

LBR5

APPENDIX 1

—Send.

Twickenham Riverside Trust

C/o "Blinkwater",
Eel Pie Island,
Twickenham.
TW1 3DY.

15th October 2018

By Hand

Gareth Roberts,
Civic Centre,
Twickenham.



Dear Gareth,

Re The Diamond Jubilee Gardens

The Trustees will consider any proposal the Council decides to put to the Trust.

The Council must be aware, however, that the Trust is bound by its Objects, which are paramount in governing the actions of the Trustees.

They are as follows:

"The charity's objects ("Objects") are specifically restricted to the company's articles (and) must specifically restrict the company to only furthering the following:

(1) to preserve protect and improve for the benefit of the public the riverside and its environs at Twickenham in the London Borough of Richmond upon Thames (and such other areas as the Trustees may from time to time decide);

(2) to provide charitable facilities there for public recreation and community activities: and

(3) to advance the education of the public in the history and environment of the area."

We look forward to receiving a specific proposal from you.

Yours sincerely,

Hon. Sec.

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APPENDIX 2

Local Stakeholder Reference Group - Minutes

Attendees Council:
Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Cllr Crouch (Twickenham Riverside Ward Councillor), Cllr Neden-Watts (Twickenham Riverside Ward Councillor), Mandy Skinner (Assistant Chief Executive), Anna Sadler (Programme Manager) and Charles Murphy (Project Officer)

Groups:
Eel Pie Island Association, Richmond Cycling Campaign, River Thames Society, Riverside Action Group, Twickenham Alive, Twickenham Riverside Park Team, Twickenham Riverside Trust, Twickenham Riverside Village Group, Twickenham Society

Apologies None

Key Detail / Action	Owner
<p>Introductions The attendees introduced themselves.</p> <p>Meeting administration / Terms of Reference The chair went through the Terms of Reference with the Group, which were accepted. Comments were made that the personal views would also be made, not just the views of wider group.</p> <p>A query was raised whether there should be representation from young people. It was mentioned that the Stakeholder Group is open by invitation to any group / organisation that has an interest in the Riverside regeneration, which could include youth groups, however there will also be wider consultation at key points in the programme and this will include young people.</p> <p>Programme update The chair ran through a draft timeline, stressing that it was subject to change. The Group highlighted the need for flexibility at the front end of the process, to allow time for architects to consider expressing interest.</p> <p>Twickenham Riverside Design Group representative It was explained how it was up to the group to decide how the representative was chosen. It was agreed that the representative should have a deputy. It was agreed that expressions of interest would be circulated to the Group in advance of the next meeting (deadline 14th December) and that a decision would be made at this meeting.</p>	

<p>It was discussed that the expressions of interest could be judged against the criteria set out in the Cabinet report.</p> <p>Action: The Council to arrange an email list and circulate the criteria suggested in the Cabinet report.</p> <p>Action: Expressions of interest to be received by the 14th December and circulated to the Group.</p> <p>Discussions moved on to other issues, such as the project history, the need for traffic surveys and the need for the Group to develop a set of principles.</p> <p>Action: Groups to share principles in advance of the next meeting.</p> <p>Action: The Council to pull together a document with the received principles.</p> <p>Action: The Council to circulate a list of links that gives a background to the project/site.</p>	<p>CM</p> <p>Interested attendees</p> <p>Groups</p> <p>CM</p> <p>CM</p>
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APPENDIX 3

Guiding principles for Embankment development

Twickenham Riverside Trust's (TRT) objects are:

- To preserve, protect and improve, for the benefit of the public, the riverside and its environs at Twickenham in the London Borough of Richmond upon Thames (and such other areas as the Trustees may from time to time decide)
- To provide facilities there for public recreation and community activities
- To advance the education of the public in the history and environment of the area

DIAMOND JUBILEE GARDENS

The TRT has a 125-year lease on Diamond Jubilee Gardens (DJG), dating from 2014.

The DJG is designated Public Open Space.

SPATIAL

1. **footprint:** maintain/extend existing surface area of c.2250m² for the benefit of the public.
2. **dimensions:** of proportions that can support community events and be enjoyed by a wide range of groups and communities

OTHER MATERIAL CONSIDERATIONS

Any development ideally would:

1. not be **overbearing/towering** over DJG and in doing so negatively impact upon the usage and enjoyment thereof
2. not restrict the **river view** from DJG, but rather enhance the public's view of the river and their enjoyment of riverside
3. not compromise **access** to DJG, but rather improve access to DJG
4. be **complementary** to DJG in such a way as to enhance them and promote the public's enjoyment thereof but certainly not reduce their enjoyment and use thereof
5. provide adequate **storage facilities** for TRT equipment used for community events
6. provide access to both **water and electricity**, the latter of a supply able to support large community events without the use of generators

DEVELOPMENT SITE + WIDER TWICKENHAM RIVERSIDE AREA

Pedestrian circulation: to ensure that pedestrians can feel safe and able to enjoy the riverside

Eel Pie Island: part of Twickenham Riverside's working, leisure and residential waterfront. Development to take into account the riverside's specific needs.

Twickenham Riverside, to include Champion's Wharf, York House Gardens, Orleans House Gallery and Marble Hill House and Park: development should ideally increase but cannot reduce residents' and visitors' accessibility to these additional riverside locations

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APPENDIX 4

Local Stakeholder Reference Group - Minutes

18th December 2018

Attendees Council:

Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Cllr Crouch (Twickenham Riverside Ward Councillor), Cllr Neden-Watts (Twickenham Riverside Ward Councillor), Mandy Skinner (Assistant Chief Executive), Anna Sadler (Programme Manager) and Charles Murphy (Project Officer)

Groups:

Eel Pie Island Association

EPIC SUP

Richmond Cycling Campaign

River Thames Society

Riverside Action Group

Twickenham Alive

Twickenham Riverside Park Team

Twickenham Riverside Trust

Twickenham Riverside Village Group

Twickenham Society

Twickenham Town Business Association

Apologies None

Key Detail / Action	Owner
<p>Preliminaries</p> <p>The minutes from the previous meeting were discussed. It was asked if it could be noted that there was also a discussion of the geographical extent of the site, that there was a desire to look at the whole site - Wharf Lane to Water Lane and the service road to the Embankment. There was also the discussion of considering the wider Embankment area being included.</p> <p>Twickenham Riverside Design Panel Representative</p> <p>The two candidates that had sent in expressions of interest were given the opportunity to say a few words and were asked questions by the Group. There was a secret ballot held to decide between the two with each group allowed one vote. [REDACTED] was confirmed the Stakeholder Group's representative. It was agreed that [REDACTED] would act as his deputy.</p> <p>Outline for the Design Brief</p> <p>The Groups were thanked for sending in their principles. The chair was asked about some of the administration's desired redlines.</p>	

<p>It was recommended that the Design Brief is not prescriptive, and there was discussion on the level of detail required.</p> <p>The importance of the service road was discussed, particularly during high tide. The chair mentioned that the Council was looking into what could be done about the green gates on Water Lane to allow cars to pass through. It was mentioned the outline brief needed better wording on cycling. The Group was informed that the outline brief was a tweaked version of the previous brief and was just to be used as a starting point alongside the other documents.</p> <p>The Council to share the previous brief.</p> <p>The Group discussed the importance of preserving the riverside, with discussion on the demographics of those who use the riverside the most.</p>	<p>CM</p>
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APPENDIX 5

Design / Architecture	Agree	Disagree	Neutral	Comments
High quality design	9			<ul style="list-style-type: none"> - Quality without being mundane or too showy in relation to surrounds - Should be of architectural merit - Of course - Yes - Good materials - No grandiose buildings - Use of glass
Scale and massing sensitive to surroundings	7			<ul style="list-style-type: none"> - Broken up variation - Water Lane - With variety of materials and styles - Must be broken up and no bigger than other buildings on the waterfront - All proposals to date over-scale. - Keep / create open spaces - Embankment, old village and Eel Pie Island - Essential - This is surely the most important element of the brief that the development fit into the local character near the river - Lido - Functional boathouses - River / sport / recreational paramount
Appropriate style	8			<ul style="list-style-type: none"> - But not the same style throughout - The vernacular is the riverfront area, not the high street - Clearly important but leave style open - Not classical architecture - Modern architecture by a skilled architect can fit with anything - In keeping with the buildings that near the river - No landmark development
Landmark development	3		1	<ul style="list-style-type: none"> - It should be a development that we are proud of, but avoid being a 'statement' - Key = sum of other questions - This should be a destination and new identity for Twickenham - What does this mean? The development should avoid the kind of grandiose style proposed before - the 'coliseum' - Distinctive and appropriate to the site - Not sure what this means - Is the development more important than its purpose?
Architectural statement on corner of King Street and Water Lane	3		3	<ul style="list-style-type: none"> - Refer to King Street style - But one while making a statement fits to its surrounds - The corner should draw people to the riverfront - Not statement, but needs to draw people to landmark development - This is more subjective – 'statement building' that provides an entrance to the site - This is surely not the heart of the site/development – the idea of a colonnade was interesting - Draw people to riverside - Possibly, depends on rest of site
Complete site solution	8			<ul style="list-style-type: none"> - Works to integrate parts - Parts integrated and referencing each other - The various parts of the site need to be linked again by 'speaking' to each other – not a massive single building - Not key necessarily build on whole site but take account of it. Clearly need to maintain at least as much open space as DJG plus - Vital - Steps to river to be included too - What is the site? From Water Lane to Wharf Lane and to the Embankment

Uses	Agree	Disagree	Neutral	Comments
				<ul style="list-style-type: none"> - The premise should be sports / recreation / river not housing
Provide appropriate mix of uses	6			<ul style="list-style-type: none"> - No hotel – that would occupy much space and turn the site into a Travel Lodge - Residential will presumably be a component on upper floors but the mix will be key. - There should be an affordable housing element (with no right of purchase) - Not too much in competition with town businesses - Vital - Focus on public use - Key / overriding objective = links to location - What is appropriate – as many as possible - Depends on uses
Recreational / sports uses	7			<ul style="list-style-type: none"> - River related – ones that enhance the river aspect - Lido will draw people to the riverside and make it a destination - River uses important - Open public realm - Space vital - Need to focus on water / river related uses - Water uses - Yes - River sports - Boathouse for EPIC SUP which needs storage to allow more community use - Lido - Space for temporary ice rink
Community / public uses	7			<ul style="list-style-type: none"> - This is key – public space (a square) and accommodation for community use – with suitable rents so as not to price out artists - Again river sports related - Open air market / winter ice rink - Open public space - This should create an attractive public space - Toilet - Sports - Community cafe
Art / cultural uses	6		1	<ul style="list-style-type: none"> - Yes, this is important too - Theatre / cinema / lido - EPI museum and other - Financial viability - Flexible space needed
Food / beverage uses	5			<ul style="list-style-type: none"> - Yes key - Health food - Always a draw - Yes as appropriate in relation to use of site
Retail / commercial / business (flexible) / tourism uses	2		1	<ul style="list-style-type: none"> - Retail / commercial should offer space for local business not just chains of international coffee shops or national estate agents. - This development has to aim to be distinctive. - No retail use - Not retail. Others in proportion - Depends on quality - Creative retail - No need for retail - Should include commerce (not just residential) - Stalls - Modern indoor market - Food and drink as the Mercator in Rome Termini - very modern - Mixed market newly renovated San Antonio Market in Barcelona
Residential - Affordable housing	2		1	<ul style="list-style-type: none"> - Limit level of houses - Affordable / ideally without parking - Residential yes – for economic viability. - Proportion of affordable depends on other options in Twickenham - Cannot comment at the moment - Will require careful consideration – should include King Street onwards (to their advantage) - How funded? - May need high end for funding

				<ul style="list-style-type: none"> - Consider King Street owners - No – it will get sold off eventually at a profit
Create an attraction / destination	2		1	<ul style="list-style-type: none"> - Yes - Should enhance the riverfront which is a destination in its own right - Of course
Appropriate location of various uses on the site	2			<ul style="list-style-type: none"> - Yes - Of course

Open space / Environment	Agree	Disagree	Neutral	Comments
				<ul style="list-style-type: none"> - A complete joined up design instead of different design to just different purposes
Town square / focal point	8			<ul style="list-style-type: none"> - Winter ice rink - Cater for different seasons - In the correct place - Need to exploit area on corner of water lane / embankment - A flexible open space but not a formal town square per se - Core requirement - Town square uses
Event space	7			<ul style="list-style-type: none"> - Open air activities - Enhance DJG - This is needed for the DJG lease - In town square and lido
Increased / improved public open space	5		2	<ul style="list-style-type: none"> - No housing or if there has to be at the rear - Link DJG to riverfront for pedestrians - The DJG is a large open space - More facilities could be developed - Yes - yes
Riverside park / riverside for pedestrian use	3		1	<ul style="list-style-type: none"> - No parking on river - More use of riverside than car park but only if this is not to the detriment of town and Eel Pie Island. - Traffic flow and parking arrangement need proper professional assessment - Cycle access - Remove all car parking and motor vehicle access to embankment - Instigate service road improvements - Yes – can design for flooding - yes
River	2			<ul style="list-style-type: none"> - Improve access to river for recreation - Better and greater uses of the river - The area needs to be integrated with the river - SUP entry sport to river related sports
- Encourage use of the river / river based activities	7			<ul style="list-style-type: none"> - Pontoon / river activities / paddle boarding / rowing / etc - This is often overlooked
- Draw people from the town to the river	6			<ul style="list-style-type: none"> - Lido
- Bring activity / interest to the riverfront	2		2	<ul style="list-style-type: none"> - The riverfront is already an attraction. The design must not detract from it
- Boathouses / storage space for river activities	5			<ul style="list-style-type: none"> - Vital – SUP does not have enough room - Doubtful demand - yes

- Protect and enhance the beauty of the riverside	4			- Revitalize the steps to the river
- Protect and maintain the working nature of the river	6			- Vital as area will have no interest if river activity supported by Eel Pie Island dies through lack of access - Not dependent on vehicles
Diamond Jubilee Gardens				- Incorporate into whole site
- Footprint to be maintained / extended	6			- Include DJG in scheme - Make this flexible - Preferably extend
- Improve the environment of the Gardens	6			
- No buildings towering over the Gardens	6			- Scale of any building must be limited
- View to the river	5			- View from top of water Lane important - Not blocked by car parking
- Allow access for events	6			- Winter skating / seasonal activities
- Safe play area for young families	7			- Already have this in DJG - No parking or cars on riverside - And teenagers

Access / Connectivity / Circulation	Agree	Disagree	Neutral	Comments
Pedestrian				
<ul style="list-style-type: none"> - Improve pedestrian access: <ul style="list-style-type: none"> - From the Town to the River, particularly down Water Lane (widen the pedestrian walkway) - Along the riverfront - Through the site 	5	1	<div>-----</div> <div>1</div> <div>-----</div> <div>1</div>	<ul style="list-style-type: none"> - Advocate making the whole of Water Lane pedestrian priority with minimal vehicle movement - There is, currently, adequate access for pedestrians. The proposal to remove all the parking on the embankment would seem to be impractical / unrealistic - It's all ok now. People are remarkably tolerate, and accommodate a large variety of traffic ranging from feeding ducks (by young and old) cycling by very young, middle aged and teenage - Pedestrian priority - Remove parking from the riverside. - Parking to be in Santander car park use service lane behind King Street to exit - There only needs to be enough room for Eel Pie Island and boatyard workers to park – not visitors - Pedestrian access directly from town centre to river
<ul style="list-style-type: none"> - Accessible for all 	5	1		<ul style="list-style-type: none"> - Disabled bays - What does this mean exactly? The Embankment road is a thoroughfare and, given the weight of use of Water Lane and Wharf Road, should remain open to vehicles. - Safe access for all is needed - Pedestrians, cycles and vehicles need space to co-exist
Traffic / Vehicular				<ul style="list-style-type: none"> - But should be reduced in terms of a considerate circulation parking and servicing plan - Maintain the thoroughfare along Water Lane to Wharf Road via the Embankment - No traffic on the riverside - Not on Embankment
<ul style="list-style-type: none"> - Remove Parking from the riverside (Water to Wharf Lanes) 	3			<ul style="list-style-type: none"> - But provide parking elsewhere (following an assessment of needs) - Definitely
<ul style="list-style-type: none"> - Car free development 	2			<ul style="list-style-type: none"> - This should be a primary objective – how to make cars secondary to people - Not totally - No cars on the riverfront or parking for residents of new build
<ul style="list-style-type: none"> - Flexible traffic infrastructure to 	1	1		<ul style="list-style-type: none"> - Do not see the connection. Activities on the river do not depend on traffic - Parking should stop adjacent to the Santander site and exit via service road

allow for activities on the river				
- Recognise wider traffic issues	1	1		- Less traffic coming to the riverside will mean more people use alternative transport
- Recognise the importance of parking for the town and Eel Pie Island	1	2		<ul style="list-style-type: none"> - Parking should be provided but not on riverside - Parking would also be driven by what is developed on the riverside - Should seek to reduce - There are adequate car parks including the Council underground car park that could be utilised
- Encourage active travel	2			<ul style="list-style-type: none"> - Not sure what this means - Less cars – people can come by bus or rail
Eel Pie Island				
- Retain access / servicing for Eel Pie Island	4	1		<ul style="list-style-type: none"> - This can be improved if not hampered by parking on the riverside - This is key to life of Eel Pie Island of course - 24 hour access to the island is essential to enable the delicate ecosystem of the island to survive - Move parking for Eel Pie Islanders to Santander car park
- Recognise the Embankment as a working quay	5			<ul style="list-style-type: none"> - This can of course mean many things. Not dependent on traffic. Boathouses a must. - This is key - This is important and often overlooked - Not this bit - River and river activities are paramount to the design not car parking
Cycling				- Link cycle route Wharf Lane - Richmond
- Improve cycling between the town (King Street) and the riverfront	3			<ul style="list-style-type: none"> - For safety - Safe intuitive routes - Remove confusing contraflows
- Provide cycle parking	4			

Design / Architecture
<ul style="list-style-type: none"> - High quality design - Scale and massing sensitive to surroundings - Appropriate style - Landmark development - Architectural statement on corner of King Street and Water Lane - Complete site solution
Uses
<ul style="list-style-type: none"> - Provide appropriate mix of uses - Recreational / sports uses - Community / public uses - Art / cultural uses - Food / beverage uses - Retail / commercial / business (flexible) / tourism uses - Residential <ul style="list-style-type: none"> - Affordable housing - Create an attraction / destination - Appropriate location of various uses on the site
Open space / Environment
<ul style="list-style-type: none"> - Town square / focal point - Event space - Increased / improved public open space - Riverside park / riverside for pedestrian use <p>River</p> <ul style="list-style-type: none"> - Encourage use of the river / river based activities - Draw people from the town to the river - Bring activity / interest to the riverfront - Boathouses / storage space for river activities - Protect and enhance the beauty of the riverside - Protect and maintain the working nature of the river <p>Diamond Jubilee Gardens</p> <ul style="list-style-type: none"> - Footprint to be maintained / extended - Improve the environment of the Gardens - No buildings towering over the Gardens - View to the river - Allow access for events - Safe play area for young families
Access / Connectivity / Circulation
<p>Pedestrian</p> <ul style="list-style-type: none"> - Improve pedestrian access: <ul style="list-style-type: none"> - From the Town to the River, particularly down Water Lane (widen the pedestrian walkway) - Along the riverfront - Through the site - Accessible for all <p>Traffic / Vehicular</p> <ul style="list-style-type: none"> - Remove Parking from the riverside (Water to Wharf Lanes) - Car free development - Flexible traffic infrastructure to allow for activities on the river - Recognise wider traffic issues - Recognise the importance of parking for the town and Eel Pie Island

<ul style="list-style-type: none">- Encourage active travel
Eel Pie Island
<ul style="list-style-type: none">- Retain access / servicing for Eel Pie Island- Recognise the Embankment as a working quay
Cycling
<ul style="list-style-type: none">- Improve cycling between the town (King Street) and the riverfront- Provide cycle parking

Documentation
Twickenham Area Action Plan (TAAP) 2013 Inspectors Report – TAAP Wheels for Wellbeing ‘A guide for inclusive cycling’ London Cycling Design Standards Twickenham Village Plan Previous consultation material

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APPENDIX 6

Statement to Richmond Council concerning RIBA Competitions and the development site on Twickenham Riverside.

6th February 2019

Dear Cllr Roberts,

Twickenham Riverside Trust (the Trust) wholeheartedly supports the RIBA Competitions run process that has been initiated by the Council with respect to development proposals in central and riverside Twickenham.

As requested of all members of the Stakeholders' Reference Group, the Trust submitted a "Principles for Development" document in mid December 2018.

Prior to this, a letter to the Council dated 15th October 2018 had stated the Trust's undertaking to consider, in relation to its objects, all plans proposed by LBRuT.

The Trust has been asked if there are any further points it would like to raise at this stage of the RIBA Competitions process, namely that of drawing up the Design Brief.

One possible design proposal raised twice by the Council in meetings held with the Trust (on 15.11.2018 and on 22.1.2019) is that of the site of the DJG being moved forward towards the riverside, taking the space currently occupied by the Embankment road and pathways while also retaining some of the existing DJG space. The equivalent space to the rear of the existing DJG would then be taken up by residential / commercial development.

Whilst there exist no plans relating to this proposal, it has nevertheless been mentioned twice in meetings with the Trust, and the Trust would accordingly like to give its considered response.

The current site of the DJG is public open space, protected from development.

The pedestrianised Embankment and planted areas that sit to the rear of this area of the Embankment are existing public open space.

In addition, these areas, along with the Embankment thoroughfare, are situated on the flood plain, and therefore not available for development.

By moving the DJG site forward to riverside, the Trust is therefore relinquishing public open space protected from development in exchange for public open space that is not suitable for development. Accordingly, the end result is not “net neutral” i.e. there will have been a loss of protected public open space on the riverside resulting therefrom. It is highly likely that this would contravene the Trust's charitable objects.

There is always, of course, the possibility that a proposal as loosely outlined above might result from the RIBA Competitions process to which the Trust, taking into account its charitable objects, may be able to lend its support.

With the above in mind, the Trust would like to reiterate two of its guiding principles in its SRG-submitted document, both of which relate to the Trust's charitable objects:

- (i) dimensions of any newly configured DJG: of proportions that can support community events and be enjoyed by a wide range of groups and communities
- (ii) be complementary to DJG in such a way as to enhance them and promote the public's enjoyment thereof but certainly not reduce their enjoyment and use thereof

The Trust would accordingly hope that the Design Brief will include the above.

The Trust would also welcome engagement with architects at any stage of the RIBA Competitions process if the movement of whole or part of the existing DJG were to form part of a design proposal.

It is also to be stated at this stage that any development on the existing DJG is incompatible with para 4.2 of the Trust's Lease.

The section entitled Landlord Covenants states:

As from the Term Commencement Date [16th May 2014] and for a period of 10 years thereafter to maintain the Property as Public Open Space and maintain responsibility for the repair and maintenance thereof.....

The Trust is hopeful that this letter, when read alongside its letter of 15th October 2018 and its Principles document of December 2018, provide suitable clarification of its support for involvement of RIBA Competitions and the Trust's willingness to engage with each stage of the emerging process.

Yours sincerely,



Hon. Sec. TRT.

cc Mandy Skinner,  Anna Sadler, Charles Murphy,

LBR5

APPENDIX 7



LONDON BOROUGH OF
RICHMOND UPON THAMES

Twickenham Riverside

Invited Design Competition



Memorandum of Information

March 2019

RIBA 
Architecture.com

The Vision

The London Borough of Richmond upon Thames is taking a new approach to find a design for this important site in Twickenham. The design will allow the public to enjoy the full beauty and utility of the riverside, improving the physical link between the river and the town, to define Twickenham as a distinctive destination with a rich cultural history, and a great place to live, work and visit.

Twickenham in general, and the riverside in particular, has an interesting and varied architectural heritage. The Council wants an architect who shares the local ambition for a transformative development in the town, which is appropriate in scale, and which stands the test of time as this generation's positive contribution to Twickenham's heritage.

Summary of Abbreviations

'The Council' means the London Borough of Richmond upon Thames.

'Mol' means Memorandum of Information and refers to this document. This provides background to the project for the proposed redevelopment of Twickenham Riverside, and the procurement process to select an architect-led, multi-disciplinary design team for the contract opportunity.

'Riverside development' means the project Twickenham Riverside and its proposed redevelopment.

'Candidate' means the architect-led design team wishing to be considered for the Tender Phase (with design competition) and contract opportunity. Within this Mol 'Candidate' has the same meaning and is used in an equivalent manner to the term 'Potential Supplier' within the accompanying SQ document.

'SQ' means the Selection Questionnaire that must be completed and submitted by Candidates wishing to be considered for the Tender Phase (with design competition) and contract opportunity.

'SQ Return' means the response to the SQ submitted by Candidates.

'Information provided' means all information disclosed to Candidates by the Council or its Advisers in order for them to formulate and prepare their SQ return.

'ITT' means Invitation to Tender.

'Participant' refers to a Candidate selected to participate in the ITT Phase.

'ITSFT' means Invitation to Tender.

'PCR15' means The Public Contracts Regulations 2015.

'URN' means the Unique Reference Number issued to Candidates by RIBA Competitions on completion and submission of the online request form.

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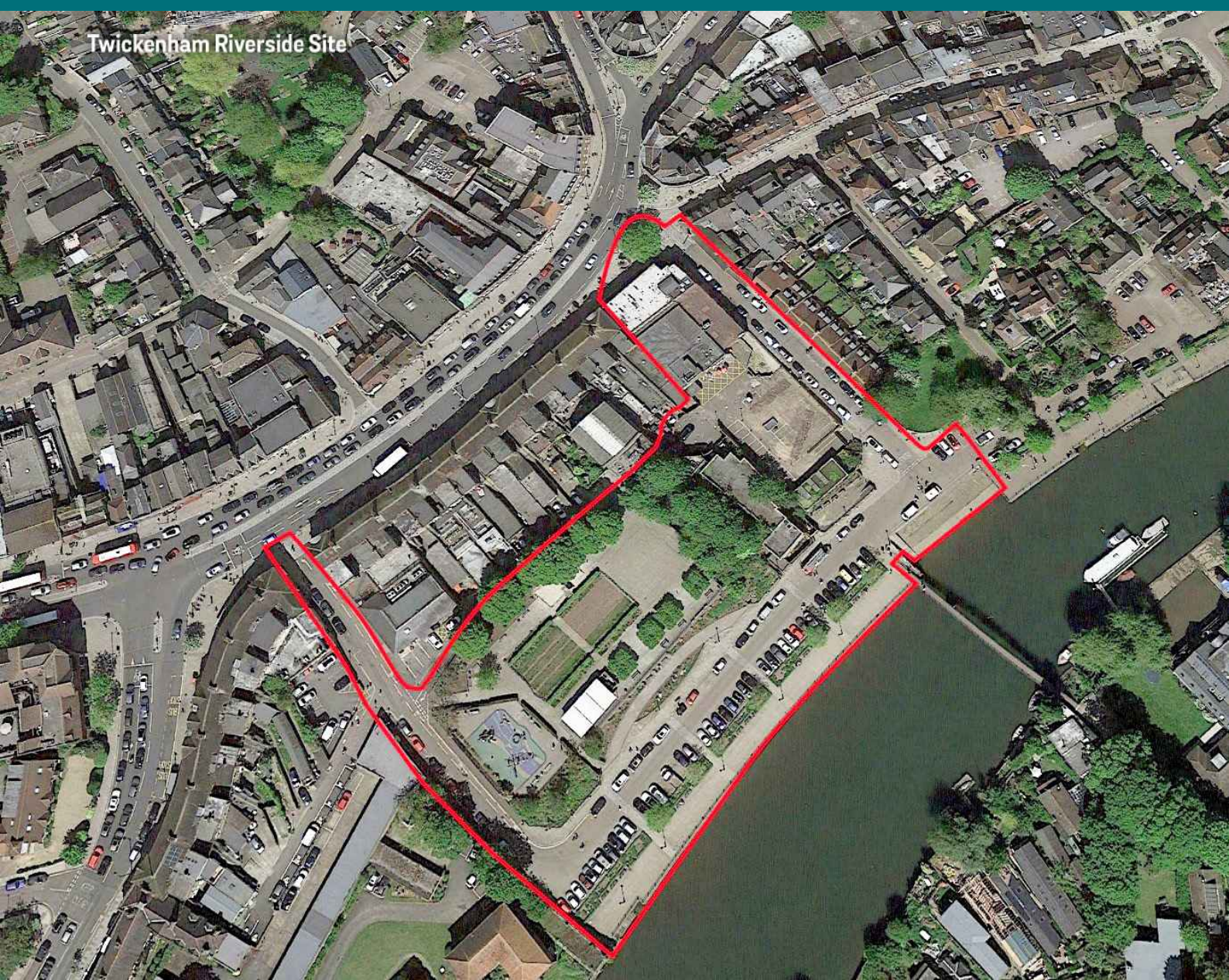
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A vision of Twickenham Riverside from
Gareth Roberts, Leader of the Council:

“

Twickenham Riverside should be the flourishing centre of Twickenham and the local area, but instead it's being used as a car park with parking prioritised over people. For nearly 40 years this beautiful stretch of the river Thames has been awaiting a design that can showcase the riverside as a destination for people to live, play, work, enjoy and thrive. We are delighted to be working with RIBA Competitions to find an architect who has the vision and skills to deliver a design which creates a heart for Twickenham. Understanding the history of the site is key, but now it is time to look forwards. This is a great opportunity to deliver real change through an exciting, energising and inspiring design. We must invest in the future of Twickenham. I very much look forward to seeing the designs and working with the chosen team to make the riverside a destination we can all be proud of.

”



1 | Introduction and overview of the Procurement Procedure

The London Borough of Richmond upon Thames is seeking Expressions of Interest from innovative, architect-led multi-disciplinary design teams for the proposed redevelopment of Twickenham Riverside.

The work is being procured by the Council in accordance with the requirements of the Restricted Procedure as set out within Regulation 28 of The Public Contracts Regulations 2015.

RIBA Competitions is assisting the Council with the management of the competitive process. The selection process will be organised over the following Phases:

- **PHASE 1:**

- **Expression of Interest with Selection Questionnaire (SQ)**

- Responses to the SQ will be used to select a short-list of suitable candidates (minimum 5) to proceed to the Tender (design competition) Phase.

- **PHASE 2:**

- **Invitation to Tender**

- Submission of Tender responses. As part of the Tender return, short-listed architect firms will be required to develop concept proposals to illustrate design intent and their approach to the project. Further detail about the Tender phase is set out at **Section 14**.

2 | Location

Twickenham

Twickenham is a London suburb in the London Borough of Richmond upon Thames. Twickenham is an historic riverside town and has a substantial commercial town centre. The proximity of Richmond and Kingston means that Twickenham faces significant competition, but it nevertheless fulfils a range of local needs as well as those of visitors and the substantial workforce in the town. Twickenham has an interesting and varied architectural character and several distinctive features that could be accentuated and complemented by the right design.

Twickenham is well connected. Located on the A316 the town is 10 miles south west of central London (26 minutes to Waterloo from Twickenham Station) and 5.6 miles east of Heathrow Airport. Multiple bus routes also run through the commercial centre, connecting Twickenham with Kingston, Richmond, Hounslow, Hammersmith and elsewhere.

The commercial centre includes Church Street, a particularly attractive shopping street in the oldest part of the town with a variety of independent shops, pubs and restaurants, which can be closed to traffic for fairs and al fresco dining. It also extends down York Road, King Street, and Heath Road, which is an area of fairly heavy traffic, hosting a variety of units including major chains.

The town is renowned as the home of English rugby. The town centre is approximately a 15-minute walk from Twickenham Stadium and the Stoop (Harlequins' stadium), and the area's pubs and restaurants are particularly popular on match days. Its global fame as a sporting venue sometimes risks overshadowing a rich and varied cultural history which is reflected in local architecture that can still be enjoyed by visitors today. Highlights include the recently restored home of the artist [REDACTED] (the only surviving building he designed himself); [REDACTED] magnificent house and gardens at Marble Hill, [REDACTED] Gothic revival Strawberry Hill House; York House with its extensive public gardens and the remaining sections of [REDACTED] villa (adjacent to the site). St Mary's University is also located just outside Twickenham in Strawberry Hill, with a student population of around 5,500.

Twickenham is bordered to the south by a beautiful stretch of the River Thames. On a stroll or bike ride down the quiet, mostly car free route from Richmond Bridge to the development site, a visitor can take in Marble Hill House and Gardens, York House and Orleans House Gallery, and enjoy fine views across the river to Petersham Meadows, Ham House, and Eel Pie Island opposite the site itself. Yet these aspects are largely hidden to the motorist or casual visitor. The development site is located on the riverside in the heart of Twickenham, and the right development has the potential to transform the town and perceptions of it, drawing visitors towards exploring the riverside area, and making a major contribution to the quality of life and economic success of the area.

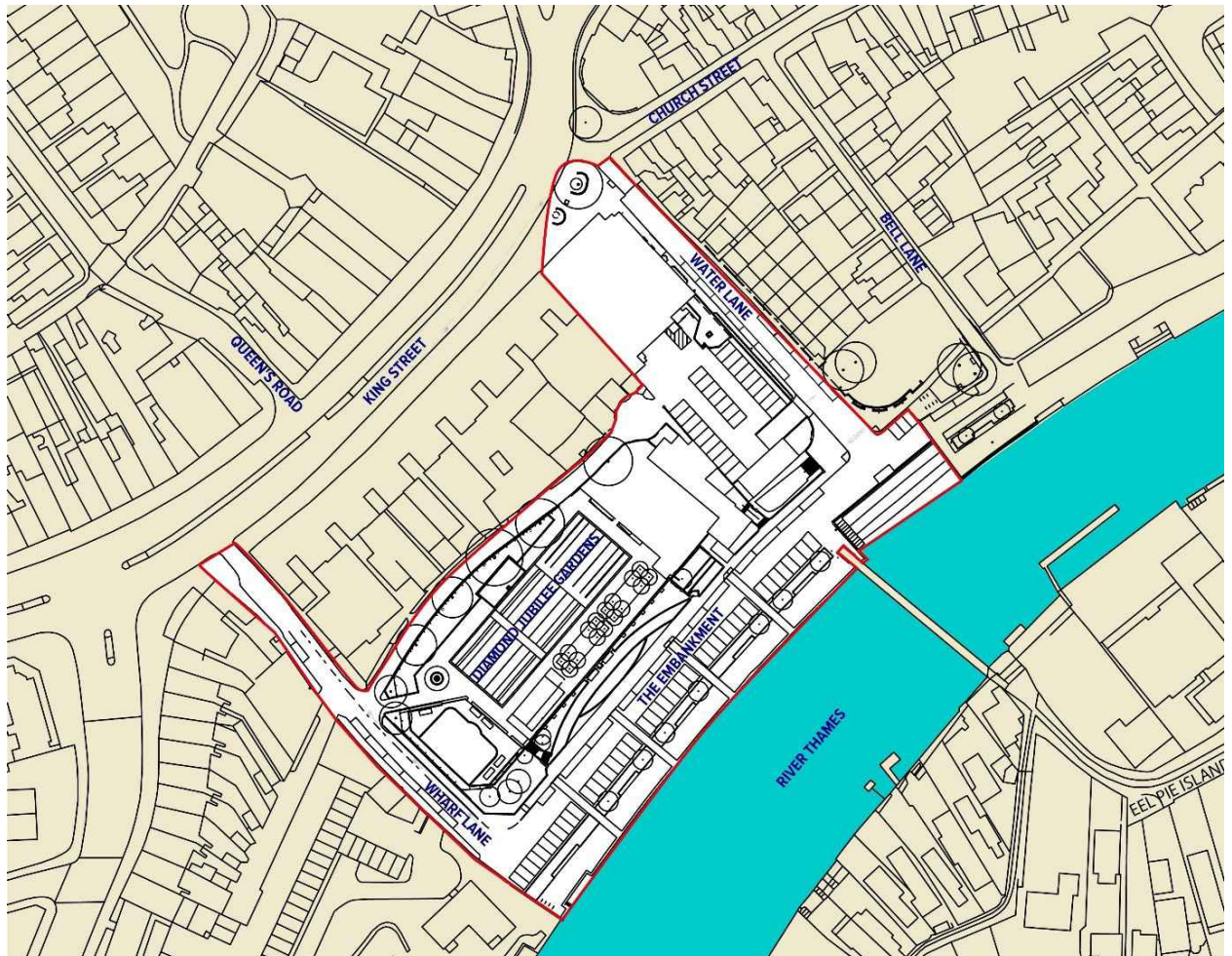
The Development Site

The history of the Embankment area of Twickenham dates back to the 1650s when Richmond House was built. The villa occupied a four-acre piece of land along the River Thames between King Street, Water Lane and Wharf Lane. Richmond House was demolished in the 1920s and part of the site was sold for the development of commercial buildings. In 1935 Twickenham Lido opened on the remaining land where Richmond House once stood and this opening coincided with the Silver Jubilee of George V. The open-air swimming pool was closed for refurbishment in 1980 but never reopened.

