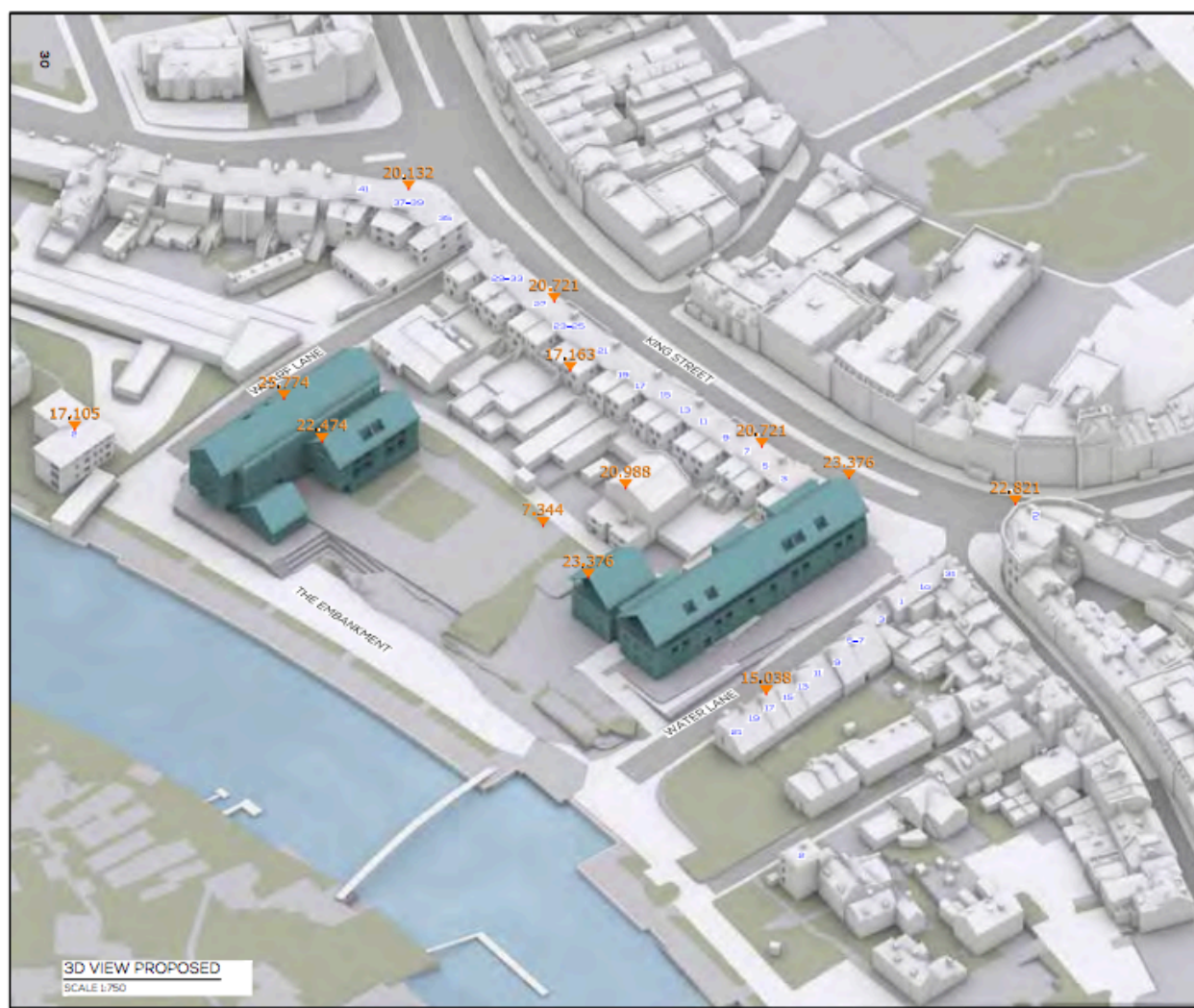


**Landscape Supporting Technical
Drawings - part 1 page 2
SITE LAYOUT**





Daylight/Sunlight Impact part 1a Oct 2022 page 6
EXISTING



Daylight/Sunlight Impact part 1a Oct 2022 page 10
PROPOSED



del of the site and Existing Property

**Daylight/Sunlight Impact part I Oct 2022 page 7
EXISTING**



Figure 03: 3D Perspective View of the Proposed Scheme

**Daylight/Sunlight Impact part I Oct 2022 page 7
PROPOSED**

6.3 To support the visual assessment, 11 representative viewpoints were agreed with LBRuT. These all look towards the Site and are intended to illustrate the maximum visual conjunction between proposal development and its townscape context. Hopkins Architects have produced Computer Generated Images (CGI's) of the proposal from these viewpoints, which in each case are set against an 'existing' photograph for comparison. It was agreed with LBRuT that the CGI's did not need to be produced as Accurate Visual Representations (AVRs), which are verified for accuracy.

Section 3 (Richmond's Local Views SPD 2022 consultation)

3.6 Applicants will be **required** to provide **Accurate Visual Representations (AVRs)** of the impact on views of proposals from **agreed viewpoints** with planning applications for major developments. These will form part of the Townscape and Heritage Impact Analysis. The use of 3D modelling such as VUCITY is also advocated.

Character Area Name:

Twickenham Riverside

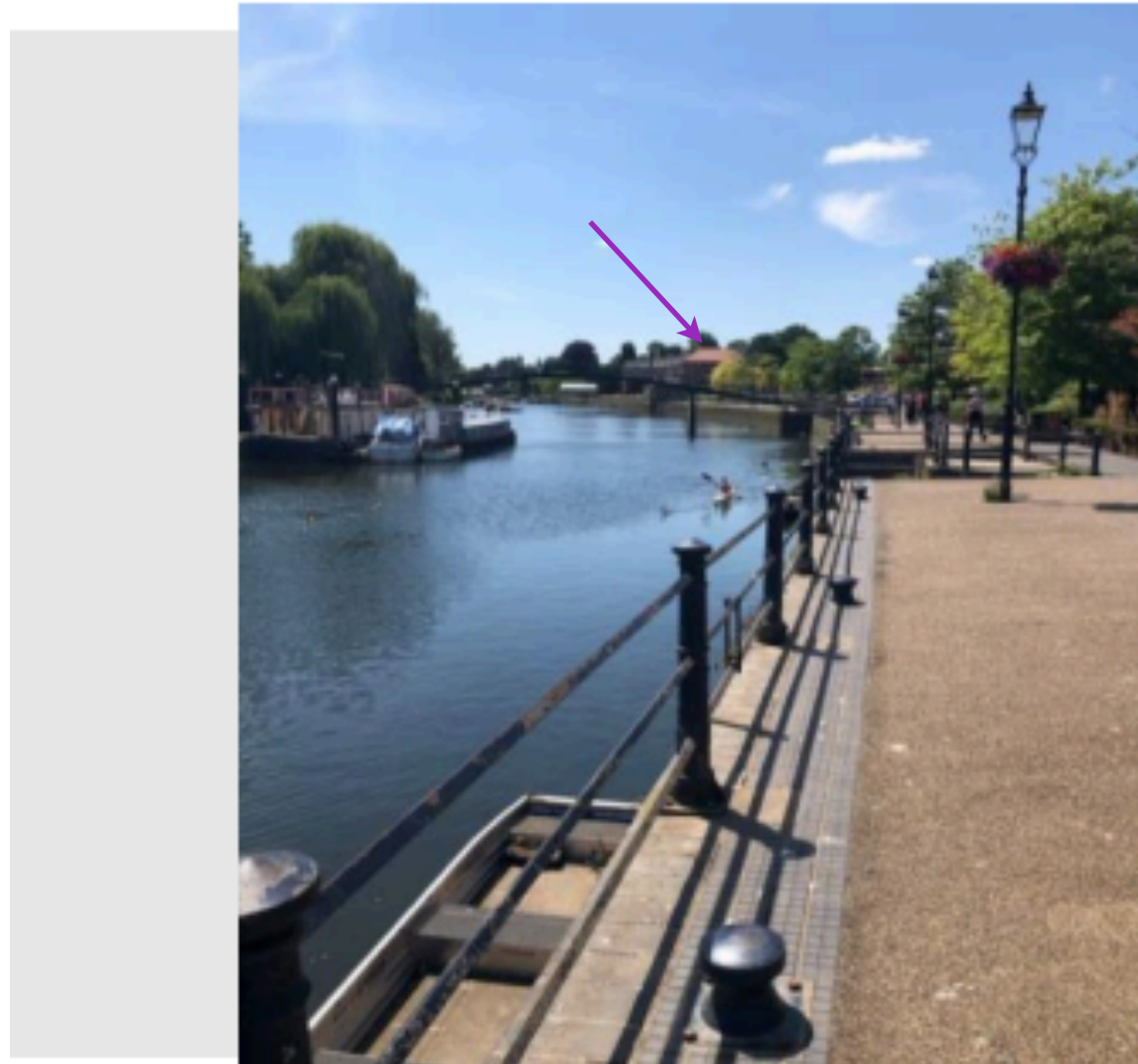
View Name and Reference:

**Twickenham Riverside and Eel
Pie Island**

(C3.2)

View Type:

Prospect



View: C3.2



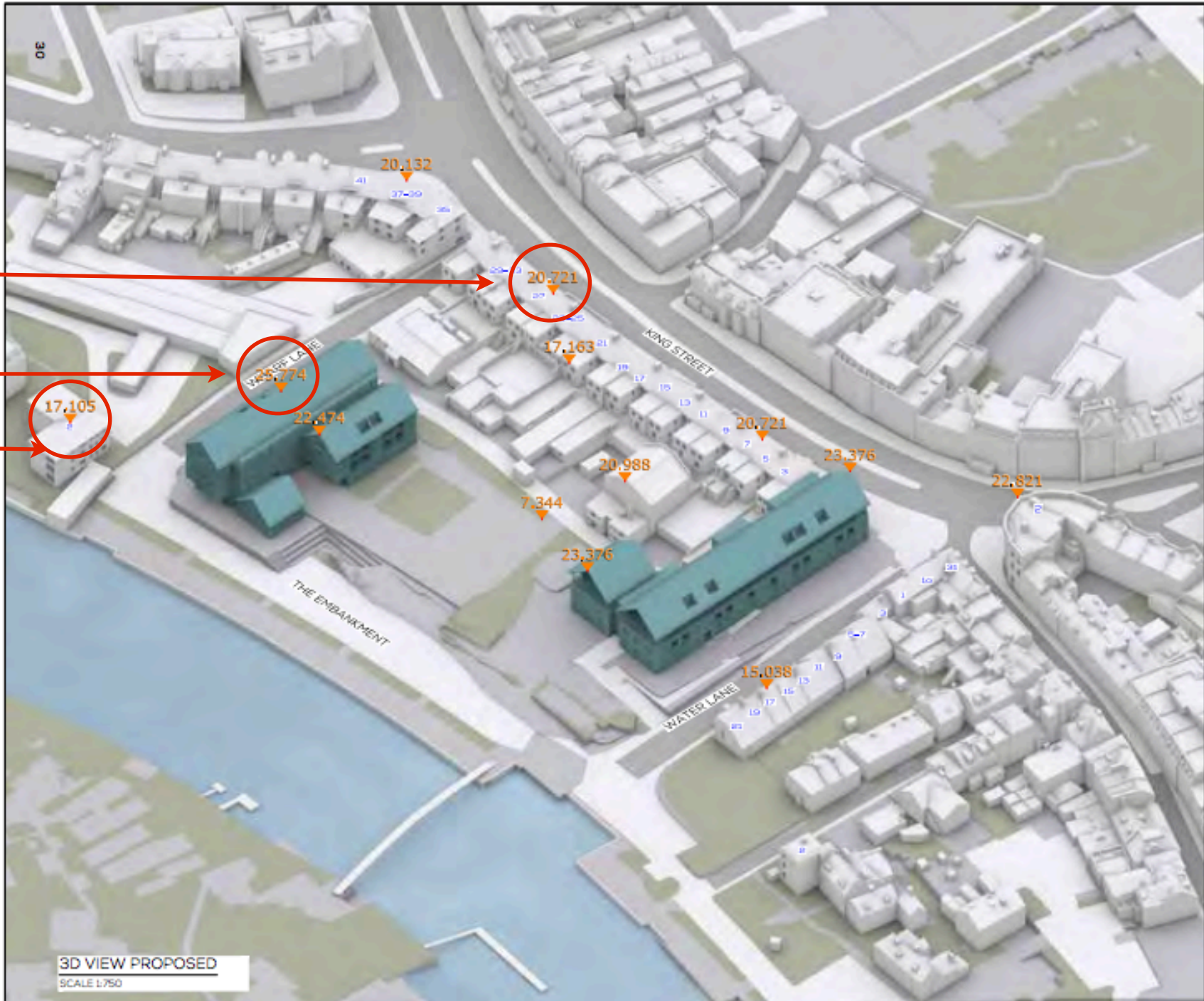
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Response to DRP and PreApp Design Matters LR Oct 2022 page 1

