New shared-surface to all of or that part of Wharf Lane from King Street to the existing Park entrance (Although outside of the 'red line', this is included for information purposes only).

PHASE 3c

Construction of new boat mooring/ landing platform on River (Although outside of the 'red line', this is included for information purposes only).

PHASE 3d

Erection of new belvedere to south-western corner of Diamond Jubilee Park (to match that at the junction of Water lane and The Embankment) and provision of kiosk units (for community use) to the northern edge of the Park (Although outside of the 'red line', this is included for information purposes only).

PHASE 3e

Construction of small niche retail/café units along an enhanced service lane to the rear of King Street (Although outside of the 'red line', this is included for information purposes only).

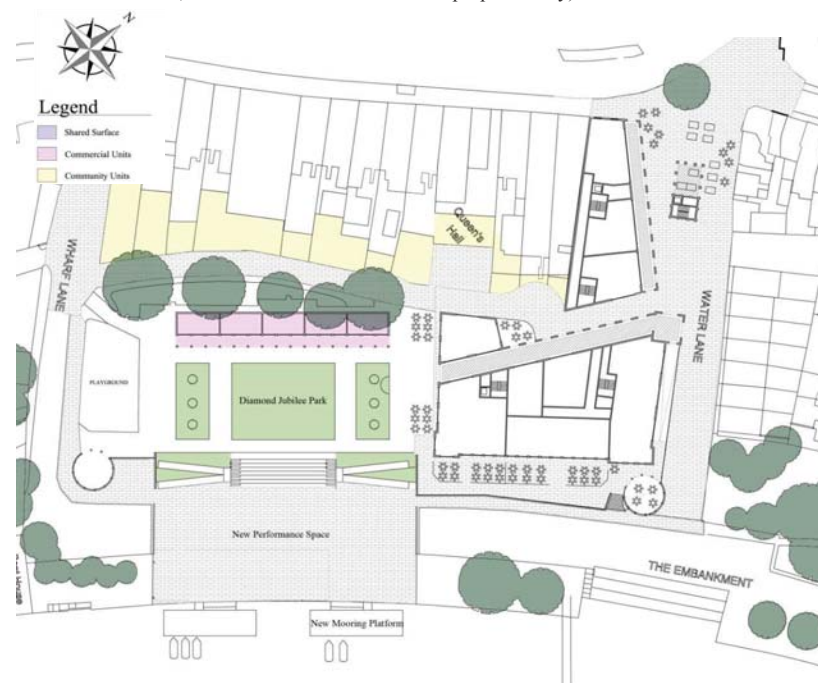


Fig.34 Phase 3 Showing subsequent development on the Riverside and on the service lane.

2.6 OUTLINE SCHEDULE OF AREAS

In terms of scheme content, please note that the proposals at this stage are outline only. More, or less, accommodation could be included depending on how the Brief is taken forward.

Retail/Catering:

	Level 1 (Ground Floor) Sqm (approx.)
Unit 1	109sqm
Unit 2	95 sqm
Unit 3	98 sqm
Unit 4	250 sqm
Unit 5	179 sqm
Unit 6	208 sqm
Unit 7	100 sqm
Unit 8	79 sqm
Unit 9	For Council

Residential:

Name	Level	Sqm (approx.)	No. beds
Apartment 1	Level 2	101	3
Apartment 2	Level 2	80	2
Apartment 3	Level 2	85	2
Apartment 4	Level 2	68	2
Apartment 5	Level 2	70	2
Apartment 6	Level 2	72	2
Apartment 7	Level 2	96	3
Apartment 8	Level 2	54	1
Apartment 9	Level 2	99	3
Apartment 10	Level 2	76	2
Apartment 11	Level 2	72	2
Apartment 12	Level 2	59	1
Apartment 13	Level 2	79	2
Apartment 14	Level 2	65	2
Apartment 15	Level 2	66	2
Apartment 16	Level 2	80	2
Apartment 17	Level 2	90	3
Apartment 18	Level 3	87	3
Apartment 19	Level 3	76	2
Apartment 20	Level 3	60	2
Apartment 21	Level 3	64	2
Apartment 22	Level 3	65	2
Apartment 23	Level 3	89	3
Apartment 24	Level 3	87	3
Apartment 25	Level 3	46	1
Apartment 26	Level 3	72	2
Apartment 27	Level 3	59	1
Apartment 28	Level 3	105	3
Apartment 29	Level 3	100	3
Apartment 30	Level 3	54	1
Apartment 31	Level 3	56	1
Apartment 32	Level 3	77	2

Residential parking 44 spaces – not part of the proposal, but indicated on plans if required by the Council.





PHASE 3



3. OUTPUTS REQUIRED UP TO RIBA STAGE D

4. SUPPLEMENTARY INFORMATION REQUIRED FOR THE PLANNING APPLICATION

3.1 The required number of documents for the Planning Application will be provided in hard copy. Please refer to Section 7 for Fee Proposal.

(It is assumed that no bats, newts or other protected species exist in or adjacent to the site)

- Design and Access Report
- Flood Risk Assessment
- Heritage Statement, including Conservation Area considerations to accompany Conservation Area Consent Application
- Archaeology Desktop Study
- Contamination Report
- Arboricultural Report
- Ecology Report
- Highways Report
- Initial Ground Investigation Report
- Sustainability Report
- At the feasibility stage we would require commercial advice regarding the most suitable mix and size of accommodation that the market currently demands. This is so as to maximize value and return for the Council.

RIBA Stage (Outputs as described in Appendix E of the ITT document)	Deliverable	Scale
Stages A & B Preparation (Outputs - all as described on Pages 28 and 29 of Appendix E of the ITT)	Desktop study of archive material	A3 size report
	Initial Feasibility Study	A3 size report
Stage C Concept Design (Outputs all as described on Pages 29 and 30 of Appendix E of the ITT)	Input into preparation of existing and new accommodation schedules	A4 size document
	Concept design proposals	Layouts to appropriate scale A3 size report
	Outline specifications to accompany above	A4 size document
	Final proposals presentation to Client - Stage C Report	Drawings to appropriate scales, A3 size report and ppt
Stage D Design Development (Outputs all as described on Page 30 of Appendix E of the ITT)	Site Location Plan	1:1250
	Existing and Proposed Site Plans	1:500
	Proposed Plans, including Roof Plan	1:200
	Proposed Elevations	1:200
	Proposed Sections	1:200
	Updated Outline Specifications	A4 document
	All supplementary information and reports to accompany Planning Application – see 5. below	N/A





TWICKENHAM RIVERSIDE