The pool site was derelict until 2005 when Jubilee Gardens was developed on part of the site. This site was later extended to create the Diamond Jubilee Gardens which opened in 2012. In 2014 the Council brought 1, 1A, 1B, 1C King Street and private car park to the rear that adjoins the former swimming pool site, this opened up new possibilities for the site.

The site for the competition includes the whole of the riverside area between Water and Wharf Lanes, including the Embankment, which is currently dominated by parked cars, and the service road behind King Street, this incorporates the Diamond Jubilee Gardens and derelict buildings. It also includes the King Street buildings (1, 1A, 1B, 1C), and pedestrian walkway directly in front of these buildings, and the private car park (2/4 Water Lane) to the rear in the Council's ownership. It is the first time that a site of this size has been available.

The Site



This much-loved part of Twickenham has beautiful views of (and provides access to) the river and provides an excellent opportunity for rejuvenating and contributing to the vitality and viability of Twickenham town centre. The future use and appearance of the Riverside is critical to the success of Twickenham as a destination.

The 1930s parade on King Street which abuts the site is a traditional high street of its period with retail at ground floor and residential above. Other than 1, 1A, 1B and 1C King Street, the King Street parade is privately owned.

Opposite the site to the south is Eel Pie Island the only access to which (other than by boat) is by a well-used footbridge, the northern end of which falls within the site red lines.

The site sits on the edge of the riverside village and the area surrounding the site is a mixture of residential and commercial with areas of historic interest including Church Street, St Mary's Church and the Riverside itself, all of which fall within a conservation area.



◀ View from King Street



View from Water Lane ▶



View from Eel Pie Island bridge

View from the Embankment



Site history

Since the closure of the swimming pool in 1980 and before and after the creation of the Gardens in 2012 there were several attempts to rejuvenate the old pool site. One difficulty was that, as the site was wholly behind King Street, this gave limited scope for the corner of Church Street, King Street and Water Lane to act as an inviting visual gateway, and for a potential landmark building at that location. The purchase of 1, 1A, 1B, 1C King Street and car park to the rear in 2014, which linked to the old pool land, substantially improved the prospects for the site, and the Council embarked on a renewed effort to come up with a solution.

With an enlarged site that better linked the town to the river, and working with a preferred architect, the previous Council administration consulted on series of proposals for the site. The public response was mixed, with some people supporting the final design proposal, but others disappointed by important aspects of the proposals (including, for example, its retention of parking on the immediate waterfront area, the appropriateness of design choices, and a perceived lack of ambition for the project as a transformative development for the town). Further information can be found on the [Council website](#).

Following the change of Administration in May 2018 a new approach was taken and, responding to public feedback, it was decided to run a Design Competition. The Council wants to build on the history of the site and messages that have been heard from the community to date, to take these forward and begin to develop the future of this important site.

Eel Pie Island

Eel Pie Island, which is opposite the site, is home to around 150 inhabitants in 50 dwellings; 30 businesses employing nearly 300 people and sports clubs with over 650 members. It is a car-free island and (other than occasional deliveries by boat when tides allow) access for residents and deliveries is entirely reliant on the footbridge from the Embankment (which falls inside the site boundary). It has four of the last remaining working boatyards on the tidal Thames, a long tradition of music (the former Eel pie island Club hosted early gigs by [REDACTED]) and is now home to several artists and high tech and creative industries. Any proposal will need to ensure that the island's unusual access, and servicing arrangements are fully understood and appropriately accommodated.



Eel Pie Island

Diamond Jubilee Gardens

It is an essential part of the Design Brief to re-provide the Diamond Jubilee Gardens, subject to the key requirements outlined below.

Leased to the Twickenham Riverside Trust on a 125 year lease (the Council is the freeholder), the Diamond Jubilee Gardens (hereafter DJG or Gardens) were built on what was the former swimming pool and are designated public open space. The Trust's objectives are not limited to a particular piece of land, but rather refer to a mission to:

- preserve, protect and improve, for the benefit of the public, the Riverside and its environs at Twickenham;
- provide facilities there for public recreation and community activities; and
- advance the education of the public in the history and environment of the area.

The Twickenham Riverside development presents an exciting opportunity for the Trust to advance its objectives within an enhanced space with improved facilities for visitors and scope to widen even further the range of events and activities it hosts.

The Gardens are therefore included in the development site but the public space must be re-provided within the site in a way that represents an improvement in the Riverside and environs for the benefit of the public. Please note that the public open space designation may have to be changed.

The Gardens are a popular spot for events and for families. They include a secure children's play area, seating with river views, hard surface for events, areas for pétanque (used by the University of the Third Age) and a café.

The key requirements for re-provision are:

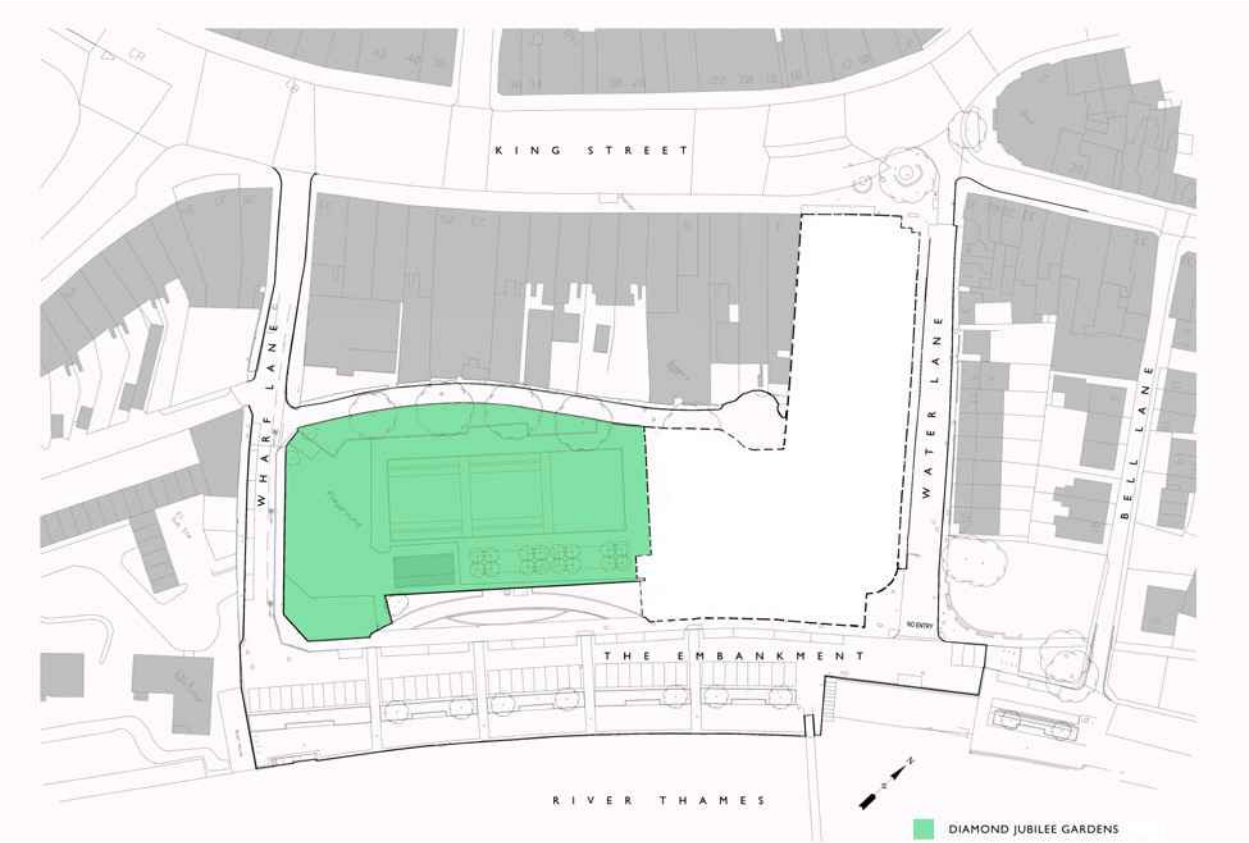
- **Footprint:**
maintain/extend existing surface area of c.2250msq for the benefit of the public, in a single form.
- **Dimensions:**
of proportions that can support events and be enjoyed by a wide range of groups and communities.
- **Location:**
that the minimum surface area of the Gardens that needs to be re-provided (c.2250msq) is positioned so as not to be affected by flooding.

Further considerations will be available at Phase 2.

The Gardens hold several popular events



Current Diamond Jubilee Gardens footprint



3 | Objectives for Design

3.1. Design and Architecture

An exemplar in high quality design, delivering a compelling contribution to the architectural heritage of Twickenham.

While the Council is not prescriptive on the style of design, it should take account of, and be sensitive to, its surrounding buildings and environment, reflecting the riverside location, enhancing the character of the area and offering a high-quality design solution. It is important that the design is appropriate in scale and massing. Any proposals must create a cohesive, high-quality townscape and public realm that recognises the importance of the river and seeks to provide activities that draw people into the site from surrounding areas.

ESSENTIAL

- High quality design
- Appropriate style, scale and massing which is sympathetic to the surroundings
- Sustainable design (in line with Council's Local Plan)
- Reflect the riverside setting
- Designs should fully understand flooding issues

CONSIDER

- Candidate for future listing

3.2. Open Space and Environment

Strengthen the green character of Richmond upon Thames by enhancing the public realm through careful design.

The design should recognise, protect and enhance the beauty and biodiversity of the riverside. Public open spaces should be improved, offering hard and soft landscaping that is accessible to all and takes full advantage of the river views. The design should create a focal point for the town (e.g. town square or similar) that accommodates activities and events. Open spaces should provide continuity of access between the town and the river and create attractive and vibrant public spaces responding to people and their needs whilst also building on and adding to the existing commercial and cultural life in the town. The design will champion green over grey and the re-provision of the Diamond Jubilee Gardens is paramount and must meet the requirements set.

ESSENTIAL

- Meet the requirements set out for the re-provision of the Diamond Jubilee Gardens (see section on the Gardens)
- Provide a focal point for the town that allows for activities and events, as well as day-to-day enjoyment
- Improved and, where possible increased, public open space
- Draw people from the town to the river, and from further afield into the area
- Take full advantage of the river view

CONSIDER

- Provision of shaded areas
- Encourage the use of the river / riverside (e.g. river-based activities which may be facilitated by jetties and moorings)
- The enjoyment of children and young people in the design of open spaces (in addition to the re-provision of the secure children's play area which forms part of the Gardens)
- Seating / soft landscaping areas for sitting

3.3. Site Parking and Movements

Provide a creative solution and riverfront experience which prioritises people over cars.

In order to maximise enjoyment and views of the river, the Council has expressed its desire to take parking away from the riverside part of the site to create a shared use environment for pedestrians and cyclists. In order to achieve this, designs must carefully consider vehicular circulation and servicing of the area. Particular attention must be given to retain the access and service requirements of Eel Pie Island and the thriving economy of the Island should not be disadvantaged. Impact on the town should also be given careful consideration. Active travel must be promoted through design and the residential development will be car free except for emergency, accessible and delivery requirements.

ESSENTIAL

- Removal of parking on the riverside (Embankment between Water and Wharf Lanes)
- Retain access and servicing to Eel Pie Island for businesses, clubs and residents
- Create a pedestrian and cycling friendly environment
- Car free residential (with exception of disabled parking bays, to align with policy requirements)
- Maintain Embankment as a working quay
- Site to be fully accessible (for example for wheelchair users, those with mobility issues and pushchairs)

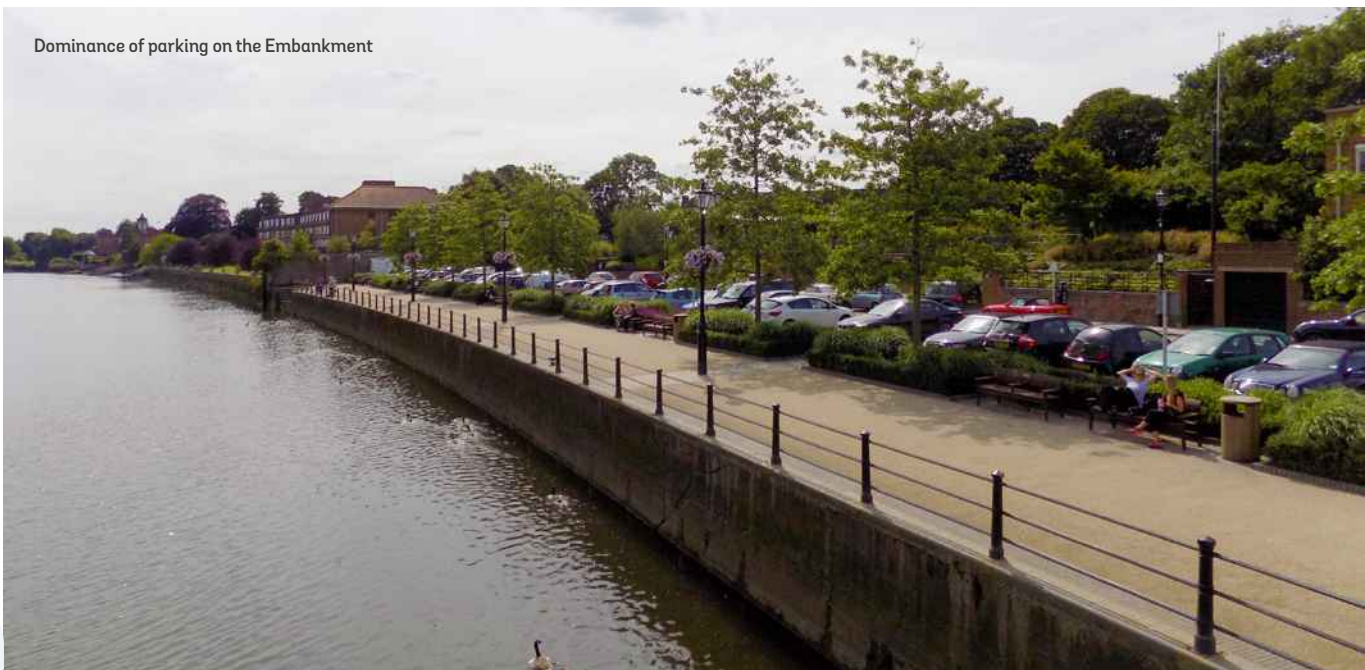
CONSIDER

- Encourage active travel
- Safe and intuitive routes into and out of the site for cyclists, pedestrians and others
- Access requirements for Thames Eyot Boathouse (more information at Phase 2)

Following surveys available at Phase 2 clarity will be given on:

- Vehicular circulation to be moved away from the Embankment.
- Whether there should be re-provision of parking elsewhere on the site, and what level of re-provision is required.

Dominance of parking on the Embankment



3.4. Uses

Create an exciting destination for residents and visitors that champions the river and makes a significant contribution to the town.

The Council is seeking a mixed-use scheme which helps create a destination point and draws people of all ages from the town towards the river, and from further afield into the area. While some uses are required others can be proposed. Teams as part of their proposals are asked to focus on user experiences and optimising the site's river setting. Reiterating the second objective the scheme should provide a focal area (e.g. town square or similar) for Twickenham that can facilitate outside events and other community activities as well as promoting river related activities.

ESSENTIAL

- Housing (minimum 50% affordable)
- Bidders should be aware of the existing site uses in 1, 1A, 1B, 1C King Street and the planning policy position on their retention – particularly the A1 retail and B1 offices

TO CONSIDER

- River related
- Food and beverage
- Flexible workspace
- Creative spaces
- Community uses
- Art and cultural uses
- Recreational, leisure and sports uses
- Multifunctional spaces
- Uses for different ages

View from the Embankment towards Eel Pie Island



4 | Planning Considerations

Planning designations of the site

- Twickenham Riverside Conservation Area
- Twickenham and Marble Hill Archaeological Priority Area
- Twickenham Town Centre boundary – Key Shopping Frontage; Takeaway Restriction Zone
- Flood Zones 2, 3a, 3b and Flood Defence
- Metropolitan Open Land – boundary along The Embankment and SE corner of the site
- Thames Policy Area – The Embankment

Policy framework

The planning system is plan-led, and as outlined in the National Planning Policy Framework (NPPF), all applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. Planning policy is contained in a hierarchy of policy and guidance documents from the national to the local level, all of which are used to guide and manage development in the borough. At the local level, the [Twickenham Area Action Plan](#) (TAAP) and the [Local Plan](#) are the most relevant.

The site forms part of Proposal Site TW7, and within the TAAP, the future vision and key objectives for the future redevelopment of this site are outlined:

- Retail frontage along King Street and residential above
- Provide new specialist retail, leisure and community uses
- Create new open space to provide for a wide range of open uses
- Maintain the Embankment as a working quay
- Improve the environment of the Embankment including reduction in car parking / upgrade areas of open space, create a pedestrian priority
- To link the existing service road to Water Lane
- Improve the Water and Wharf Lane links from the town centre
- All new uses to take account of unique riverside setting / create a destination on the riverside with high quality facilities/events

The TAAP (Maps 7.12 and 7.14) provides an indicative layout for the land use objectives. It is recommended that any submission that deviates from such provides justification.

Planning history:

A [planning application](#) was submitted in 2017, and referred to the [Planning Committee in March 2018](#), who gave a resolution to grant, subject to conditions. The decision was referred to the National Planning Casework Unit (NPCU) in response to an Environment Agency objection (detailed in the committee report). Following the Local Election in May 2018 a new Administration was elected, and the Planning Application withdrawn prior to the NPCU issuing their decision.

5 | Site constraints

Bidders will need to give due consideration to the following points at Phase 2 of the process (additional points may be raised at Phase 2).

- The site is in a conservation area.
- The heights of the surrounding buildings, on King Street, Water Lane and the Embankment.
- There is a sub-station on the site, which dependent on the proposal, may need re-locating.

6 | Site Challenges

Bidders will need to find solutions for the following points at Phase 2 of the process, further information / studies will be made available (additional points may be raised at Phase 2).

- Removal of parking from the site will impact the area and should be fully understood.
- How vehicular movements, including servicing/delivery, currently operate and how any changes proposed do not negatively affect the site or local area.
- The Riverside site is on the tidal Thames and parts of it closest to the river are subject to regular flooding. This limits the type of buildings that can be constructed very close to the waterfront at river level (noting, however, that this may not preclude certain buildings, such as boathouses, which are designed to flood from time to time). It also will need to be considered if any soft landscaping is suggested in floodable areas.
- How cyclists currently use the site/area and how this could be improved with routes connecting to other locations such as Richmond.
- There are a number of mature trees on the site and any removal will require mitigation/re-provision
- How the site will be managed during construction
- Thames Eyot Boathouse. There is the possibility that the boathouse, which is accessed through a doorway at the bottom of Wharf Lane, could be brought back into active use and will have servicing requirements.

7 | Viability

Scheme proposals should achieve the aspirations and objectives set out whilst being cognisant of the overall financial implications of the scheme to the Council (and ultimately the public).

To support the development of design, bidders will be provided with key financial metrics at Phase 2 to inform a preliminary financial appraisal including rates for potential revenues and construction and other costs.

The Council has given a construction range of £25m–35m however, the Council would encourage innovation in the architectural designs and will not penalise teams who submit designs outside of the range, providing that compelling justification can be given as to why. The Council is prepared to consider investment in a design that can bring wider and longer term economic and social benefits to Twickenham and beyond. Proposals with added value components which lie outside of the immediate financial benefits of the development will be considered.

8 | Indicative Procurement Timetable

ACTIVITY	DATE (ESTIMATED)
Expression of Interest with Selection Questionnaire (SQ)	
Publication of OJEU Notice	Mon 25 March 2019
Mol & SQ made available	Tues 26 March 2019
Latest date for queries relating to the SQ	Mon 22 April 2019
Deadline for receipt of SQ returns	Tues 07 May 2019
Moderation meeting & selection of shortlist	w/c 20 May 2019
Short-listed Participants notified	w/c 27 May 2019
Notifications to unsuccessful Candidates	
Invitation To Tender (ITT)	
Issue Outline Design Brief & ITT to shortlist	Mon 03 June 2019
Site visit & open briefing session for Short-listed participants	w/c 03 June 2019
Latest dates for general clarification queries relating to the ITT	Tues 18 June 2019
Issue of Memorandum in response to general clarification queries	Tues 25 June 2019
Short-listed participants invited to present ideas to the Council in advance of formal Tender Submission Deadline	w/c 01 July 2019
Tender Submission Deadline	Tues 06 August 2019
Public Engagement	Mon 02 Sept – Fri 27 Sept 2019
Evaluation of ITT submissions	w/c 28 Oct 2019
Clarification interviews & presentations	Wed 30 Oct 2019
Issue of Intention to Award Contract & Start of 10-day Standstill period	Tues 12 Nov 2019
Confirmation of Contract Award	Mon 25 Nov 2019
Public announcement of result	Mon 25 Nov 2019

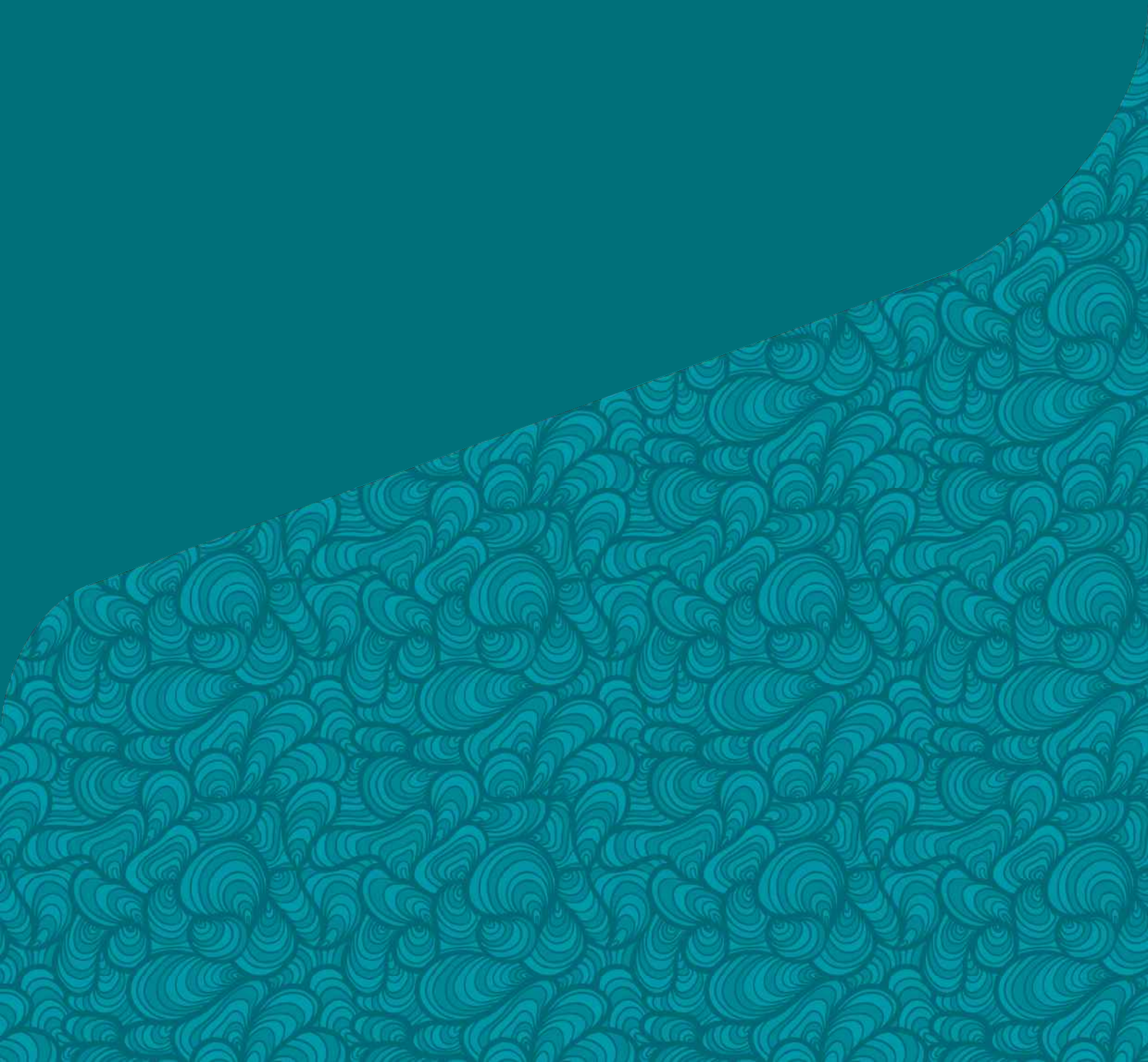
The above Timetable is indicative only and the Council reserves the right to amend the Timetable or extend any period at its discretion. Candidates will be notified of any changes made to the Timetable. The Council reserves the right not to proceed beyond the competition stage in the event that no one scheme meets the requirements and aspirations in respect of the project. All honorarium payments will however be paid as indicated.

Overall programme

An indicative programme for the delivery of the scheme is as follows:

- Appoint design team Q4 2019
- Submit / validate detailed planning application Q3 2020
- Planning consent granted Q1 2021
- Construction commences Q2 2021
- Project complete Q2 2023

9 | General Notes



9.1. SQ and how to obtain a URN




In order to be considered for the project, Candidates must submit a duly completed Selection Questionnaire. Candidates who intend to submit an SQ return must obtain an editable version of the SQ document together with a Unique Reference Number (URN) by completing the on-line request form available at:

<https://ribacompetitions.wufoo.com/forms/twickenham-riverside-development/>

RIBA Competitions will issue an URN [T#] to interested parties within two working days of submitting the on-line request form. Candidates should refer to the Submission Instructions provided in **Sections 14**.

9.2. Information available to Candidates at the SQ Phase

The following documents will be made available to Candidates on submission of the on-line request form and checking of the relevant box confirming that the Candidate agrees to treat the supplied information in the strictest confidence:


-  **PDF version of the Mol (this document)**
-  **Editable (Word version) of the SQ**
-  **Draft PDF version of ITPN**

9.3. Submission Instructions for return of SQs

The SQ must be submitted in English (including all additional information). Any financial data provided must be submitted in or converted into GBP Pounds Sterling. Where official documents include financial data in a foreign currency, a Pounds Sterling equivalent must be given.

The SQ must be completed in its entirety, with an electronic version (PDF format) of the completed SQ return submitted via RIBA Competitions' digital submission portal (RIBASubmit). A total upload limit of 15Mb will be available, but Candidates are requested to keep file sizes as small as practicable whilst ensuring that the information presented is readily legible. A secure link for this purpose will have been sent to the e-mail address entered in the Wufoo on-line form used to request the SQ and Unique Reference Number [T#].

Each consultant firm from the required core design disciplines must complete Part 1 (Potential Supplier Information) and Part 2 (Exclusion Grounds) of the SQ. The architect firm leading the design team should in addition complete Part 3 of the SQ. The contract example case studies and CVs etc. of the Professional and Technical Ability component of the SQ return (**Part 3, Section 8.4**) must use Arial 11-point typeface (or close equivalent). Candidates may elect to submit responses to **Section 8.4A** through to **Section 8.4C** (Project Specific Questions to assess Technical and Professional Ability) as a separate, collated Appendix provided the requested information is presented and numbered in the order set-out in the SQ and the responses do not exceed the specified page limits. Candidates electing to submit a separate Appendix should append a Front cover sheet displaying the name of the lead architect firm, together with the names of proposed firms from the other required core design disciplines. The file names should consist of the URN [T#] assigned to the Candidate by RIBA Competitions, together with the name of the architect firm leading the design team:

-  **T#_Lead architect firm name_SQ.pdf**
-  **T#_Lead architect firm name_Technical & Professional Ability.pdf**

Any other appended files should follow a similar file-naming protocol.

Candidates are strongly advised to familiarise themselves with RIBA Competitions' digital submission portal (RIBASubmit) and allow sufficient time for their SQ return to successfully upload in advance of the deadline. The portal system will not allow material to upload after the deadline has expired.

9.4. Deadline for receipt of SQ Returns

The deadline for receipt of SQ Returns is **14.00hrs (BST) on 07 May 2019**. The Council and RIBA Competitions will not be responsible for any SQ returns delayed, lost or otherwise damaged or corrupted during transmission, however so caused. Late submissions will not be accepted without prior authorisation.

9.5. Eligibility and Composition of the Multi-disciplinary Design Team

Expressions of interest (in the form of a completed SQ return) are sought internationally from architect-led multi-disciplinary design teams. Each candidate's multi-disciplinary design team should also include the services of a structural engineer, building services engineer, transport consultant, and landscape architect.

The lead architect firm must include an architect who has the right to practise in the country where he/she is qualified or in the country where he/she currently resides or practises. UK-based applicants should therefore be registered with the Architects Registration Board (ARB) with overseas-based applicants registered with an equivalent regulatory body. Architects with more limited experience may wish to consider collaborating with another practice, but the proposed delivery arrangement should be clearly articulated in the return. As per the Construction (Design and Management) Regulations 2015, the design team will also need to include provision of an organisation or individual with sufficient knowledge, experience and ability to perform the role of Principal Designer with responsibility for co-ordination of Health and Safety during the pre-construction phase.

Candidates should note that design data for the Twickenham Riverside development will be managed and co-ordinated using BIM. The appointed lead architect firm will therefore be expected to have appropriate capability to manage the BIM model, with constructive input from all other design disciplines accordingly. The Council currently anticipates that it will want to implement BIM to Level 2.

No member of the Evaluation Panel, employees of the council, their advisers, or any third party connected to the procurement (including any partners, close associates or employees of them) shall be eligible to compete or assist a participating Candidate.

9.6. Conflicts of Interest

The Council is concerned to avoid conflicts of interests. In particular:

- (i) Candidates should enquire of each party forming part of the Candidate's multi-disciplinary design team that such party (or a member of the same group of companies) is not engaged by any other Candidates in relation to this opportunity.
- (ii) Where any party forming part of a Candidate's multi-disciplinary design team is the same company or a member of the same group of companies as that will put forward by another Candidate, the Candidate must ensure that these parties put sufficient measures in place (by way of "Ethical Wall" or otherwise) to maintain confidentiality at all times to the satisfaction of the Council.

In accordance with Regulation 24 of PCR15, the Council may exclude the Candidate if there is a conflict of interest between the Council and the Candidate or a member of the consortium or a key subcontractor which cannot be effectively remedied. The concept of a conflict of interest includes any situation where relevant staff members have, directly or indirectly, a financial, economic or other personal interest which might be perceived to compromise their impartiality and independence in the context of the procurement procedure. Where there is any indication that a conflict of interest exists or may arise then it is the responsibility of the Candidate to inform the Council, detailing the conflict in a separate Appendix. Provided that it has been carried out in a transparent manner, routine pre-market engagement carried out by the Council should not represent a conflict of interest for the Candidate.

9.7. Commitment

This is a Selection Questionnaire Phase only. Nothing in this briefing document or accompanying SQ is to be construed as implying commitment by the Council that it will award a contract. The Council is not obliged to accept any submissions or enter into any contract pursuant to this procurement and reserves the right in its absolute discretion to withdraw from or terminate the process set out in the SQ and this document at any time, for any reason and without prior notice to the Candidates and at its sole discretion re-invite proposals on the same or any alternative basis. Any expenditure, work or effort undertaken is accordingly a matter solely for the commercial judgement of the Candidate. The Council will not reimburse any expense incurred by Candidates in preparing their responses to the Selection Questionnaire.

9.8. Disclaimer

Candidates are responsible for obtaining the information which they consider necessary in connection with the procurement and must form their own judgement on its validity and suitability. Each Candidate must make its own independent assessment after making such investigations. The subject matter of this SQ and/or the SQ return shall only have a contractual effect when it is incorporated into the express terms of an executed contract.

The Council (including its employees, agents, consultants, advisers and representatives) does not make any representations or warranties (express or implied) or accept any liability or responsibility (other than in respect of fraudulent misrepresentation) in relation to the adequacy, accuracy, reasonableness or completeness of the information in the SQ, this Mol or any part of the SQ or Mol (including but not limited to, any loss or damage arising as a result of reliance by the Candidate on the information or any part of it).

9.9. Changes to the SQ response

The Candidate must confirm whether there has been any change in relation to the information submitted at the SQ Phase. Where any change has occurred, the Candidate must provide updated equivalent information to that requested in the SQ.

The Council reserves the right to disqualify any Candidate where there is a change to any aspect of its response to the SQ if such Candidate has failed to notify the Council of such change or, having notified the Council, the Council considers the effect of the change is such that the basis of the evaluation for the purpose of selecting potential bid teams, the Candidate would not qualify.

9.10. Confidentiality

The information supplied with this document and all other information whether written or oral made available at any time to Candidates by or on behalf of the Council in connection with this procurement ("Information Provided") is provided on the basis that the Candidates, their sub-contractors and/or respective advisers will keep such Information Provided confidential at all times and that such information will only be used for the purpose of participating in this procurement. For the avoidance of doubt nothing in this paragraph shall prevent a Candidate from passing the Information Provided to its employees, potential sub-contractors and professional advisers in connection with this procurement provided such persons agree to treat such information as confidential in accordance with the duty described in this paragraph. The duty of confidentiality in this paragraph does not apply to information:

- (i) which is in or enters the public domain otherwise than by breach of an obligation of confidentiality; or
- (ii) which is or becomes known from other sources without breach of any restriction on disclosure; or
- (iii) which is required to be disclosed by law or any professional or regulatory body.



10 | Approach to Evaluation of Selection Questionnaire Returns

Evaluation Summary

The objective of the selection process is to assess the responses to the Selection Questionnaire. Responses to the SQ will be used in the evaluation process to determine Candidates' qualification for inclusion to proceed to the next stage of the procurement process. Each SQ return will be evaluated in the same manner as per the methodology outlined in this section.

The SQ document indicates which responses are to be provided for information purposes only, PASS/FAIL questions that the Council considers essential to perform the contract, and which responses are to be scored. Failure to meet PASS/FAIL will be a ground for rejection of Candidates.

The Economic and Financial Standing sections of the SQ will be appraised by the Councils procurement department. The Technical and Professional Ability component of the return will be appraised by an Evaluation Panel.

10.1. Economic and Financial Standing

- The Council will reserve the right to ask Candidates to provide additional information to demonstrate their economic and financial standing prior to confirmation of the short-list to proceed to the Invitation to Tender Phase.
- It is anticipated at this stage that, on appointment, the successful lead architect firm will be required to have or obtain Professional Indemnity Insurance cover of GBP £5m in respect of the project, and to ensure that the cover is back-to-back for each and every consultant in the architect's design team.
- Candidates who do not currently hold the required Professional Indemnity Insurance cover will, if invited to submit a final tender, be asked to separately identify within their tender proposals any additional costs in increasing their Professional Indemnity cover to the required level.

Please refer to **Section 8.1** of the accompanying SQ document for the requirements in respect of Employer's Liability insurance and Public Liability Insurance.

10.2. Evaluation of Technical & Professional Ability section of the SQ Return

The Technical and Professional Ability component of the return will be appraised by an Evaluation Panel. This is the key section of the return for Candidates to use to differentiate themselves and demonstrate to the Council why their multi-disciplinary design team should be short-listed for this project.