20.721
AOD

25.744
AOD

17.105
AOD





Existing

Heritage, Townscape and Impact Assessment Part II page 5 (page 29) EXISTING



Proposed **COPYRIGHT HOPKINS**

listed building's setting through the introduction of a

Heritage, Townscape and Impact Assessment Part II page 5 (page 29) PROPOSED



Existing



Proposed **COPYRIGHT HOPKINS**

Heritage, Townscape and Impact Assessment Part III page 5 (page 37) PROPOSED



Existing

Heritage, Townscape and Impact Assessment Part III page 6 (page 39)
EXISTING



Proposed **COPYRIGHT HOPKINS**

view, the Water Lane building would be visible in

Heritage, Townscape and Impact Assessment Part III page 6 (page 39)
PROPOSED



COPYRIGHT HOPKINS



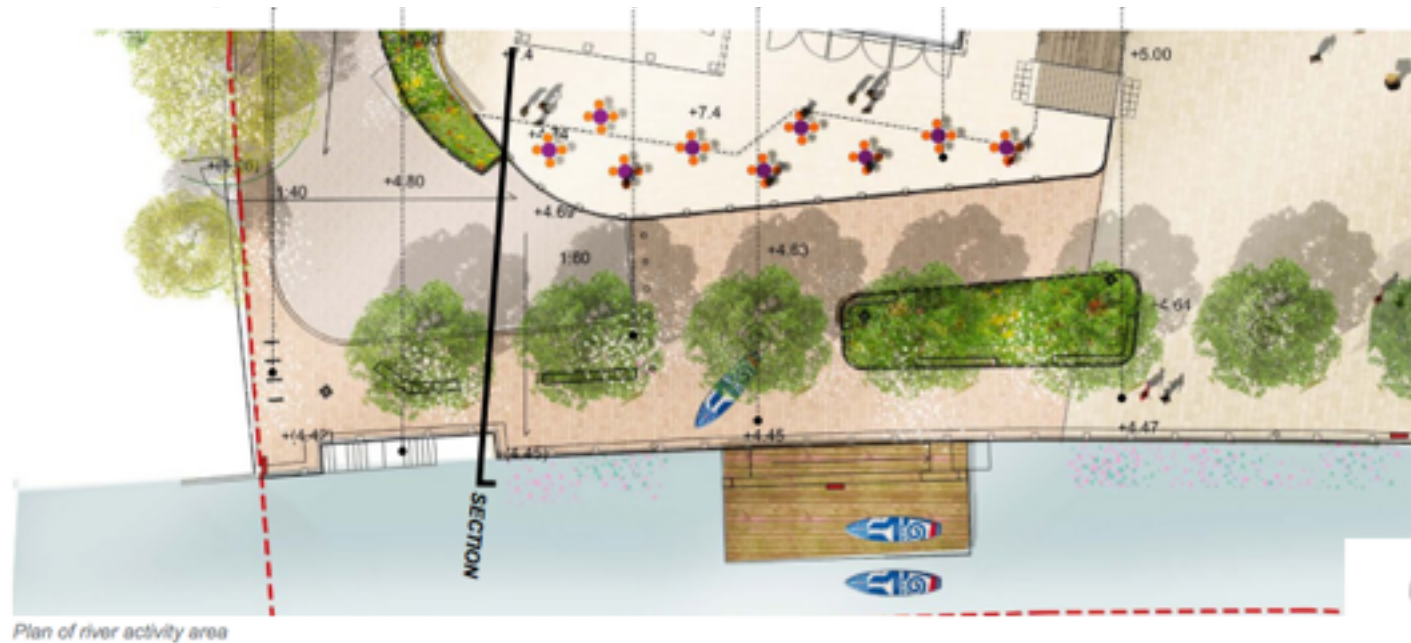
COPYRIGHT HOPKINS

Response to DRP and PreApp Design Matters LR Oct 2022 page 18



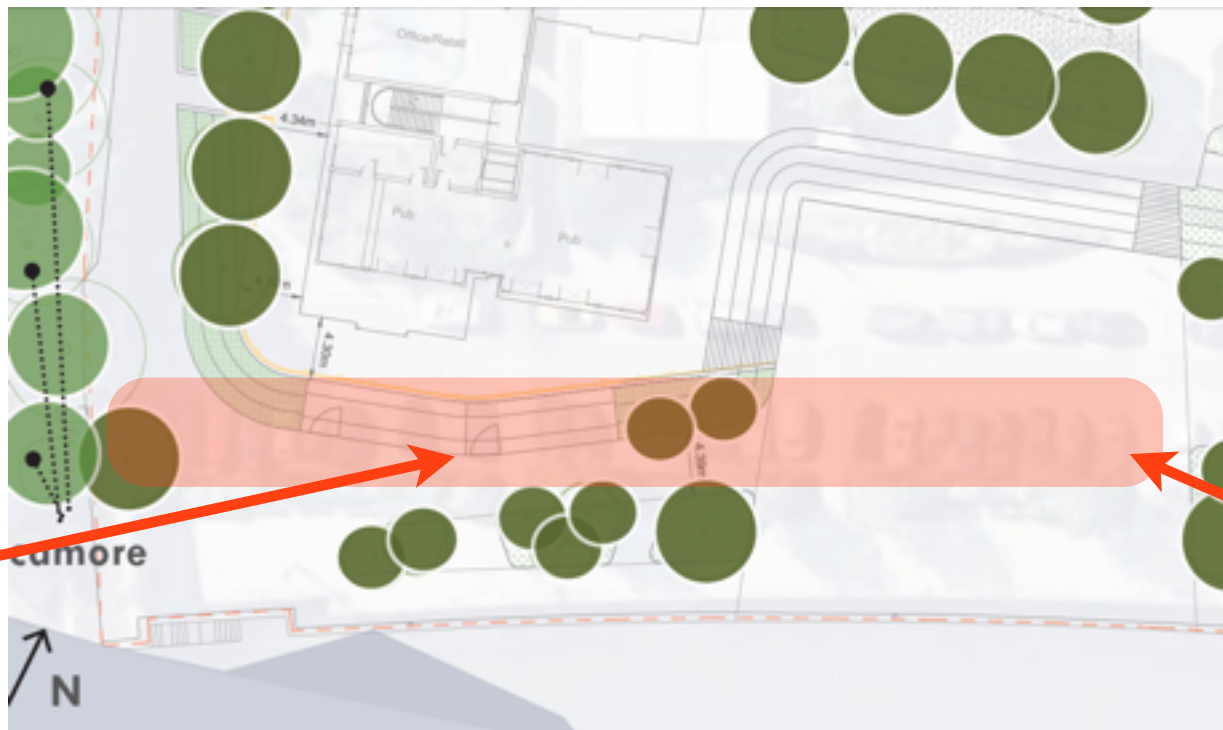






**Landscape Public Realm
Strategy Part I Oct 2022
page 24 RIVER ACTIVITY**

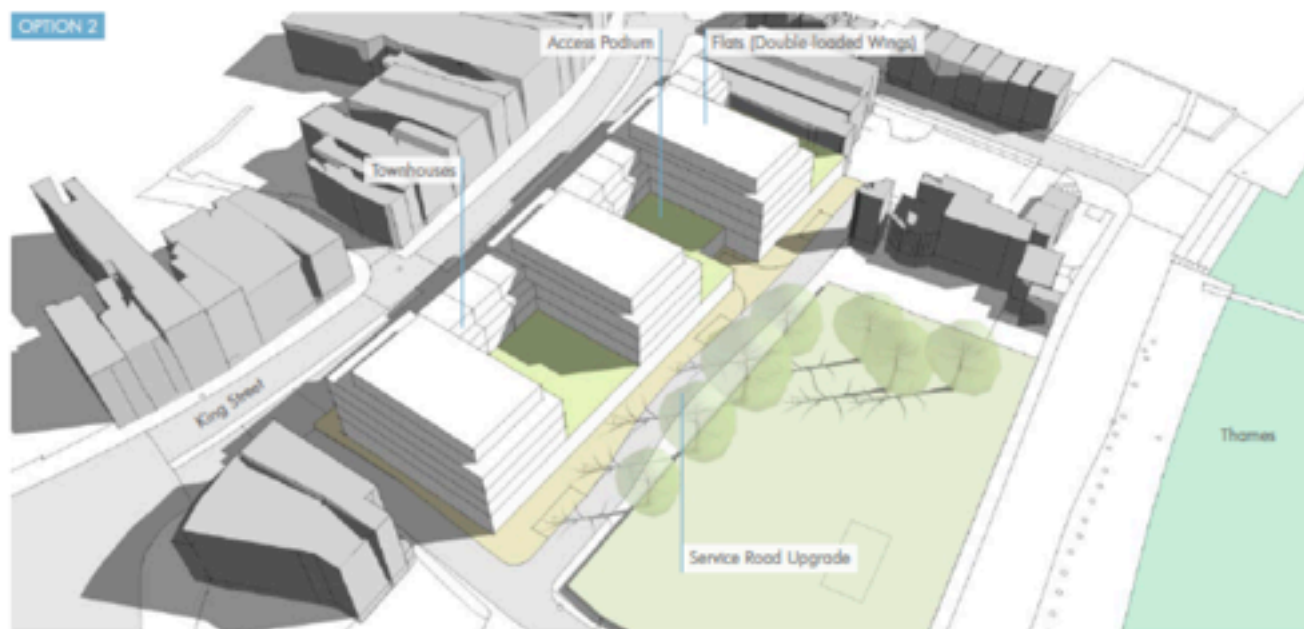
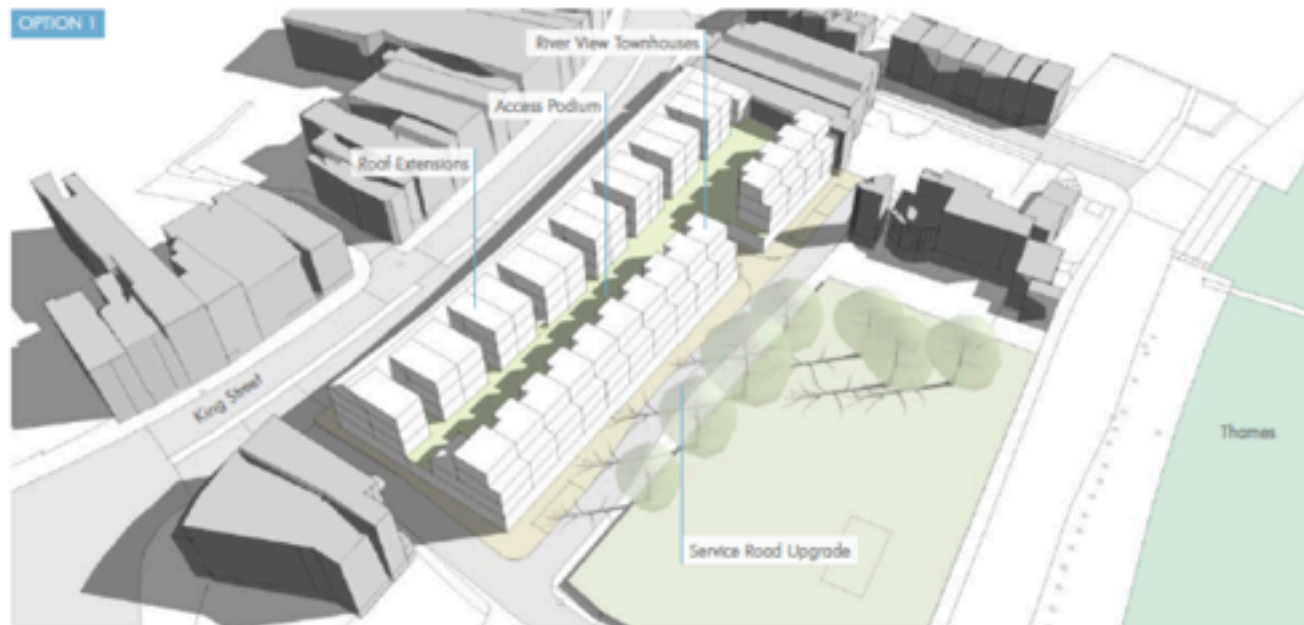
**COPYRIGHT
HOPKINS/LDA**



