

**Site Allocation
18: Twickenham
Riverside and
Water Lane/King
Street**



Site Area (ha): 1.06

Site Proposal

Comprehensive mixed-use re-development of the site to provide residential, a range of commercial uses, high quality public realm and improvements to the riverside and open space.

Context

- The site is within Twickenham's town centre boundary.
- Comprehensive mixed-use redevelopment of the site should take place, bringing back into use large parts of the area which are currently derelict, either through new build or converting existing buildings.
- There is an opportunity to improve connections between the core of the town and the Riverside to create a destination. Due to its town centre location the site could accommodate a range of commercial uses, including retail, office, cafes, restaurant/public house or hotel. Retail should be maintained at ground floor retail frontage on King Street.
- Residential uses should be located on the upper floors to retain/provide active commercial frontages on the ground floor. Affordable housing should be provided at policy compliant levels.
- The Council expects that high-quality public realm is created within the site, with a new public square or civic space, that can be used for events and playspace. There is an aspiration to provide public toilets. Any proposal should include open space that is as a minimum equivalent in terms of quantum and quality as the existing provision, and will be open and accessible to the public. This can be achieved through improvements/enhancements to the Diamond Jubilee Gardens or through re-provision and re-distribution within the site.

- Hard or soft landscape design should increase the urban greening of the site and provide space for outdoor activities/uses. It should provide coherent routes through the site to promote active travel such as walking and cycling.
- The site is in an area with good accessibility to public transport with a PTAL rating of 5 and 6a. There should be a comprehensive approach to servicing and delivery, along with exploring the opportunity to improve the environment of the Embankment through a reduction in car parking.
- The site is in the Twickenham Riverside Conservation Area and opposite Queens Road Conservation Area. It is within the setting of listed buildings (10-12 Kings Street and Barclays Bank) and Buildings of Townscape Merit. Any design that comes forward must protect and enhance these heritage assets and their settings.
- Any proposal should seek to maintain the Embankment as a working quay and provide mooring and landing facilities, and consider the impact on the character and function of Eel Pie Island.
- Due to its location on the banks of the River Thames, flood defences where viable should be upgraded and improved. Works should be informed by discussions with the Environment Agency.
- There is a planning application currently under consideration.
- Design objectives and general guidance relating to the local character of the area, which any redevelopment proposal should have regard to, is set out in the Urban Design Study 2021 in the character area profile and design guidance for C3 Twickenham Riverside and the Twickenham Village Planning Guidance SPD.

Ownership:(public/private/mixed/unknown)

Mixed including public

Expected Implementation Timescale

Short- term (0-5 years)

Medium (5-10 years)

Long (10-15 years)