Technical & Professional Ability	Weight	Demonstrated by
Design and delivery of mixed-use development within sensitive settings	50%	Section 8.4A of the SQ * Illustrative case studies (2 No.) of the contract examples cited under Section 6.1 of the SQ, which demonstrate: <ul style="list-style-type: none"> • High quality projects of a similar scale which have maximized the potential opportunities of a constrained site with particular features • Successfully designed high quality projects of similar quality, nature and development mix to the subject of this procurement; that demonstrate creativity in design and use of appropriate materials • Project examples which demonstrate added value be it social/civic/financial
Ability to design & deliver projects to budget & programme involving complex briefs and input from clients, stakeholders and the public	25%	Section 8.4B of the SQ * Illustrative case study (1 No.) of the remaining contract examples cited under Section 6.1 of the SQ which demonstrates; <ul style="list-style-type: none"> • Successfully designed projects that were delivered on time and in line with the planned construction programme (and if not, full details as to the reasons why not;
Overall experience and balance of the design team, including proposed key personnel who will be responsible for design development & delivery of the project, including proposed consultants from other required core design disciplines (structural engineer, building services, engineer, transport consultant and landscape architect	25%	Section 8.4C of the SQ * <ul style="list-style-type: none"> • Team organogram showing key positions within the design team and proposed interactions with the Council • Brief CVs for key members of design team demonstrating professional qualification, recent project experience, current position and proposed role within the team

* Please refer to the corresponding sections of Part 3 (**Section 8.4**) of the SQ document for the maximum page limits over which the requested information must be presented.

The Council reserves the right to request references for the case studies provided within **sections 8.4A–B** of the SQ for the 5 highest scoring submissions.

Evaluation notes

Contracts for supplies or services should have been performed during the past five (5) years and relate to the architect firm wishing to be considered for the opportunity.

Contract examples may be included from the creative industries, education, &/or commercial sectors.

Each individual, who's CV has been submitted, role and responsibilities should be clearly outlined for each case study.

Candidates should consider the relevance & relative merits of projects within their portfolio. Whilst the inclusion of an 'incomplete' project (i.e. a project that is on, or about to commence on site) as one of the contract example case study would not deem the submission unacceptable, it may, depending on the stage that it is at, limit the ability of its qualities to be appraised. Similarly, whilst Candidates may elect to include projects which reached completion beyond the stipulated 5-year limit, their inclusion may limit the current technical & professional ability of the architect firm to be appraised.

If a collaborative approach with another architect firm is proposed, at least one contract example case study should be included for each practice in response to **Section 8.4A** of the SQ and/or a contract example case study delivered jointly by the firms.

A clear distinction should be made between photographic images of completed projects and computer-generated visualisations. Any images featured within the submission should be clearly annotated to explain to which project(s) &/or firms they refer.

The contract example case studies will be evaluated in a holistic manner. Greater weight will be applied to the contract example case studies where individuals named in the CVs were involved in delivery of the project shown.

CVs will be evaluated as a package. Greater weight will be given where reference is made to the contract example case studies where possible, and where firms from the other core required design disciplines were involved in the delivery of the case study projects.

Projects undertaken at a previous firm may (with appropriate recognition) be included but the role in developing the scheme – design team leader, project architect – must be clearly outlined. Images should be clearly annotated to indicate to which projects, firms & personnel they refer.

If a collaborative approach with another firm of architects is proposed, the respective roles and anticipated delivery arrangement must be clearly articulated.

The following scoring guide will be used to evaluate Technical and Professional Ability:

Score	Definition	Benchmark
10	Excellent response to question	In the opinion of the evaluators, the Candidate's response provides information which addresses all requirements and provides good or excellent quality relevant supporting evidence, which to some material degree provides evidence of an exemplary or class leading response.
8–9	Very Good response to question	In the opinion of the evaluators, the Candidate's response provides information which addresses all requirements and provides very good or excellent quality relevant supporting evidence.
6–7	Good response to question	In the opinion of the evaluators, the Candidate's response provides information which addresses all requirements and provides good quality relevant supporting evidence which to some material degree provides evidence of a good response.
4–5	Adequate response to question	In the opinion of the evaluators, the Candidate's response provides information which addresses all requirements; but the supporting evidence is less than good in some material degree or is of limited relevance to the response.
2–3	Poor response to question	In the opinion of the evaluators, the Candidate's response provides information which addresses all requirements. BUT the Candidate's response fails to provide relevant supporting evidence; or the evidence is not relevant to the response required.
1	Deficient	In the opinion of the evaluators, the response does not adequately address the stated requirements in respect of the project and the criterion being scored.
0	Not answered	The Candidate failed to provide a response.

NOTES

- (i) Candidates must obtain a score of four or more against each of the sections used to demonstrate Technical and Professional Ability in order to be further considered for the contract opportunity.
- (ii) Each member of the SQ Evaluation Panel will undertake an initial review of the SQ returns. A moderation meeting will then be held to discuss each SQ return, with weightings applied to the agreed scores against each criterion accordingly.
- (iii) The weighted overall score achieved and weighted consensus score for each scoring criteria will be released to each Candidate upon completion of the SQ Phase. Additional feedback will only be provided upon request.

10.3. Selection of Design Teams to be Invited to Participate in the ITT Phase

The weighted overall score arising from the evaluation of the Technical and Professional Ability section of the SQ will be used to order the returns in order of highest to lowest for the purpose of short-listing and selection. A shortlist of suitably qualified Candidates (maximum 5) as determined from the scoring of the Technical and Professional Ability section of the SQ Returns will be invited to participate the ITT Phase.

10.4. SQ Evaluation Panel

The SQ Evaluation Panel that will appraise the Technical and Professional Ability component of the SQ return is expected to comprise:

Name	Affiliation
Gareth Roberts	Leader of the Council (Chair)
	Cabinet Member for Business, Economy and Employment (including Property)
	Cabinet Member for the Environment, Planning and Sustainability
James Chard	Twickenham Riverside Ward Councillor
	Local Stakeholder Reference Group representative
	Local resident with relevant technical experience
	Local resident with relevant technical experience
	Sarah Williams Architects, Acting as RIBA Adviser

A representative from RIBA Competitions will not score but will attend the moderation meeting to document the selection process and provide procedural support.

In the event of a Panel member being unable to continue to act through illness or any other cause, the Council, in consultation with RIBA Competitions, reserves the right to appoint an alternative Panel member.

11 | Documentation

It is currently anticipated that the following will be issued with the ITT document to short-listed participants (subject to change/additions):

- Traffic surveys
- Information from local stakeholder groups
- Information on trees
- Information on current planting on the Embankment
- Documentation from the previous planning application

12 | Process

At the beginning of the ITT Phase short-listed Participants will be invited to attend a group site visit and open briefing session with key Council representatives and their appointed advisers. Prior to the Tender Submission Deadline, short-listed Participants will be invited to present their ideas to the panel to enable short-listed Participants to fine tune their proposals before the formal submission of Tenders.

13 | Public Engagement

A period of public engagement on the proposed Twickenham Riverside development project will take place at venues to be decided within Twickenham between 02–27 September to provide residents the opportunity to view and comment on the shortlisted schemes anonymously, designs will also be made available on the Council's website. Designs will be anonymous in that the participant proposing each shortlisted scheme will not be identified. Teams will be required to supply the information stated within **section 14.2** for the creating of the exhibition boards.

The responses received during the period of engagement will be made available to the evaluation panel.

It is anticipated that Participants invited to participate in the ITT phase will be required to submit the material outlined below.

14.1. Design Submission

The design submission will outline the Participant's approach including its understanding of the Councils requirements and how it would work with Council representatives, the local community and other stakeholders to ensure successful delivery of the Twickenham Riverside project to programme and budget. It is anticipated that Participants invited to submit Final Tenders will be required to submit the material outlined below.

4x A1 DESIGN BOARDS

Illustrating the approach and design concept. It is anticipated that the required content will include but not be restricted to:

- Contextual site plan at 1:500 depicting the main features and organisation of the scheme including its relationship to the river and the town centre
- Diagrams, sketches and supporting text to outline the approach and design drivers behind the proposals. These should include diagrams summarising the proposed approach to building services design and sustainability
- Elevations and sections (1:200) to depict key aspects of the scheme such as elevational detail and proposed material palette
- Floor plans (1:200) illustrating proposed floor layouts, adjacencies, organisation and flow within the building
- Site plan illustrating the vehicular movements within the site, including servicing and access requirements
- Diagrams, sketches and supporting text to outline the approach to landscaping/open space and the re-provision of the Diamond Jubilee Gardens
- 3D Sketches, standing on bridge to Eel Pie Island looking back to the site, a view from King Street and others that best show the proposal

DESIGN REPORT

Limited to 15 single-sided pages, to expand on the material presented on the A1 boards with explanatory sketches and drawings.

- Outline of proposed team structure, respective roles and responsibilities and key personnel that would be involved in developing the design proposals, together with method of proposed working and engagement with the Council and its stakeholders
- Description of the design approach outlining how it addresses the outline brief and the aspirations for the Twickenham Riverside Project. Including open/public spaces.
- An outline of the proposed structural strategy for the building and its integration with services to deliver a sustainable project.
- Outline specification of materials, with a brief description of key components, proposed palette of materials, finishes and the reasons for selection.

14.2. Digital Files for Exhibition Boards

As part of the competition, following the submission of designs and before the panel make a decision, there will be a period of engagement with the public on the designs. The anonymous A1 sheets, in digital format will be available for the public to view on the Council website and in a number of drop-in sessions.

14.3. Statement on Costs and Appraisal of Headline Budget

A Statement on Costs and Appraisal of Headline Budget demonstrating that the proposals will be capable of being delivered within the identified construction budget. It is anticipated that this will require submission of 2 Fee proposals based on:

- (a) a project with a construction contract value of £25m (excluding VAT); and
- (b) the estimated value of the project proposals (excluding VAT) developed by the architect for the purposes of this competition.

To be submitted as follows:

- Pricing Schedule and other Tender-related documentation. A Fee Proposal (fixed sum and percentage, exclusive of VAT) should be submitted to cover the cost of developing the proposals for the Riverside development in sufficient detail to clarify the design and the project budget, leading to submission and final determination (grant of consent) of the planning application (RIBA Stage 3).
- A separate percentage-based fee should be identified for subsequent technical design development up to RIBA Stage 4.
- A percentage-based fee proposal should be provided to cover the cost of developing and delivering the project over RIBA Stages 5 to 7.

15 | Clarification Interviews

Bidders will be invited to present their proposals to the Evaluation Panel at a clarification interview. The purpose of the interviews will be to provide design teams with an opportunity to explain their proposals as tendered, and to enable Panel members to seek clarification on any issues that are unclear from their initial appraisal of the submission return.

16 | Award Criteria

The aim of this procurement is for the Council to select a preferred architect firm on the basis of the Most Economically Advantageous Tender* in respect of design, value and potential deliverability within the identified construction cost envelope. Further details of the Award Criteria will be included in the final version of the ITT document issued to short-listed architect firms but are expected to comprise.

Award Criteria		Weighting
Quality		
1	Overall quality & architectural distinction of the design concept, including appropriateness of proposed response to the site; strengthening the green character and enhancing the public realm.	25%
2	The proposals ability to meet the aspirations for the Twickenham Riverside Development, including uses which realise wider social and economic benefits**	20%
3	The schemes ability to reconnect Twickenham with the riverside and to promote the Riverside as a place to live, visit & invest. This includes careful consideration of vehicular circulation and servicing requirements and provides a riverside experience which prioritises people over cars	15%
4	Proposed team structure, understanding of expectations and ability to work in partnership with the Council as demonstrated through the overall approach and presentation at interview.	20%
		80%
Cost		
5	Quantum of development, buildability, cost and commercial viability of the proposals. The potential deliverability and viability of the proposals will be appraised to ensure that whilst the development is of high architectural design quality, it can be constructed cost effectively.	10%
6	Submission of a competitive fee proposal (broken down per RIBA work stage) to deliver the quality and include the demonstration of a sufficient level of resourcing to deliver the quality and scope of design services required	10%
		20%

* Most Economically Advantageous Tender means that Tender returns will be assessed on Quality and Cost. The relative split is anticipated to be 80% Quality and 20% Cost.

** Wider social and economic benefit/value will be measured using a framework provided at Phase 2 of the competition.

The financial component of the Tender return will be evaluated separately by representatives from the Council and/or a Cost Consultant retained by them. The Quality and Cost scores for each tendering architect firm will then be aggregated to determine the preferred Bidder.

17 | ITT Evaluation Panel

The Panel that will evaluate the Final Tenders is expected to comprise:

Name	Affiliation
Gareth Roberts	Leader of the Council (Chair)
	Cabinet Member for Business, Economy and Employment (including Property)
	Cabinet Member for the Environment, Planning and Sustainability
James Chard	Twickenham Riverside Ward Councillor
	Local Stakeholder Reference Group representative
	Local resident with relevant technical experience
	Local resident with relevant technical experience
	Sarah Williams Architects, Acting as RIBA Adviser
	Competition Manager, RIBA Competitions (observer only)*

* A representative from RIBA Competitions will not score but will attend the clarification interview meetings to document the selection process and provide procedural support.

The Evaluation Panel will be provided with advisory assistance from Council representatives, and other consultants employed by the Council. In the event of a Panel member being unable to continue to act through illness or any other cause, the Council, in consultation with RIBA Competitions, reserves the right to appoint an alternative Panel member.

18 | Honoraria

Each Participant invited to submit a Final Tender who submits a compliant Tender and gives a clarification interview presentation will receive an honorarium payment of GBP £6,500 (+VAT).

Honorarium payments will be paid to the Lead Architect firm from each multi-disciplinary design team. The Council will undertake to make the honorarium payments within 30 calendar days of the clarification interview presentations (or issue of notification letters in the case of Participants not invited to submit a final tender) and on submission of an Invoice to RIBA Competitions. No payments will be made in respect of the SQ Phase.

19 | Appointment

On appointment, the architect firm leading the design team will act in the role of Lead Designer for Twickenham Riverside Project. The council intends to enter into a single contract with the Lead Designer firm, who will be responsible for ensuring that contracts with their sub-consultants are aligned with the Council's contract.

On appointment the Lead Designer firm will be required to retain Professional Indemnity insurance cover of GBP £5m (as a minimum), and to ensure that the cover is back-to-back for each and every consultant in the architect's design team. It is anticipated that (subject to fee agreement) the design team proposed by the Lead Designer firm will be retained. However, the Council reserves the right to determine the final composition of the design team appointed as the winner and this may include the appointment of consultants that are not suggested within the competitor's bid. For the avoidance of doubt this is to ensure the correct mix of skills and expertise and will not be imposed unreasonably.

The Council's intention is to appoint the winning team to develop their design proposals up to RIBA Stage 3 in the first instance, leading to submission of a planning application. Once planning has been secured the Council will look to appoint the winning team to work with them to RIBA Stage 7.

20 | Publicity

Candidates and participating bid teams will be required to maintain confidentiality throughout the procurement process and not identify themselves; the names of short-listed participants; or the names of successful or unsuccessful bidders; or release any design proposal images etc. to any third parties or media outlets until after an official announcement has been made, and/or any related embargoes/mandatory standstill periods have elapsed.

Once any anonymity restrictions or embargoes have been lifted, authors of all proposals will be duly credited and recognised in all associated media publicity.

RIBA Competitions are assisting the Council with the management of the procurement process. Representatives from the Council and members of the Evaluation Panel should not be directly solicited for information as this may lead to disqualification from the process. All queries relating to the Selection Questionnaire Phase should be submitted via e-mail to [REDACTED] Candidates should refer to the Procurement Timetable regarding the latest deadline by which to raise queries.

The intention will be to make advice arising from queries received available to all Candidates via the e-mail address entered in the on-line request form, where doing so is in the interest of maintaining transparency and fairness in the procedure and would not constitute a breach of commercial confidentiality.

RIBA Competitions

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]





LBR5

APPENDIX 8

Local Stakeholder Reference Group - Minutes

8th May 2019

Attendees Council:

Cllr Crouch (Twickenham Riverside Ward Councillor), Paul Chadwick (Director of Environment and Community Services), Mandy Skinner (Assistant Chief Executive), Mick Potter (Parking Policy Manager), Ellie Firth (Head of Communications), Anna Sadler (Programme Manager) and Charles Murphy (Senior Project Officer)

Groups:

Eel Pie Island Association – [REDACTED]

EPIC SUP – [REDACTED]

Richmond Cycling Campaign – [REDACTED]

River Thames Society – [REDACTED]

Riverside Action Group – [REDACTED]

Twickenham Alive – [REDACTED]

Twickenham Riverside Park Team – [REDACTED]

Twickenham Riverside Trust – [REDACTED]

Twickenham Riverside Village Group – [REDACTED]

(Design Panel Representative)

Twickenham Society – [REDACTED]

Apologies

Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor) and Cllr Neden-Watts (Twickenham Riverside Ward Councillor)

Key Detail / Action

Design Competition Update

The Group were given an update on the Design Competition, including key dates.

Action: CM to find out from RIBA whether the questions submitted by registered parties can be made available to the group.

Traffic and Parking Surveys

MP took the Group through the slides explaining that the surveys were additional to those undertaken in November 2015. The slides outlined the area covered, the brief that went to the consultants, the dates the work was carried out, what was captured, when the results will be made available and the wider CPZ review work.

It was explained that following competition rules, it was advised that surveys should not be made available to the public prior to the launch of the stage two brief. The indicative date for releasing the second stage brief is June 3rd.

The group acknowledged the process but expressed frustration. The following comments/concerns were raised by the group:

- That according to Council protocol surveys must include the area 200 metres beyond the site in all directions.
- That there was a significant period of time between 5pm and 1am where surveys were not carried out and that this would then present an inaccurate view of Twickenham's active night time economy.
- That the group were unable to input into the brief for transport consultants.
- That the work considering how removal of parking from the Embankment would impact the wider zonal area should be completed in depth prior to the launch of the second stage brief.
- That these surveys were not completed prior to the launch of the competition.

There was a discussion around how cycling had also been considered in the surveys and acknowledgment that the current two-way lane proposal needed to be considered as part of this work.

It was agreed that there would be a 'special' meeting of the Stakeholder Group to discuss the findings of the surveys after the 3rd June. **Action:** CM to arrange a date.

Engagement on Twickenham Riverside Designs

AS talked the Group through the timetable and competition rules relating to the engagement. The Group were asked how they thought the Council might best engage. Key groups mentioned were businesses, clubs and resident associations, however the need to get a balance of comments from different stakeholders was discussed and how the panel should be made aware of which comments came from which communities during the engagement. Identifying who uses Twickenham as their town centre was seen as important. The group were told that there would be drop-in sessions in York House and it was discussed that it would be good to try an engage in other situations, such as in public. There was a discussion about comments received online.

This discussion will continue in future stakeholder reference group meetings.

Twickenham Riverside Stakeholder Reference Group

08.05.2019



Competition update

Indicative timetable

ACTIVITY	DATE (ESTIMATED)
Expression of Interest with Selection Questionnaire (SQ)	
Publication of OJEU Notice	Mon 25 March 2019
Mol & SQ made available	Tues 26 March 2019
Latest date for queries relating to the SQ	Mon 22 April 2019
Deadline for receipt of SQ returns	Tues 07 May 2019
Moderation meeting & selection of shortlist	w/c 20 May 2019
Short-listed Participants notified	w/c 27 May 2019
Notifications to unsuccessful Candidates	

- Design Competition launched
- Moderation meeting 20th May
- Design Panel are evaluating individually and then the moderation meeting will be led by RIBA
- Second stage brief will be issued to the 5 shortlisted candidates 3rd June

Traffic and parking surveys

- Surveys conducted in March by external consultants
- These are in addition to the surveys conducted in November 2017
- Report detailing results received last week
- Further surveys undertaken on Sat 5 May 2019 (Army v Navy match) involving the closure of Church Street – results to follow
- Surveys included a period of high tide
- Results will be made public and available when the second stage brief is issued to the 5 shortlisted teams 3rd June 2019

Area included



Brief to consultants

Parking beat surveys – 12 counts over a 2 week period

Daytime counts of legally and illegally parked vehicles:

Tuesday 19 March - 1 count between 8:00-10:00 & 1 count each between 15:00-17:00

Saturday 23 March 2019 - 1 count between 12:00-13:00

Overnight counts of legally and illegally parked vehicles:

Tuesday 19 March & Wednesday 20 March 2019 - 1 count each between 01:00-05:30

Sunday 24 March 2019 - 1 count between 01:00-05:30

Then repeat the above process for the following week (25 March – 1 April 2019).

Brief to consultants

Access and servicing surveys - 24 video surveys

Monday 18 March 2019 & Friday 22 March 2019

- The number of vehicle movements – vehicles by type and servicing activity (by vehicle classification, duration and location)
- The number of vehicle turning movements by type at the following junctions: King Street/Church Street, King Street/Water Lane, Water Lane/The Embankment, The Embankment/Bell Lane, Wharf Lane/Service Road at rear of 3-33 King Street
- Pedestrian and cycle movements in terms of numbers and directions of movement
- Details of vehicle servicing on the south side of King Street between Water Lane and Wharf Lane between the permitted loading times by vehicle type and duration
- Details of issues / differences where the tide is high (such as reversing / additional turning vehicle movements)

Then repeat the above process for the following week (25 March – 1 April 2019).

Wider D zone review

Review of the CPZ's operation

- Location of parking places
- Designation of parking places
- Waiting and Loading Restrictions
- Review to consider impact of any changes to The Embankment area

Any questions?

Engagement on Twickenham Riverside designs

Following competition rules



Indicative timetable

Invitation To Tender (ITT)	
Issue Outline Design Brief & ITT to shortlist	Mon 03 June 2019
Site visit & open briefing session for Short-listed participants	w/c 03 June 2019
Latest dates for general clarification queries relating to the ITT	Tues 18 June 2019
Issue of Memorandum in response to general clarification queries	Tues 25 June 2019
Short-listed participants invited to present ideas to the Council in advance of formal Tender Submission Deadline	w/c 01 July 2019
Tender Submission Deadline	Tues 06 August 2019
Public Engagement	Mon 02 Sept – Fri 27 Sept 2019
Evaluation of ITT submissions	w/c 28 Oct 2019
Clarification interviews & presentations	Wed 30 Oct 2019
Issue of Intention to Award Contract & Start of 10-day Standstill period	Tues 12 Nov 2019
Confirmation of Contract Award	Mon 25 Nov 2019
Public announcement of result	Mon 25 Nov 2019

Competition rules

What it will be

- Engagement will be designed to help the Panel understand aspects that the public like or are concerned about in the designs.
- The Design Panel will receive an engagement report before the final evaluation and clarification interviews.
- The proposals from the architects will be anonymous

What it will not be

- The engagement will not be a public 'vote' as the results are not a *criteria* in the final evaluation of designs.

Key days for the engagement programme - *indicative*

(all in the Clarendon Hall)

- Stakeholder group preview 2nd September (10am – 1pm)
- First public engagement session 3rd Sept (12 noon - 8pm)
- Second public engagement session 12th Sept (6pm – 8.30pm)
- Third public engagement session 21st Sept (10am - 5pm Saturday)
- Fourth public engagement session 24th Sept (6pm - 8.30pm)

The online consultation will run from 2nd – 27th September on the Council website

Giving everyone the opportunity to have their say

Our proposal

Focus groups and listening sessions with;

- Young people (schools / youth clubs)
- Local businesses
- Local clubs
- Disability groups
- Families who use DJ Gardens café and playground

Giving everyone the opportunity to have their say

Others?

e.g. residents in the wider TW area, who have not had their say so far

- How can we best engage?



The role of the SRG

What is the role of the SRG?

- ☐ Understand and represent the interests of their wider groups
- ☐ Disseminate accurate information to their wider groups
- ☐ Encourage their wider groups to take part in the engagement process
- ☐ Other?

How can the SRG help?

- Social media/ E-newsletters
- Via group membership
- Websites
- Distributing flyers / posters

Digital templates for marketing material can be made available.
Along with suggested web/newsletter content.

Any questions?

LBR5

APPENDIX 9

Stakeholder Reference Group 'Parking/Movements Special' - Minutes

13th June 2019

Attendees Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Paul Chadwick (Director of Environment and Community Services), Nick O'Donnell (Assistant Director of Environment and Community Services – Traffic and Engineering), Mick Potter (Parking Policy Manager), Anna Sadler (Programme Manager), Charles Murphy (Senior Project Officer), Tyrone Josephine (Project Support Officer).

Groups:

Eel Pie Island Association, Richmond Cycling Campaign, River Thames Society, Riverside Action Group, Twickenham Alive, Twickenham Riverside Park Team, Twickenham Riverside Trust, Twickenham Riverside Village Group, Twickenham Society

Apologies

Mandy Skinner, Cllr Crouch, Cllr Neden-Watts

Key Detail / Action	Owner
<p><u>Competition Update</u></p> <p>Update was given to the SRG on the shortlisted firms and the next steps.</p> <p><u>Parking Survey Results</u></p> <p>Mick Potter (Parking Policy Manager) and Nick O'Donnell (Assistant Director of Environment and Community Services – Traffic and Engineering) presented to the Group. They explained that the surveys followed on from two previous sets of surveys, giving the Council a robust and consistent dataset.</p> <p>Officers talked through the relevant parking points from the second stage brief and the Council's emerging proposition to help mitigate the loss of spaces on the immediate riverside. This included the creation of new on and off-street parking spaces, increased priority to residents in the bays closest to the scheme, use of Council owned car parks for business permit holders and visitors, better signage to direct car users to parking spaces and exploring greater use and efficiency of existing bays. There were concerns raised over the distance from the site for the re-provision but it was explained that the work has not finished, and the Council were preparing for different scenarios. SRG also raised concerns over a lack of consultation to Eel Pie businesses and clubs but it was repeated to the group that work is</p>	

<p>still being done and nothing is finalised. Officers reiterated that the work on parking is a direct response to the brief.</p> <p>The presentation moved to servicing and site movements. Officers made it clear that the brief does not stop architects from being creative on parking and site movements.</p> <p>The final section of the presentation was on cycling and pedestrians and research was mentioned that highlight the positive impact promoting cycling can have on the local economy. Some stakeholders registered their concerns that the removal of parking on the embankment may have a negative impact on the high street. In response there was a discussion on the national surveys completed by TfL which evidenced the greater amount of spend in businesses per mode of transport – with cycling and walking being paramount.</p> <p>It was suggested that the Council consider an experimental parking order, stopping the use of the Embankment for parking in advance of spaces being lost. The Council said it would consider it, but it is important that the mitigation measures are in place first.</p> <p><u>Actions</u></p> <p>Contact SRG with date of next meeting.</p>	<p>TJ</p>
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Twickenham Riverside Stakeholder Reference Group

13.06.2019

Competition update

- **Shortlist announced**
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- **Invitation to Tender (ITT) issued 3rd June**
- **Site Visit and Briefing with shortlist 5th June**

- **Next steps:**
 - **Clarification questions – 18th June**
 - **Clarification interviews – July**
 - **Tender submission deadline – 6th August**

Introduction - survey results

- Surveys used need to be independent, conducted by recognised experts in the field and verified by the Council to be used as part of this work
- The Council has conducted full surveys on separate occasions which is well and beyond what is required and provides a very robust data baseline consistent to standards
- The information is there to give a good guide to patterns and any small variations do not make any meaningful impact to interpretation or use
- There will be the need for further engagement with the design team on this work and the opportunity remains for any further work to be commissioned as requested

Surveys

- Surveys have been conducted by external consultants in:
 - June/July 2016
 - November 2016
 - March 2019
- This is in addition to work carried out by the Council looking at the wider CPZ
- We have a consistent dataset of the area
- Surveys included:
 - Manual vehicle counts
 - Junction counts
 - Loading and servicing activity
 - Pedestrian and cycling
 - Parking
 - Wider site observations

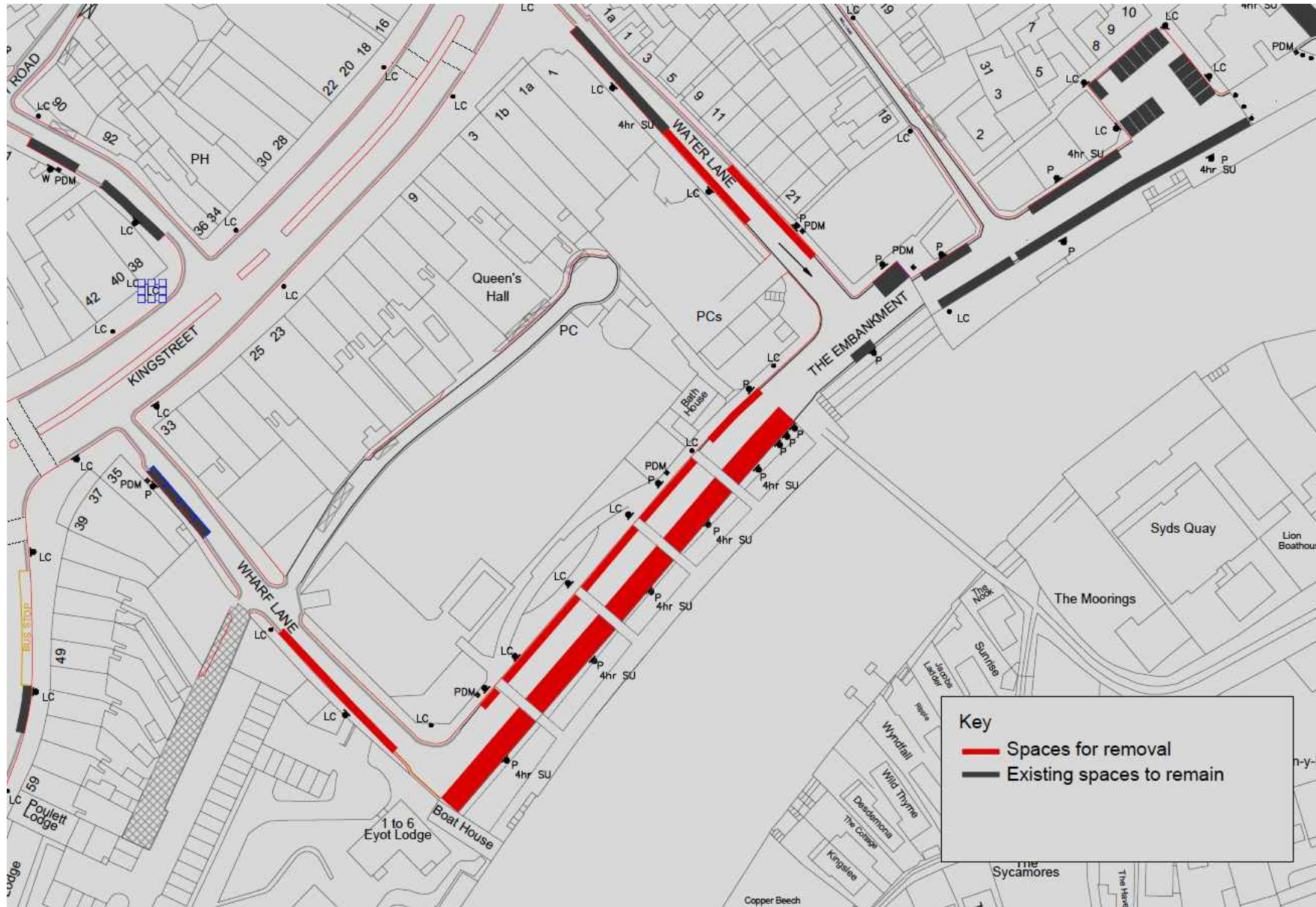
Parking

From the brief:

- Parking is to be removed from the immediate riverside (Embankment between Water Lane and Wharf Lane).
- These spaces do not need to be re-provided within the proposed scheme, though bidders may if they wish include some provision on the site but away from the immediate riverside if they feel it is readily done without significant adverse impact on other scheme requirements.
- The Council as Highway Authority has an emerging proposition towards the re-provision of this Embankment parking across the wider area.
- Car free residential and commercial proposals are required for the scheme itself (with the exception of disabled parking bays, to align with planning policy requirements)



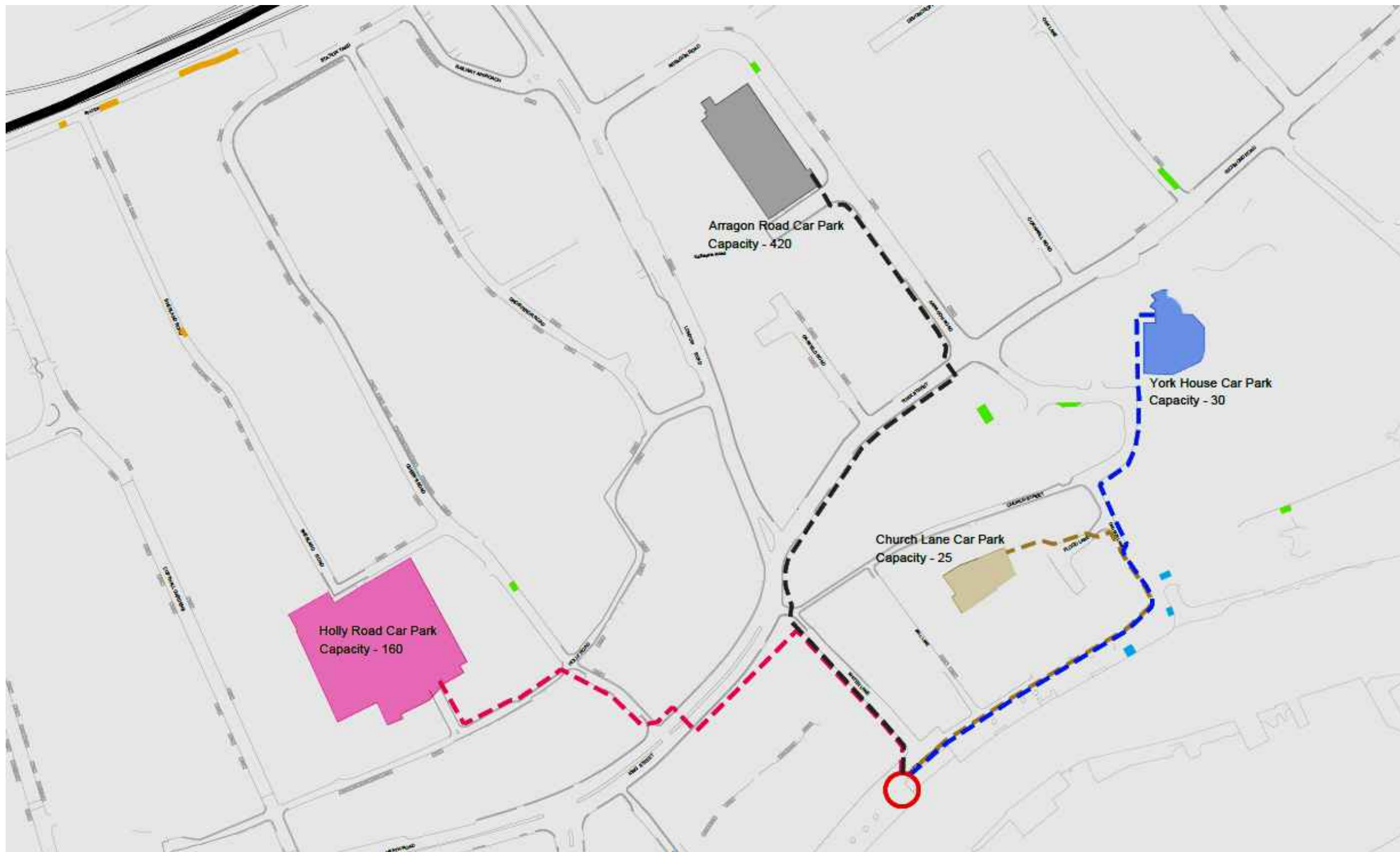
Parking – spaces to be lost



Parking – beyond the development site

The Council's emerging proposition:

- Create the new, additional on and off street parking spaces and fully test the scope for even more
- Re-arrange permitting and remove pay and display bays to prioritise resident parking closest to the scheme
- Focus for business permit holders will be for spaces away from the Embankment area and that focus will include the further use of the Council owned Arragon Road and Holly Road car parks and maximising their capacity
- Similarly the focus for pay and display is also further away from the scheme than present and that includes, for weekends, exploring the use of the basement car park of the Civic Centre
- Change parking signage across the town centre to match the revised priorities and to improve anyhow what we have at present. Including probable use of electronic live time signage.
- Explore opportunities for greater use/efficiency of existing bays e.g. multi use/shared bays



Servicing

From the brief:

- Access, deliveries and servicing must be retained to Eel Pie Island and at least match the current provision (namely three loading bays, and a loading/servicing area, currently situated in along the yellow line directly at right angles to the bridge).
- The servicing/loading area must be provided in an optimal location, as close to the existing zone as possible, and no further from the footbridge.
- Bidders are asked to describe the scale of service vehicles that their scheme can accommodate. Currently the island's servicing area is capable of accommodating HGVs, necessary for servicing the island's two commercial boatyards.
- The proposals must make provision for at least two loading bays (in addition to those required for Eel Pie Island) of at least 15 metres each, not necessarily in the same location, to accommodate the needs of the scheme and units on King Street.