**LDA Podium landscape overlay,
showing Wharf Lane Building
podium and 'River Activity Area'
over existing aerial view showing
current location of parked cars**

**FRONT EDGE
OF WHARF
LANE
BUILDING
2.5m HIGH
PODIUM**

**EXISTING PARKED CARS
(DIRECTLY NEXT TO
EMBANKMENT PROMENADE)**



**CONCEPT DESIGNS FOR DEVELOPMENT OF THE REAR OF KING STREET
(2016 SALES BROCHURE)**



Figure 4-3 - Pedestrian movement and access concept through the site (source:Hopkins)



Figure 4-4 - Cycle movement and access concept through the site (source: Hopkins)

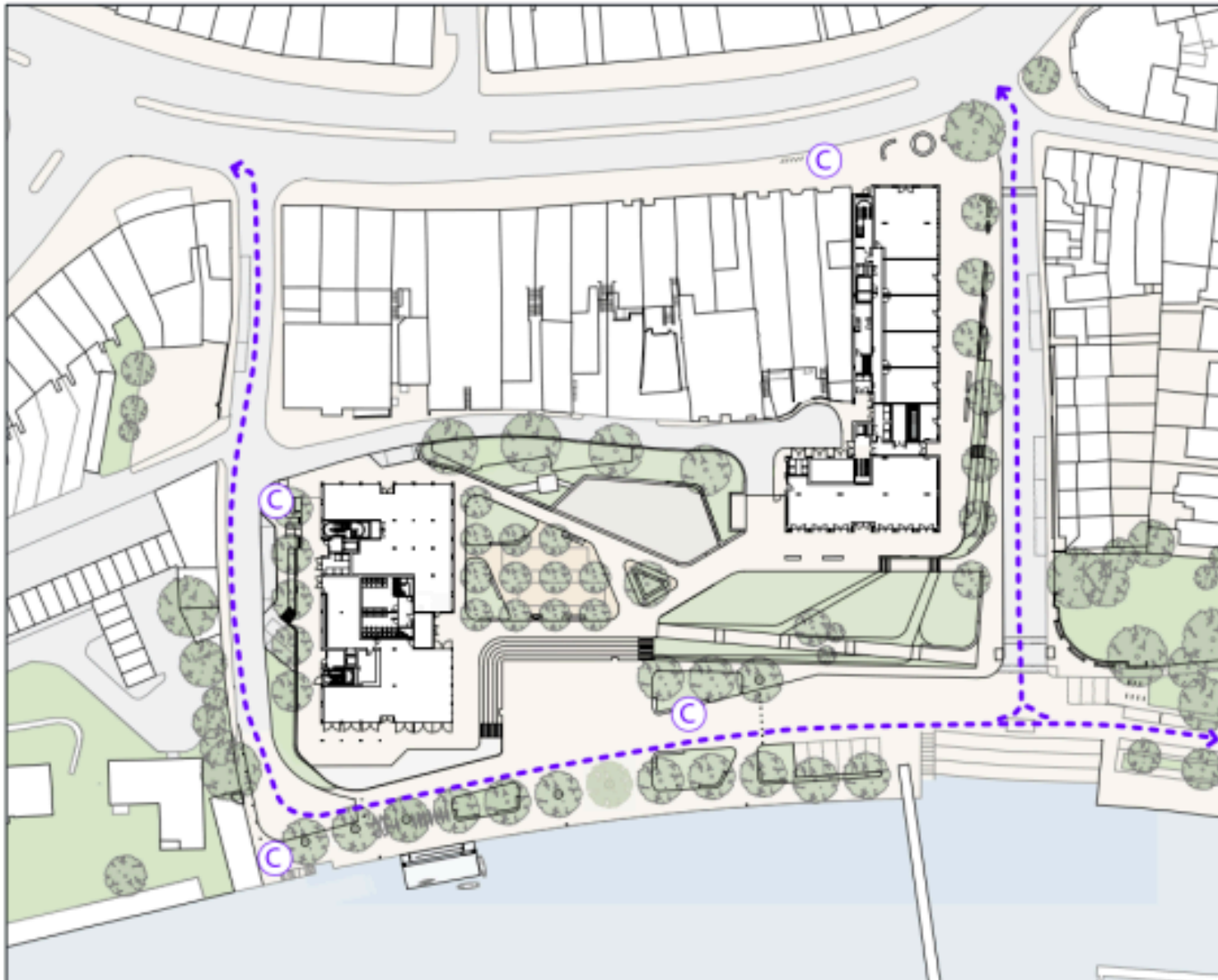
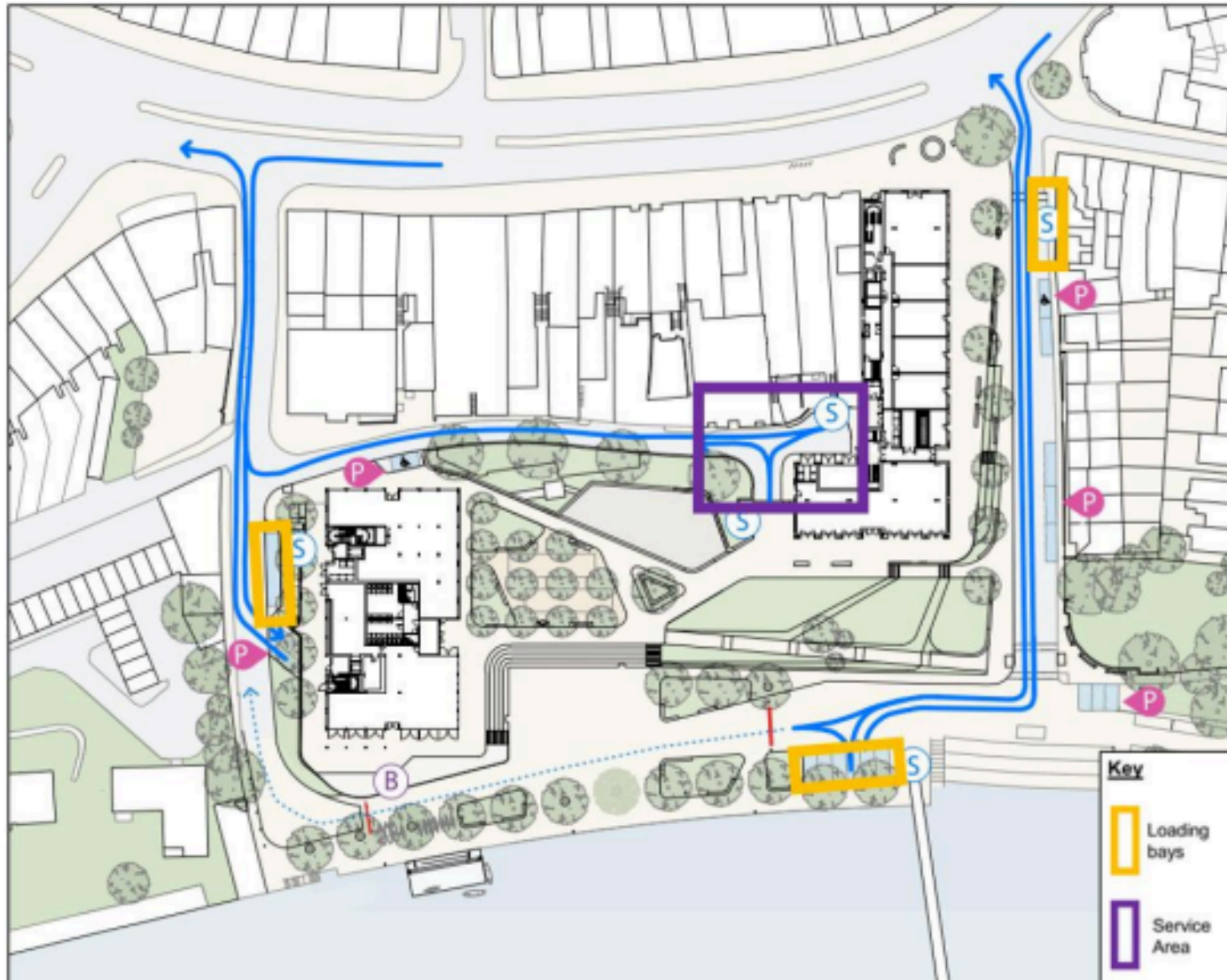
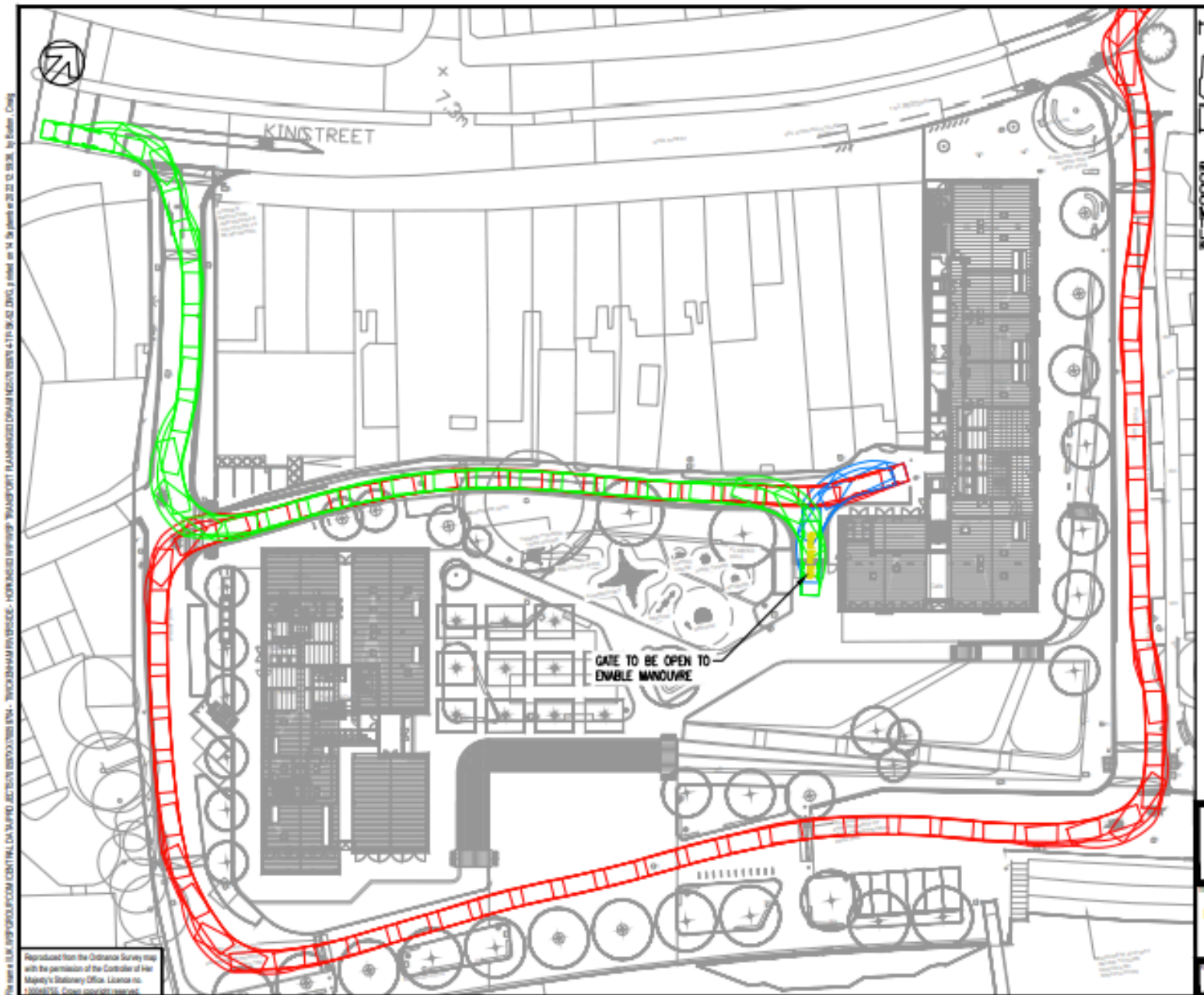


