


From: 
To: [Joanna Vincent](#)
Cc: Rachel.Newman@planninginspectorate.gov.uk
Subject: Support for the CPO for Twickenham Riverside development
Date: 05 May 2023 12:34:14
Attachments: [230306 Twickenham riverside CPO support May2023.pdf](#)

Dear Joanna

I am writing to state that I fully support the CPO for the Twickenham riverside development including the Diamond Jubilee Gardens. I attach a letter explaining in more detail the reasons for my support.

I believe that the proposals are greater than the minimum requirement for 'at least equal in size to the current gardens to be provided with equivalent or better amenities'.

This scheme offers diversity, accessibility, and a design which far exceeds that of the current site, (artificial grass, a playground and a café - none of which appeal to me and a derelict building). The existing access to the DJG is by steps from the riverside or by an entrance from a service road behind the shops on King Street. Not welcoming especially for other than abled bodied people

The town centre is currently cut-off from the Thames, this scheme joins both the town centre and the river by widening Water Lane to afford views to the river from the town centre – on completion I envisage a thriving vibrant riverside town with a focus on independent shops, attractive to both residents and visitors alike.

I am hoping that the CPO is successful and that Twickenham can embrace its riverside position and say good bye to the derelict buildings which promote anti-social behaviour.

Yours sincerely,

Cathy Stewart

RIBA, RSA, ICF

Twickenham resident for 30 years

Architect

Past trustee of the Twickenham Riverside Trust

[REDACTED]
[REDACTED]
[REDACTED]
2nd May 2023

Environment, Transport and Compulsory Purchase
The Planning Inspectorate
3A Eagle Wing
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Bristol
BS1 6PN

For the attention of: Ms Rachel Newman, Case Officer

Dear Ms Newman,

**The London Borough of Richmond upon Thames (Twickenham Riverside)
Compulsory Purchase Order 2021.**

I am Twickenham resident who Supports the Compulsory Purchase of Land and New Rights in Twickenham Riverside.

Richmond upon Thames Council commissioned an RIBA competition by to find an architect for the development of Twickenham Riverside. The independent panel and a vote by Twickenham residents, determined Hopkins Architects and their team as the clear winners.

A detailed brief for the site was developed with, and agreed by, 11 resident stakeholder groups (including the Twickenham Riverside Trust). The brief encapsulated the requirements of most Twickenham residents to remove the car park from the Riverside and the create of a fully pedestrianised public events space, park and gardens for all ages to enjoy – a truly inclusive environment.

After 5 years of design consideration and engagement, I was delighted the full planning consent was granted in November 2022.

I have lived in Twickenham for 30 years during which time the existing Diamond Jubilee Gardens (DJG) have never held any attraction to me and likewise for many Twickenham residents. The new development offers more diversity and accessibility which will allow everyone including visitors to enjoy the riverside not just the few who insist on preventing the scheme being realised.

The success of the design relies on the inclusion of several different sites, including the Diamond Jubilee Gardens. The Diamond Jubilee Gardens are concealed behind by a derelict building to the east (which encourages anti-social behaviour); King Street shops service road to the North; Wharf Lane and the old wall to Thames Eyot to the west, and a carpark to the south.

The amalgamation of these sites provides an integrated 'whole site' solution which improves the garden facilities and addresses the dereliction on this area. There is however a proviso by the Twickenham Riverside Trust, who have jurisdiction of the gardens on behalf of residents (a lease over the land designated as Diamond Jubilee Gardens), that 'an area at least equal in size to the current gardens to be provided with equivalent or better amenities'.

This proviso has not only been met but exceeded by the proposals. The new gardens, children's play area and café/tearoom are considerably larger and of a much higher standard than the existing. The co-joined, south facing site(s) have been opened up to the River Thames in a series of grassed terraces with planting down to the riverside. The landscaping design includes a greater range of native trees and 'real' grassed areas that would replace the artificial grass currently employed thus improving biodiversity in the area.

A large, flexible multi-functional space with an external auditorium is proposed which would provide a great area for public events and markets currently is not possible. Large events would need to be coordinated and managed with spring and storm tides something the residents of a riverside community are familiar with. This scheme would enable a considerable number of community lead events to take place each year, far more variety than have annually occurred to date and the DJG.

Substantial efforts have gone into planning the site to accommodate the changing regulations in accordance with Environment Agency requirements, in response to the challenges of climate change.

Accessibility to the Gardens would be considerably improved for the less able bodied people, including wheelchair users, with step-free access points from Wharf Lane, Water Lane and the Embankment. Currently the only step-free access is from the junction of Wharf Lane and the service road behind King Street. Access currently to the river is via a flight of steps and a car park.

As a result of removing the riverside carpark the entire area can be prioritised for pedestrians. Broadening Water Lane gives wider views to the river from the centre of Twickenham and connects the successfully pedestrianised Church Street to regenerate the centre of Twickenham thus reinforcing Twickenham as a unique riverside town. This proposal improves the public realm and river activities for both residents and visitors alike,

The southerly aspect of the site has also been optimised in terms of its layout and massing, ensuring that overshadowing of the Gardens and public spaces would be well within acceptable limits, and indeed of benefit on hot summer afternoons whilst providing some welcome limited shade.

The different sized blocks the Wharf Lane Building are of a scale, size and design quality that will reduce the impact of the building from the gardens. Their location as a stand-alone urban intervention, define the western edge of the public open space and contribute as a beacon for our new town centre: they also provides natural

surveillance of the gardens front the residential apartments.

An inability to deliver a viable solution has left a long-standing embarrassment to our community. This scheme received overwhelming support and offers a popular solution delivering a community space for public use, designed by a world leading architect. Richmond Council are delivering what the majority of Twickenham residents want – a new Riverside and heart for our town.

This community project requires an integrated 'whole site' solution which can only be achieved by bringing together all the constituent parts of the proposed site through a Compulsory Purchase Order, including the unattractive area currently occupied by the Diamond Jubilee Gardens. Without a CPO the approved scheme supported by a majority of Twickenham residents cannot be implemented.

I thus appeal to you to uphold this CPO for the overall benefit of our community and our many visitors which I hope to see and benefit from in my lifetime!

Yours sincerely,

Cathy Stewart

Twickenham resident for 30 years

Architect

Past trustee of the Twickenham Riverside Trust