Eel Pie Island

Scheme / King
Street

Servicing

Highway Authority comments in the brief:

- Larger service vehicles are relatively low in number and should ideally be served from King Street, taking advantage of the ability to do so already in certain time slots. The Highway Authority will look to make any time changes and physical adjustments necessary to accommodate this in an enhanced way as the scheme is being planned.
- Most shops use smaller vehicles which need to be accommodated via a small number (two or three) of suitably located loading bays on the development site.
- There are regular deliveries to Eel Pie Island and their loading bays need to be retained close to the footbridge with at least the same numbers as present and ideally even closer than they are at present.

Site Movements

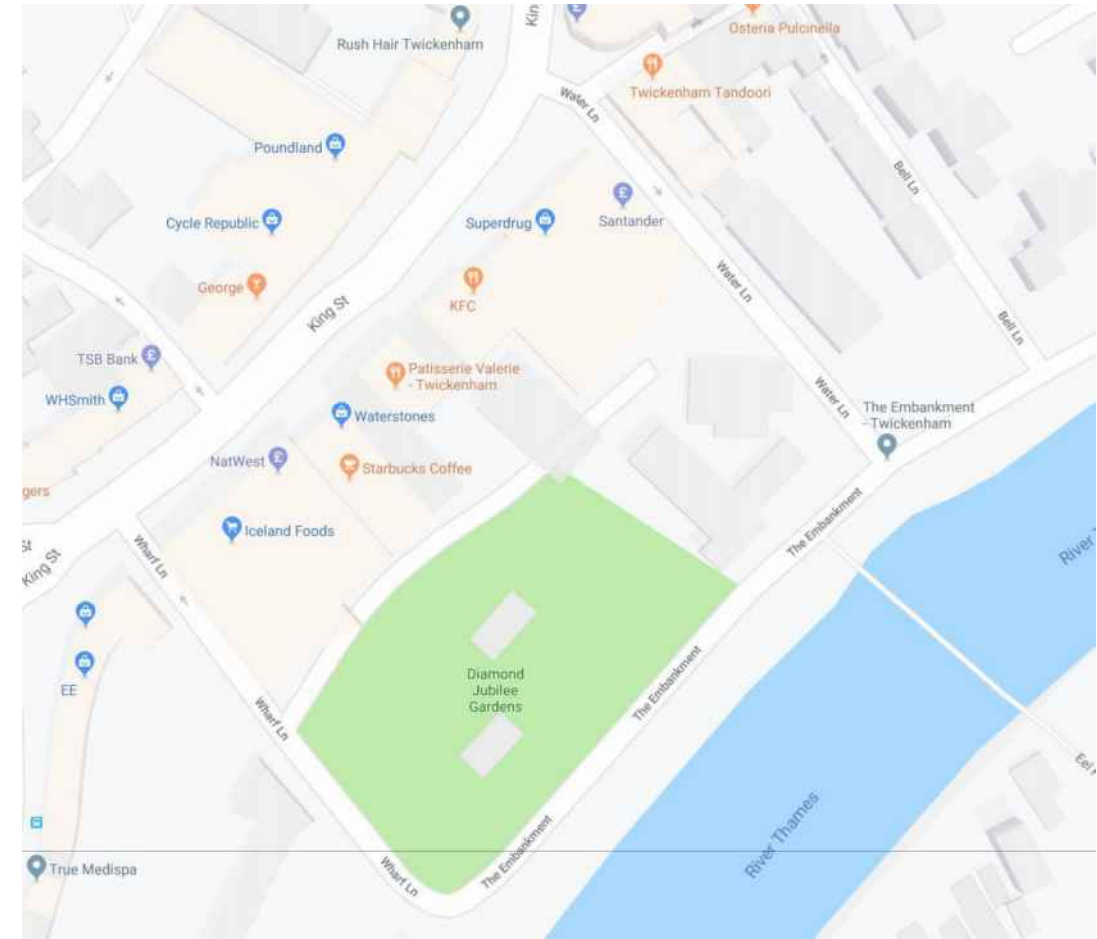
From the brief:

- There must be a road link that runs between Water Lane and Wharf Lane.
- Bidders need to describe the scale of service vehicles that the road link would accommodate in some detail, including their movements.
- Any options for this service link to accommodate larger service vehicles will be considered providing that they do not have a significant adverse impact on other scheme objectives

Site Movements

Highway Authority comments in the brief:

- Traffic flows in the area are sufficient to require a through route somewhere between Water and Wharf Lane, with Water Lane and Wharf Lane in part needing to become two way to ease movements, including those of Eel Pie Island.
- It is recommended that designs look to remove the parking on the southern end of Water Lane and possibly Wharf Lane (from the current service road down) to facilitate the partial two way movement as above. These spaces do not need to be re-provided via the proposals.



Cycling and Pedestrians

From the Brief:

- A pedestrian and cycling friendly environment should be created, improving links with areas outside the site.
- Active travel is to be promoted and facilitated.
- How cyclists currently use the site/area and how this could be improved with routes connecting to other locations such as Richmond.

LBR5

APPENDIX 10

From: [REDACTED]

Mail received time: Fri, 5 Jul 2019 12:39:04

Sent: 05 July 2019 13:39:05

To: [Sadler, Anna](#)[Skinner, Mandy](#)[Josephine, Tyrone](#)

Subject: Re: Architects questions/ Council Trustee

Importance: Normal

Sensitivity: None

Archived: 05 May 2023 11:11:46

Anna and Co,

By way of correction, I should have said in my earlier email in accordance with the Objects of the Trust the Trustees will not agree to any of the present footprint of the DJG (land NOT in a 1 in 100 year + 35% flood zone) being reprovided in an area affected by a 1 in 100 year + 35% flood zone.

Sorry about this error.

[REDACTED]
Sent from my iPad

> On 5 Jul 2019, at 12:46, [REDACTED] wrote:

>

> Tyrone, Anna and Mandy,

>

> Following your detailed correspondence concerning moving the Gardens and in accordance with the Objects of the Trust the Trustees will not agree to any of the present footprint of the Diamond Jubilee Gardens (land situated in a 1 in 100 year +35% flood zone) being reprovided in an area affected by a 1 in 100 year +35% flood zone.

>

> The accordance with the Agreement between the Council and the Trust dated 14th April 2014 the Trust recognises that the Council is entitled to appoint a Council Officer at be a voting Trustee of the Trust.

>

> We look forward to hearing from you in this matter.

>

> Best Wishes,

>

> [REDACTED]

> Hon. Sec. TRT

>

>

> Sent from my iPad

LBR5

APPENDIX 11

Archived: 05 May 2023 11:15:58

From: [Sadler, Anna](#)

Sent: 10 July 2019 09:44:12

[Skinner, Mandy](#)

[Murray, Ishbel](#)

Cc: [Murphy, Charles](#)

Subject: RE: The area of the Diamond Jubilee Gardens

Importance: Normal

Sensitivity: None

Official

Dear [REDACTED]

Wonderful – thank you for getting back to me. We will go with 2600m2 for the DJG and also hopefully will gain extra open space throughout the designs in connecting areas.

Best wishes

Anna

[Anna Sadler](#)

[Programme Manager \(Special Projects\)](#)

From: [REDACTED]

Sent: 09 July 2019 20:19

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Skinner, Mandy

<Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]

[Murray, Ishbel](#)

<Ishbel.Murray@richmondandwandsworth.gov.uk>; [REDACTED]

Subject: The area of the Diamond Jubilee Gardens

Dear Anna,

Thank you for the drawings.

Sorry for the delay.

We have checked your calculations and are happy to accept your figure of 2,600m2.

Thanks again.

[REDACTED]

LBR5

APPENDIX 12

Archived: 05 May 2023 11:22:37

From: [REDACTED]

Mail received time: Sun, 21 Jul 2019 06:10:45

Sent: 21 July 2019 07:10:46

To: [Murphy, Charles](#)

Cc: [Sadler, Anna Skinner, Mandy](#) [REDACTED] [Murray, Ishbel](#)

[REDACTED]

Subject: Re: Early Design Ideas

Importance: Normal

Sensitivity: None

Charles,

Thank you for your email and the date of a proposed meeting.

In view of the fact that we will not have seen the plans we suggest that we meet after 2nd September when we will at least have seen them.

Kind regards,

[REDACTED]

Sent from my iPad

On 19 Jul 2019, at 11:19, Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk> wrote:

Official

Dear [REDACTED],

Thank you for getting back to us and apologies for the delay. The Council is happy to pay any reasonable legal fees for negotiating and entering into an Option Agreement. When is your Trustees meeting? I had identified the 27th August, 3-5pm as an initial meeting – if that works for the Trust?

We of course recognise the Trust as a major stakeholder, but from a procurement perspective I'm afraid we are not allowed to share any information at this stage as it all must be kept confidential. Advice both RIBA and our procurement team have given.

Kind regards,

Charles Murphy

Senior Project Officer

Serving Richmond and Wandsworth Councils

020 8891 7897

charles.murphy@richmondandwandsworth.gov.uk

From: [REDACTED]

Sent: 16 July 2019 10:30

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; Skinner, Mandy <Mandy.Skinner@richmondandwandsworth.gov.uk>

Cc: [REDACTED]

[REDACTED] Murray, Ishbel <Ishbel.Murray@richmondandwandsworth.gov.uk> [REDACTED]
[REDACTED]

Subject: Early Design Ideas

Dear Anna and Charles,

We await a response from you to our email concerning a possible option agreement. In the meantime we have set up a Trustees meeting in mid-August.

In the interim, the trustees feel it would be helpful, and may well constructively inform their discussions ahead of the our meeting, if we were able to have sight and/or knowledge of any initial plans/design ideas the competition architects are presenting at this stage in the competition process.

As a major leaseholder on the development site, I am sure you can appreciate that the Trust would wish to be kept up to date about discussions that relate to Diamond Jubilee Gardens and the wider riverside.

If you agree, several trustees would be available for a meeting later this week?

Best wishes

Anne

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LBR5

APPENDIX 13

Local Stakeholder Reference Group - Minutes

22nd August 2019

Attendees Council:

Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Paul Chadwick (Director of Environment and Community Services), Mandy Skinner (Assistant Chief Executive), Nick O'Donnell (Assistant Director) Mick Potter (Parking Policy Manager), Ellie Firth (Head of Communications), Anna Sadler (Programme Manager), and Tyrone Josephine (Project Support Officer)

Groups:

Eel Pie Island Association, Richmond Cycling Campaign, River Thames Society, Riverside Action Group, Twickenham Alive, Twickenham Riverside Park Team, Twickenham Riverside Trust, Twickenham Riverside Village Group, Twickenham Society

Apologies

Cllr Neden-Watts (Twickenham Riverside Ward Councillor), Cllr Crouch (Twickenham Riverside Councillor), and Charles Murphy (Senior Project Officer)

Key Detail / Action	Owner
<p>Introductions Council Officers introduced themselves.</p> <p>Design Competition Update The chair gave an update on the Design Competition and confirmed the five architects had submitted their designs</p> <p>Engagement Period The preview for the SRG to see the designs was confirmed for 12pm on the 4th September with the engagement period officially launching later that day at 5pm and ending on the 2nd October. The first drop-in event being held on the 5th September 12-8pm in Clarendon Hall. The questionnaire which asks the public what they like and dislike about each scheme was discussed and it was agreed the question would be updated to give the public a better idea of what they should be referring to when answering the question. It was confirmed there would be design boards on display and no videos.</p> <p>It was explained the engagement period will be used to gather feedback from the community, but it was stressed it was not be a vote, due to procurement rules. The Council will also be going to schools and youth centres to engage with young people. The Council explained flyers will be mailed out to 21,000</p>	

<p>households with details about the Design Competition and dates of the Public Engagement events taking place at Clarendon Hall.</p> <p>It was asked what if it becomes obvious people don't like something – how will you change it? The Chair explained the feedback would be taken through to the stage of development. It was noted that none of the designs have evaluated so they might meet different aspects of the brief. It was asked if there would be further engagement beyond September and it was confirmed there would be, but that process is dependent on how much the final design changes. Financial information would not be made public, but it was mentioned that it was part of the award criteria, as was the consideration of social value.</p> <p>Action – Tyrone to send invite to SRG for previews of designs.</p> <p>Traffic and Parking Surveys Update</p> <p>The Highway Authority Team gave a presentation on reviewing options for parking based on the proposed plans to remove 78 parking spaces from Water Lane, Wharf Lane, and along the Embankment. It was explained the number of proposals outlined were based on designs removing all parking spaces and they could change once an architect is chosen and the number of parking spaces removed has been identified.</p> <p>It was explained the surveys were carried out over a 24-hour period on select days including weekends. It was mentioned that the traffic flow is dependent on what the designs propose, and this can be worked on in greater detail once an architect is chosen. The two principles are to mitigate loss and encourage public transport. Permits for potential new businesses is open to discussion but it shouldn't be encouraged.</p> <p>It was explained that it was too early for an economic impact assessment on local businesses to be carried out as a scheme hadn't been chosen. Conversations with businesses will be the next step.</p> <p>Concerns over pay and display were raised but it was explained electronic signage will be in place to help overcome this issue. The Civic Centre car park is an option, but the Highway Authority Team are confident it will not be needed with the proposals they have in place.</p>	<p>TJ</p>
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LBR5

APPENDIX 14

Twickenham Riverside – Meeting with Trust

06th September 2019

Attendees Council: Mandy Skinner, Tunde Ogbe, Toks Osibogun, Anna Sadler, and Tyrone Josephine

Groups: DJG Trust

Apologies

Charles Murphy

Key Detail / Action	Owner
<p>Trust feedback on designs</p> <p>The Trust have not had a chance to review the designs as a group and are next meeting on the 17th September where they will have initial discussions. It was agreed a meeting post the 17th September with Officers for the Trust to give feedback and ask any questions. Officers will go through each design on a screen.</p> <p>Action – Tyrone to arrange meeting with the Trust post the 17th September.</p> <p>Options Agreement</p> <p>Tunde explained the lease conditions and outlined suggestions would be similar, if not the same. At some stage The Council will need the Trust to agree to a new lease before a planning application is submitted. This would be an optional lease attached to the surrender of the current lease. The Trust raised the possibility of a different approach and will look to explore this with a lawyer. It was agreed that discussions need to continue as part of the process to reach an agreement. The Trust raised the question if there was a change in administration during this project would the contract be affected if it had been signed. It was explained the contract would be with the Council and therefore have to be delivered.</p> <p>It was outlined that it will be a journey with the chosen architect, working with them to build up a concept and conversations between the Council and the Trust will continue as a part of that process. Tunde explained to the Trust that he will draft a Heads and Terms agreement to send to the Trust to review and give comments on once they have had legal advice. The Council have agreed to cover reasonable legal fees for the Trust. A timeline setting out key dates and meetings was agreed to minimise the risk of delays.</p> <p>Action – Tunde/Toks to send Head and Terms agreement to the Trust.</p> <p>Action – Anna/Tyrone to draft timeline.</p>	<p>TJ</p> <p>TO/TO AS/TJ</p>

VLBR5

APPENDIX 15

Archived: 05 May 2023 11:26:41

From: [REDACTED]

Mail received time: Sun, 29 Sep 2019 09:09:47

Sent: 29 September 2019 10:09:47

To: [Sadler, Anna](#) [Murphy, Charles](#) [Skinner, Mandy](#) [Josephine, Tyrone](#) [Josephine, Tyrone](#)

Cc: [REDACTED]

Subject: Twickenham Riverside

Importance: Normal

Sensitivity: None

Dear Mandy,

Following our meeting last week the Trust has come to the following decision:

The Trustees are unanimous in their decision that scheme number 1 should be the preferred scheme among those that have been shortlisted. The Trust looks forward to receiving further details of the proposal, including scale drawings, to enable it to ensure that they comply with the objects of the Trust, namely to preserve, protect and improve for the benefit of the public the Riverside and its environs at Twickenham; to provide facilities there for public recreation and community activities; and advance the education of the public in the history and environment of the area.

Kind regards,

[REDACTED]

LBR5

APPENDIX 16

Archived: 05 May 2023 11:31:40

From: [REDACTED]

Mail received time: Mon, 14 Oct 2019 19:50:19

Sent: 14 October 2019 20:50:19

To: [Sadler, Anna Murphy, Charles](#) [Skinner, Mandy Maher, Matthew Osibogun, Toks](#)

Cc: [REDACTED]

Subject: RE: legal fees for TRT

Importance: Normal

Sensitivity: None

Hi Anna

Thanks for your reply.

I would really hope if we are on the ball, reasonable and sensible we can get this under 50 hours, so I am happy with your proposal.

We will update you every 14 days as to time and costs.

It would be good to get an agreed MOU, so that we deal with that before lawyers get involved.

This will also keep down costs and ensure there is no confusion from the start

I trust that this meets with your approval and we look forward to receiving such a document

All the best

[REDACTED]

From: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Sent: 14 October 2019 09:51

To: [REDACTED] Murphy, Charles

<Charles.Murphy@richmondandwandsworth.gov.uk>; [REDACTED] Skinner, Mandy

<Mandy.Skinner@richmondandwandsworth.gov.uk>; Maher, Matthew <Matthew.Maher@richmondandwandsworth.gov.uk>;

Osibogun, Toks <Toks.Osibogun@richmondandwandsworth.gov.uk>

Cc: [REDACTED] [REDACTED] [REDACTED]

LBR5

APPENDIX 17

Hopkins

- Please could you outline what part of the scheme is the replacement for the Diamond Jubilee Gardens?
 - o Does it meet the 2,600sqm requirement?
 - o Does it meet the 1 in 100 year / 35% for climate change flooding requirement?
- Please could you talk us through the servicing arrangements for Eel Pie Island?
- Please could you explain the flood defence in your design?
 - o Where is the flood defence under the buildings to the west of the site?
 - o Is it at the back of the boathouse?
 - o How is it accessed / maintained?
 - o Is it a separate structure?
- The access to the service road from Water Lane has buildings over the top. What size / height of vehicles turning into the service road does this accommodate?
- Does the bottom of Wharf Lane have a sufficient turning area for vehicles? What size of vehicles?
- How do you see the market area on the Embankment operating when there aren't markets on? How do you stop it becoming deadspace? What consideration have you given to managing antisocial behaviour in this space?
- What was the reasoning for creating a decking and moving the Eel Pie Island servicing area to the east of the bridge?
- How does the King Street building attract people towards to riverside?

Baynes and Mitchell

- Please could you outline what part of the scheme is the replacement for the Diamond Jubilee Gardens?
 - o Does it meet the 2,600sqm requirement?
 - o Does it meet the 1 in 100 year / 35% for climate change flooding requirement?
- Please could you talk us through the servicing arrangements for Eel Pie Island?
- Do you have a vehicular connection between Water and Wharf Lanes? If not, please explain your reasoning.
- Have you made the full extents of Water and Wharf Lane's two way? Please explain your reasoning and what you think the local impact will be.
- Please could you explain the cycling routes through the scheme?
- Have you given thought to how you access / egress the floating studios at times of flood?
- Can the floating structures withstand extreme flooding events?

Cullinan Studio

- Please could you outline what part of the scheme is the replacement for the Diamond Jubilee Gardens?
 - o Does it meet the 2,600sqm requirement?
 - o Does it meet the 1 in 100 year / 35% for climate change flooding requirement?
- Please could you talk us through the servicing arrangements for Eel Pie Island?
- Please could you run through transport aspects of your scheme? Including cycling routes.

- Please could you explain the reasoning for including the flood vaults? How do you envision this would be maintained and inspected?
- Under the wellbeing centre there is a boathouse suggested, is this designed to be floodable?
- How is the floating pontoon connected to the rest of the site? What happens at times of low and high tides (given difference are quite significant and the connection slope/ramp could end up being quite steep)?
- How long does the pool take to settle before it can be used? How often does the water need to be changed?

Allies and Morrison

- Please could you outline what part of the scheme is the replacement for the Diamond Jubilee Gardens?
 - o Does it meet the 2,600sqm requirement?
 - o Does it meet the 1 in 100 year / 35% for climate change flooding requirement?
- Please could you talk us through the servicing arrangements for Eel Pie Island?
- Please explain the cycling routes through the scheme?
- Is the turning from Water Lane to the service road sufficient for larger vehicles, given you have parking on both sides of the road?
- Where do you see the events area being?
- How often would the steps flood?
- Please could you explain the flood defence in your design?
 - o Where is the flood defence under the buildings to the west of the site?
 - o How is it accessed / maintained?
 - o Is it a separate structure?
- Does the bottom of Wharf Lane have a sufficient turning area for vehicles? What size of vehicles?
- How have you interpreted the brief requirement for the site to be 'more green than grey'?

Haworth Tompkins

- Please could you outline what part of the scheme is the replacement for the Diamond Jubilee Gardens?
 - o Does it meet the 2,600sqm requirement?
 - o Does it meet the 1 in 100 year / 35% for climate change flooding requirement?
- Please could you talk us through the servicing arrangements for Eel Pie Island?
- The access to the service road from Water Lane has buildings over the top. What size / heights of vehicles would that accommodate?
- You suggest widening Water Lane. Do you mean to make it two way for vehicles or just for better views of the river/connection with the river?
- Please could you explain the flood defence in your design?
 - o Where is the flood defence under the buildings to the west of the site?
 - o Is it at the back of the boathouse?
 - o How is it accessed / maintained?
 - o Is it a separate structure?
- How does the King Street building attract people towards to riverside?

- Please could you talk us through the maintenance and design of the floodable riverside gardens.

LBR5

APPENDIX 18

Archived: 05 May 2023 11:33:54

From: [REDACTED]

Mail received time: Tue, 3 Dec 2019 19:15:03

Sent: 03 December 2019 19:15:03

To: [Sadler, Anna](#)

Cc: [REDACTED] [Murphy, Charles Ogbe, Tunde Osibogun, Toks Skinner, Mandy](#) [REDACTED]

Subject: Re: A possible Meeting with the Trust

Importance: Normal

Sensitivity: None

Attachments:

[Proposal for Option Over TR.PDF](#);

Dear Anna,

I attach a letter we have received from Pitmans setting out precisely what the legal issues are.

You will note that we are being advised to appoint a surveyor to produce a report for the charity commission that the land the Trust is being offered as an alternative is the best that can be reasonably obtained for the Trust.

Given that we don't have a plan with a precise indication of the extent and location of the gardens, this would seem to be the first step needed to move the matter forward.

Can you arrange this please.

Kind regards,

[REDACTED]

On Mon, Dec 2, 2019 at 11:52 AM Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Dear [REDACTED],

I understand, I was disappointed to have to send it, but unfortunately we had exhausted all other options and as you have stated, did not think that a meeting without the lawyers would be agreeable to the Trust. It is not ideal I agree but I think we have to try and find other ways forward. As the Trust have been advised that this is a complicated issue we would like to have a better understanding of the complexities. If none of the alternative dates suit, please can we ask the Trust to identify dates before Christmas that you could attend – and we will do our very best to make one of the them work.

In order to try and understand the complexities, I would also like to suggest that Ashfords are able to pick up to the phone to Pitmans so that they can begin to identify the issues? As even if the larger group cannot find availability to sit round the table, I don't think this should stop the lawyers from getting on with their work. Please could you let us know who is Pitsman has been appointed so that we may pass this onto Ashfords?

We were also very sorry to hear about the tree and fires started in the Gardens last night. Hopefully the CCTV from the café will help identify what happened and who caused it.

Best wishes

Anna Sadler

Programme Manager (Special Projects)

0208 831 6332

From: [REDACTED]
Sent: 01 December 2019 10:03
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>
Cc: [REDACTED]; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; Ogbe, Tunde <Tunde.Ogbe@richmondandwandsworth.gov.uk>; Osibogun, Toks <Toks.Osibogun@richmondandwandsworth.gov.uk>; Skinner, Mandy <Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED]

Subject: Re: A possible Meeting with the Trust

Dear Anna,

We were disappointed to receive your email.

We have already indicated that we have been advised that this is a complicated legal issue.

It seems pointless to meet without your lawyers being present so we have advised our solicitors that the meeting on Wednesday is cancelled.

Regrettably none of the alternative dates you have suggested in your email work for us.

We will write to you further when we have received further legal advice.

Do you want to suggest some alternative dates, which I guess will need to be after Christmas?

Regards,

[REDACTED]

Sent from my iPad

On 29 Nov 2019, at 09:23, Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Dear all,

I am sorry to say that despite best efforts, due to unforeseen circumstances our legal representatives will not be able to make the 4th December for the meeting. We have explored other options of representation but as the Head of Property is also unable to attend, I would like to suggest the following, as a way forwards;

- Please could you send us across a list of the items/issues that you and Pitmans have identified and must be addressed before the Deed of Surrender can be signed, then we can send these to our legal representatives for their consideration.

- Following this if you or we feel that it would help to come together then I have identified the dates below, but it is likely that our legal team will need to skype into the meeting.

This way I hope that we are making use of the time we have.

Dates available are;

Friday 6th 16:30-18:00

Monday 9th 08:30-10:30

Monday 9th 17:00-19:00

Wednesday 11th 14:00-16:00

Friday 13th 14:30-16:30

I apologise for any inconvenience and thank you for your patience.

Kind regards

Anna Sadler

Programme Manager (Special Projects)

0208 831 6332

From: [REDACTED]
Sent: 22 November 2019 14:34
To: [REDACTED]
Cc: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; [REDACTED]; Murphy, Charles
<Charles.Murphy@richmondandwandsworth.gov.uk>; Ogbe, Tunde
<Tunde.Ogbe@richmondandwandsworth.gov.uk>; Osibogun, Toks
<Toks.Osibogun@richmondandwandsworth.gov.uk>; Skinner, Mandy
<Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: A possible Meeting with the Trust

Thanks [REDACTED]. That's what I thought and what I have in my diary. Was just confused by Anna's request that we hold times (plural).

Best,

[REDACTED]

On 22 Nov 2019, at 14:31, [REDACTED] wrote:

We have agreed 4th Dec at 17.00

All the best

[REDACTED]

From: [REDACTED]
Sent: 22 November 2019 14:22
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>
Cc: [REDACTED]

[REDACTED] Murphy, Charles
<Charles.Murphy@richmondandwandsworth.gov.uk>; Ogbe, Tunde
<Tunde.Ogbe@richmondandwandsworth.gov.uk>; Osibogun, Toks
<Toks.Osibogun@richmondandwandsworth.gov.uk>; Skinner, Mandy
<Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED]

Subject: Re: A possible Meeting with the Trust

Sorry but which times are we holding. I thought we had agreed, also with [REDACTED], on 4 Dec at 5pm.

[REDACTED]

On 22 Nov 2019, at 14:04, Sadler, Anna
<Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Dear all,

Thank you for confirming. If you could please hold these times in your diaries, I am just checking them with Ashford's who will be the Council's legal representatives and hope to confirm on Monday.

Many thanks

Anna Sadler

Programme Manager (Special Projects)

0208 831 6332

From: [REDACTED]
Sent: 21 November 2019 08:07
To: [REDACTED]
Cc: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED] Murphy, Charles
<Charles.Murphy@richmondandwandsworth.gov.uk>; Ogbe, Tunde
<Tunde.Ogbe@richmondandwandsworth.gov.uk>; Osibogun, Toks
<Toks.Osibogun@richmondandwandsworth.gov.uk>; Skinner, Mandy
<Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
Subject: Re: A possible Meeting with the Trust

Either are fine for me.

[REDACTED]
Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: [REDACTED]

Date: 20/11/2019 20:30 (GMT+00:00)

To: [REDACTED]

Cc: "Sadler, Anna" <Anna.Sadler@richmondandwandsworth.gov.uk>, [REDACTED]
[REDACTED], "Murphy, Charles"
<Charles.Murphy@richmondandwandsworth.gov.uk>, "Ogbe, Tunde"
<Tunde.Ogbe@richmondandwandsworth.gov.uk>, "Osibogun, Toks"
<Toks.Osibogun@richmondandwandsworth.gov.uk>, "Skinner, Mandy"
<Mandy.Skinner@richmondandwandsworth.gov.uk>, e [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: A possible Meeting with the Trust

I should be able to meet on 4th December.

[REDACTED]
Sent from my iPad

On 20 Nov 2019, at 11:46, [REDACTED] wrote:

I could do Monday 2 Dec 4:30 or Wednesday 4th 5 pm.

On 20 Nov 2019, at 09:34, Sadler, Anna
<Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Dear [REDACTED]

Thank you for your quick response. Please see additional dates below – I would think we need at least 90 minutes. We recognise that there will be legal complexities regarding the Trust, it's objectives and the Charity Commission and would like to better understand these with you. As I know you will be aware, our immediate concerns are around finding that equitable solution and ensuring that the appointment of the architect is not jeopardised. So the sooner we (Trust and Council) understand the whole situation, the better we can plan and mitigate against any risk.

- Monday 2nd December 16:30-18:00
- Wednesday 4th 8:30-10:00 or 17:00-19:00
- Friday 6th 9:00 – 15:00
- Monday 9th 13:30 – 17:00

Thanks,

Anna Sadler

Programme Manager (Special Projects)

0208 831 6332

From: [REDACTED]
Sent: 19 November 2019 16:35
To: Sadler, Anna
<Anna.Sadler@richmondandwandsworth.gov.uk>
Cc: [REDACTED]; Murphy, Charles
<Charles.Murphy@richmondandwandsworth.gov.uk>; Ogbe, Tunde <Tunde.Ogbe@richmondandwandsworth.gov.uk>; Osibogun, Toks
<Toks.Osibogun@richmondandwandsworth.gov.uk>; Skinner, Mandy <Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: A possible Meeting with the Trust

Hi Anna

Thanks for your email.

Can you come back with some alternative dates. None of those work for me, I am in Singapore on business on two of them and

have a sponsor meeting with Virgin Money on the third that I can't move.

While one trustee is not imperative to the conversation, it is helpful if the majority can make it and therefore a greater range of meeting dates are needed.

The meeting will explain the legal issues the Trust faces and as a result the council, as a 'connected party' in the transaction, which will mean we are bound by Charity Commission approval on any land transaction.

We are delighted to hear our preferred bidder was the preferred bidder and we hope to be able to work towards a equitable and legally compliant solution.

All the best

[REDACTED]

Sent from my iPhone

On 19 Nov 2019, at 15:44, Sadler, Anna
<Anna.Sadler@richmondandwandsworth.gov.uk>
wrote:

Dear [REDACTED]

Thank you for your email.

We understand that Pitmans were appointed end of October and you met with them early November, and as we agreed to have a bi weekly discussion/report on the work that they are completing we feel that the best way forwards is to have an all-party meeting with Pitmans and the Council's legal representatives where the draft HoT's can be discussed alongside any other complex issues, so that the legal representatives can gain some clarity and we can move forwards.

We hope that the Council's announcement of the preferred bidder was positive news for the Trust, and as I'm sure you will have seen the decision to appoint Hopkins will be ratified at the January Finance Committee. In order for that to happen, and the scheme to move forwards as I hope we all

want, we must have agreed/signed the Deed of Surrender and HoT's before that date.

In light of this - please could you let me know which of the dates below will work for you and Pitmans

Friday 22nd 3-5pm
Thursday 28th between 9-11am
anytime Friday 29th.

Many thanks

Anna Sadler
Programme Manager (Special Projects)
0208 831 6332

-----Original Message-----

From: [REDACTED]
Sent: 18 November 2019 13:50
To: Murphy, Charles
<Charles.Murphy@richmondandwandsworth.gov.uk>;
Sadler, Anna
<Anna.Sadler@richmondandwandsworth.gov.uk>
Cc: [REDACTED]

Subject: A possible Meeting with the Trust

Dear [REDACTED],

I am replying to your request for a possible meeting this week.

The Trustees met last week. Our solicitors have told us that this is quite a complicated legal situation, as you probably are aware.

We have gone back to them for a detailed explanation and will be in touch as soon as possible.

Kind regards,

[REDACTED]

Sent from my iPad

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

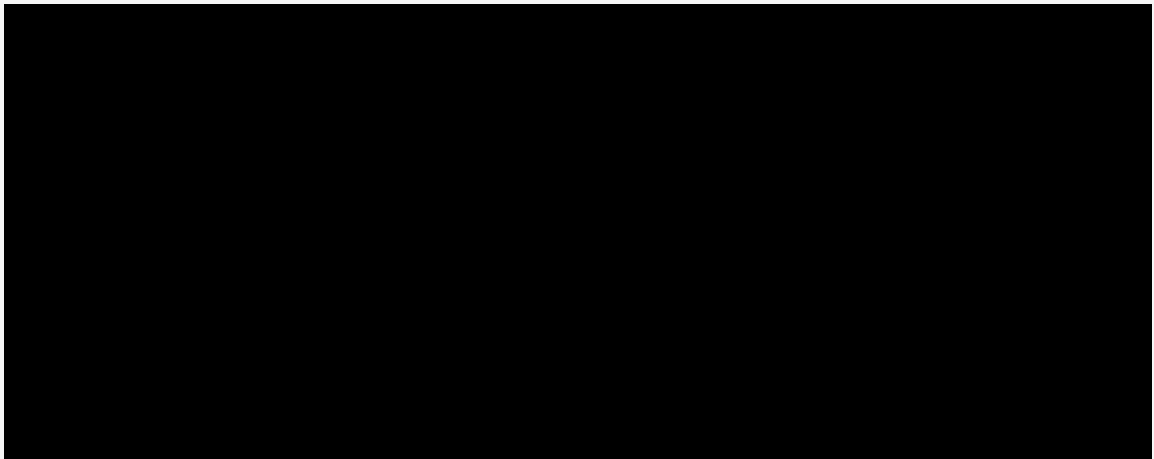
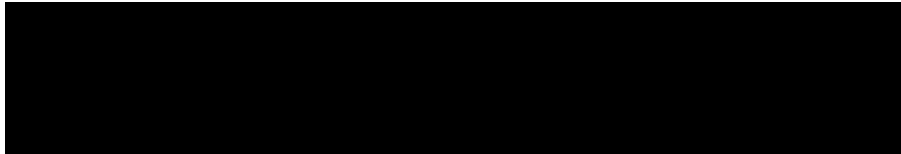
[Redacted]

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LBR5

APPENDIX 19

Archived: 05 May 2023 11:32:00

From: [Sadler, Anna](#)

To: [REDACTED] [Murphy, Charles](#) [Ogbe, Tunde](#) [Osibogun, Toks](#) [Skinner, Mandy](#) [REDACTED]
[REDACTED] [Chadwick, Paul](#) [REDACTED]

Subject: DJG map

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT DJG.pdf](#);

Dear all,

Apologies for the delay, we were waiting for a new map to be created – please find attached (and treat as confidential).

The red line marks a suggestion of the new DJG boundary according to Hopkins and is above the floodplain. Please note this is just a draft and whilst we do not intend to deviate from the concept design, we do expect further iterations through our conversations with you and design development. For example looking at disability access to the gardens, ensuring that the play area is of the same size or bigger, and considering pétanque. When [REDACTED] are appointed there will be a period of design development, where the suggested areas (play, green, pétanque) of the DJG can be improved or altered. The Council would also want the area covered by the Trust's lease to be set slightly back from any buildings, to give a buffer area for maintenance and outside seating for any cafes or museum space. Again, this can be part of conversations moving forward.