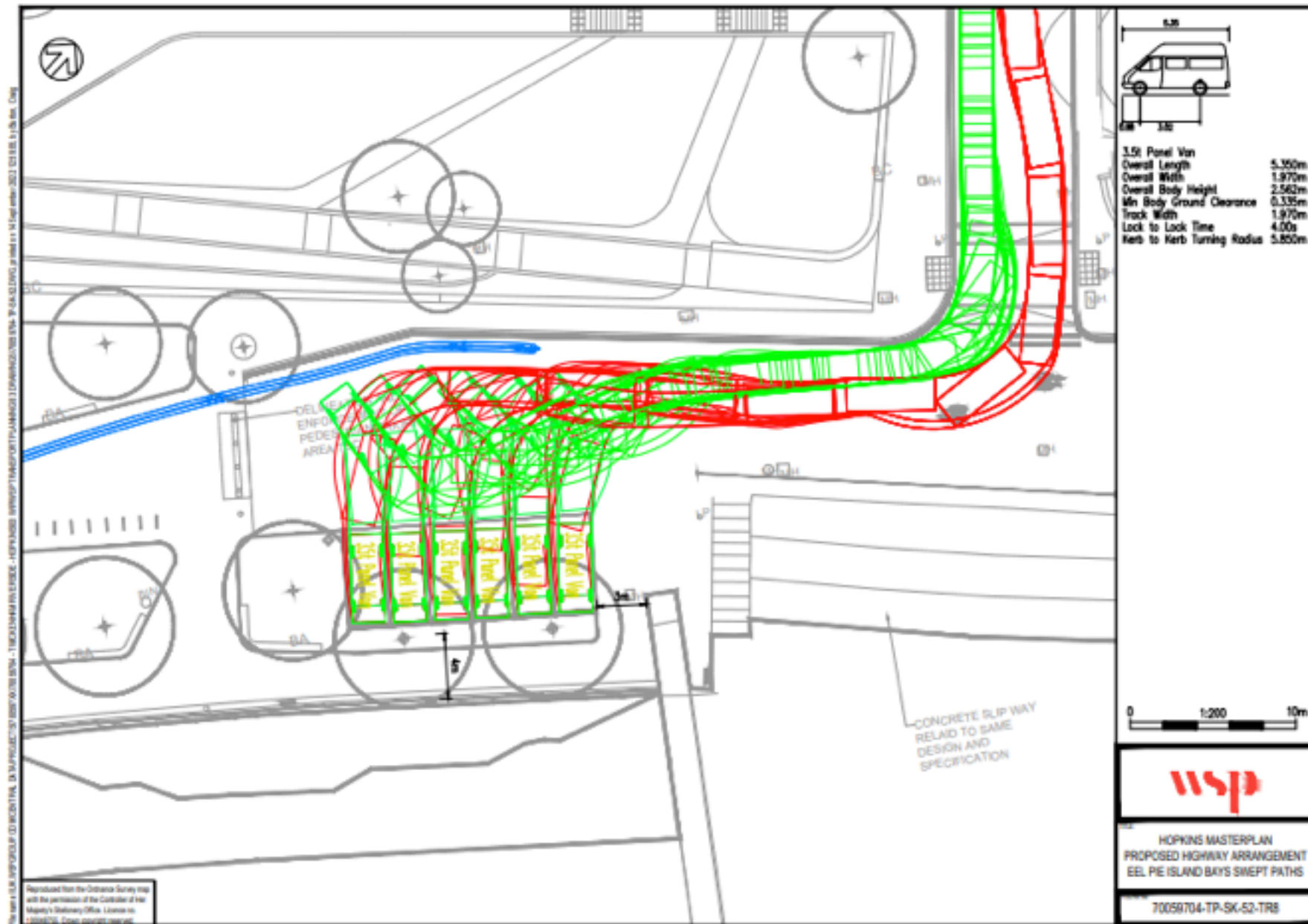
Figure 4-8 - Servicing and Delivery Locations

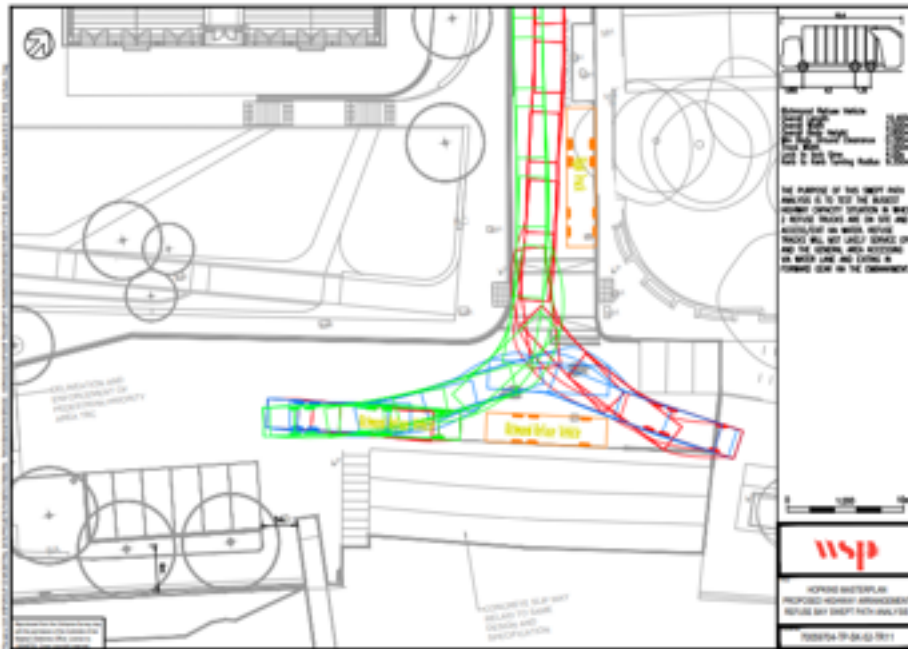


Transport Assessment Oct 2022 page 52 SERVICING AND DELIVERY

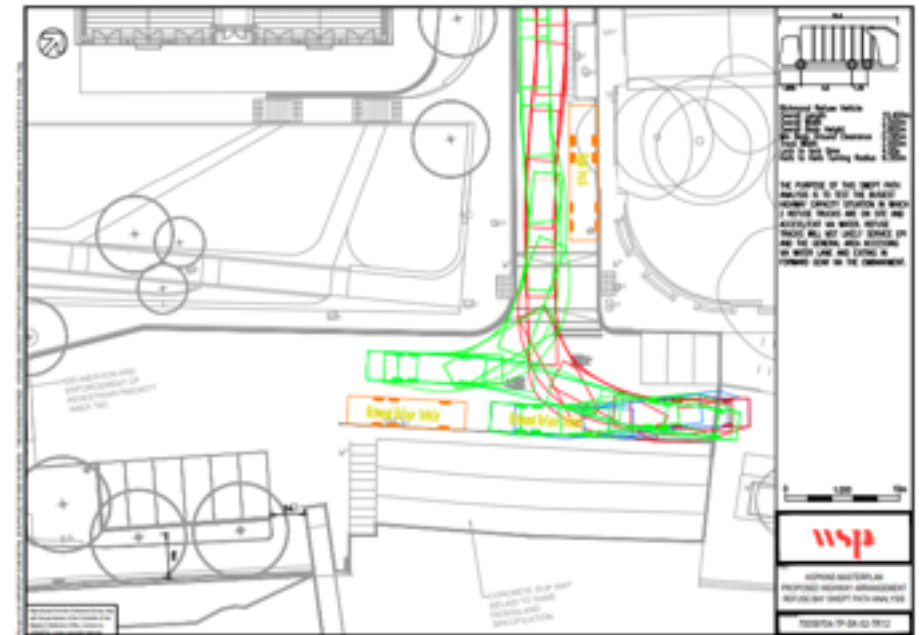


Appendix D Revised Stage I Road Safety Audit Oct 2022 page 22 EMBANKMENT ACCESS

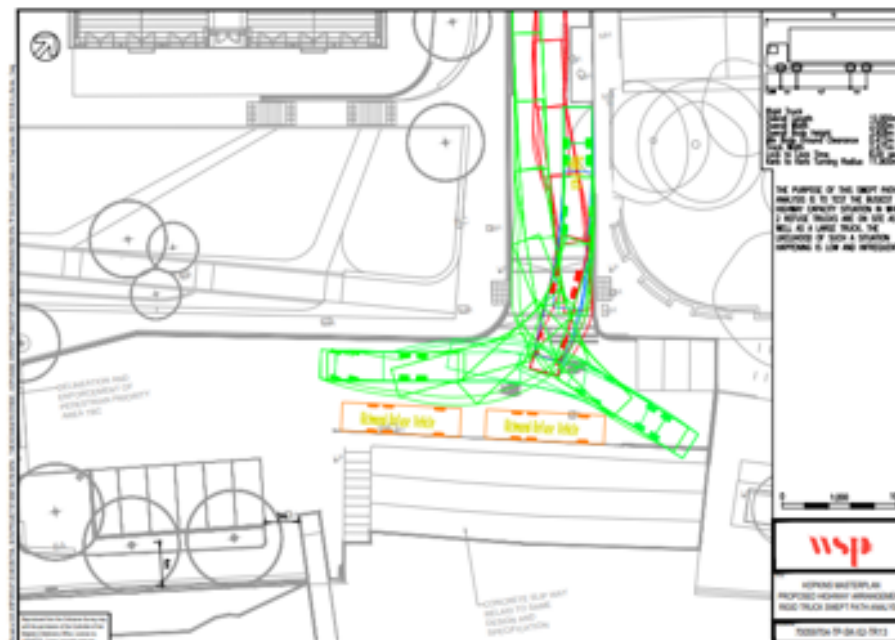




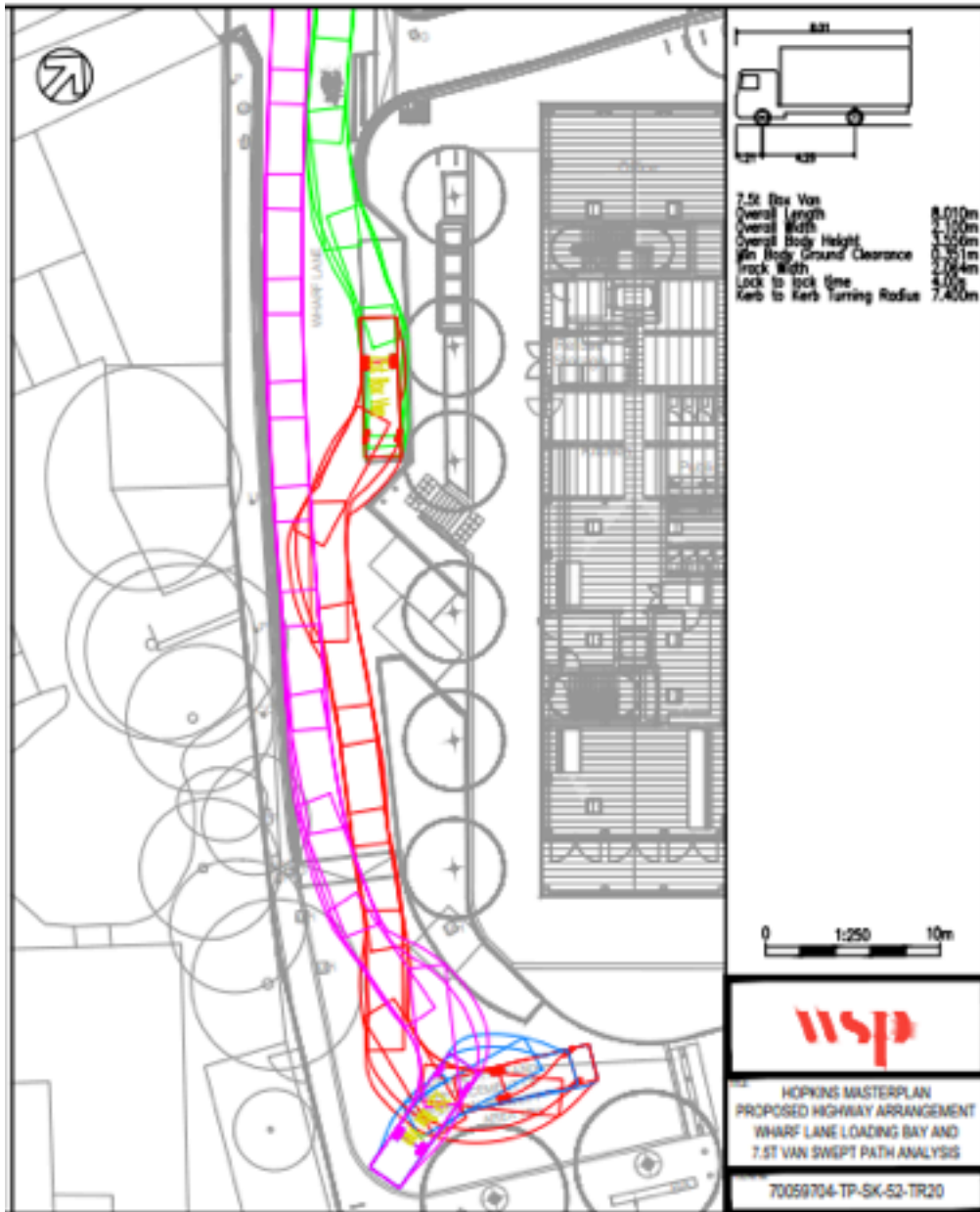
Appendix D Revised Stage I Road Safety Audit Oct 2022
page 21 WATER LANE SWEEP PATH



