

Secretary of State for Levelling Up,
Housing and Communities, Planning Casework Unit,
23 Stephenson Street,
Birmingham B2 4BH

13th January 2022

Dear Sirs

THE LONDON BOROUGH OF RICHMOND UPON THAMES
(TWICKENHAM RIVERSIDE)
COMPULSORY PURCHASE ORDER 2021
Section 226(1)(a) and Section 226(3)(b) of the Town and Country Planning
Act 1990
Section 13(1) of the Local Government (Miscellaneous Provisions) Act 1976
and
The Acquisition of Land Act 1981

I write to put the objections of the leaseholders' at Eyot Lodge to this application.
These are summarised on page 2 with supporting background comments,
schematics and photographs on the following pages 3-5.

Yours faithfully

H R Edmunds
Chairman, for and on behalf of Eyot Lodge Leaseholders' Association

Sent by email to: pcu@communities.gov.uk

The Eyot Lodge objections

Eyot Lodge is a 3-storey residential building in the Conservation Area on the west side of Wharf Lane Twickenham. The proposed Riverside Development will see a 6 storey block, the Wharf Lane Building, just 20m away from Eyot Lodge, bordering the opposite side of Wharf Lane.

Our direct objection is twofold:

1. The severe loss of light due to the height of the 6 storey Wharf Lane Building just 20m away; and
2. The noise and disturbance from the proposed pub and restaurant on the open deck of the proposed Wharf Lane Building which would be at the same level as the first floor Eyot Lodge residential sleeping accommodation and overlooking our boundary wall.



Figure 1

Wharf Lane building with its Pub terrace will dominate Eyot Lodge just 20m with a proposed outdoor pub terrace.



Figure 2

Elevation - Pub/Restaurant outdoor terrace adjacent to residential accommodation

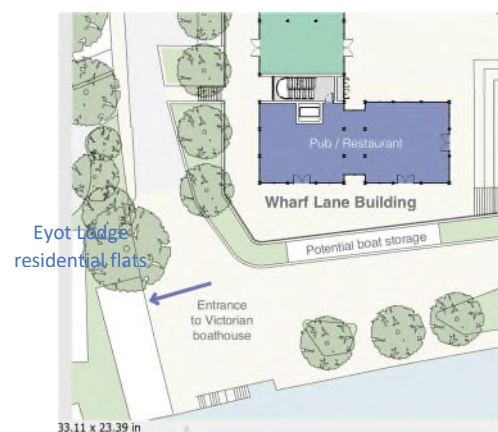


Figure 3

Plan view - Pub/Restaurant outdoor terrace adjacent to Eyot Lodge residential accommodation

Background comments

This Twickenham Riverside scheme has been overtaken by events:

1. It conflicts with the Council's latest local plan objectives (Have your say on the new Local Plan to help shape the borough's development, published 16th December 2021) including its objective to ***"Improving design, delivering beautiful buildings and high-quality places"*** ;
2. As a riverside tourist and visitor walking destination from Richmond, the newly refurbished Marble Hill House reopening in 2022, and the Hexagon each with their café's will provide classic destinations within the first mile. This makes a further mile's walk to the Riverside Development as a "destination" quite unlikely;

The Scheme

3. has minimal local support, from less than one percent of the local electorate supporting it;
4. removes c65 parking spaces adjacent to King Street and Church Street which makes shopping more difficult where King Street already has many empty shops and with more retail units to be added as part of the scheme
5. does not take the opportunity to support existing traders by making deliveries easier to the King Street shops adjacent to the scheme. This could easily be done by opening the single-track service road to through traffic from Water Lane to Wharf Lane for articulated and other lorries, rather it proposes routing it through the newly pedestrianised area.

Supporting maps and photographs are to be found on pages 4 & 5.

The Local Plan

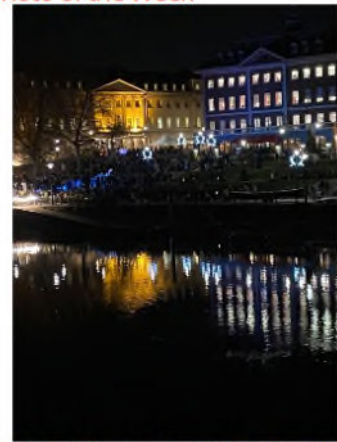
The steel and glass rectangular design proposed for the Twickenham Riverside scheme is at odds with the Council's current stated design objectives of delivering beautiful buildings.

The Local Plan includes as one of its objectives ***"Improving design, delivering beautiful buildings and high-quality places"*** with the photograph at Figure 4. The Council, in their 9th December 2021 newsletter, point towards Richmond Riverside as their Photo of the Week (Figure 5) which is consistent with their aspirations for the look and feel of the borough.



Figure 4 - Richmond Riverside photo used in the 16th December Local Plan

Photo of the Week



[Richmond Riverside captured by @rurulndn](#)

Figure 5

Copy of photo from 9th December 2021 newsletter

This compares with the architectural schematic of the proposed scheme shown below at Figure 6:



Figure 6 - proposed Twickenham Riverside

The riverside walk

This proposal seeks to place steel and glass rectangular buildings in the middle of what remains of a famous 18th century heritage riverside (*see Twickenhamshire edited by Chris Sumner and Michael Symes*) Figure 7. This stretches from Richmond through to Strawberry Hill

The proposed Twickenham Riverside development is in a **designated Conservation Area for Twickenham Village**. The current proposal is more like the concrete Kingston Riverside than the attractive, in character, Richmond Riverside that the Council uses in its publicity pictures shown above at Figures 4 & 5.