Do let us know if you have any questions. Please could you now provide any comments you have on the draft Heads of Terms? If you are able to provide these by the end of this week or as soon as possible that would be very helpful, particularly given the lawyers comments that the Charity Commission process could take one month. As you know, our biggest concern is jeopardising the appointment of the architect in January given that there is a design concept that we would all like to move forwards with.

On a separate note – I know [REDACTED] has been liaising with [REDACTED] about the Christmas tree event on Saturday, and has relayed the message from the Trust that you are happy for it to go ahead which is great. I will be there on Saturday to help facilitate where I can and would be happy to see any Trustees who are coming along? [REDACTED] are discussing stalls today, so please let me know if the Trust would like one. We are hoping to have mince pies and mulled wine. As agreed with [REDACTED] we will not be putting lights on the tree, but all decorations will be welcome! Let's hope the rain holds off.

Kind regards

Anna Sadler

Programme Manager (Special Projects)

0208 831 6332

From: [REDACTED]

Sent: 04 December 2019 16:39

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Cc: [REDACTED]; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; Ogbe, Tunde <Tunde.Ogbe@richmondandwandsworth.gov.uk>; Osibogun, Toks <Toks.Osibogun@richmondandwandsworth.gov.uk>; Skinner, Mandy <Mandy.Skinner@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED] Chadwick, Paul

LBR5

APPENDIX 20

Local Stakeholder Reference Group - Minutes

17th December 2019

Attendees Council:

Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Cllr Crouch (Twickenham Riverside Ward Councillor), Mandy Skinner (Assistant Chief Executive), Anna Sadler (Programme Manager) and Charles Murphy (Project Officer)

Groups:

Eel Pie Island Association, Richmond Cycling Campaign, River Thames Society, Twickenham Alive, Twickenham Riverside Park Team, Twickenham Riverside Trust, Church Street Traders, Twickenham Riverside Village Group and Twickenham Society

Apologies Riverside Action Group

Key Detail / Action	Owner
<p>Programme and next steps</p> <p>Council Officers gave an update on the work currently being undertaken on the project. This included procurement of consultants, ongoing discussions with the Twickenham Riverside Trust and the drafting of the Committee paper.</p> <p>Officers then talked the group through the design and planning programme, explaining when the Council is likely to be consulting and when the planning application is likely to be made.</p> <p>Officers confirmed that it was the Council's intention to retain control of the development going forward; that the leases of the shops on King Street were being considered; that phasing of the construction would carefully consider the access needs of Eel Pie Island; and that this planning application would be treated exactly the same as any other application.</p> <p>Role of the Stakeholder Reference Group</p> <p>Officers explained that the Council is committed to continuing the Stakeholder Group and will continue to meet them at key milestones during the design development phase. Officers then opened up discussion with the group as to how they would like the Stakeholder group to run going forward and how the Council might better improve representation of less heard communities.</p> <p>It was mentioned in terms of engagement that the pop-up shop approach had worked well in the past and was more informal. A number of people spoke about involving young people, highlighting previous project examples and how education could be a good way to involve young people, with the architect department at the college being mentioned.</p>	

<p>It was also mentioned that the group could act as guardians of the concept, that the scheme was broadly accepted, and the group could help improve it. Officers said they would go away and consider the points raised.</p> <p>SRG’s informal feedback on preferred scheme</p> <p>Officers answered the group’s questions. They explained how there were adjustments and improvements to be made to the design, but the intention was not to deviate too much from the concept. Conversations focused on improving the site for sporting activities (including river based activities), cycling (including for those with disabilities) and ensuring that the design adequately caters for traffic and transport requirements. The group said that they would benefit from a presentation from the architects. Officers explained that they would look to run a workshop style session on the design with the stakeholder group in the new year.</p>	
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LBR5

APPENDIX 21

Twickenham Riverside Meeting- Minutes

31th January 2020

Attendees Paul Chadwick, Tunde Ogbe, Toks Osibogun, Anna Sadler, Charles Murphy and Gareth Pinwell

[REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED] and [REDACTED]

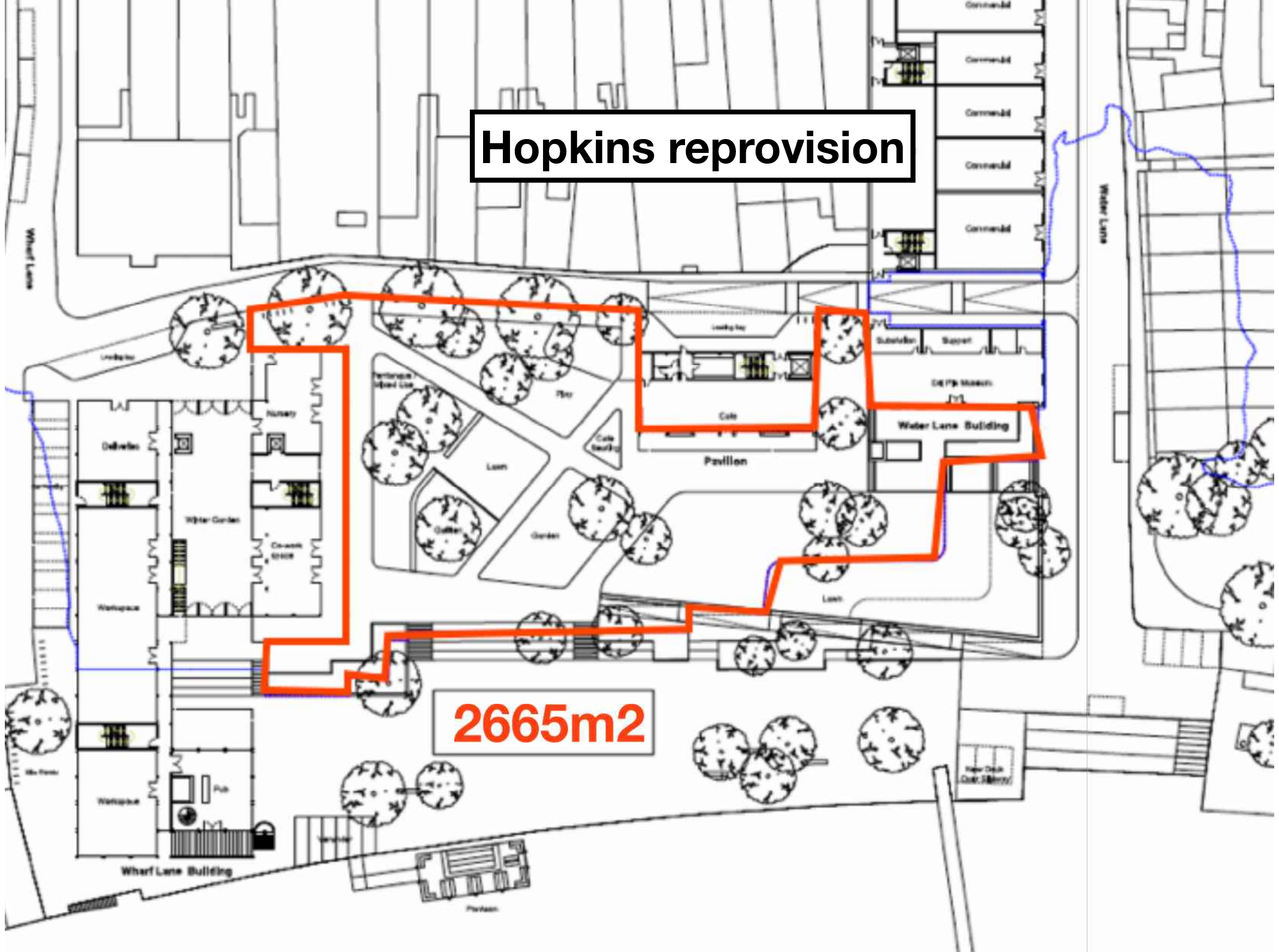
Apologies n/a

Item / Action	Owner
<p>PC gave an introduction, expressing that the Council is in listening mode but has a desire for the HoTs to be agreed and signed so that the programme could move forward, as the Council was shortly going to Committee and would be signing contracts with consultants.</p> <p>The Trust started by stating they are in support of the scheme going ahead. They went on to say how they felt that it could be argued that the Hopkins design meets the redlines in terms of sqm provided and the requirements put forward by the brief. However, it is questionable whether the function of the space met requirements (for example events space) and the redline went right up to the building fronts and included spaces which were not useable such as between buildings.</p> <p>The Trust proposed three different lease footprints for the Council to consider, which each enabled them to have an events space. They also proposed to get rid of the management agreement and wished for the Council to be responsible for all the maintenance and repair for the new gardens; for the trust to take the revenue from the events to help them achieve their wider charitable aims; to not have any obligations to put on events; and to have discretion from the Council's pricing structure.</p> <p>The Council questioned the capacity of the Trust to deliver this ambition given the current status quo where events are already supported by the Council. The Council asked if space was the current limiting factor and the Trust responded that they had put all their energies towards the scheme up until now and this had restricted them. The Council also asked about how space management would be considered now and in 100 years, the Trust acknowledged that they would need to carefully think this through and come up with a proposal with a clear succession plan and extend their membership in order to be fit to deliver the new ambitions for the scheme.</p> <p>Action: It was agreed that the Council would take the Trust's proposal to the relevant elected members and would get back to them by Monday 10th February.</p>	Council

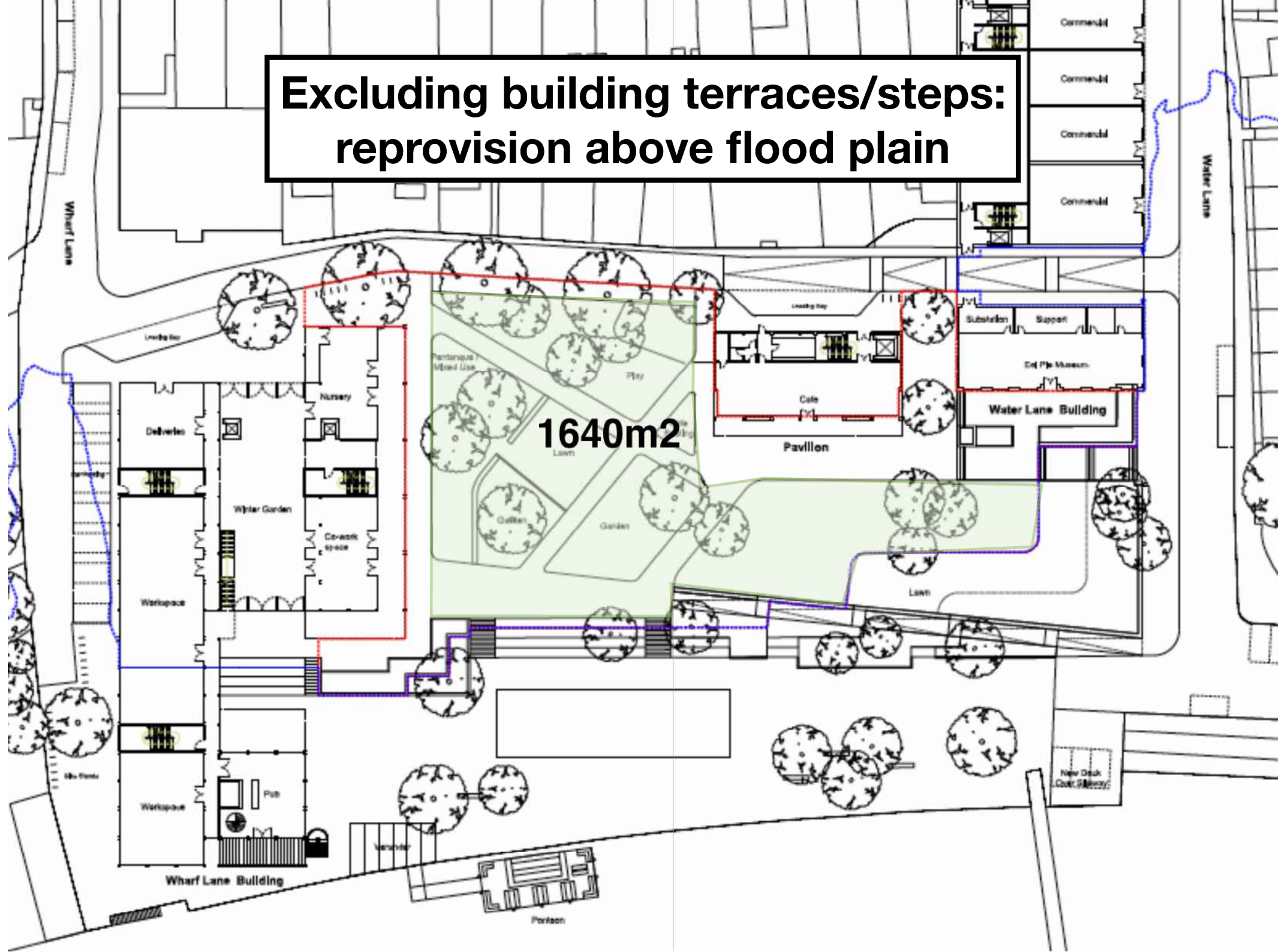
<p>The lawyers began to discuss the legal agreements and it was agreed that work on the HoTs could be happening in tandem to wider conversations and that Pitmans would response to Ashfords.</p> <p>Action: Pitmans to get comments to the Trust by Wednesday 5th February. Action: Trust to review and get Pitmans to respond to Ashfords by Monday 10th February.</p> <p>The group then discussed the timeframe for getting everything finalised and agreed to aiming for a full agreement being signed in six weeks and committed to putting in the work required to achieve this.</p> <p>Action: Agreed to try and complete and sign everything within 6 weeks. Action: Next meeting to be held Friday 28th February to finalise everything.</p>	<p>Pitmans Trust/Pitmans</p> <p>All All</p>
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Hopkins reprovision

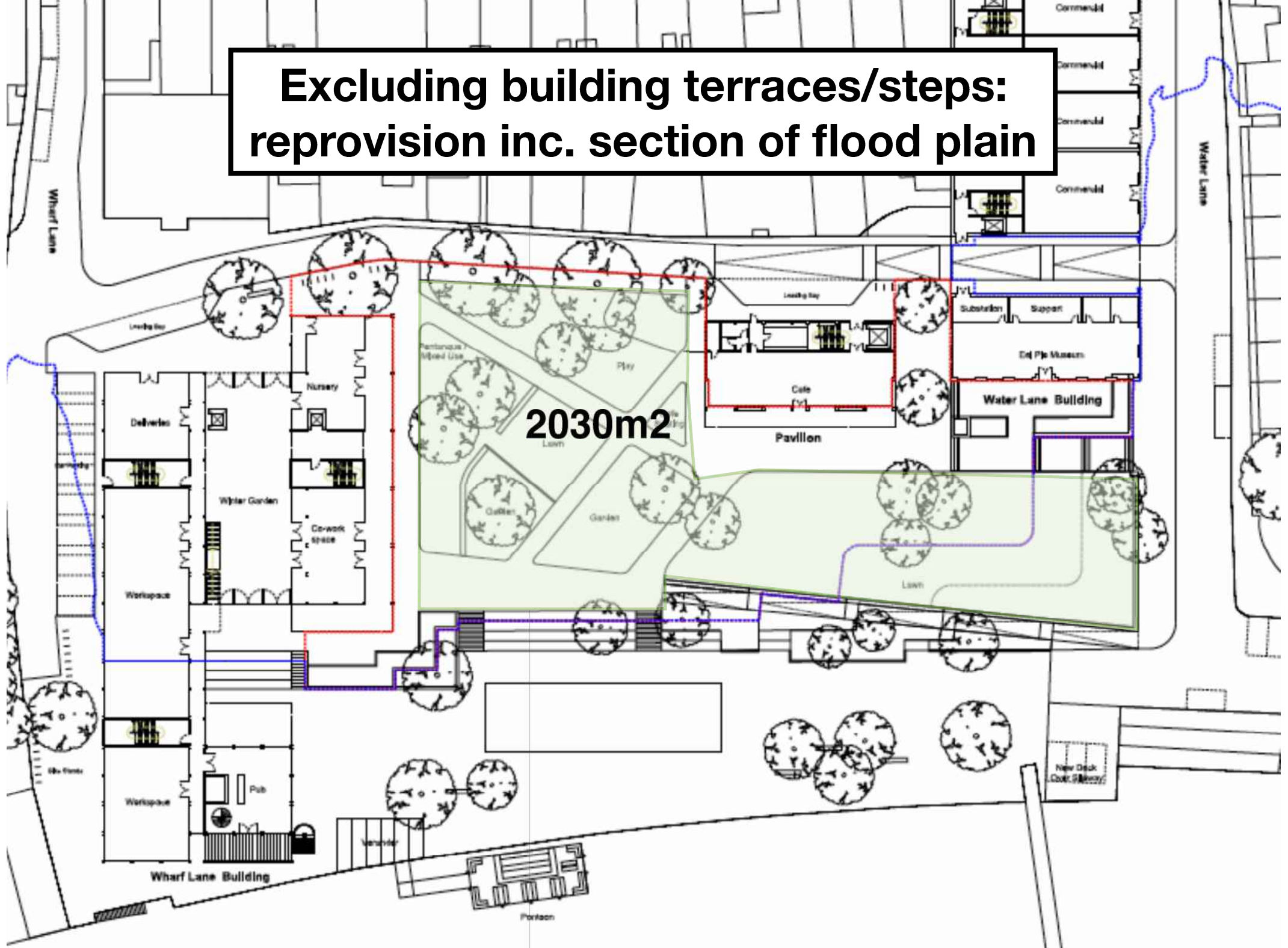
2665m²



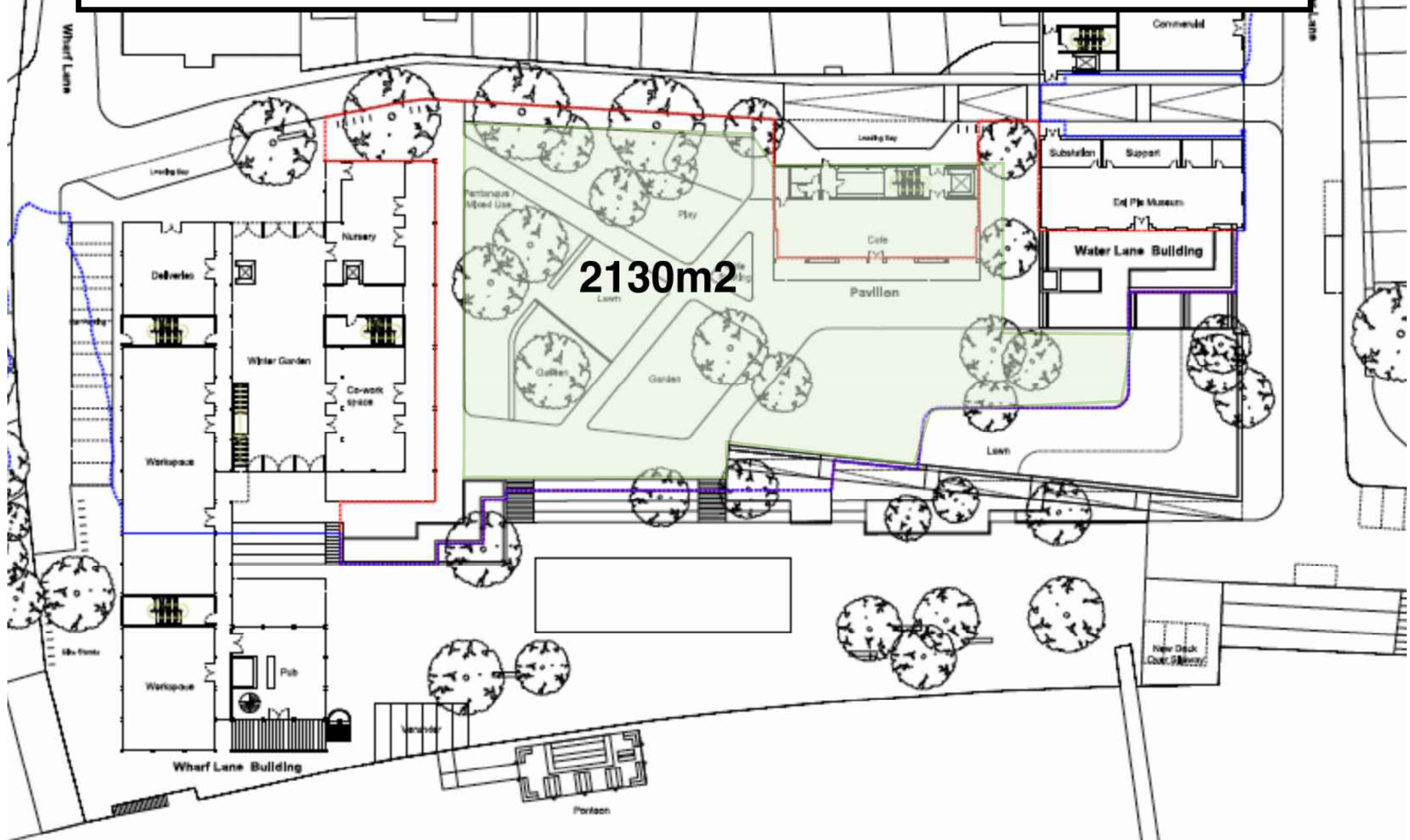
**Excluding building terraces/steps:
reprovision above flood plain**



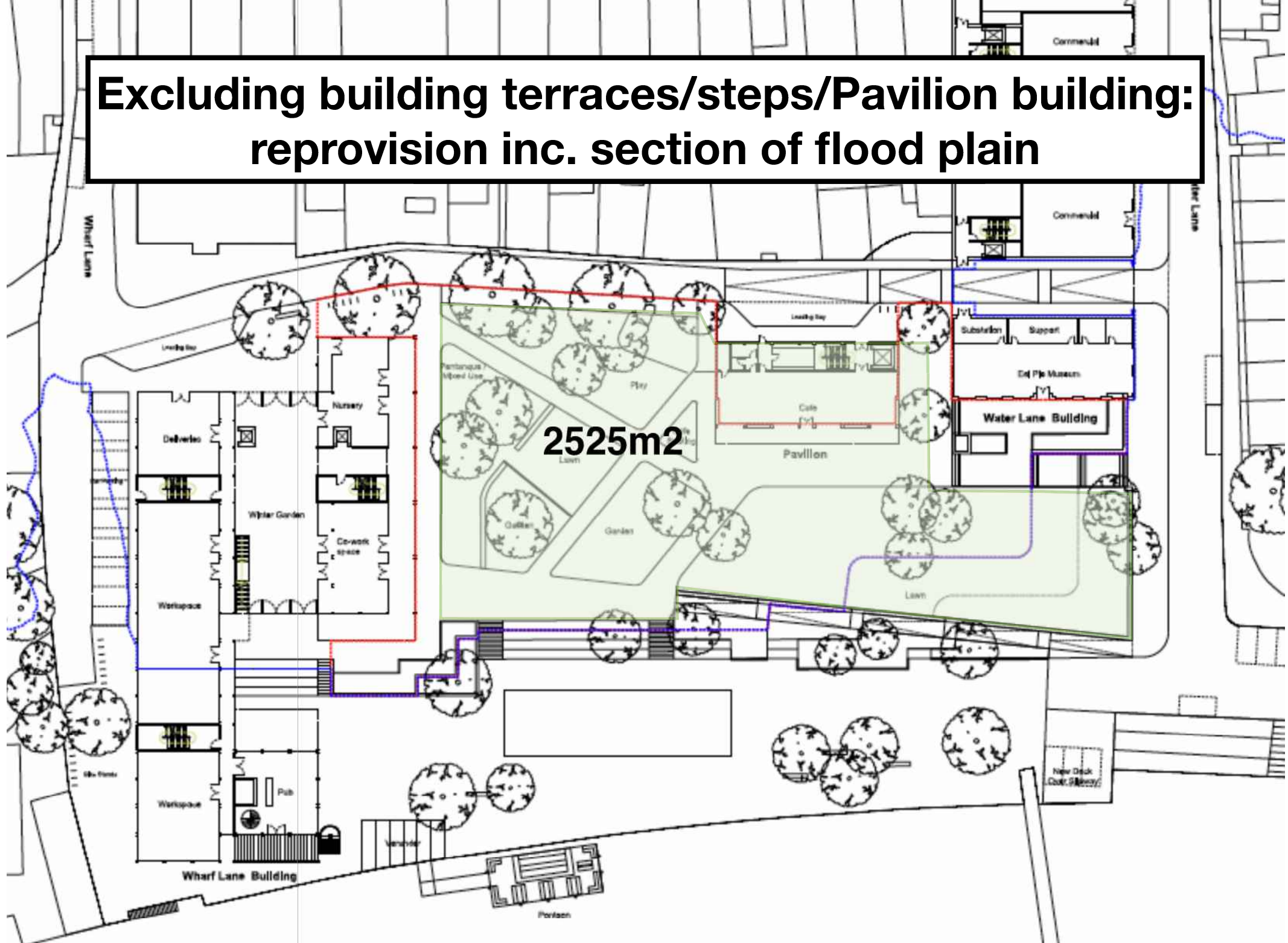
**Excluding building terraces/steps:
reprovision inc. section of flood plain**



Excluding building terraces/steps/Pavilion building: reprovision above flood plain



**Excluding building terraces/steps/Pavilion building:
reprovision inc. section of flood plain**



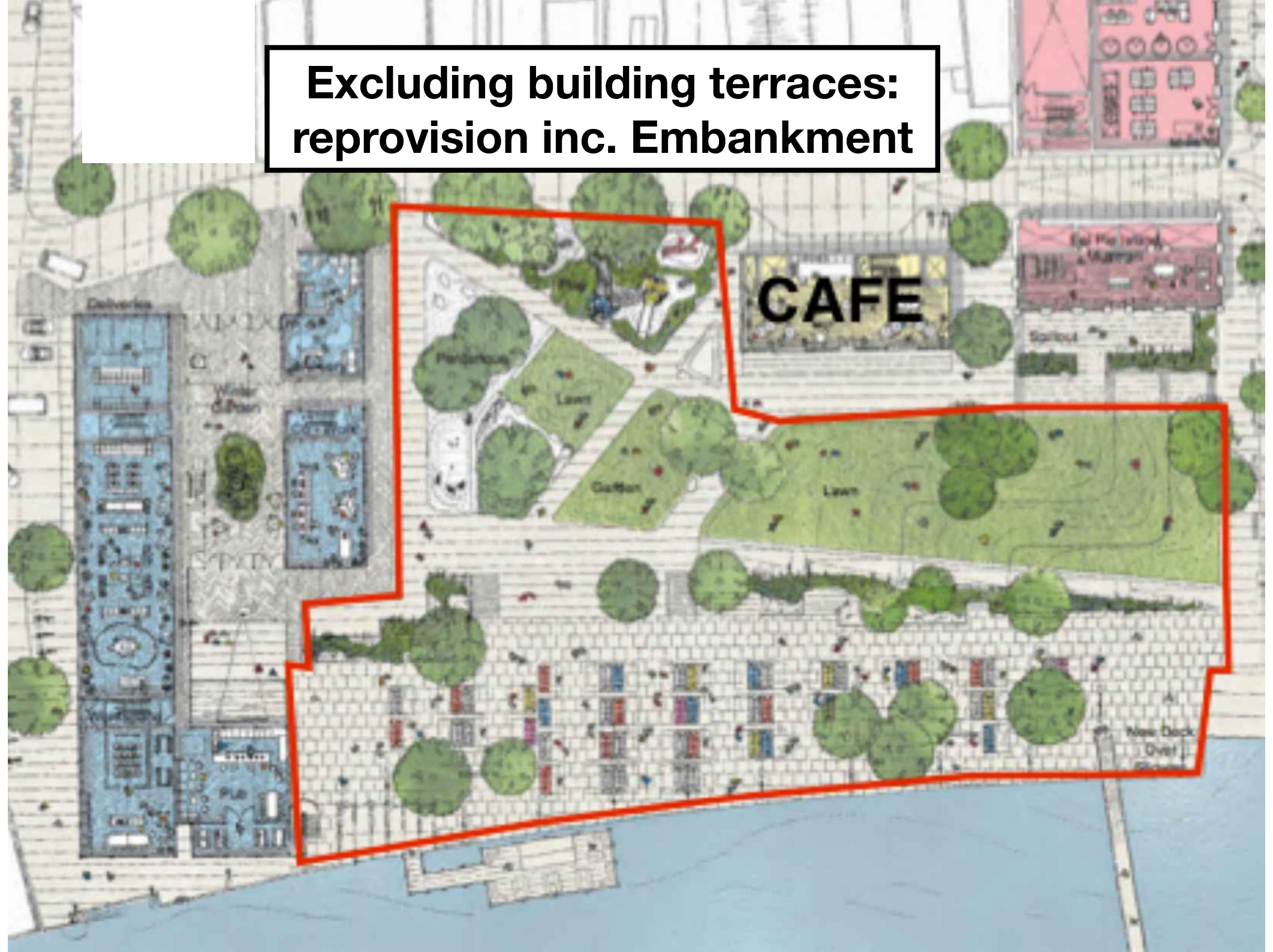
**Excluding building terraces/steps:
reprovision inc. section of flood plain**



**Excluding building terraces/steps/Pavilion building:
reprovision inc. section of flood plain**



**Excluding building terraces:
reprovision inc. Embankment**



**Excluding building terraces/Pavilion building:
reprovision inc. Embankment**



LBR5

APPENDIX 22

From: [Sadler, Anna](#)

Sent: 07 February 2020 15:19:57

To: [REDACTED]

Cc: [Murphy, Charles](#)

Subject: RE: DJG

Importance: Normal

Sensitivity: None

Archived: 05 May 2023 12:54:23

Official

Dear [REDACTED]

As we are aware the Trust is meeting this evening, please find feedback below. It is along the lines of what was discussed in our meeting on the 31st.

We have spoken to Members and the Council is broadly supportive of the Trust's proposal which includes the Embankment, leaving the café/pavilion building within the design. They would request some amendments to the red line boundary, drawing it back from the Wharf Lane building as discussed in our meeting, and particularly near Eel Pie Island bridge where the Council needs to consider loading and accessing requirements and management.

In order to support this increase in land, the Council would need, through a formal agreement, reassurances around the management of the space, the aspirations for community use and the capacity and capability of Trust itself (now and throughout the lease length) to achieve these shared objectives. We will prepare a document detailing our redlines. In essence, they give the Council insurance that the space will be well managed over the course of any lease given, something we all want to ensure. The Council will in turn work with the Trust to enable it to best maximise these opportunities to develop such as through identifying funding or specialist consultants.

We hope to receive the HoT's on Monday and any additional feedback you would like to give following your meeting.

Kind regards

Anna Sadler
Programme Manager (Special Projects)
0208 831 6332

-----Original Message-----

From: [REDACTED]

Sent: 06 February 2020 10:38

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; [REDACTED]

[REDACTED]

Subject: DJG

Dear Anna

Following our conversation yesterday we have heard from Pittmans about the Heads of Terms.

We will discuss this at our meeting tomorrow.

We look forward to hearing from you following your meeting of Councillors today.

Best wishes,

[REDACTED]

Sent from my iPhone

LBR5

APPENDIX 23

Archived: 05 May 2023 12:57:07

From: [Sadler, Anna](#)

Sent: 27 February 2020 11:08:36

To: [REDACTED]

Subject: FW: Twickenham Riverside Regeneration [ASHFORDS-LLP.FID7568539]

Importance: Normal

Sensitivity: None

Attachments:

[Red Line.png](#);

Official

Hi [REDACTED],

Sending this on again.

[Anna Sadler](#)

[Programme Manager \(Special Projects\)](#)

[0208 831 6332](#)

From: Sadler, Anna

Sent: 26 February 2020 17:29

To: [REDACTED]

Cc: Osibogun, Toks <Toks.Osibogun@richmondandwandsworth.gov.uk>; Murphy, Charles

<Charles.Murphy@richmondandwandsworth.gov.uk>; [REDACTED]

Subject: RE: Twickenham Riverside Regeneration [ASHFORDS-LLP.FID7568539]

Official

Dear [REDACTED],

Apologies for the delay but please find attached the suggested site boundary. You will see it is consistent with the suggestions from the Trust, but is drawn back in 3 areas;

- Outside the pub/restaurant to allow that facility to have outside dining should it be required
- Around EPI footbridge as the Council needs to be in control of this area for access and servicing reasons. Also that the design may yet change in this respect.
- Away from the river edge so that the Council can continue its enforcement of moorings.

Thank you

[Anna Sadler](#)

[Programme Manager \(Special Projects\)](#)

[0208 831 6332](#)

From: [REDACTED]
Sent: 26 February 2020 16:33
To: [REDACTED]
Cc: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Osibogun, Toks <Toks.Osibogun@richmondandwandsworth.gov.uk>; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; [REDACTED]
Subject: Twickenham Riverside Regeneration [ASHFORDS-LLP.FID7568539]

Dear [REDACTED]

I have now had an opportunity to review your amendments to the Heads of Terms and I would comment as follows. I have had to have the document re-prepared as the formatting was unworkable so I will outline the changes I have made by reference to the various definitions and page numbers.

Page 1 "Landlord's Solicitor" – I have merely inserted my details. Similarly I have include the details of the tenant and yourself on page 2.

Page 2 "Date of Surrender" - I have inserted the reference to the call option. In terms of the Council establishing a settled intention, this is to be evidence by evidence of a planning consent with all pre-commencement conditions discharged and funding for the project.

Page 2 "Costs" – I have slightly tweaked the wording as to costs but it is appreciated that there will need to be a reasonable uplift to reflect the cost of negotiating and completing the documentation.

Page 3 – I have inserted details of the parties.

Page 4 "Memorandum of Understanding" – It was the intent of the Trust that the existing management agreement should be deleted and nothing should be put back in its place. As you will appreciate the Council wishes to move forward with the project but wishes to reach a position where there is a degree of control and identification of the relationship between the two parties and the use of the new area. Therefore, I have developed a document entitled "Memorandum of Understanding" which will reflect these softer terms between the parties, rather than include them in the lease and I attach this as a document for your comment.

Page 4 "Area of New Property" – I have included the new open space to be a minimum of 2,600 square meters, it should be appreciated that a new red line drawing of the demise is being produced and clearly it will be possible to accommodate that figure within the new demise area.

Page 4 "Target Date for Works Completion" – I have inserted a period of five years within which the works must be completed. The draft prepared had asked for a penalty of £10,000 per month for any overruns. This is not acceptable to the Council for obvious reasons and has been deleted, as an overrun could be outside the control of the Council..

Page 4 "Long Stop Date" – Again, the period is 10 years.

Page 5 – Again, I have just inserted details of the parties.

Page 5 "Developers Specification" – I appreciate the Trust is keen to be involved in the specification of the area. However, the Council at this early stage cannot be tied to a precise specification and I suggest a form of words in that paragraph that hopefully will provide comfort to both parties.

Page 6, "Landlord Repairs" – It is accepted that general repair and maintenance will vest in the Council. However, if there events held by the Trust and damage occurs then it would seem reasonable that the Trust makes good that damage. It is suggested that the best way forward would be for a joint inspection to be held the next working day after an event to ascertain whether any such remedial works are required.

"Insurance" – The Landlord shall insure the property, which was as agreed and we have retained the term that the tenant has to still have public liability insurance for events and organised activities up to £10million.

Page 5 "Alienation" – The Council is not able to agree the ability for the Trust to charge the demised area. The concern of the Council is that if there are any defaults in connection with the charge then the lease could be forfeited and fall into the hands of a third party,

which is unacceptable for public open space.

Page 6 "Health and Safety including Statutory Testing" – I have considered your proposed amendment and must advise the Council is not able to accept it. All issues of health and safety relating to the use and occupation of the demised premises must rest with the Trust.

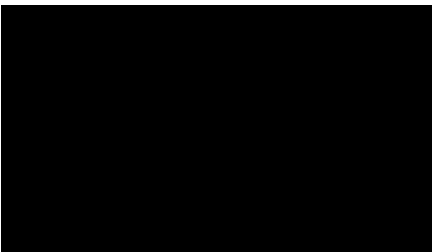
That concludes the comments on the revised Heads of Terms which I attach to this email.