Appendix D Revised Stage I Road Safety Audit Oct 2022
page 20 WATER LANE SWEEP PATH



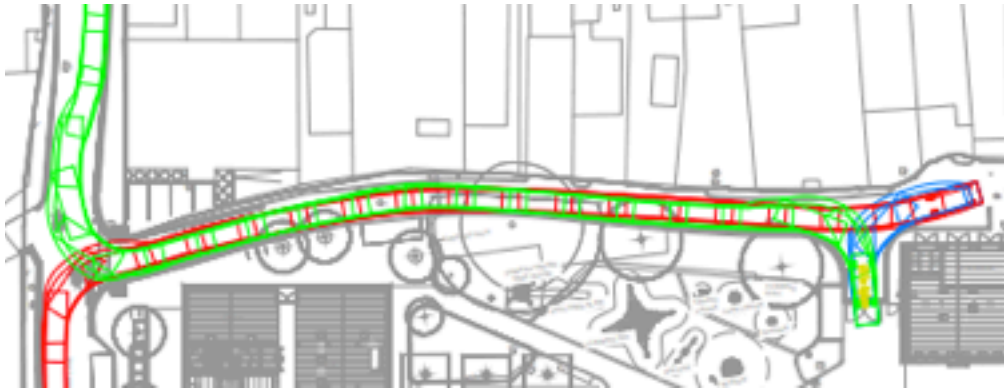
Appendix D Revised Stage I
Road Safety Audit Oct 2022
page 19
WATER LANE SWEEP PATH



Appendix D Revised Stage I Road Safety Audit Oct 2022 page 15
 WHARF LANE SWEEP PATH



Landscape Public Realm Strategy Part I Oct 2022
 page 25 PEDESTRIAN MOVEMENT WHARF LANE



**Appendix D Revised Stage I Road Safety Audit Oct 2022
page 3 (DETAIL) SERVICE ROAD SWEEP PATH**



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Adopted Twickenham Area Action Plan

- (D) Redevelopment or reuse of former public toilets fronting Water Lane for residential, leisure or café use;
- (E) Redevelopment or partial redevelopment of 1, 1a and 1b King Street with setback or inset to create a public square or other civic space with active frontage at ground floor level and residential development above of a height and design appropriate to the location of the site;
- (F) Redevelopment of the car park in Water Lane with residential and/or town centre uses together with the continuation of the service road between Water Lane and Wharf Lane.

30

| Opportunity Area/ Proposal | Indicative Timescale | Partners | Delivery Strategy | Infrastructure Requirements | Risk/ Contingency | Monitoring |
|---|-------------------------|------------|--|--------------------------------|---|-------------------------|
| Land Use policies | | | | | | |
| New traffic management arrangements/ pedestrian priority to reduce the impact of vehicular movements (e.g reduction of parking along the Embankment, one-way working via Water Lane /Wharf Lane , rearrangement and possible reduction of some parking from Embankment. | Short-medium term | LBRuT | To be delivered as part of phased Transport Strategy with Council/LIP/OLF funding and Section 106 contributions. | | Potential to phase improvements in relation to funding. | Implementation by 2020. |
| | | Developers | | | | |
| Environmental Improvements | | | | | | |
| Twickenham EmbankmentCreation of new public space. environmental improvements in style of improvements further downstream. | Short term | LBRuT | Phased delivery of new public space and landscaping. In longer-term subject to agreement of the community potential for low rise leisure and community pavilions | | | Implementation by 2018. |
| Water Lane | Short-medium term | LBRuT | Phased delivery of new public space and landscaping | | | Implementation by 2020. |

TAAP - Twickenham Area Action Plan

| Opportunity Area/ Proposal | Indicative Timescale | Partners | Delivery Strategy | Infrastructure Requirements | Risk/ Contingency | Monitoring |
|--|---------------------------|---------------------------|--|--|---|---|
| Land Use policies | | | | | | |
| TWICKENHAM RIVERSIDE | | | | | | |
| Sites for Change and Improvement | | | | | | |
| TW7 Twickenham Riverside and Water Lane/King Street | Short-medium-long term | LBRuT | LBRuT to work in partnership with adjacent land owners to secure comprehensive development of land on Water Lane frontage (Council and private ownership). LBRuT to work to secure longer term redevelopment of Santander block on King St frontage as Phase 2 of comprehensive development and improvements to King Street frontage | Public realm improvements on Water Lane | Need to establish partnership approach as basis for bringing forward a viable development scheme and delivering community benefits. | Complete implementation during lifetime of plan, although some elements have short-term timescales. |
| | | | | New public space at junction of Water Lane and King Street | | |
| | | Businesses | | Public park on riverside | | |
| | | Community/ User Groups | | | | |
| Redevelopment of former public toilets for mixed uses and/or cafe | | | | | | |
| Redevelopment of car park and 1-1b King Street | | | | Extension of service road to Water Lane to allow for removal of through traffic from riverside | | |
| Transport | | | | | | |

TAAP - Twickenham Area Action Plan

Design Guidelines

...

7.5.5.4 The Core Strategy, Development Management Plan, and the Design Quality SPD will all apply. In addition, the following guidance should also be followed:

- Create a destination on the riverside with high quality facilities/events;
- Enhance and extend Diamond Jubilee Gardens with high quality landscaping, children's play space and performance/events space, on site of former swimming pool;
- Along the Embankment to upgrade the areas of open space, create a pedestrian priority area and review the car parking provision;
- Retention of significant trees;
- Creation of pedestrian priority area on Water Lane and Wharf Lane to extend the ambiance of Church Street to riverside;
- Development on Water Lane frontage to complement existing residential development and to include town centre uses where feasible.
- Future redevelopment of 1, 1a and 1b King Street to include set back of building at junction with Water Lane to create enhanced public space with views towards the river where possible.
- Design of new development to respect character of Conservation Area and to minimise impact on residential amenity;
- Promote improvements to rear courtyards of properties in King Street;
- Encourage reuse or redevelopment of buildings to rear of King Street to create active frontage onto improved service yard.

7.5.5.5 Delivery strategy

- the whole area should be changed in a comprehensive way, each phase must take account of the overall future layout;
- the Council has commissioned Land Use Consultants to provide a master plan for the landscaping of land within their holding, and to consider the potential for reuse of existing buildings. The non developed land was laid out as open space in 2012;
- the improvement of the Embankment and relocation of car parking would, subject to funding, also be implemented in the short term;

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Adopted Twickenham Area Action Plan

Adopted Twickenham Area Action Plan

- the private owners will be encouraged to bring forward redevelopment of the Water Lane car park site(1-5 years) and in the longer term the redevelopment of 1, 1a and 1b King Street;
- 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).

TAAP - Twickenham Area Action Plan

7.5.5.1 Aims - to bring this derelict site back into active use, taking advantage of its riverside location and improving links between this area and the core of the town. A substantial area of open land to be retained and some of this to be green space. Bringing the site back into use will be key to the regeneration of the town. The Council will work with the owner of 1-33 King Street and the private car park in Water Lane to improve the whole area through a comprehensive, phased programme of change.

7.5.5.2 The key objectives are to:

- maintain the existing ground floor retail frontages and residential uses above on King Street and provide new specialist retail, leisure and community uses;
- to link the existing service road to Water Lane;
- create new open space to provide for a wide range of open uses, including on the former pool site and in the form of civic space beside Water Lane;

Adopted Twickenham Area Action Plan

Adopted Twickenham Area Action Plan

- to maintain the Embankment as a working quay and, subject to feasibility, provide mooring and landing facilities;
- to improve the environment of the Embankment including reduction in car parking;
- to improve the Water Lane and Wharf Lane links from the town centre to the Embankment as shared use spaces; to provide a link between the service road and Water Lane; and to secure the redevelopment of the car park in Water Lane with residential and/or town centre uses;
- to achieve high quality traditional design and/or reuse of buildings;
- to conserve and enhance the Twickenham Riverside Conservation Area and its setting and the setting of the Queens Road Conservation Area;
- all new uses to take account of the unique riverside setting.

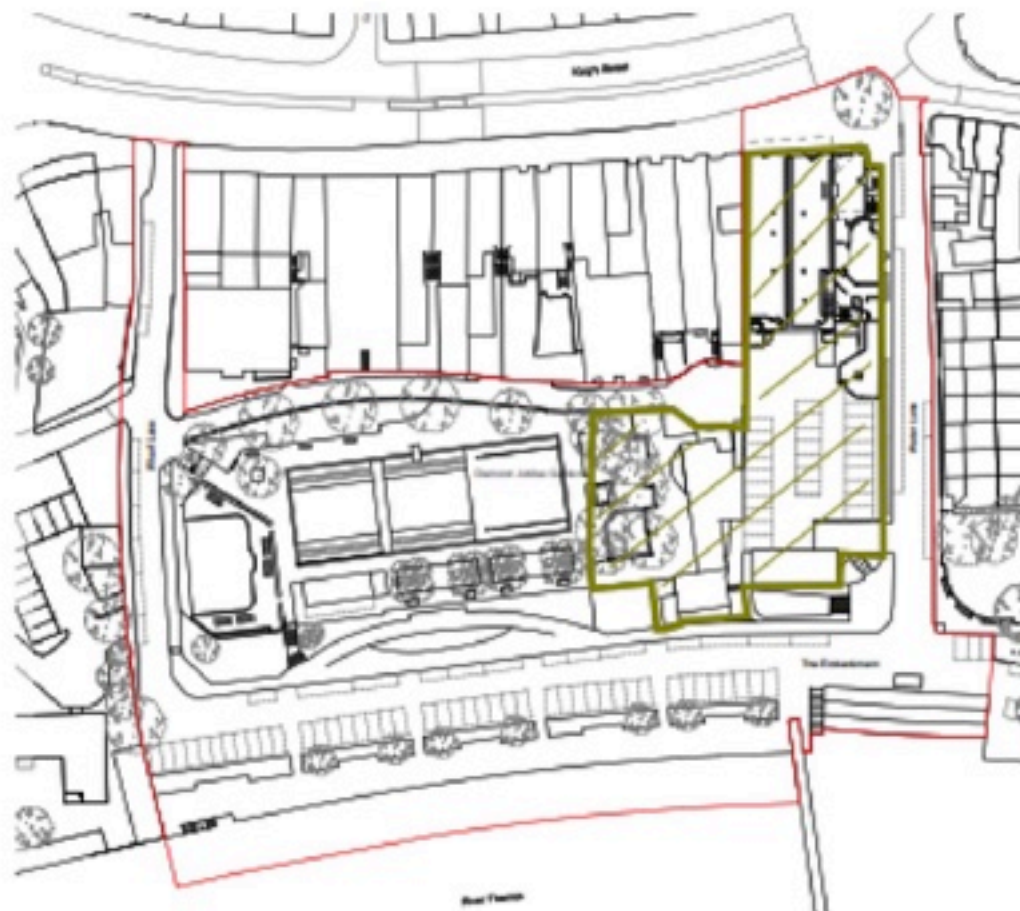


Principle of Residential Use

- 7.6 There is a strategic need for increased housing delivery particularly on **brownfield land sites**. The National Planning Policy Framework ('NPPF') at paragraph 60 reiterates central Government's objective to significantly boost housing supply to ensure that a sufficient amount of homes is being delivered without unnecessary delay.
- 7.7 NPPF Paragraph 119 states that planning decisions should promote the effective use of land in meeting housing need and other uses in a way which makes an effective use of previously developed or **brownfield land**.
- 7.8 NPPF Paragraph 120 (c) states that '*Planning policies and decisions should give substantial weight to the value of using suitable **brownfield land** within settlements for homes and other identified needs...*'
- 7.9 NPPF Paragraph 120 (d) states that '*Planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified need for housing where land supply is constrained and available sites could be used more effectively...*'
- 7.10 The general thrust of the NPPF clearly demonstrates the Government's support and encouragement for utilising **brownfield land** where such land can reasonably accommodate more homes. The Proposed Development is seeking to introduce residential use at the Site through 45 new homes on this town centre, highly accessible, **brownfield site**. This demonstrates alignment with the national objectives to boost housing delivery. Further, the acute need for greater housing delivery is outlined in the *Planning for the Future White Paper* (the White Paper), which highlights approximately 241,000 new homes were delivered nationally in 2018/19. Such delivery figures fall short of the Government's targets for 300,000 new homes per year.
- 7.11 London Plan Policy GG2 (Making the Best Use of Land) encourages the *development of land on **brownfield** land...prioritise sites which are well-connected by existing or planned public transport [and] proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in those locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.*