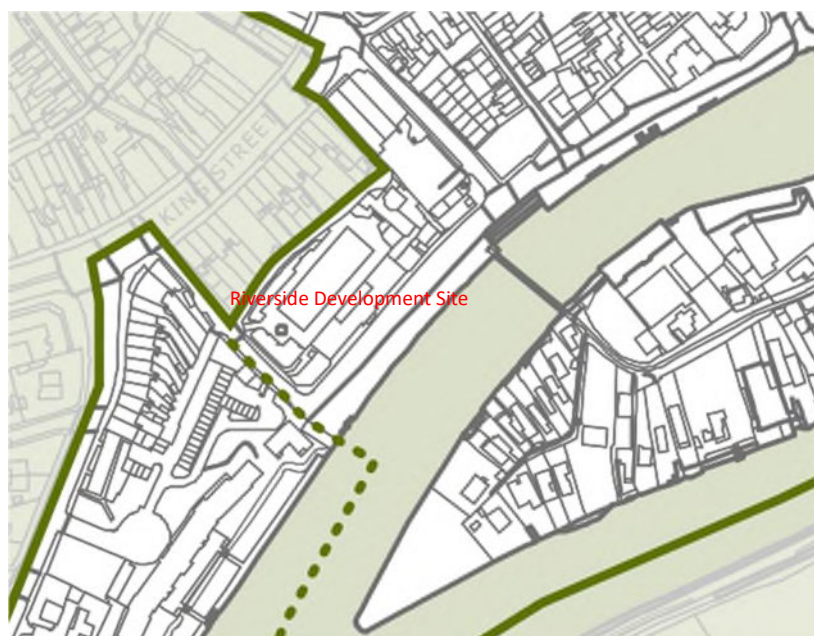
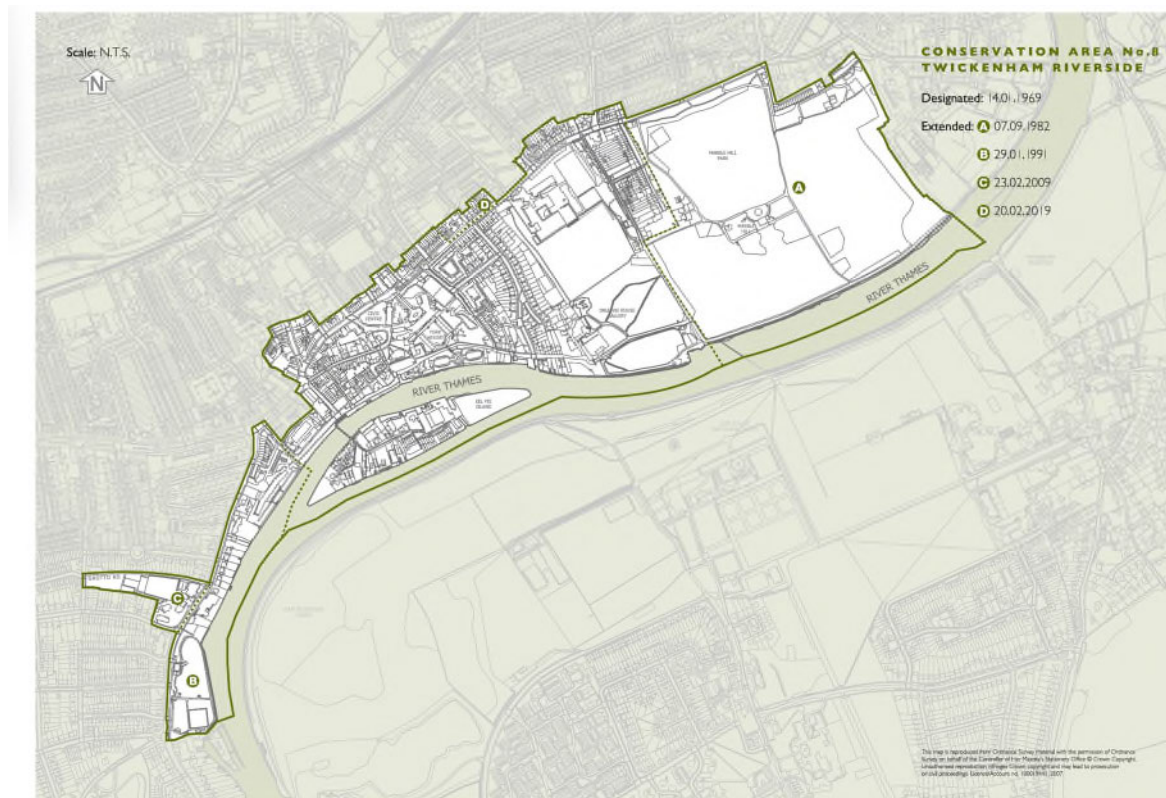


Figure 7

Designated Conservation Area covering the proposed Riverside Development site

Lack of taxpayer support.

This is evidenced by the council's own figures which show that less than **one tenth of one percent of the local electorate** say they would be more likely to visit the Twickenham riverside after the new development. That is just 73% of the 829 replies the Council received from the 84,901 electorate at the last election ([Twickenham parliamentary constituency - Election 2019 - BBC News](#)).