I also attach a Memorandum of Understanding which basically falls within distinct areas.

1. The first relates to the development and capacity of the Trust to manage the demised area and seeks to encapsulate many of the issues that were discussed at our meeting with the Council. I would be glad to receive your comments.
2. There is a further section relating to space management and how the space is to be used. As you will appreciate, this is public open space and there is a need for some kind of framework against which the Trust can be held accountable, as well as other parties looking in, seeking from the Council assurance that it has some form of management arrangement in place to ensure that maximum use of the space is made.

I would be glad to receive your comments on the Memorandum of Understanding.

Kind Regards



ashfords

Ashfords LLP

Princess Court 23 Princess Street Plymouth PL1 2EX

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Wharf Lane

Deliveries

Nursery

Winter Garden

Co-Work

Workspace

Pub

Play

Pentanque

Lawn

Garden

Lawn

Cafe

Spillout

Eel Pie Island Museum

New Deck Over Slipway

Water Lane

Retail

LBR5

APPENDIX 24

Attendance Note

Client Name: Wandsworth Borough Council - Planning/Contracts

Matter: 324034-00796

Fee Earner: [REDACTED]

Date: 2 March 2020

Re: Twickenham Riverside Regeneration - 2019/12/00002

Telephone conference between GDP and [REDACTED] (Pitmans) to discuss the Heads of Terms and Memorandum of Understanding.

The discussion formed around several areas.

1. Area of New Property - He advised that the client had the new red line supplied by Anna but were concerned about the useable area above the flood plain. He was having specific instructions on this and would revert to them.
2. "Building Licence" – it was agreed that a form of building licence on the new leased area would be incorporated into the option to avoid a separate document.
3. "Target Date for Works Completion" – The Trust were not in a position to agree a 60 month build period. I advised at this stage the Council was not aware of a build period. Nevertheless he was keen to reduce the period and a figure of 36 months was suggested as a compromise – I stated I would have to get instructions from the Council as I did not know how this would fit into the contract programmes.
4. He also stated that the Trust wanted some form of penalty for non-compliance with the Target Date for Works Completion. I questioned him on this as normally in contractual arrangements any figure for liquidated damages has to be a genuine pre-estimate of the losses engaged and as the Trust did not want to be bound by any management agreement, or under any obligation to hold any events, I found it difficult to ascertain how they had reached a figure of £10,000 a month. He responded that [REDACTED] was leading on those sums and was well experienced on contractual arrangements. I invited him to come up with a breakdown of a figure so that this could be considered by the Council if it amounted to a genuine pre-estimate of losses. He agreed to come back to me on this point.
5. "Developers Specification" – He saw this as quite a difficult point as the Trust wanted to have input into the specification. It was suggested to find a way forward that the Trust draw up a shopping list of their expectations and perhaps this could then be considered by the Council, rather than us adopting different positions. He agreed to provide that.
6. "Alienation" – He agreed that the request to charge the premises was inappropriate and could be deleted.
7. "Charging for the use of the open space" He again reiterated the point of the Trust that they wanted a completely free hand as to charging. He intimated that they may seek to charge the Council for use of its own open space, to which I said that may not be acceptable. He wanted the Council to consider whether there would be a level of events organised for the Council which attracted no cost and a ceiling figure that if it was over the ceiling figure the Council may be charged. I agreed to take instructions.



8. Maintenance of Facility – It was agreed that the Council would bear the maintenance facility, save for those matters which arise after an event. He confirmed the Council was maintaining the children's playground which was always agreed. The one point that arose was whether the insurance policy held on a block basis for the Council would still provide the Council with adequate cover if it had entered into a lease that granted exclusive possession of the area to the Trust. I suggested the Council should check this with their insurance team in finance.
9. He agreed that during events, the Trust would take out and maintain its own insurance policy.

Memorandum of Understanding

- 1) Dealing first with “Development of the Trust” – the response was that whilst the Trust may be able to consider some broad obligations their engagement with the Council would be on a reporting basis – ie that they had complied with the Council, having the ability to make comments but that the involvement would be limited to this in a covenant in the lease. It was not prepared to amend its Constitution to include an extra Council member.

In terms of its Constitution, it required to maintain the status quo. In essence, the Trust were offering to report on what they do to the Charity Commission at present but not further or otherwise. I agreed to take instruction on that point.

- 2) “Space Management” – The Trust are prepared to produce a strategy and provide a nominated contact member but that would be the limit of their involvement. There was mention of if the Council wanted to place works on effectively its own land, there may be a fee involved. I interjected that this is probably going to be an issue for the Council. The Trust did not want to engage on the other objectives contained therein, other than an annual report to the Council. It was suggested that whatever obligations could be agreed, it would be incorporated into the Lease, rather than a memorandum of understanding.

Time engaged : 35 minutes

LBR5

APPENDIX 25

Archived: 05 May 2023 13:04:09

From: [REDACTED]

Mail received time: Thu, 5 Mar 2020 23:45:46

Sent: 05 March 2020 23:45:47

To: [Murphy, Charles](#) [REDACTED]
[REDACTED]

Cc: [Chadwick, Paul Sadler, Anna](#)

Subject: RE: Meeting Request

Importance: Normal

Sensitivity: None

Hi [REDACTED]

Thanks for your email.

Strategically we are aligned.

We both want the project to go ahead and we both want to maximise the riverside for the use of all ages, abilities and demographics.

The agreed principles are;

The Trust is very happy to develop and have an exemplary succession plan. The council wants this.

The Trust needs to ensure it has sufficient space to carry out events and the council appear happy to ensure that this is the case.

The Trust is happy to agree an Events Framework with the council and to engage proactively with Twickenham on what the residents want the space to be used for. The council wants this.

The Trust wants to be able to determine the specification of the land that it is given and it understands that this can only happen through the next stage of the process with the architects, residents and council – since the space configuration and material are only indicative at the moment. The Council theoretically understand this, as it is a fact!

The Trust is not asking for cash, unless an event is happening on its lease (which it currently has the right to do). It wants to be able to charge nominal or large fees depending on the use by the licensee.

It would appear our principals are understood, and everything above answers your questions below (in yellow), with the exception of the exact land, since the neither party can agree this before planning has been granted, as this might affect the boundaries.

Where we appear to be apart is on your drafting of the legal documents to date.

In my experience of instructing lawyers and getting far more complicated deals (than this) executed quickly, you need to get the principals of both parties together with both sets of lawyers, get an open and honest discussion of the drafting issues that each party has and then get the lawyers to agree the wording in the room that gets put into the document.

I believe a meeting without lawyers and without exact wording will leave us no better off.

Our principals and objectives are aligned, we need to agree on the exact detail

Happy to chat as always and happy to arrange for the suggested route above to happen

I look forward to hearing from you

All the best

[REDACTED]

From: Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>

Sent: 05 March 2020 17:43

To: [REDACTED]

Cc: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>; Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Subject: Meeting Request

Official

On behalf of Paul Chadwick:

Dear all,

Based on the exchanges between our lawyers I think there is a need for a meeting, as a matter of urgency, between officers and the Trust without our lawyers present.

A meeting with the principals about the matters of principle.

I thought the last meeting was very positive and that we had made good headway towards agreeing on a number of points. I indicated there and confirmed since that the Council would support your suggestion for a different and increased new footprint for example. A significant point of agreement I would say.

However, the relay to me of recent conversations between our lawyers suggests that we risk moving away from a good position and indeed that we risk wasting time and legal funds on matters of detail when the matters of principle still need ironing out. Never a good place to be.

There are moving parts of course for all of us and I do appreciate all the time you are giving to this already, but with architects and consultants very soon to be appointed the Council really does need to get to a point of solid agreement on a number of issues as soon as possible.

So please can we arrange a meeting with as many of you as possible at your earliest convenience, preferably next week, to discuss and ideally nail the principles, especially for the matters below:-

- The area of land to be taken by the Trust

- The Council's cash contributions to the Trust

- Events

- Specification of the space to be taken by the Trust

- Trust development and succession planning

Anna and Charles can liaise re diaries.

Kind regards,

Paul

Director of Environment and Community Services

Serving Richmond and Wandsworth Councils

Tel: 020 8891 7166

Service information available via the Councils' websites:

www.richmond.gov.uk / www.wandsworth.gov.uk

From: [REDACTED]

Sent: 05 March 2020 17:17

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Cc: Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; [REDACTED]
[REDACTED]

Subject: Re: Meeting tomorrow

Dear Anna,

I am sorry I have been slow getting back to you.

To be honest because you were late getting proposals and your plan to us, we weren't able to discuss everything at our meeting last week.

The Trust is meeting again on the 13th to consider your red line plan and various other matters.

Ashford's should get a response from Pitmans to their proposals in the next two or three days.

Thursday the 26th might be a possibility. We haven't checked this with the solicitors.

It seems to me it may be a more constructive use of time for our respective solicitors to correspond over the next short while, rather than us all meet up.

We may be best to find a date in early April.

Do you want to suggest some possible dates?

[REDACTED]

On Thu, Mar 5, 2020 at 10:19 AM Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Official

Dear [REDACTED],

Please could you suggest some dates for us to meet?

Thank you

Anna Sadler

Programme Manager (Special Projects)

0208 831 6332

From: [REDACTED]
Sent: 27 February 2020 15:51
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>
Cc: [REDACTED]
Subject: Re: Meeting tomorrow

Anna,

I will get back to you tomorrow about another date for us to meet up.

[REDACTED]

Sent from my iPhone

On 27 Feb 2020, at 15:39, Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Official

Dear [REDACTED],

As discussed, that's fine. Please do take the time to speak to Pitmans. I have cancelled the meeting in our diaries.

However, please can I ask that we identify another date for meeting within the next week or so? As part of the reason we had held that time tomorrow was because of availability for the Trust in the next period of time. Perhaps following the meeting with Pitmans tomorrow, we can establish when that would be.

Many thanks

Anna Sadler
Programme Manager (Special Projects)
0208 831 6332

-----Original Message-----

From: [REDACTED]
Sent: 27 February 2020 10:49
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Cc: [REDACTED]

Subject: Meeting tomorrow

Anna,

I tried to call you this morning.

You have sent us documents late yesterday on which we need to take advice from Pitmans.

You suggest that instead of meeting with you tomorrow we talk with Pitmans.

I don't know whether Ashfords are due to attend tomorrow? Perhaps you could advise us.

Sorry about this. I will be in touch.

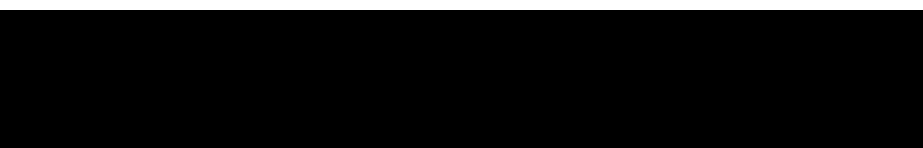
[REDACTED]

Sent from my iPhone

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LBR5

APPENDIX 26

Twickenham Riverside Trust (the Trust)

Draft Minute

Conference call between LBRUT, the Trust, BDB Pitmans solicitors and Ashford solicitors on 8th April 2020 at 10am.

Present:- Paul Chadwick (PC), Anna Sadler (AS), Charles Murphy (CM), Tunde Ogbe (TO) and Letitia Neizer (LN) for LBRUT (the Council), [REDACTED], [REDACTED], [REDACTED] for the Trust, Jonathan Frewster (JF) from Pitmans and Gareth Pinwell (GP) from Ashfords.

Project Update

PC said the Council has decided that the C-19 virus will not affect the Council's actions. They will shortly sign the contract with Hopkins and proceed with the project.

Area of the New Lease

PC said the Council wish to attach the Red Line plan attached to the agenda to the Memorandum of Understanding, which was originally proposed by the Trust and agreed by the Council following minor amendments.

[REDACTED] said the Trust is anxious to work with the Council to ensure this scheme succeeds but, because the scheme is a concept design only, and because work will have to be done on the scheme, the Trust can not agree a plan at this stage. He said the Trustees are unanimous about this and will not move on this point.

AS confirmed the scheme is a concept design only, but that the Council has been clear that it does not intend to move away from this design, and the consultants have been instructed accordingly.

PC said the Council needs to ensure there won't be further delays to the scheme, and therefore the Council is looking for certainty including on the area which is proposed, with a process for agreeing amendments, as delays in the programme will cost public money once consultants have been appointed.

[REDACTED] said the Trust understand that but the Council must accept that the Trust has to act in accordance with its Objects and ensure that there is an excellent and improved public open space in any re-provisioning. The Trust cannot compromise on this.

PC said that hundreds of thousands of pounds could be spent on design work and the Trust could turn around and say that the design doesn't fulfil its objects.

[REDACTED] responded that detailed communication by the Council with the Trust during the design process would ensure this won't happen.

PC said that this is a real risk for the Council and we need to consider it outside of the meeting.

Specification

PC said the Trust needs to clarify its specification requirements and that the Council would prefer if we could include more detail into the specification now so that all parties have certainty about the design and the need for changes later on is minimised.

[REDACTED] said the Trust has done work on this and will get back to the Council by the end of Tuesday 14th April with a detailed response.

AS requested to clarify that we are agreeing that a more detailed specification will be added to the HoT document as a minimum requirement which needs to be met by the Council, which negates the need for the clause which states this will be agreed within 3 months of planning approval.

Target Completion and Contract Penalties

PC said the Council request 36 months as the target date for completion and 48 months as the long stop date.

■ asked why the community should be denied the public open space it enjoys for such a long time? He asked that the Council send detailed wording to explain their thoughts.

PC said that the Council should not be saddled with punitive damages.

■ said the Trust do not see this as punitive. The cost of hiring an equivalent space is very high.

■ said the fee for hiring a private garden by the river is £4,000 for three days.

■ said the cost of hiring a large public open space for an extended time by the river in this area would be very expensive.

The Council can write the penalty into its contract with the contractor, so it does not pay the penalty.

■ said the Trust is being asked to moth ball its activities for a very long time. The Charity Commissioners will be asked to approve such an action. 2 years delay is fine if it is for the greater good of the community. The Trust needs security for any delay beyond 2 years.

■ said the Objective of the Trust must be to open up the riverside for the community. If the figure was £100,000 rather than £120,000, this might be considered but the Council should seek to mitigate its loss through its contractors.

JF pointed out that the Trust is only looking for a re-provisioned open space, and the demise will be changed before the work starts by the new lease. The start date is under the control of the Council. There is no reason why the Council cannot complete the new gardens well inside of 48 months.

■ pointed out that after 40 years of stop/start behaviour with numerous schemes this is a very emotive issue for the public.

PC said the Council will review this wording and come back to the Trust before the end of this week.

PC recognised that the Council should and will pay liquidated damages if the gardens are not completed within 36 months but that paying £10,000 a month of public money is not acceptable to the Council as any liquidated damages must be evidenced as a genuine pre-estimate of loss of income. And that the Council would review the Trust's position and come back to the Trust early next week (because of the Easter break).

Events

It is agreed that the Council can run up to 6 events on the gardens each year free of charge.

Charging Schedule

It was agreed that the Trust will be allowed to set its own prices for hiring out the space.

Maintenance

It is agreed the Council will maintain the gardens under the terms of the new lease.

Memorandum of Understanding

This will be finalised as soon as possible

Trust Succession Planning

PC agreed this is not a material issue to this meeting

Outstanding Issues

The Council need to take instructions about the issue of the Red Line Plan and the Liquidated

Damages.

PC said the Council will try to get back to the Trust before the end of this week.

The Trust needs to finalise its Specifications and get these to the Council by the 14th April.

■ reiterated that the Trust is strategically aligned with the Council and wants to complete this process to the satisfaction of all.

The meeting ended at 10.43am

LBR5

APPENDIX 27

Minimum specification

Minimum accessible seating for 75 people

2 Pentanque pitches (without low hanging trees over the pitches).

Secure storage area of 30sq metres adjacent to the gardens

Fully accessible enclosed children's playground with a minimum of 15 'play stations'

Bird proof bins suitable for the use of the site

3 phase electric supply at both ends of the land with a minimum of 2 sockets per outlet.

Drinking water supply to the site with 'hidden' protected stopcocks

Flat level area making up at least 60% of the site.

ASPIRATIONS

Outdoor climbing facility: at least 6m high, 15m wide

A 3rd Pentanque pitch to facilitate the hosting of inter-club competitions. This would be a unique facility in the borough. Currently, clubs need to travel outside of the borough.

LBR5

APPENDIX 28

Archived: 05 May 2023 13:09:03

From: [Sadler, Anna](#)

Sent: 17 April 2020 15:27:58

To: [REDACTED]

Cc: [Chadwick, Paul](#) [Murphy, Charles](#) [REDACTED]
[REDACTED]

Bcc: [Ogbe, Tunde Osibogun, Toks](#) [Pinwell, Gareth](#)

Subject: Heads of Terms

Importance: Normal

Sensitivity: None

Attachments:

[Minimum requirement document .docx](#);

Official

Dear [REDACTED] and all,

[REDACTED] will be sending the HoT's document back to [REDACTED] today for review, but we felt it was necessary to explain our position and suggested next steps following the telephone conference that we held.

We want to acknowledge the work that the Trust has clearly put in and that we feel we have made some really good progress in the last few weeks finding solutions to some of the challenges. We do trust and believe that we are all pulling together to get a better gardens for the community and in light of that we have had some really challenging discussions within the Council to ensure that we are meeting as many requirements of the Trust as we can. We hope that you can recognise where we have agreed items such as accepting the cost of maintaining the space for the next 125 years (which is a major concession by the Council), agreeing to provide a much larger space for the Trust to enable functioning space, agreeing that there is not a Memorandum of Understanding but we have agreed intent regarding events and use of the space.

The minimum requirement document was very helpful, and I have attached it with some questions under each point as we would like to work with you to develop more detail on this so that it can be attached to the HoT's. This will give you much more assurance at this stage and minimise the need for further discussions later on around the key elements. The Council will be obliged to meet these requirements to trigger the surrender. We would suggest that once you have had a chance to discuss the questions, we have a meeting with yourselves and the landscape architects to work this up further and discuss how it might take shape. This will need to happen in the next few weeks and would best be done on Skype or Teams so that we can see the architects and refer to images on the screen so please consider how that might work best for you.

We have received legal advice that we cannot put a figure next to the liquidated damages at this point (as that represents a penalty sum), although the Council fully accepts that we will pay them, as and when the trust's losses materialise in the event that the gardens are not completed within 36 months. However, to ease any concerns around finances and loss of income the Council would like to guarantee a £10,000 grant to the Trust, per year for the first 4 years following the completion of the gardens, or the long stop date, whichever may come first. This will total £40,000 and we hope will be accepted in the spirit intended which is to enable the Trust to get up and running with delivering their charitable objectives within the new and improved gardens. We would like to support you to succeed in your ambitions and you may use the grant however you wish.

Given the Trust's clear position in the teleconference we have tried hard to find a way to sign up to the HoT's without a red line plan attached to it, and we acknowledge your concern about it being a concept plan. However, we have had strong legal and

surveyor's advice that this a major area of risk for the Council and that there must be a plan that the parties broadly agree on. The Council accepts that the plan will need some adjustment as the scheme progresses and that it must deliver 2600 sqm above the flood plain or greater than 2600 sqm above and below the flood plain. It is also accepted that the open space would not form part of the frontages of the surrounding properties. However, as the extent of the open space is already broadly known, that has to be the starting point for the parties. Not having a plan or starting point creates significant risk for the Council and the project which needs to be mitigated before the project proceeds. For these reasons the Council would be grateful if the Trust would reconsider its position on the matter.

With all of the above, we hope that this demonstrates the Council's support for the trust and its intention to keep you fully involved in the design's development whilst reaching an agreement that officers and the Council's solicitors feel that they can recommend to the Council's Members for acceptance.

Kind regards

Anna Sadler

Programme Manager (Special Projects)

Within the Chief Executive's Department

Serving Richmond and Wandsworth Councils

07850 513568

LBR5

APPENDIX 29

Archived: 05 May 2023 13:12:01

From: [REDACTED]

Mail received time: Thu, 30 Apr 2020 13:58:34

Sent: 30 April 2020 14:58:34

To: [Sadler, Anna](#)

Cc: [REDACTED]

Subject: Diamond Jubilee Gardens

Importance: Normal

Sensitivity: None

Dear Anna,

Thank you for your email of the 17th April.

We have discussed the email sent from Ashforths to Pitmans, following our meeting on 8th April 2020.

We will have a conversation with Pitmans as soon as we can arrange it and Pitmans will reply to Ashforths shortly thereafter.

As we have said repeatedly, the Trust is strategically aligned with the Council's aspiration to improve Twickenham Riverside for the benefit of the public. In doing so, we have to bear in mind at all times our charitable objects, and our duty to the public to ensure that the re-provisioned open space is an improvement on that which is currently provided.

If the Council wishes to be as certain as possible with respect to the Trust's/Charity Commission's approval of the re-provisioned public open space, 2,600 sq m of useable space above the flood plain is what the Trust has asked for, and it is what you asked your architects to provide.

We are very happy to meet with your landscape architects, preferably on site, to discuss the matter further and to help as far as we possibly can going forward.

We will get back to you about our Minimum Specification shortly.

Kind regards,

[REDACTED]

VLBR5

APPENDIX 30

Minimum specification

TRT comments in purple (3.6.2020)

Minimum accessible seating for 75 people

Is this referring to static seating such as benches, or seating which can be put out and then put away again such as chairs? **Static**
Would the seating all be in one place if static or is it for 75 people across the gardens. **Across**

Please can you specify what type of seating as in the material, the quality? **Of a quality commensurate with the overall quality planned for the development as a whole. Wooden has more year-round accessibility.** For example if chairs, then would they be plastic, or padded, or wooden? Where would they be stored.

What do we mean by accessible? If referring to benches then we assume this means people can easily get to them, but if not benches then is there another consideration we need to understand?

A note re suggested 'stepped' seating - if stone or similar, this does not provide year-round amenity as it is cold/wet in a way that wood is not. Also, stepped seating is not accessible to all user groups e.g. if you have a pram or use a walking aid.

2 Pentanque pitches (without low hanging trees over the pitches).

Do you want a similar type to what you have now? Should we try to keep these trees (we have already requested this to the landscape designers)
What type of gravel and what depth, length, width for the pétanque pitches.

Here is a [link](#) to UK Petanque Portal. There is lots of information re terrain etc thereon. There are several other websites providing information.

Existing 'petanque' trees - if these can be kept and incorporated into the overall design, then all the better. However, for reprovisioned courts, low-hanging trees compromise height at which players can throw the boules.

Secure storage area of 30sq metres adjacent to the gardens

Necessary for it to be ground floor? **No, as long as it is an accessible and functional space.**

An idea of what would be stored in here so we can plan for that – assuming it might be marquees and chairs? **Correct. And other**

equipment to support events (e.g. temporary fencing, such as is currently stored in the container on the gardens). Is this only for the Trust or for the Trust and anyone involved in events? The latter
What access to the storage? A padlock and key or code entry. tbc

Fully accessible enclosed children's playground with a minimum of 15 'play stations'

What is the focus age group for the enclosed area? This will help us to understand if we require two different zones. The council's park department is best placed to advise, as it has a greater understanding of provision and use within the immediate area and the borough.

What is meant by a play station? For example, a swing set with 3 swings we would interpret at 3 stations. This is a correct interpretation. As if we interpret it to be 15 pieces of equipment that would be a very large play area which would take up much more of the green space currently allocated. And would be much more expensive to build and maintain than the current provision.

Is there a discussion around how many play stations we would want in the enclosed play area, as some 'natural play' pieces could be provided outside of that on the grassed areas for children and adults. These are very popular. To be discussed.

We have captured in the legal document that we must provide the same or better quality and we have an interest in providing better as we will be maintaining it.

Bird proof bins suitable for the use of the site

Any particular locations that are wanted? We will use common sense of course. Note that the current bin provision is inadequate for weekends/holidays, if only emptied once a day.

We will need to check the design guidance for the borough on bins but understand the requirement to stop rubbish getting strewn. Due to the proximity to the town centre, fast-food packaging combined with crows/seagulls is a 'challenge'.

3 phase electric supply at both ends of the land with a minimum of 2 sockets per outlet.

Drinking water supply to the site with 'hidden' protected stopcocks
Any requirements here on access? As with age range of play equipment, the council's park department to advise?

Does this refer to mains water connected up for events etc, or would this refer to drinking fountains? **Both, especially if the area is to accommodate markets.**

Flat level area making up at least 60% of the site.

What is meant here by flat, or level? **Noted re flat/level i.e. a surface can be flat without being level.** As the site is naturally sloped to a small gradient, but we recognise that the concept design has some steeper gradients from the gardens down to the embankment.

Need to understand if this is one area you are describing or for example would be the flat area at the top of the gardens and the embankment area combined to make 60%. **Combined.**

Note that the Embankment area is not level. This is in order to facilitate high-tide overflow to run off. The river edge of the Embankment is at 4.40m AOD whilst the edge of the road (where it meets that pavement, but not including the pavement) is at 5.05m AOD i.e. there is a difference in height of 65cm.

As above, assuming this could be either hard landscaping or soft so long as it is flat. **Correct**

We will of course consider accessibility here and ensuring there is access between level surfaces.

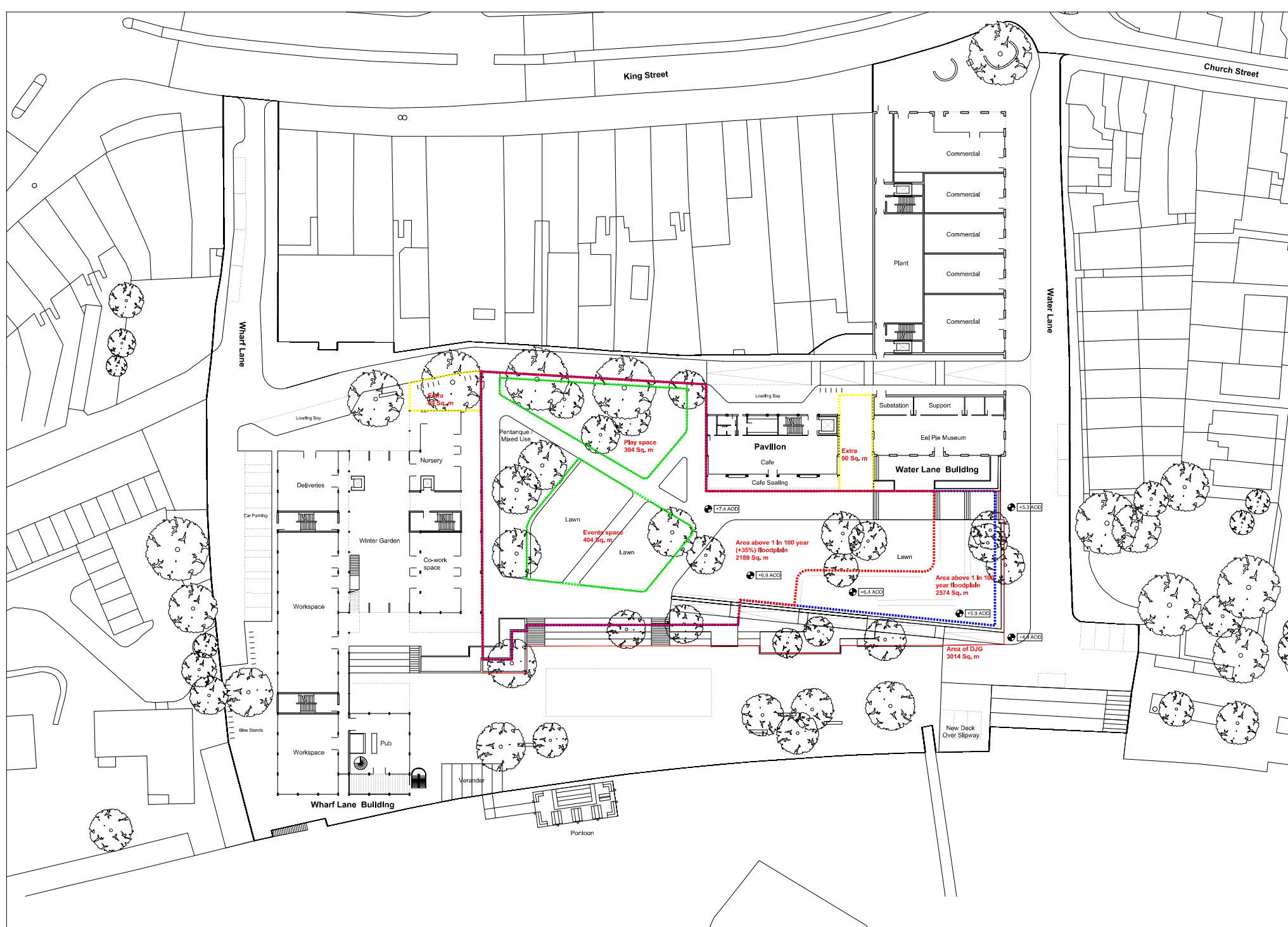
ASPIRATIONS

Outdoor climbing facility: at least 6m high, 15m wide

A 3rd Pentanque pitch to facilitate the hosting of inter-club competitions. This would be a unique facility in the borough. Currently, clubs need to travel outside of the borough.

LBR5

APPENDIX 31



This drawing is illustrative, not based on accurate survey information and should not be used for legal purposes.

Existing locations of buildings, roads, waterways and parkland based on Ordnance Survey data (Ordnance Survey MasterMap 07/06/2019) © Crown copyright and database rights 2019 OS Licence 100035469

Existing site levels based on Stanfords Portal LIDAR Height Data OTM Survey Information (13/06/2019) © Crown copyright and database rights 2019 OS Licence 100035469

1 in 50 year and 1 in 100 year (+35%) flood levels based on heights defined in Price & Myers' 2017 Flood Risk Assessment produced for previous planning application

Site boundary based on mark-up provided by LBR/T as part of Twickenham Riverside Invitation to Tender document, June 2019. Requires legal verification.

Proposed buildings and landscaping based on competition scheme (August 2019) and does not take into account any design development following this. This scheme is subject to change.

Proposed terracing subject to discussions with the EA and PLA with reference to flood storage volume being maintained. Proposal to be checked against existing mapping, pending receipt of 3D survey of site.

- Area of Diamond Jubilee Gardens: 3014 sq.m (does not include areas labelled as 'Extra space')
- Area of Diamond Jubilee Gardens outside 1 in 100 year floodplain (5.7m AOD): 2617 sq.m
- Area of Diamond Jubilee Gardens outside 1 in 100 year (+35%) floodplain (5.9m AOD): 2197 sq.m
- Area of Events Space: 404 sq.m
- Area of Play Space: 304 sq.m
- Extra space: 159 sq.m



Revision History										Approval History										Project Information										Drawing Information									
No.	Date	Description	By	Check	Appr.	Rev.	No.	Date	Description	By	Check	Appr.	Rev.	No.	Date	Description	By	Check	Appr.	Rev.	Sheet	Of	Project Name	Client	Location	Scale	Author	Checker	Drawn	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	
1	12/08/2019	Initial Design	JM	AM	AM		1	12/08/2019	Initial Design	JM	AM	AM		1	12/08/2019	Initial Design	JM	AM	AM		1	12/08/2019	Initial Design	Twickenham Riverside	London	1:200	JM	AM	JM										
2	12/08/2019	Revised Design	JM	AM	AM		2	12/08/2019	Revised Design	JM	AM	AM		2	12/08/2019	Revised Design	JM	AM	AM		2	12/08/2019	Revised Design	Twickenham Riverside	London	1:200	JM	AM	JM										
3	12/08/2019	Final Design	JM	AM	AM		3	12/08/2019	Final Design	JM	AM	AM		3	12/08/2019	Final Design	JM	AM	AM		3	12/08/2019	Final Design	Twickenham Riverside	London	1:200	JM	AM	JM										
4	12/08/2019	As Built	JM	AM	AM		4	12/08/2019	As Built	JM	AM	AM		4	12/08/2019	As Built	JM	AM	AM		4	12/08/2019	As Built	Twickenham Riverside	London	1:200	JM	AM	JM										

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LBR5

APPENDIX 32

An Active & Diverse Public Realm

Legend

- Embankment
- Pontoon
- Terrace
- Lawn
- Planting
- Petanque
- Spill out
- Play
- Lanes



Petanque

Petanque - International / National
17.6m x 6.6m



Petanque - Club
12m x 3m



Section Four

THE DESIGN OF A PLAYING AREA



1. Designing a Petanque terrain

Preparing a terrain for Petanque does not require a high initial outlay and maintenance is minimal once it is established. Many establishments find that they already have a suitable surface available and often it is not necessary to make any special effort to put down a Petanque terrain. Several clubs flourish on existing car parks or gravel drives.

What is required for a good terrain is a well-drained base on which has been spread a quite thin layer of small loose material. The area required for each game is called a lane. For International competition and National Championships the minimum dimensions for a single lane is 15m x 4m with a dead boule line a metre outside this area plus another 30cm before any solid barriers (see diagram below), so for one full size lane you will need an area 17.6m x 6.6m. However these dimensions are frequently altered for club and leisure situations to take account of limited space available. Many club terrains are built to have 12m x 3m lanes

2. A Playing Lane

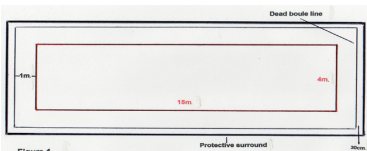


Figure 1

There is no exact laid down specification for a lane, except in size (see Figure 1 for a full size International lane). As a basic rule it must not be so flat that a boule can be rolled dead straight on it, neither should the top dressing be so thick that it allows little or no forward movement of a boule once it lands. All-weather pitches can be used for Petanque but, if they are too smooth, they severely restrict the range of shots that can be used and take out the element of chance which attracts beginners. Experienced players do not like them, as a part of the real skill of the game is "reading" the surface. A good player will use the undulations of a lane when deciding the line to be taken to the jack.

Petanque may be played on any surface but grass is not recommended, gravel or hard earth are the favoured surfaces. In the UK we try to recreate the dusty squares and areas where petanque is played in France, however we tend to have a wetter climate so it is for this reason we construct areas similar to gravel driveways so we can play when the weather is inclement.



Petanque

Petanque - International / National
17.6m x 6.6m



Petanque - Club
12m x 3m



Section Four

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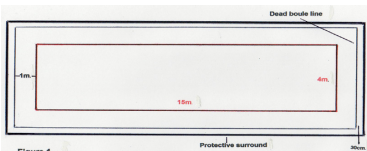


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Play

Existing play provision
- 4 pieces of equipment
- 15 work-stations?



Play

- Existing play provision
- 4 pieces of equipment
 - 15 work-stations?



LBR5

APPENDIX 33

Archived: 05 May 2023 13:15:25

From: [Murphy, Charles](#)

Sent: Mon, 8 Jun 2020 10:32:27

To: [REDACTED] [Chadwick, Paul](#)

Cc: [Sadler, Anna](#)

Subject: Trust meeting

Importance: Normal

Sensitivity: None

Official

From Paul Chadwick:

Dear [REDACTED],

Thank you for meeting with a number of us from the Council and Hopkins on Friday.

I have to say I found the meeting dispiriting in tone in terms of what several of the Trustees were saying at the session. Not all of the Trustee comments were unhelpful I stress but many were and it is disheartening to now hear how concerns about the overall design and the ongoing transport planning work seem now to be coming to a fore and to be impacting heavily on the comments in respect of the specifics of the gardens proposals.

This conflation of issues is really unhelpful and particularly so given the response received from the Trust following the period of public engagement where you said that you were unanimous in your decision that architect 1 (Hopkins) should be the preferred scheme.

The plan that was presented on Friday has been carefully considered by Hopkins and the landscape architect and the Council feels that it meets the spirit and fact of what was asked for in terms of shape, scale, location and offers the best solution. Of course, detail will follow (for many aspects of the scheme), and we would like you to be part of that conversation in regard to the new Gardens, but we have reached a limit of how far this can be pushed without compromising other, equally important, scheme objectives.