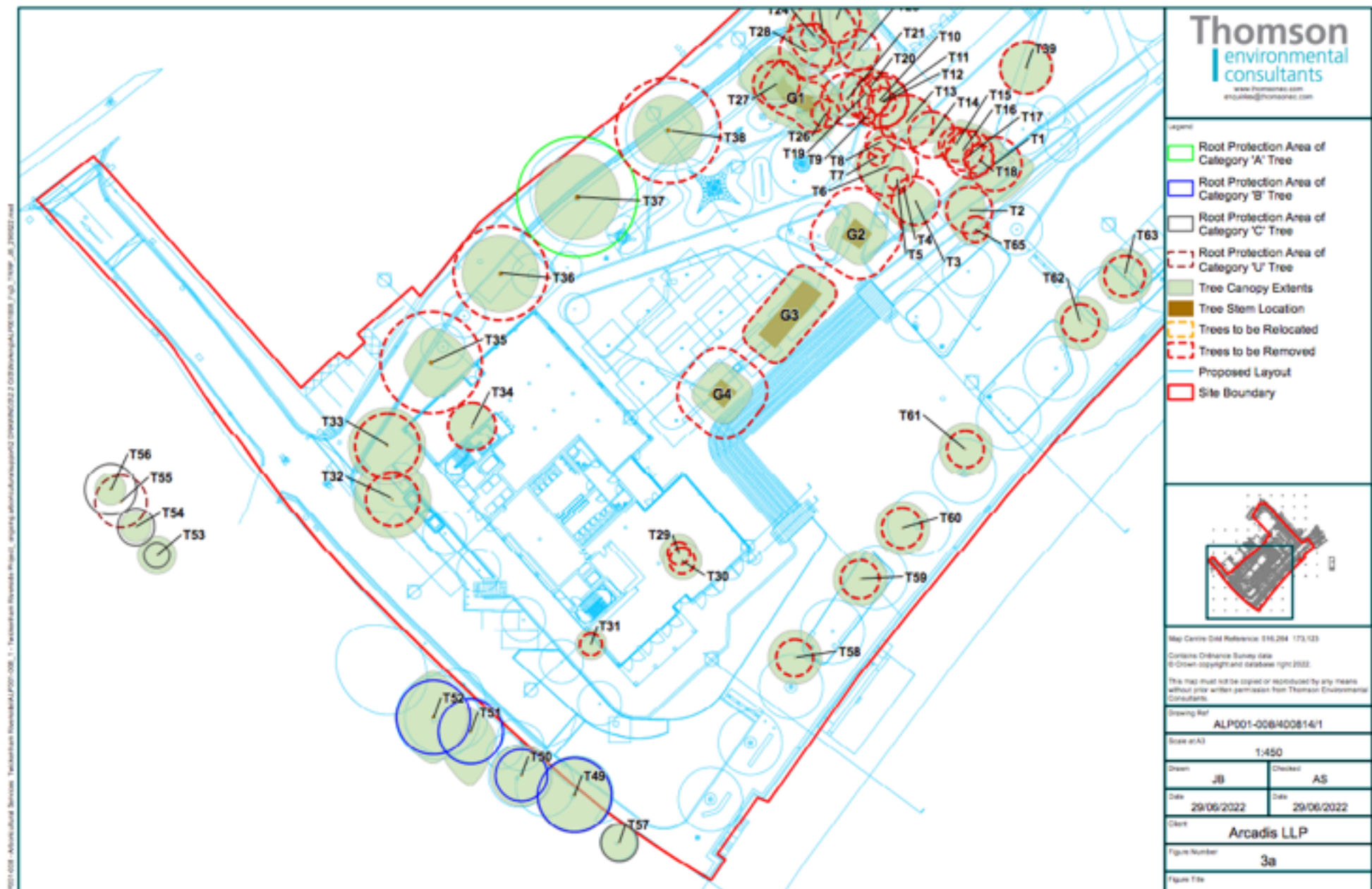
Brownfield Land:

- 8.4 The NPPF requires substantial weight to be given to the value of using suitable brownfield sites for homes and other identified needs (Para. 120) and LPAs should take a proactive role in helping to bring forward land that may be suitable for meeting development needs, including suitable sites on BLR or held in public ownership, using the full range of powers available to them (para. 121). Policy GG2 of the London Plan states Councils must enable the development of brownfield land, prioritise those that are well connected to public transports, and explore the potential to intensify the use of land.
- 8.5 When defining Brownfield Land, the NPPF refers to Previously Developed Land, and defines this as
- "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape".*
- 8.6 There is no doubt the site, as a swimming pool with associated buildings and 1, 1a and 1b King Street (with associated car park) was a brownfield site. However, following the consents in 2004 and 2005 for the demolition of buildings on the former swimming pool site, and provision of hard and soft landscaping, café and play area, officers conclude there has been a change in circumstance, and now only part of the site can be identified as previously developed land. Whilst the consents for the landscaping, café and play areas were only temporary (to ensure this did not prejudice the long-term planning objective of the area) and all such decisions expired in 2012 – 2016, given the length of time that has passed, the play area and café have gained lawful use through the passage of time, and the gardens remain unlawful (in a planning perspective).
- 8.7 Taking account of the above, Plan 1 below identifies the part of the site that officers have defined as brownfield land (hatched) for the purpose of this application and assessment (and does not include public highway in this assessment). This too meets the NPPF definition, *"Land which is or was occupied by a permanent structure, including the curtilage of the developed land"*. For clarity, the existing DJGs is not defined as brownfield land as this constitutes *"land in built-up areas such as residential gardens, parks, recreation grounds"*.



- 8.8 The hatched area contains:
- 1-1b King Street (2-3 storey buildings fronting King Street and Water Lane).
 - Hard standing car park associated to 1-1b King Street.
 - Substation to the south of the service road.
 - The former PC on the corner of Water Lane and The Embankment.
 - The former Bath House and land within the curtilage of this building (contained behind fencing).
- 8.9 The proposed Water Lane building is therefore sited wholly on brownfield land.



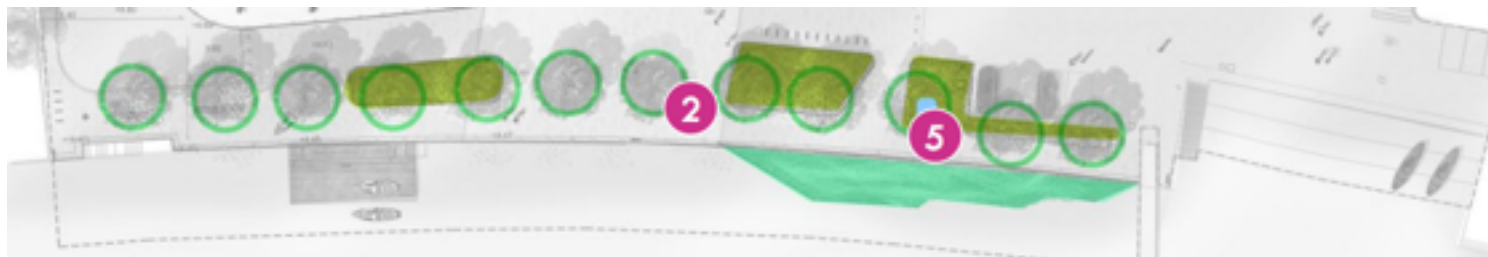




Landscape and public realm strategy - part 2 page 2 OCT 2022 URBAN GREENING STRATEGIES



Landscape Supporting Technical Drawings_- part 1 page 3 OCT 2022 GREEN ROOFS



Landscape Supporting Technical Drawings_- part 2 page 3 OCT 2022 FLOATING ECOSYSTEM (DETAIL)