The Council understands that the Trust must consider their charitable objectives and we feel this plan will help to deliver these. It offers an improvement for the public to the riverside and Twickenham and will offer a greater community, educational and recreational offer while paying homage to the history of the site and wider riverside.

We also understand that whilst you must go through a process with the Charity Commission, again we feel that what is proposed should satisfy the requirements in terms of a replacement both in measurement and use, as we have discussed when taking advice from the Charity Commission ourselves. Alongside this the Council has offered to give you a new 125 lease, pay for the maintenance of the new Gardens going forward and has made an offer of financial support for the first four years of operation of the new gardens.

As you know work is beginning to pick up on the development of the design and this issue is now starting to hold up further design work. So, we would appreciate a quick response from the full Trust and ideally this week or next. Please let us know if further information is required before you meet.

Finally, should you still feel that this plan is unacceptable I ask that you please detail the reasons why, including in relation to your objectives and the Charity Commission process. We will use that note here at the Council to consider our next steps if that were,

sadly, to be the case.

The Council has worked hard with the Trust over many months to establish what we believed to be a good position and I do hope that the tone of the meeting last week was not fully representative of the wider views of the full Trust.

I look forward to hearing from you and hope that we can arrange a further meeting shortly.

Kind regards,

Paul Chadwick

Director of Environment and Community Services

Serving Richmond and Wandsworth Councils

Service information available via the Councils' websites:

www.richmond.gov.uk / www.wandsworth.gov.uk

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APPENDIX 34

Archived: 05 May 2023 13:18:18

From: [REDACTED]

Mail received time: Fri, 12 Jun 2020 09:38:07

Sent: 12 June 2020 10:38:07

To: [Murphy, Charles](#)

Cc: [Chadwick, Paul](#) [Sadler, Anna](#) [REDACTED]
[REDACTED]

Subject: Re: Trust meeting

Importance: Normal

Sensitivity: None

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I write following our meeting on Friday and Paul's email of 8th June.

I am sorry that Paul found some of what Trustees said dispiriting. I know our intent is always to be helpful, as the Trust and the Council have the same strategic goals in improving the Riverside for all of Twickenham.

To be clear, there is no conflation of issues. The Trustees have a fiduciary duty to uphold the charitable purpose of Twickenham Riverside Trust which is to 'preserve, protect and improve, for the benefit of the public, the Riverside and its environs at Twickenham'. We must provide facilities there for public recreation and community activities.

Separately, trustees have opinions as residents and tax payers of Twickenham.

If at any time you are unsure which hat Trustees are 'wearing' with any comment, please do not hesitate to ask them.

The Trust has been consistent in our dealings with Richmond Council at all times.

The Key Requirements for re-provisioning for the Trust have always been:

Footprint: maintain/extend existing surface area of c.2,600 sq.m for the benefit of the public, in a single form.

Dimensions: of proportions that can support events and be enjoyed by a wide range of groups and communities.

Location: that the minimum surface area of the Gardens that needs to be re-provisioned (c.2,600 sq.m) is positioned so as not to be affected by flooding (specifically land that is not within a 1 in 100 year + 35% flood zone, as detailed in our email of 5th July 2019).

Your current plans do not meet these requirements as the current re-provisioned area is 2,100 sq.m above a 1 in 100 year plus 35% flood zone (Area A) or 2,574 sq.m above 1 in 100 year flood zone (Area A, plus B).

The Trustees also agreed in our meeting with the council on 31st January 2020, that a re-provisioned area of greater than 2,600 sq.m above and below the flood-plain would be considered by the Trust.

However, the existing proposal (Area A, plus B, Plus C) of 3,100 sq.m does not meet this requirement.

To satisfy the Charity Commission the re-provisioned Gardens must be as good as or better than the existing space. We do not believe that any of your current plans achieves that.

However, all of the points above are quite irrelevant when at this moment in time you do not have planning permission for anything you have presented to the Trust and you do not have agreement on any of your plans from Eel Pie Island Residents Association.

We have worked with you, through our solicitors, to provide a legal framework that gives you certainty of acquiring the DJG land and ensuring that we meet our legal duties as trustees of TRT. However, we still await a response to our latest letter of 22nd May.

Furthermore, at our meeting with you on the 31st January 2020 we made a suggestion that, should the Council decide to remove the Pavilion Building, and make that land part of the re-provisioned Gardens this would contribute significantly towards the Trust upholding its objects.

We would be delighted to have the opportunity to discuss that matter further with you and the architects. We have always supported the

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Yours sincerely,

Anne on behalf of the Trustees

On Mon, Jun 8, 2020 at 11:32 AM Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk> wrote:
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Serving Richmond and Wandsworth Councils

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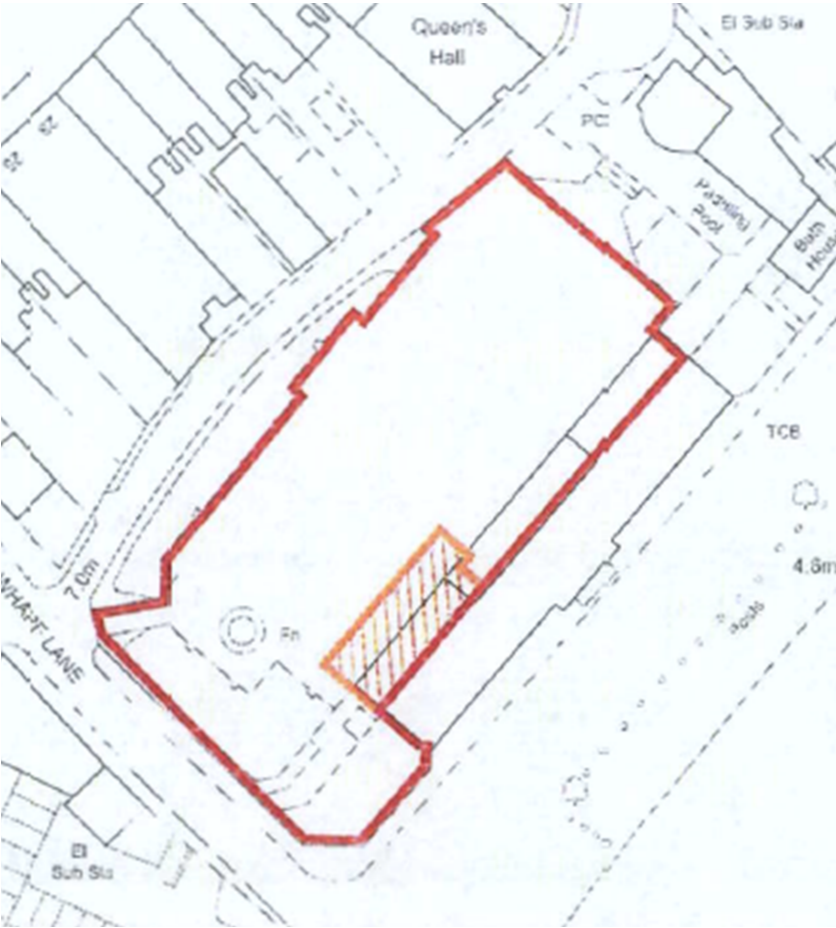
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Public Notice – section 122 from 1st November 2013

SCHEDULE

Approximately 2,550 square metres of land previously being part of the Twickenham Swimming Pool. The land had previously been used as a public swimming pool until the swimming pool was closed in or around 1980 when use declined. In 2012 the land was laid out as a garden to commemorate the Queen's Diamond Jubilee Gardens and is now known as Diamond Jubilee Gardens. The Diamond Jubilee Gardens are to be used for the benefit and enjoyment of the public. The land will be seen coloured green on the plan available for inspection.

Plan 1 appended to the Lease – mapped onto the GIS system.



Total = 2518.71 sqm

Unusable space identified in **blue**



LBR5

APPENDIX 36

An architectural rendering of a riverside development. In the foreground, a calm river reflects the sky. A wide, paved promenade runs along the riverbank, populated with numerous small, stylized human figures in various poses, suggesting a lively public space. The promenade is bordered by a low, dark railing. Behind the promenade, there are several white, tent-like structures and a large, multi-story building with a blue roof and extensive glass facades. The building has multiple levels with balconies and large windows. To the right, there are more trees, including some with pink blossoms, and a smaller building with a glass facade. The overall scene is bright and sunny, with a clear blue sky.

Twickenham Riverside

Stage 2- Sketchbook 01

July 2020

LDÄ DESIGN

1.0 Use & Activation Current & Proposed

The following pages outline events currently held within the space as well as potential future uses that the redesign lends itself to.

Seating to Jubilee Gardens - Options

Option 1 - Fixed Seating

- 2m x 0.5m wide traditional bench with back and arm rests to seat 4 people

19 No. across site = 19 x 4

= 76 seats

Traditional Bench



Fixed Seating Plan

Seating to Jubilee Gardens - Options

Option 2 - Combination Fixed and Movable Seating

- 2m x 0.5m wide traditional bench with back and arm rests to seat 4 people; 9No. across site, 9 x 4
- ≡ 36 accessible seats
- 23 linear meters of seating wall
- ≡ 40 informal seats
- Movable cafe style table and chairs, providing 4 accessible seating spaces, 15no. across site
- ≡ 60 accessible seats



Low Wall



Movable Tables/Chairs









Bench



Combination Fixed and Movable Seating

Seating to Jubilee Gardens - Options

All Seating

-  2m x 0.5m wide traditional bench with back and arm rests to seat 4 people; 9No. across site, 9 x 4
 ≡ 36 accessible seats
-  23 linear meters of seating wall
 ≡ 40 informal seats
-  Movable cafe style table and chairs, providing 4 accessible seating spaces, 15no. across site
 ≡ 60 accessible seats
-  Flexible movable deck chairs to lawn area
 ≡ 101 seats
-  4 Existing traditional benches to Town Square area with 4 seats each; 4 x 4
 ≡ 16 accessible seats
-  108 linear meters of terraces providing space for:
 ≡ 262 informal seats



Extended Seating Plan

Petanque

Existing Petanque Area



Existing Petanque Area





Existing Petanque Area



Existing Petanque Area on Proposed Plan

Petanque

Option 1a



-  Petanque - International / National
17.6m x 6.6m
-  Petanque - Club
12m x 3m



Option 1a Petanque

Petanque

Option 1b



-  Petanque - International / National
17.6m x 6.6m
-  Petanque - Club
12m x 3m



Option 1b Petanque

Petanque

Option 2a

-  Petanque - International / National
17.6m x 6.6m
-  Petanque - Club
12m x 3m

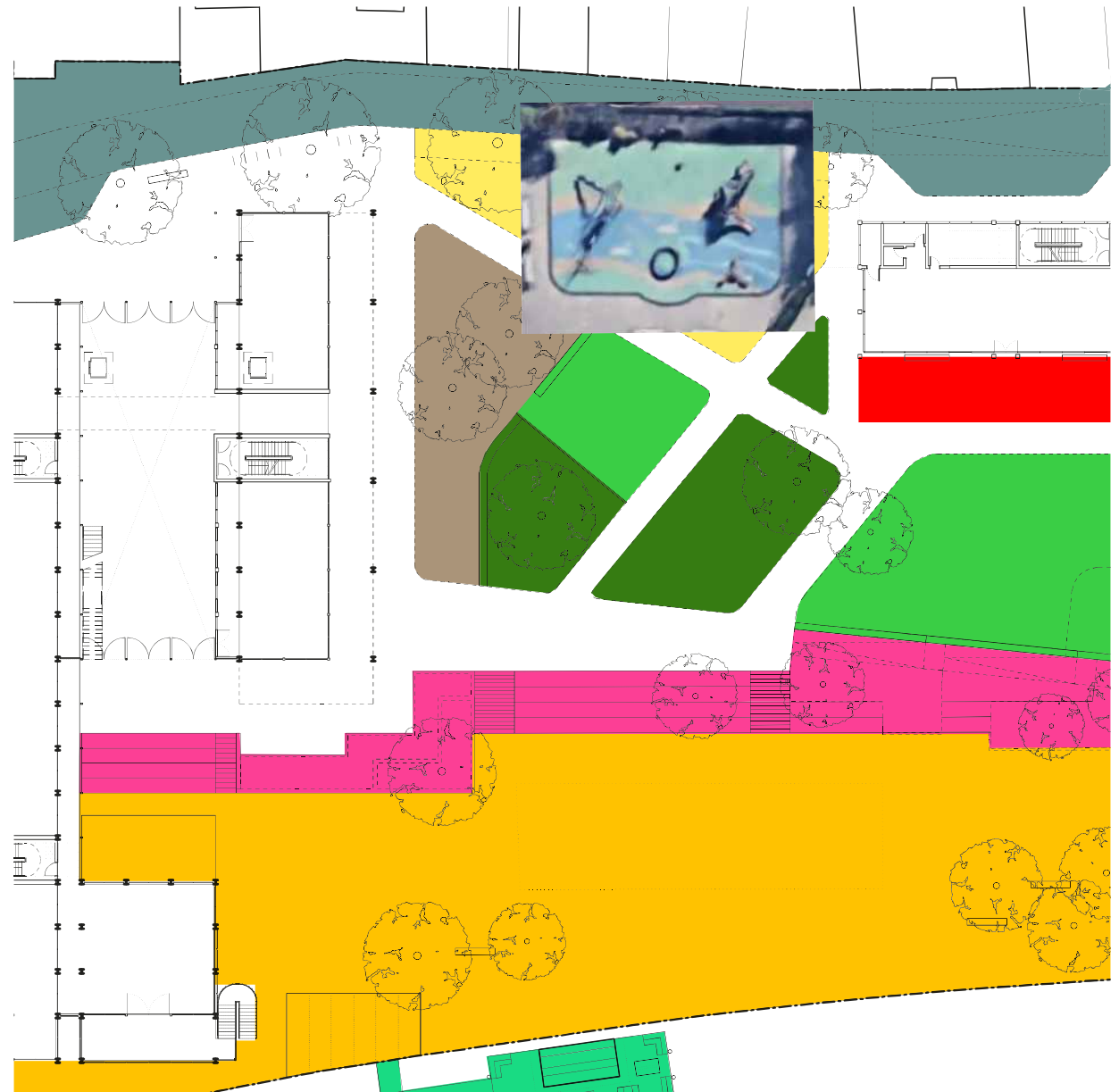


Option 2a Petanque

Play

Existing Play Provision

- 4 pieces of equipment
- 15 play stations



Existing Play Overlaid on Proposals

Climbing

Climbing Wall

Climbing Wall 16m Long



Plan showing 16m Climbing Wall

Climbing

Climbing Wall - Option 1



Stand Alone Climbing Boulder



Stand Alone Climbing Boulder



Plan showing Stand Alone Climbing Boulder

Climbing

Climbing Wall - Option 2

Low Climbing Wall



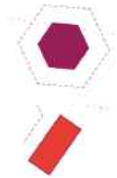
Low Climbing Wall



Plan showing Low Climbing Wall

Climbing

Climbing Wall



Temporary Mobile Climbing Wall

4 x 4 Vehicle to Tow Climbing Wall



Temporary Mobile Climbing Wall



Plan showing Temporary Mobile Climbing Wall

Events Area

Option 2



Area Option 02 - 703msq
Total Area above Floodplain - 2686msq
= 26.2 %



Area 02

Events Area

Option 3



Area Option 03 - 439msq
Total Area above Floodplain - 2686msq
= 16.3%



Area 03

Past Events

Dog Show - Existing Plan



Images Dog Show June 2018



Images Dog Show June 2018



Dog Show Layout Existing Plan

Past Events

Dog Show - Proposed Plan

- Arena 13.8m x 13.8m
- Judges 3m x 3m
- Holding 4m x 6m
- Reality Dog 6m x 3m
- Meeting Point
- Bar/BBQ/Cook 3m x 3m



Dog Show Layout Proposed Plan

Past Events

Borough's Best Banger - Existing Plan



Images Best Banger Existing Layout



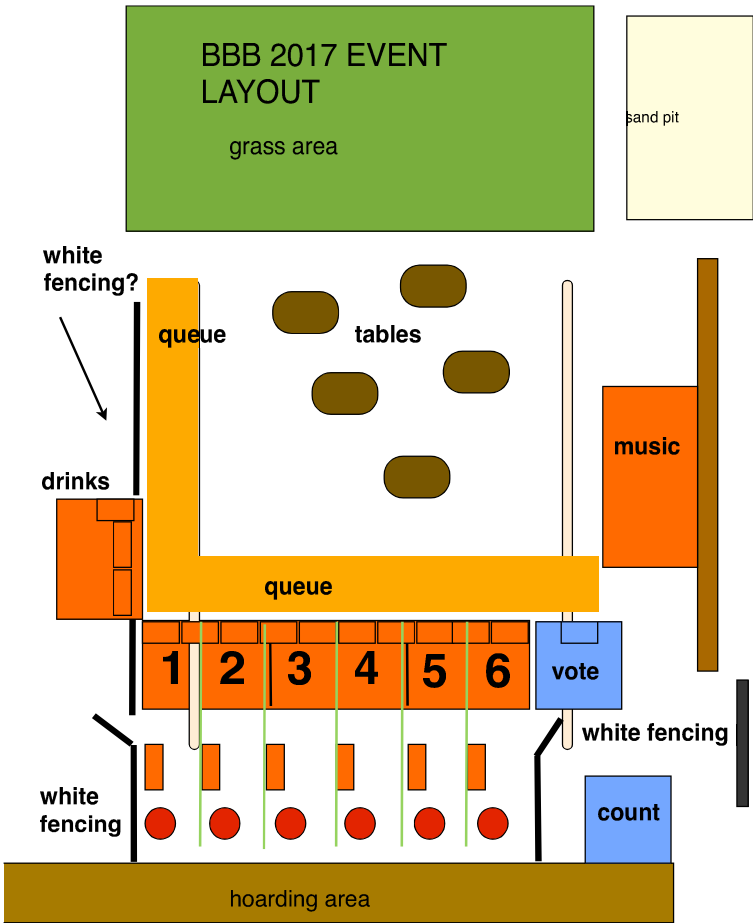
Images Best Banger Existing Layout



Images Best Banger Existing Layout



Images Best Banger Existing Layout



Plan Best Banger Existing Layout

Past Events

Borough's Best Banger - Proposed Plan

- BBQ's
- Drinks
- Vote
- Tables & Chairs
- Queue
- Music



Borough's Best Banger Layout Proposed Plan

Past Events

Animal Magic - Existing Plan



Animal Magic Existing Layout



Animal Magic Existing Layout



Animal Magic Existing Layout

Past Events

Animal Magic - Proposed Plan

- Pop Up Tents
- X Picnic Tables
- Face Paintings 3x3m
- Marquee 12m x 9m
- Bar/BBQ/Cook



Animal Magic Layout Proposed Plan

Past Events

Brass on the Grass - Existing Plan



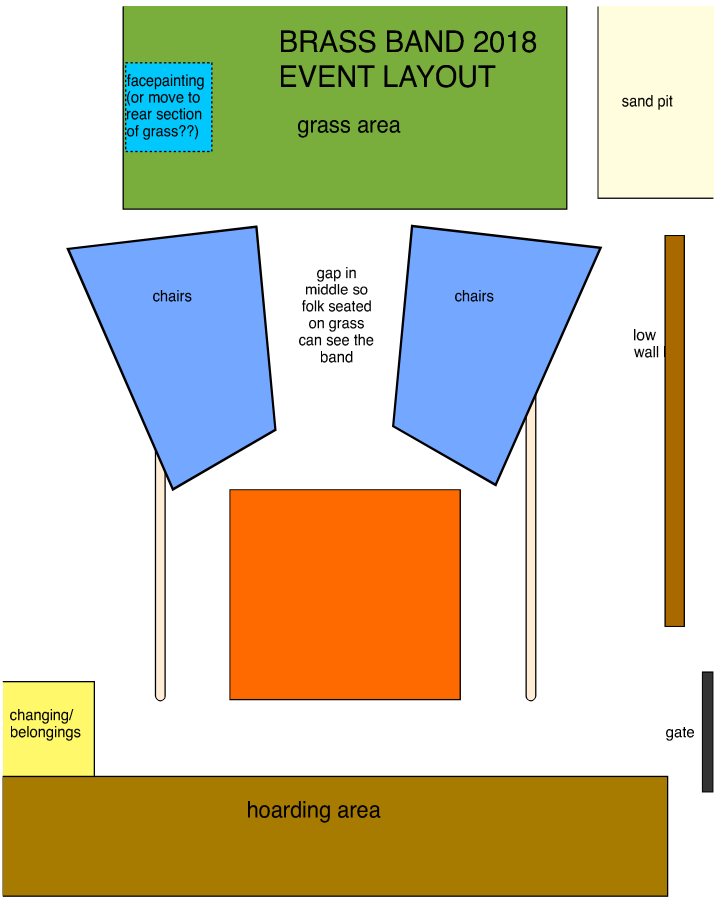
Existing Layout Brass on the Grass



Existing Layout Brass on the Grass



Existing Layout Brass on the Grass



Existing Layout Brass on the Grass

Past Events

Brass on the Grass - Proposed Plan

- Stage 9m x 6m
- Picnic Tables
- Benches 4 seats to each
- Changing/ Belongings 3m x 3m
- Bar/BBQ/Cook



Brass on the Grass Layout Proposed Plan

Past Events

Christmas Event - Existing Plan



Christmas Event Existing Layout



Christmas Event Existing Layout

Past Events

Christmas Event - Proposed Plan

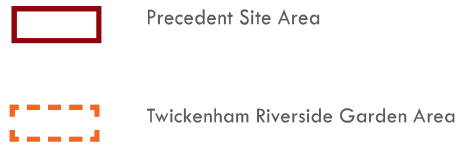
- Event Tent 12m x 6m
- Bar 6m x 3m
- Snow Area
- Reindeer
- Gruffalo 6m x 3m
- Book Shop 6m x 3m
- Activity Tent 9m x 6m
- Potential Christmas Tree Location
- Potential for extra market stalls in Town Square



Christmas Event Proposed Layout

Precedent Scale Comparisons

Garden Comparison to Fortune Street - Community Gardens



Twickenham Riverside Garden Area



Fortune Street Park, Islington, Community Park



Fortune Street Park, Islington, Community Park



Fortune Street Park, Islington, Community Park



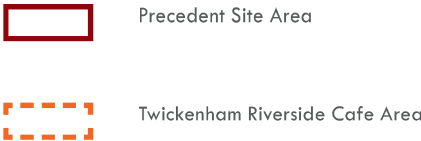
Fortune Street Park, Islington, Community Park



Fortune Street Park, Islington, Community Park - Everyday Use

Precedent Scale Comparisons

Garden Cafe Area Comparison to Here East Spill Out Spaces



Twickenham Riverside Cafe Area



Here East Cafe Area



Here East Cafe Area on an Event Day



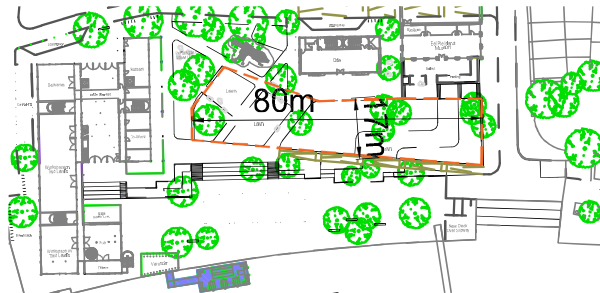
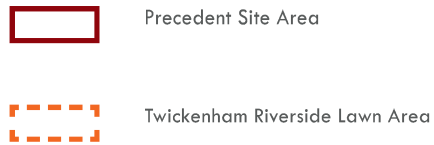
Here East Cafe Area



Here East Cafe Area

Precedent Scale Comparisons

Lawn Area Comparison to Potter's Fields Lawn Area



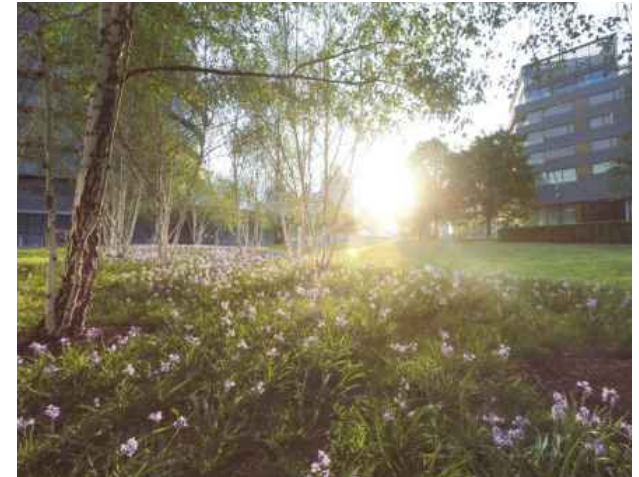
Twickenham Riverside Lawn Area



Potter's Fields Lawn Area



Potter's Fields Lawn Area



Potter's Fields Lawn Area



Potter's Fields Lawn Area

LBR5

APPENDIX 37

Local Stakeholder Reference Group - Minutes

26th August 2020

Attendees Council:

Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Cllr Crouch (Twickenham Riverside Ward Councillor), Cllr Neden-Watts (Twickenham Riverside Ward Councillor), Nick O'Donnell (Assistant Director), Mick Potter (Parking Policy Manager), Sylvester Olutayo (Project Manager), Anna Sadler (Programme Manager) and Charles Murphy (Project Officer)

Groups:

Church Street Traders, Eel Pie Island Association, EPICSUP, Richmond Cycling Campaign, River Thames Society, Twickenham Alive, Twickenham Riverside Park Team, Twickenham Riverside Trust, Twickenham Riverside Village Group, Twickenham Society Riverside Action Group, and York House Society

Apologies Paul Chadwick (Director of Environment and Community Services)

Key Detail / Action

Council officers took the group through a presentation which addressed the follow:

Project Update

- The Council have commissioned a number of consultants and surveys of the site are being carried out
- Over the past few months the Council has been testing the scheme's viability, this information is currently confidential
- The Council has had its first pre-application meeting with planners
- The Council has started engaging with some groups, particularly site neighbours, including the Twickenham Riverside Trust, Eel Pie Island Association, Twickenham BID, Church Street Traders, owners of King Street, Environment Trust, farmers market organisers and the ice cream van owner.
- The Council will continue to engage with local groups and there will be a month long period of engagement pre-planning

Emerging design changes

- Changes to the design have occurred as a result of feedback on the design, including during the period of engagement. Key messages heard include:
 - o Connecting the town to the river – opening up Water Lane
 - o Pulling the development back from the river
 - o Accommodating servicing and access for Eel Pie Island businesses
 - o Making the Diamond Jubilee Gardens central to the scheme
 - o Increase the amount of greenery
 - o Encourage use of the river

- Changes to the design have also occurred as a result of conversations with other organisations, in particular the Environment Agency (EA) concerning the flood defence wall and flood storage with the Council and design team are still working through with the EA.
- Questions and comments arising included:
 - o The cycling provision of the new site, which it was explained is still being fully thought through
 - o It would be good to have some winter garden element retained
 - o Permanent events on the Embankment seem unlikely due to flooding, but this needs to be fully considered
 - o The slipway could be improved to encourage use of the river

Transport, access and servicing

- Update on the recent CPZ consultation and the key themes emerging from the feedback.
- Explanation of current thinking around servicing for Eel Pie Island
- Questions and comments arising at the meeting included:
 - o The servicing arrangements for Eel Pie Island could cause hazardous movements, it was stated that a full safety audit will be carried out and that the arrangements for the island have not been finalised
 - o Consider use of the grassy knoll for servicing
 - o Heavy materials come over the bridge, and supply chain does not allow for all large deliveries to be by boat
 - o Whether articulated vehicles could get under the Water Lane building, it was mentioned that this is a challenge and was still being looked at by the design team
 - o Clarity around experimental orders
 - o More information needs to be made available on the vehicle sizes able to manoeuvre through the site and road measurements, it was confirmed these would be made available in due course
 - o Issues resulting from proposed changes on Cross Deep
 - o Need to re-look at the removal of an ambulance space near the church

ACTION:

- Council to review comments made in the meeting and share information when available
- MP to review spaces on Cross Deep and removal of ambulance bay

Programme key dates and next steps

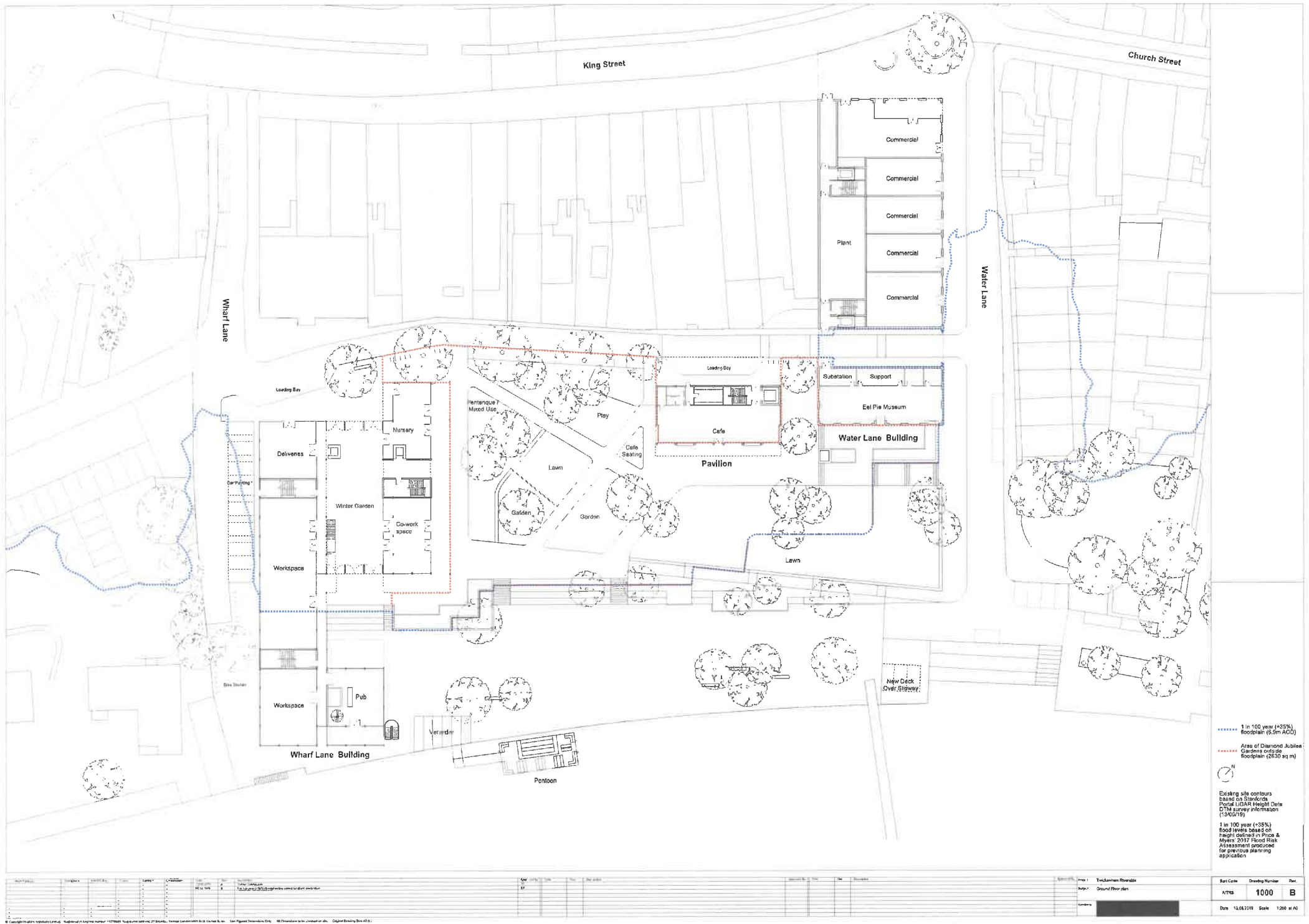
- The pre-planning consultation will be held around Oct/Nov, dates to be confirmed
- The Council will be developing a full engagement timeline for the pre-planning consultation
- Planning submission will be early 2021, with start on site expected later the same year
- The Council still needs to finalise the uses of the ground floor units

- At the end of RIBA stage 2 there will be a design freeze, so that work can focus on the internal building
- The public will be given the opportunity to comment on the designs and feedback will be collated before a planning application is submitted

LBR5

APPENDIX 38





1 in 100 year (+35%)
Floodplain (8.5m AOD)

Areas of Diamond Jubilee
Gardens outside
Floodplain (2630 sq m)



Existing site contours
based on Standards
Portal LIDAR Height Data
© The survey information
(19/01/19)

1 in 100 year (+35%)
Flood levels based on
height defined in Price &
Averis 2017 Flood Risk
Assessment produced
for previous planning
application

Rev	Description	By	Date
1	Issue for planning	ATMS	12/08/2019

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Rev	Description	By	Date
1	Issue for planning	ATMS	12/08/2019

Rev	Description	By	Date
1	Issue for planning	ATMS	12/08/2019

Rev	Description	By	Date
1	Issue for planning	ATMS	12/08/2019



8

Loading Bay

Car Parking

Bike Stands

Wharf Lane Building

Penthouse / Mixed Use

Loading Bay

Cafe Seating

Pavilion

Water Lane Building

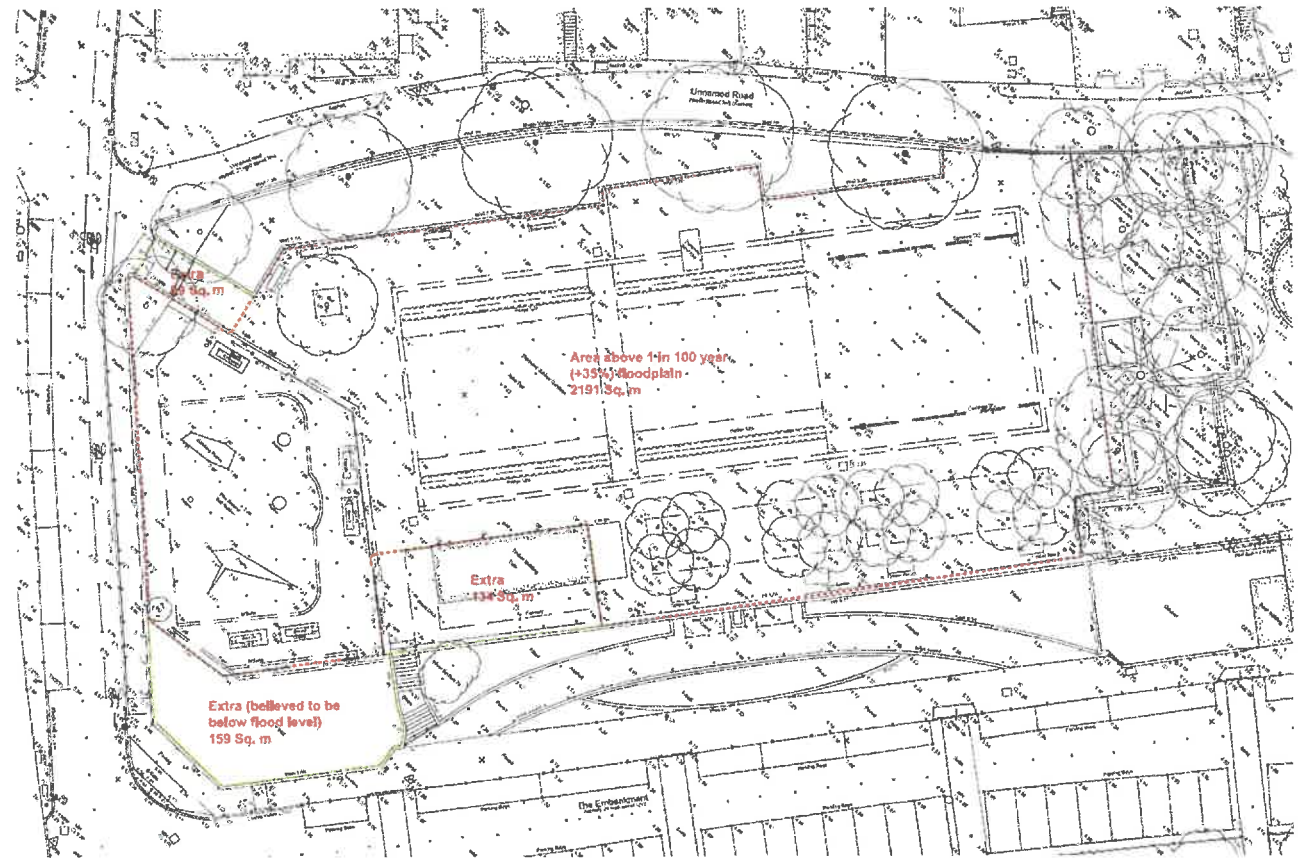
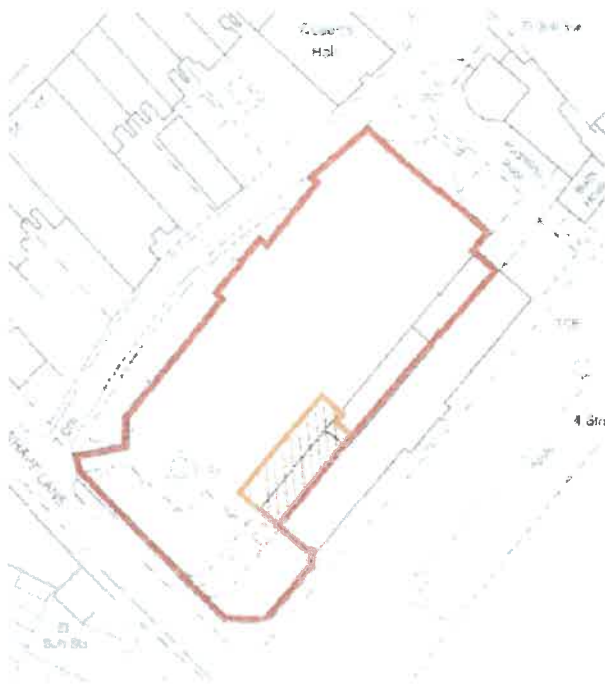
New Deck / Cycle Highway