Aerial view - showing Diamond Jubilee Gardens

Play tower with slide

3-Person Seesaw

3-Person Seesaw

Play tower with slide



Climbing frame

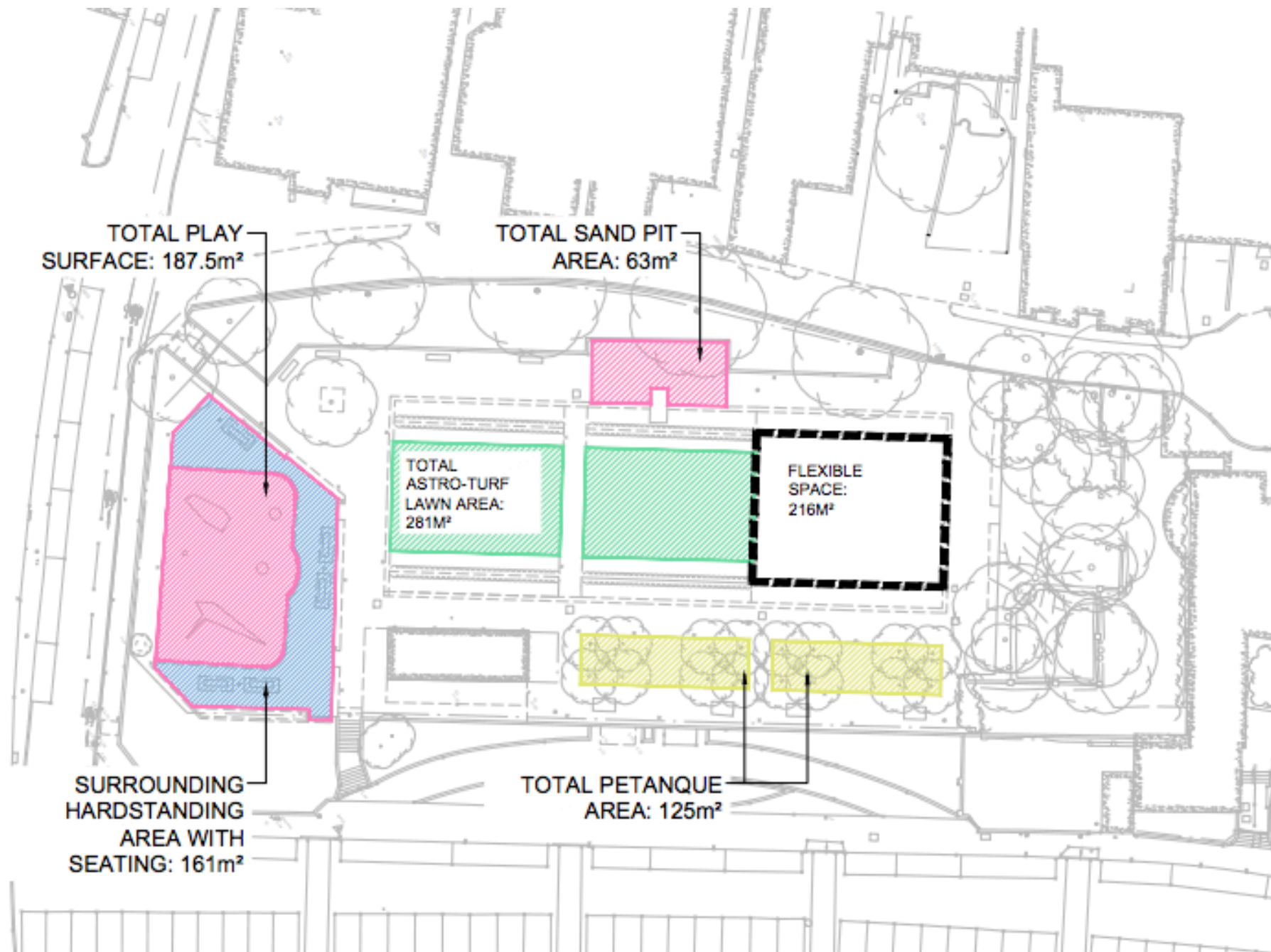
Roundabout

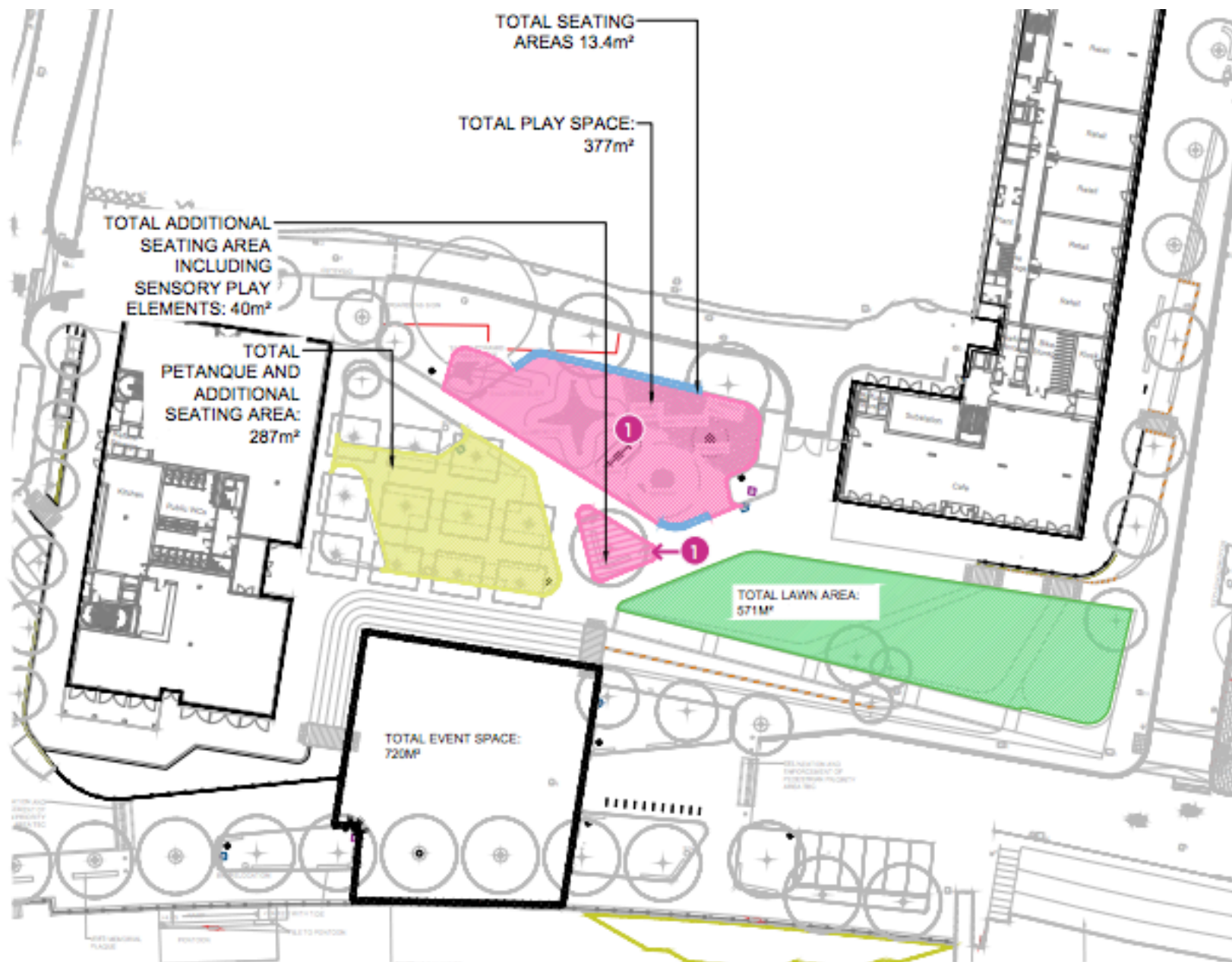


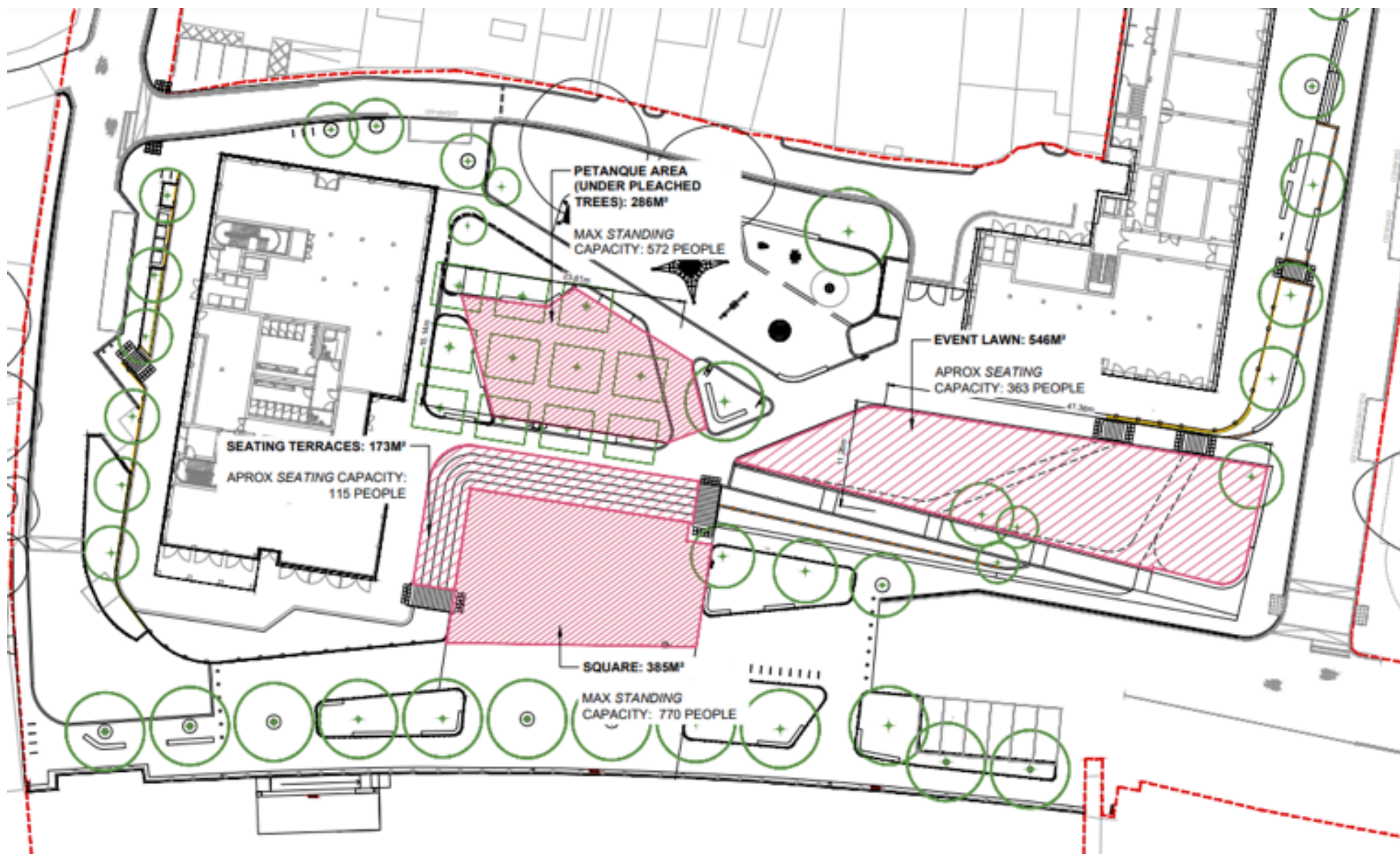
Roundabout

Climbing frame

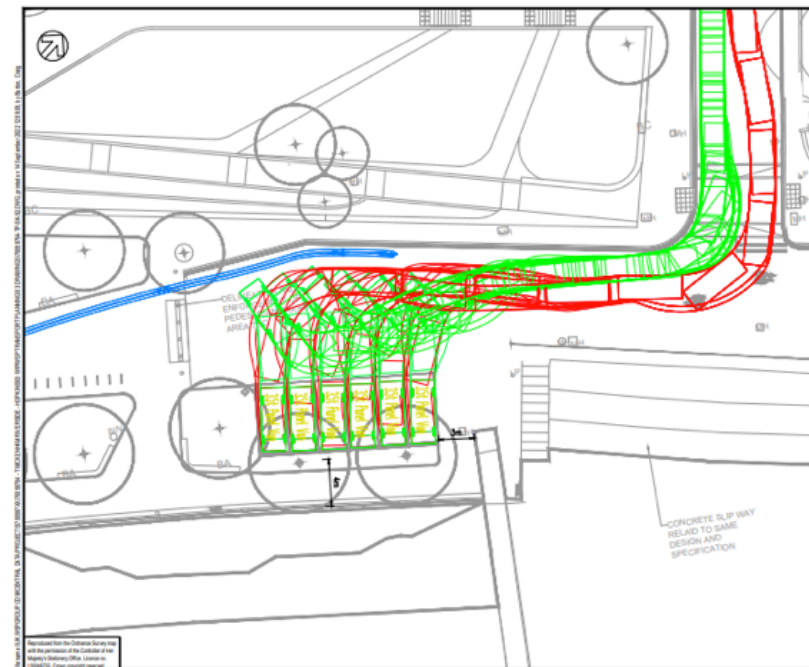
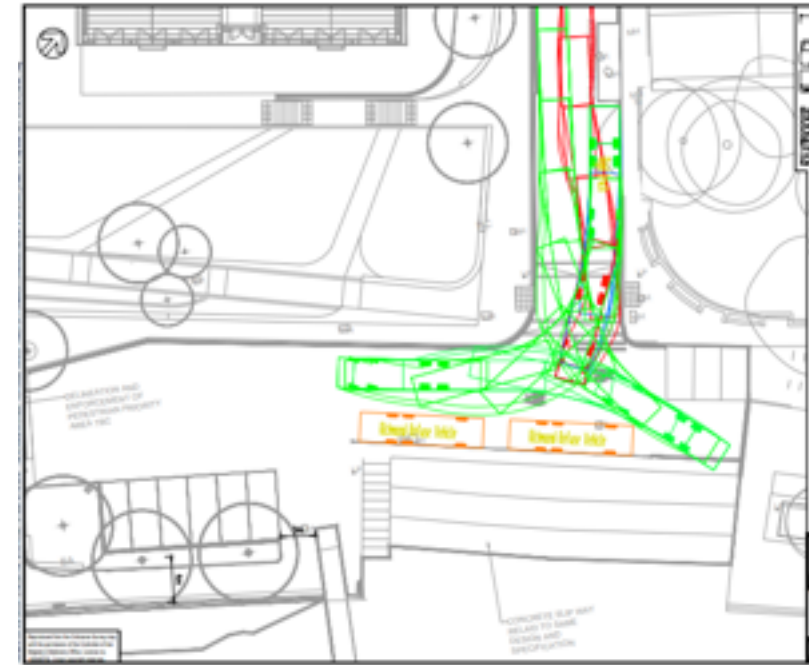
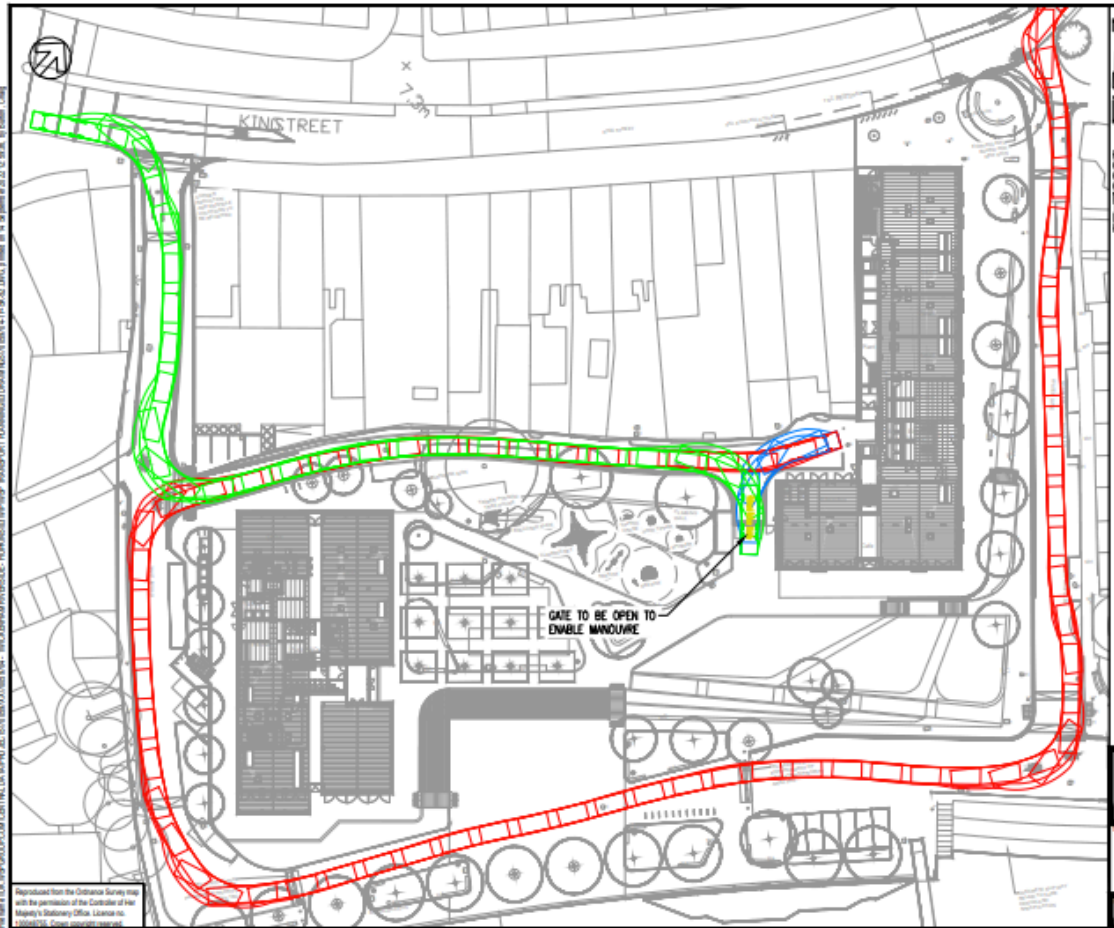








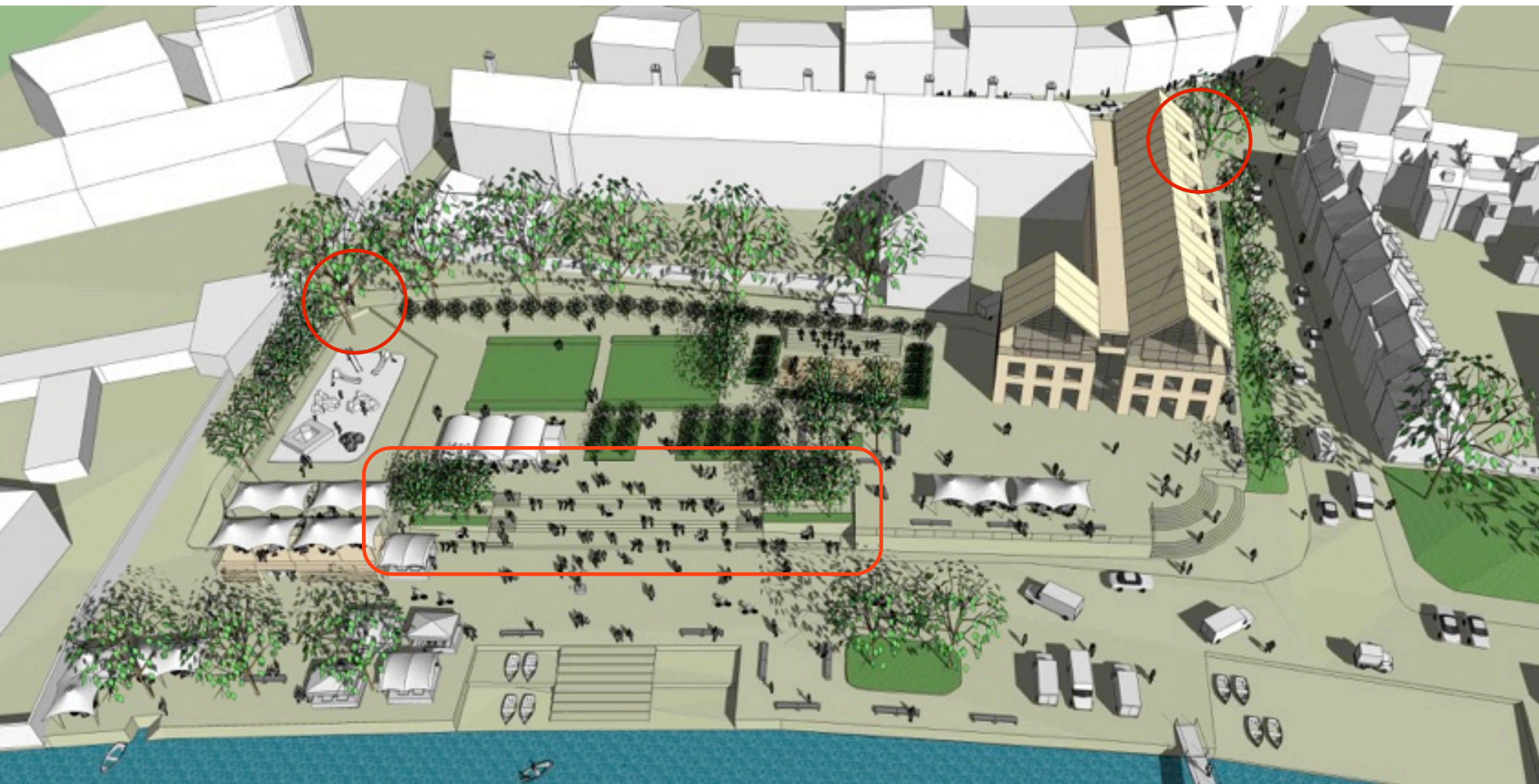
Event capacity OCT 2022



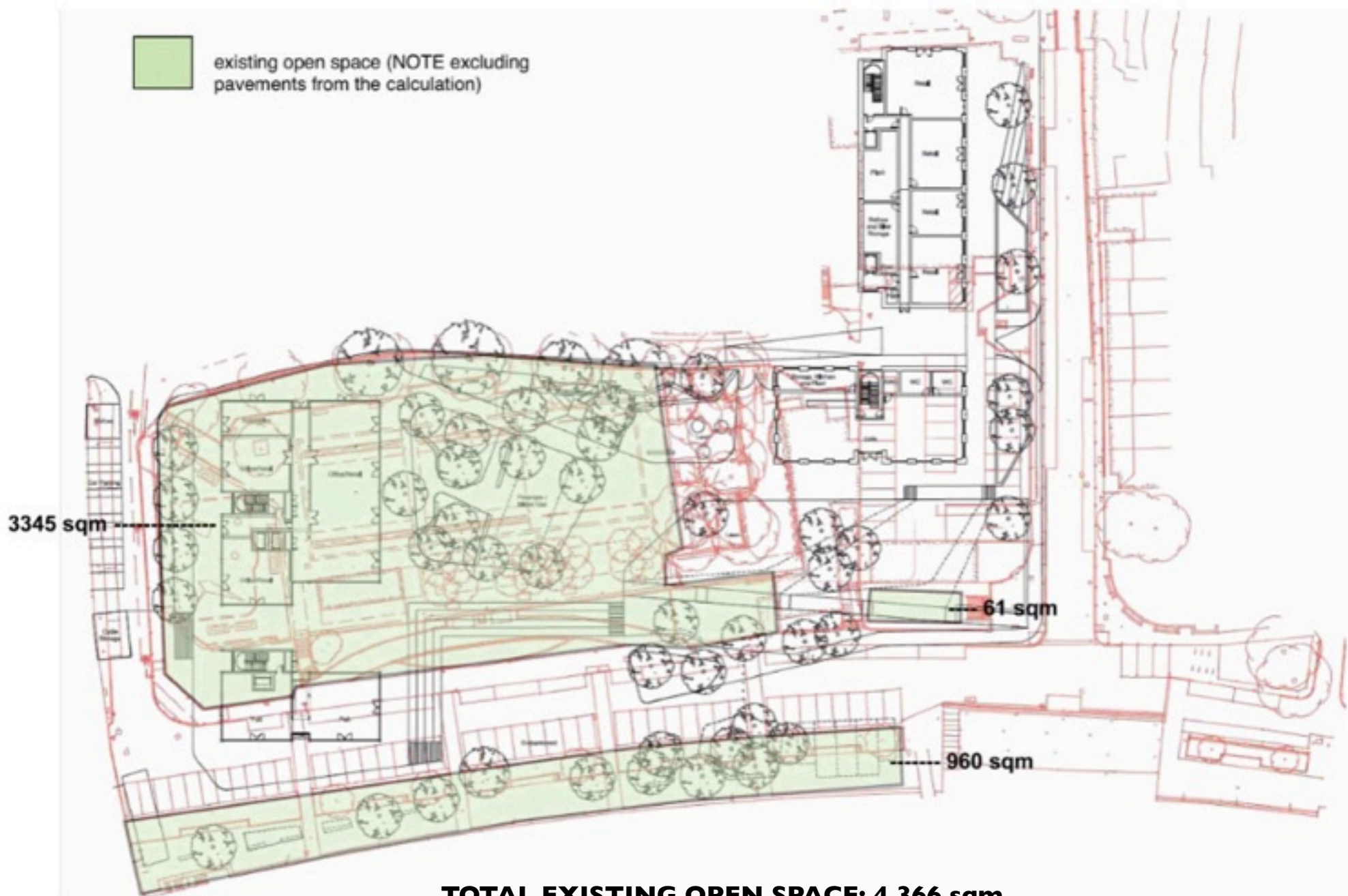
Appendix D Revised Stage I Road Safety Audit Oct 2022
SWEPT PATH ANALYSIS



 **ACCESSIBLE ENTRY LIMITED TO OUTER EDGES OF THE DEVELOPMENT SITE**



CONCEPT SCHEME SHOWING **CENTRAL AREA WITH RAMPED ACCESS + ACCESSIBLE SEATING**



Existing Open Space

Landscape and Public Realm Strategy August 2022 page 2 EXISTING OPEN SPACE



| HARD (Total: 3203 sqm) | | SOFT (Total: 1074 sqm) | | SOFT undefined - inaccessible/ non visible |
|--|--|---------------------------------------|--------------------------------------|--|
| Outside Floodable Area 2287 | Within Floodable Area 916 | Outside Floodable Area 629 | Within Floodable Area 445 | Outside Floodable area 186 |
| Outside Diamond Jubilee Garden 1207 | Within Diamond Jubilee Garden 1,996 | Outside Diamond Jubilee Garden 587 | Within Diamond Jubilee Garden 487 | |

Total Site Area = 13414 sqm

Total Existing Open Space Area = 4265 sqm

Proposed Open Space

Landscape and Public Realm Strategy August 2022 page 2 PROPOSED OPEN SPACE



| HARD undefined | HARD (Total: 4122 sqm) | | SOFT (Total: 1520 sqm) | |
|------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|
| Within Floodable Area 311 | Outside Floodable Area 2469 | Within Floodable Area 1653 | Outside Floodable Area 687 | Within Floodable Area 833 |
| | Outside Diamond Jubilee Garden 1597 | Within Diamond Jubilee Garden 2525 | Outside Diamond Jubilee Garden 410 | Within Diamond Jubilee Garden 1110 |

Total Site Area = 13414 sqm

Total Proposed Open Space Area = 5642 sqm

PUBLIC REALM OPEN SPACE CALCS - ALL FIGURES ARE IN m2

| | EXISTING | PROPOSED |
|--|-------------|-------------|
| Total open space | 4265 | 5642 |
| Hard landscaped open space | 3203 | 4122 |
| Soft landscaped open space | 1062 | 1520 |
| Floodable open space | 1361 | 2486 |
| Openspace outside floodable areas | 2904 | 3156 |