The Diamond Jubilee Gardens

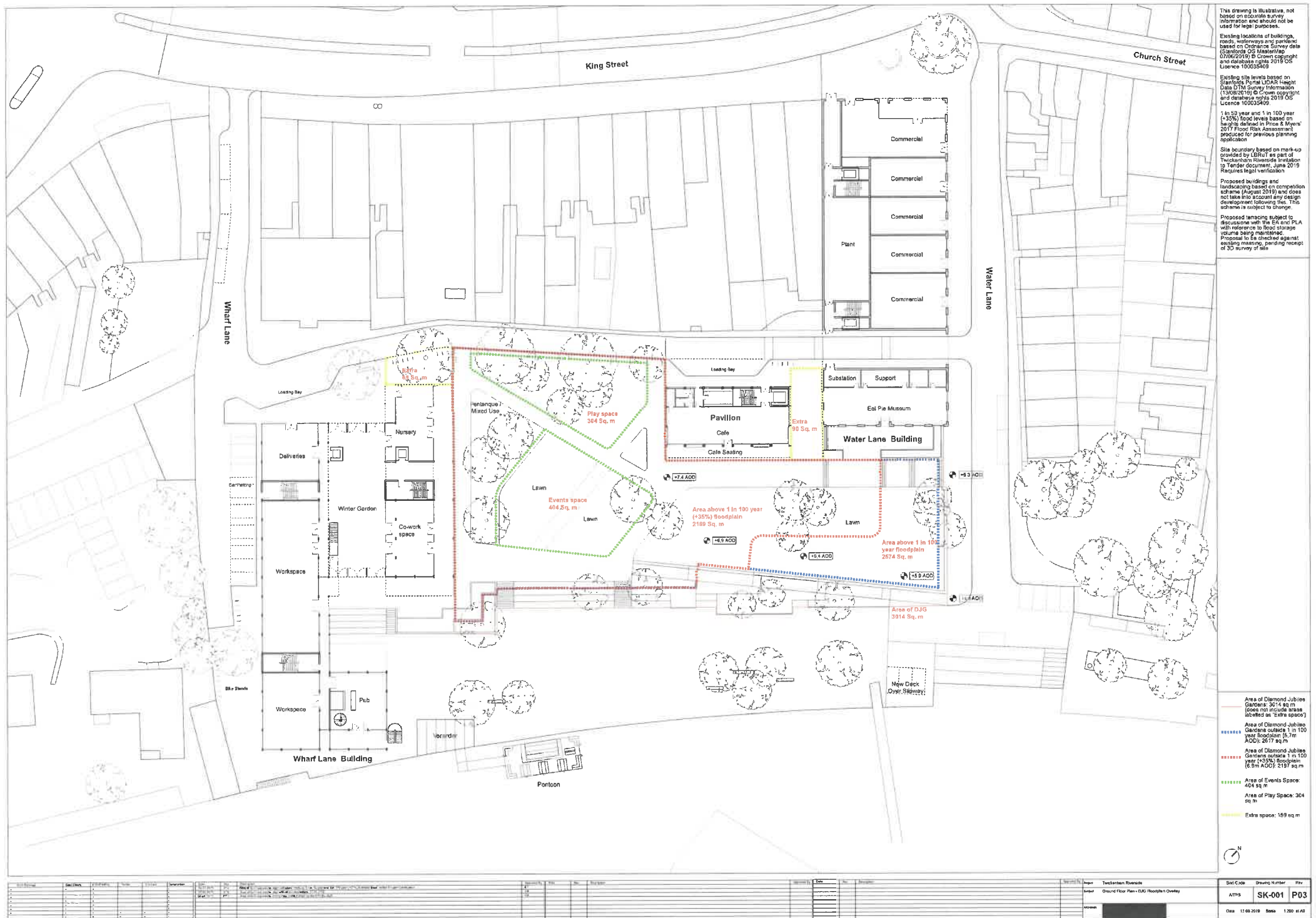
Areas

Total area of the Gardens = 2550 sqm

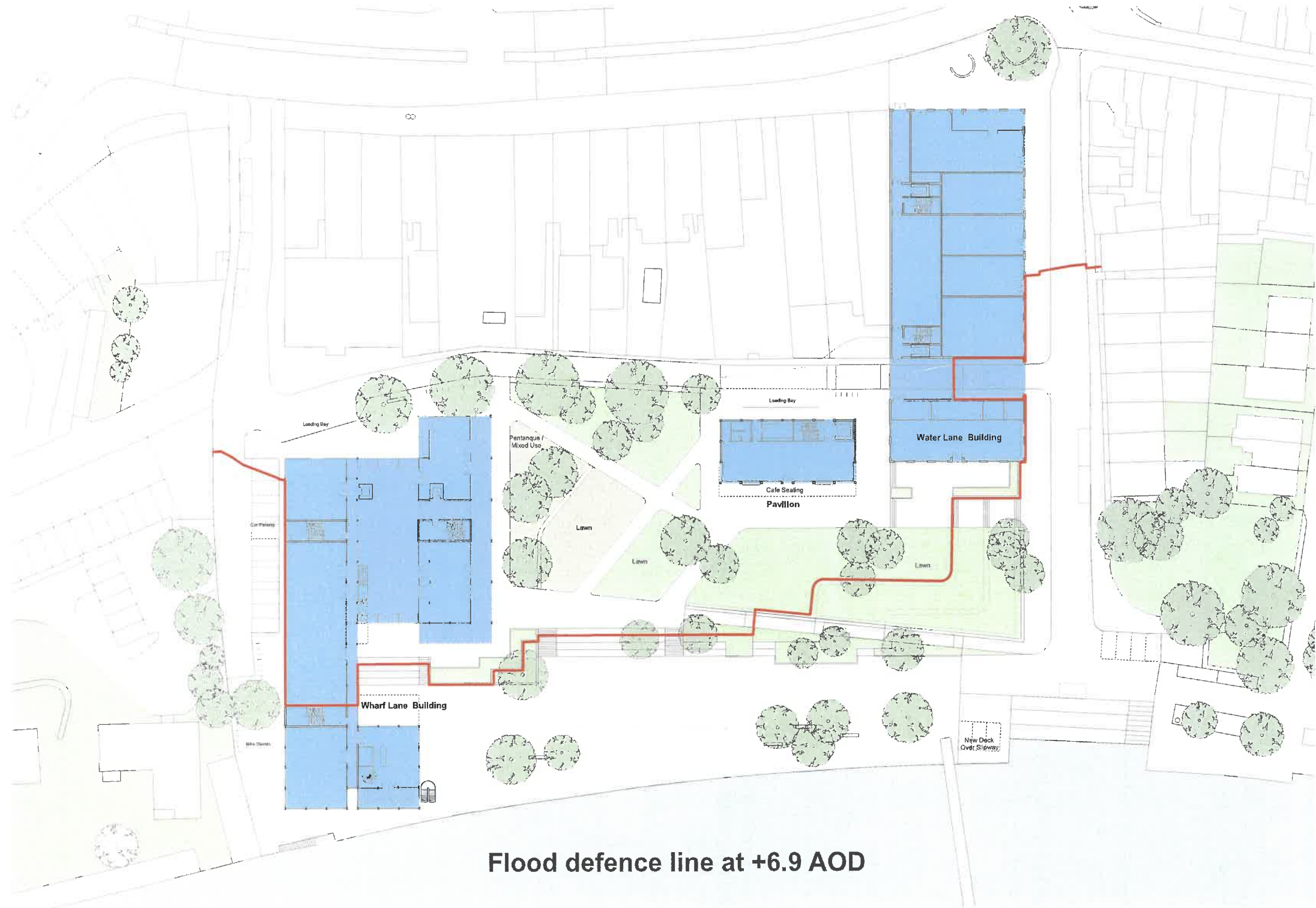
Total useable area above the 1 in 100 year + 35% climate change level = 2191 sqm







The Environment Agency



Flood defence line at +6.9 AOD

7.5 SFRA Interpretation

258. As stated in section '7.4.6: Spatial Planning and Development Control Recommendations' table, a minimum buffer zone must be provided to 'top of bank' within sites immediately adjoining the River Thames. This must be 16m for Tidal River Thames and 8m for Fluvial River Thames. Advice must also be sought from the Environment Agency at an early stage.

We have been unable to find any clear definition of what is considered to be 'top of bank' - initially it was believed to be the river bank but at the meeting with the Environment Agency on 30th July they stated that it applied to the 'dry side' of the flood defence line



Impact of 16 metre exclusion zone



Impact of 8 metre exclusion zone



Impact of 4 metre exclusion zone







Refinement of model - 95 m3
Allowance for cars in existing - 130 m3

Total storage gained = 225 m3



Storage gained - circa 50 m³

The diagram is a site plan for a development. It features several buildings: a large blue 'Wharf Lane Building' on the left, a long blue 'Water Lane Building' on the top right, and a smaller blue 'Pavilion' in the center. A red-shaded area on the left is labeled 'Car Parking'. A central green area is labeled 'Lawn' and contains a 'Play space'. Other labels include 'Penthouse / Mixed Use' near the Wharf Lane Building, 'Loading Bay' near the Pavilion, and 'Cafe Seating' inside the Pavilion. A '1:12 ramp' is shown on the right side. A red line outlines a specific area of the site.

Storage gained - circa 150 m³

Refinement of model - 95 m³
Allowance for cars in existing - 130 m³

Total storage gained = 430 m³

(but this has yet to be modelled and calculated accurately)

Storage gained - circa 50 m3

Storage gained - circa 150 m3

Storage gained - circa 70 m3

Refinement of model - 95 m3
Allowance for cars in existing - 130 m3

Total storage gained = 500 m3

(but this has yet to be modelled and calculated accurately)



Storage gained - circa 50 m3

Storage gained - circa 150 m3

Storage gained - circa 700 m3

Refinement of model - 95 m3
Allowance for cars in existing - 130 m3

Storage gained - circa 70 m3

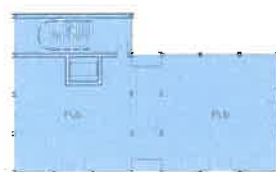
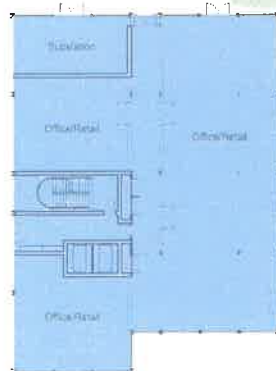
Total storage gained = 1200 m3
(but this has yet to be modelled and calculated accurately)



Refuse

Car Parking

Cycle Storage



Petrouse / Mixed Use

Play Space

Lawn

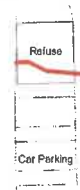


Lawn

Lawn

Embankment





Car Parking

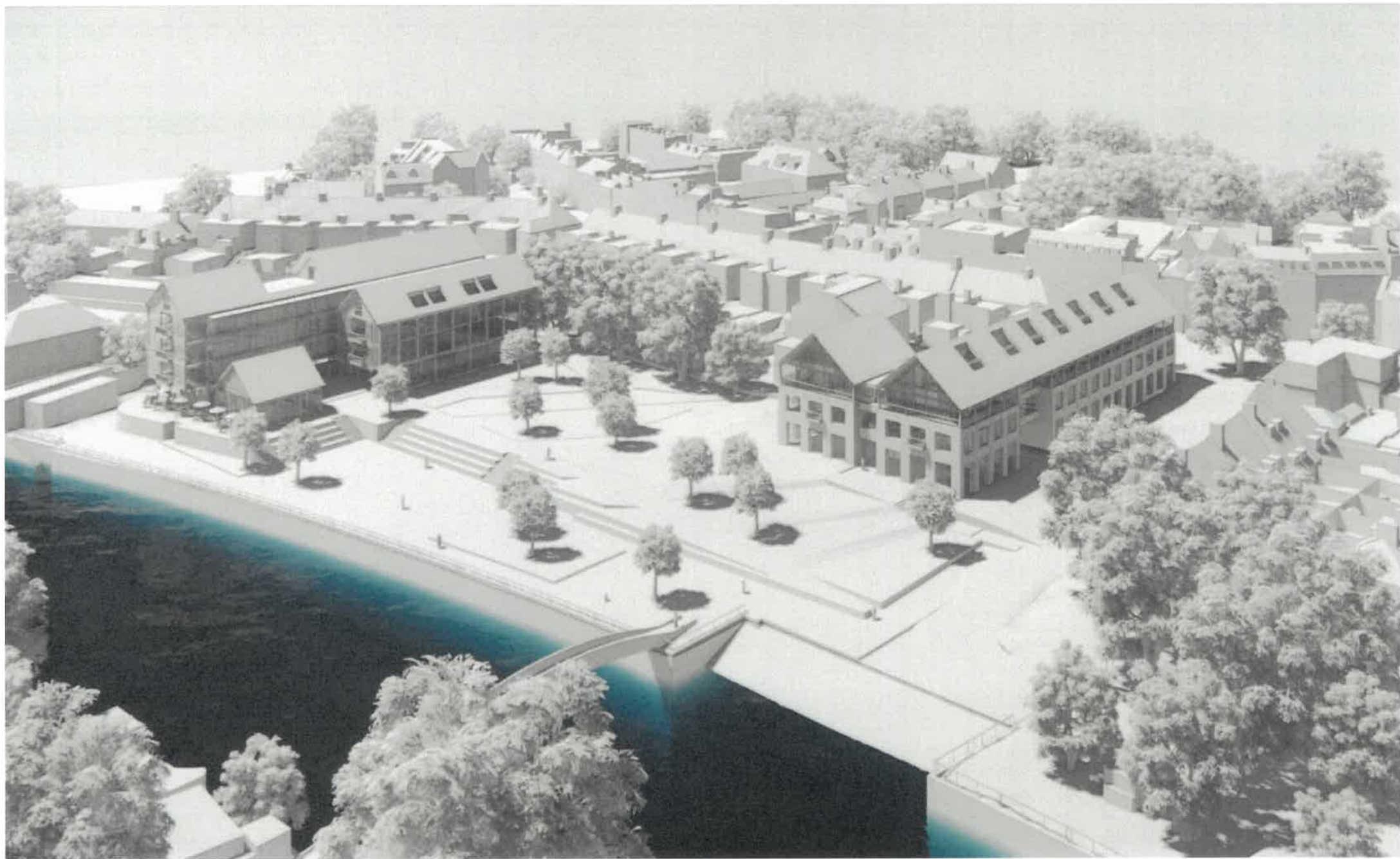
Cycle Storage

Area = 2194 sqm

2564 sqm

3095 sqm

Embankment























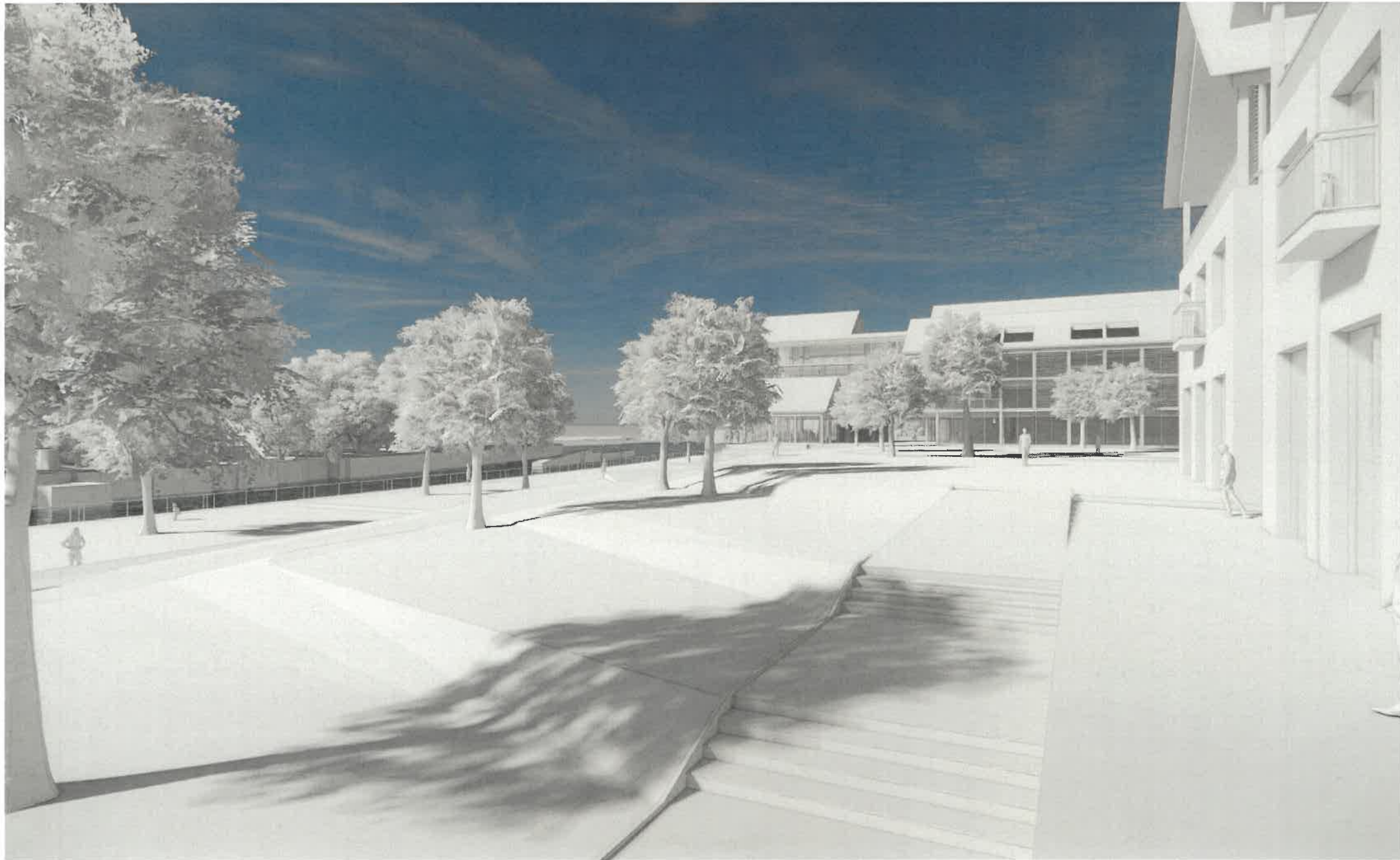










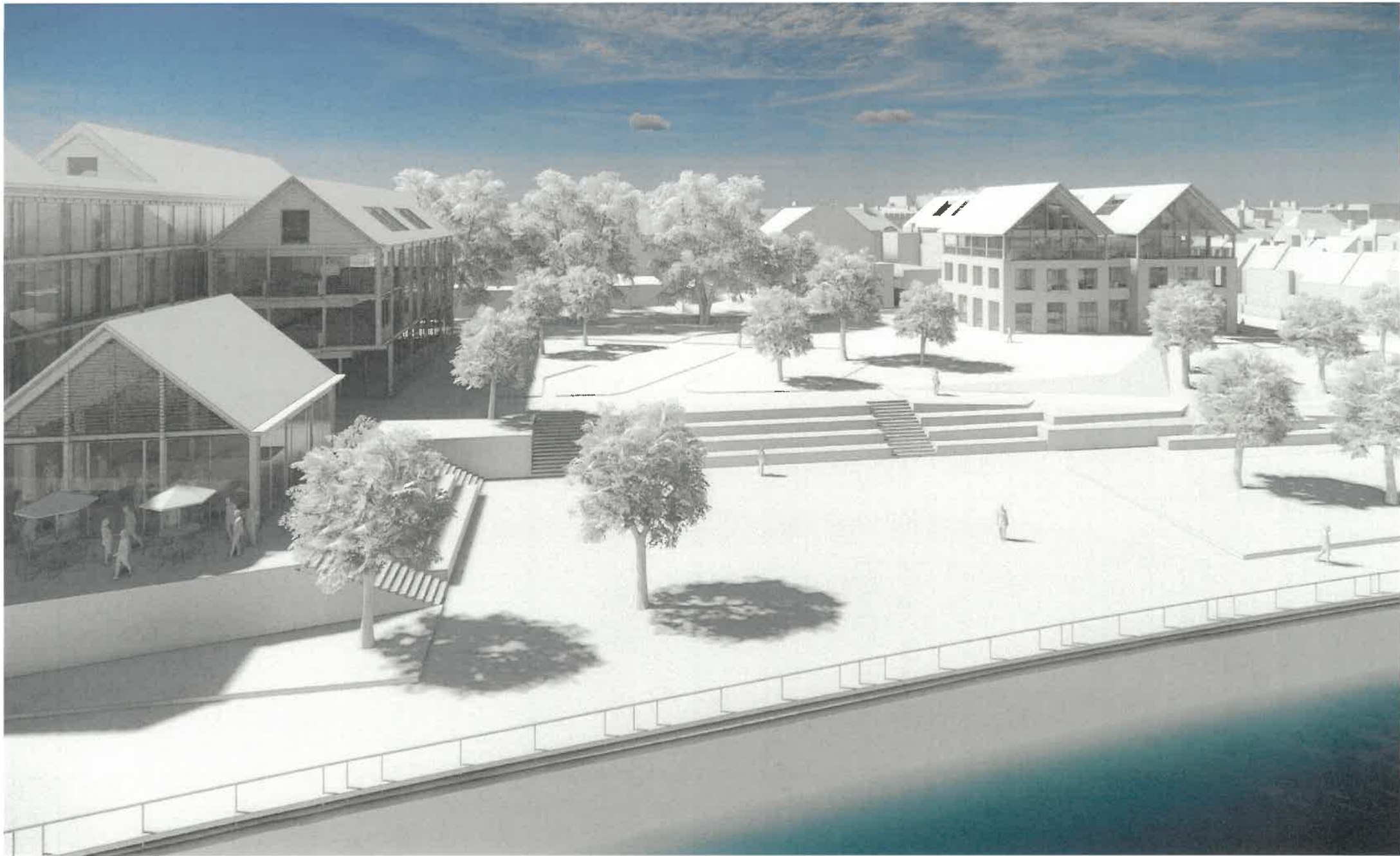


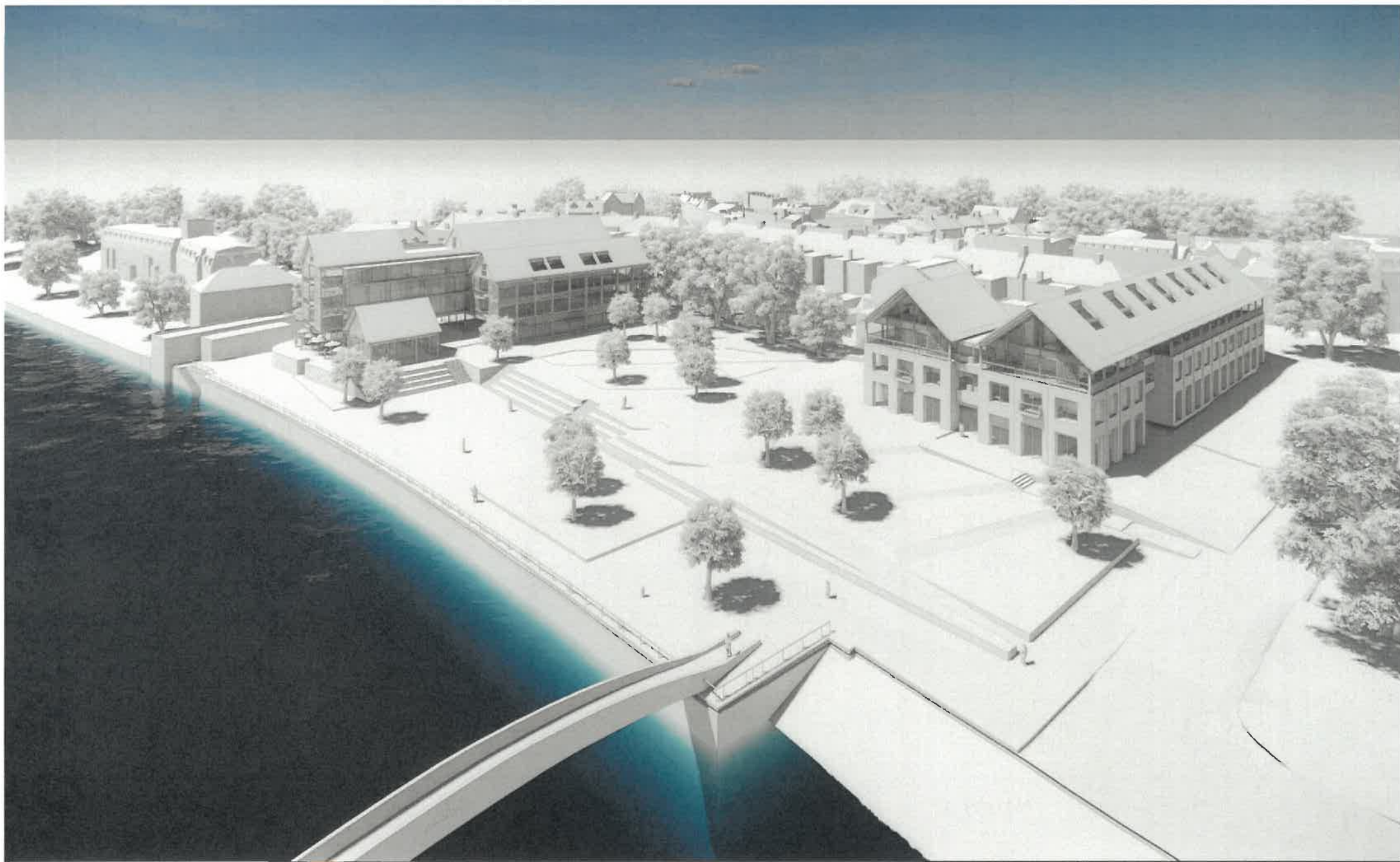




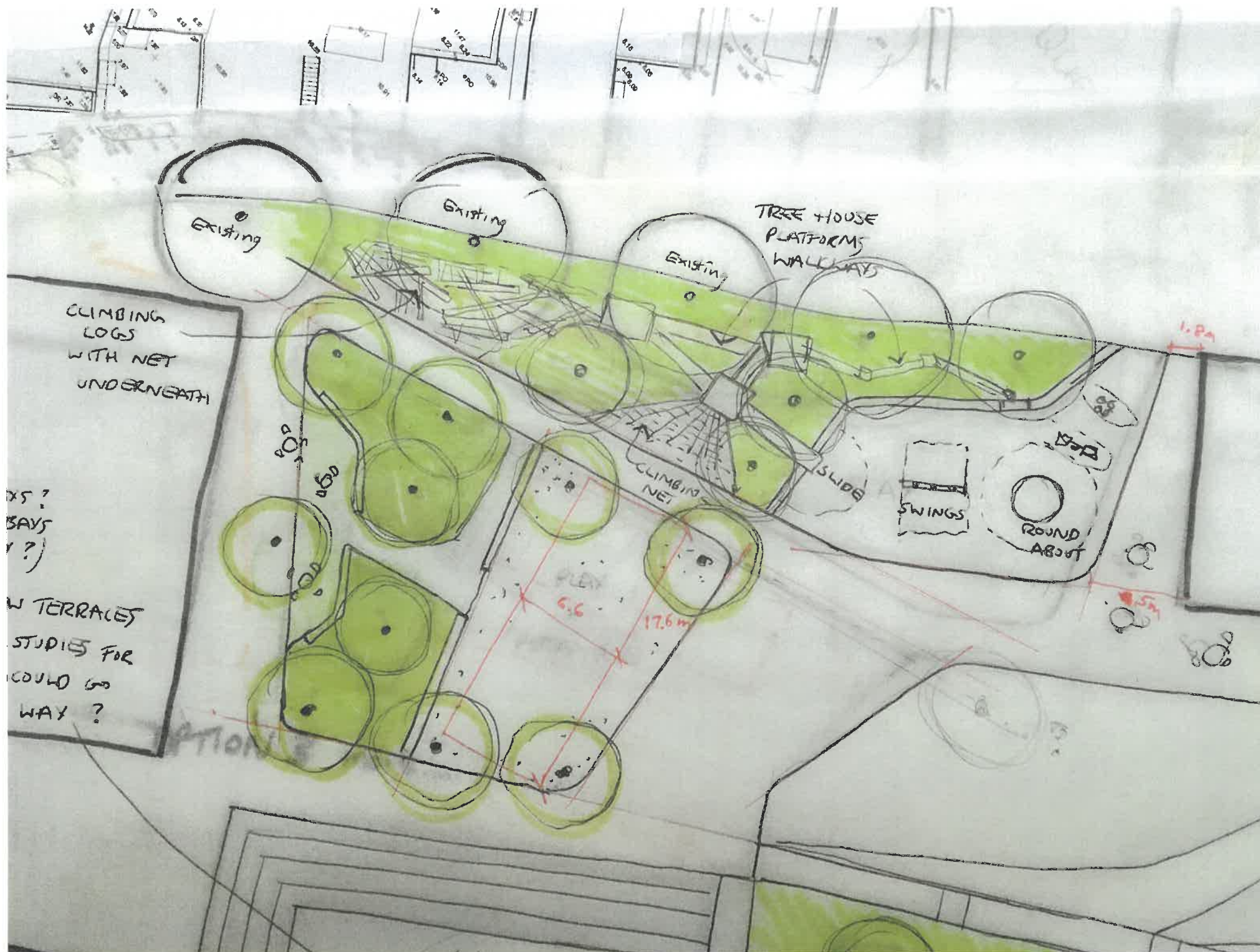












Existing

Existing

Existing

TREE HOUSE
PLATFORMS
WALKWAYS

CLIMBING
LOGS
WITH NET
UNDERNEATH

CLIMBING
NET

SLIDE

SWINGS

ROUND
ABOUT

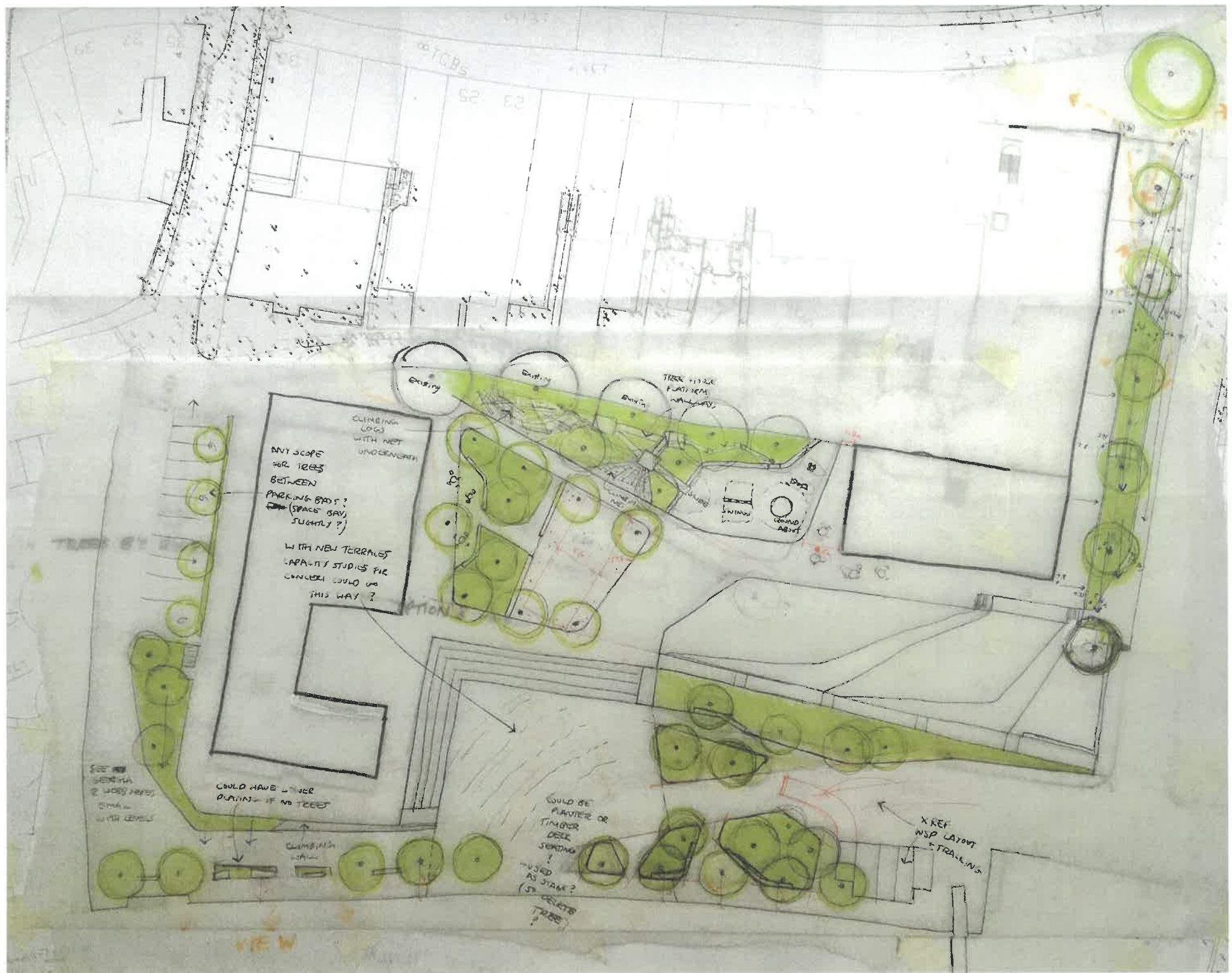
6.6

17.6m

1.8m

XS?
BAYS
(?)

W TERRACES
STUDIES FOR
COULD GO
WAY?



LBR5

APPENDIX 39

Local Stakeholder Reference Group - Minutes

30th September 2020

Attendees Council:

Cllr Roberts (Leader of the Council), Cllr Chard (Twickenham Riverside Councillor), Cllr Crouch (Twickenham Riverside Ward Councillor), Cllr Neden-Watts (Twickenham Riverside Ward Councillor), Paul Chadwick (Director of Environment and Community Services), Anna Sadler (Programme Manager) and Charles Murphy (Project Officer)
Chris Bannister (Hopkins Architects)

Groups:

Eel Pie Island Association, Richmond Cycling Campaign, River Thames Society, Riverside Action Group, Twickenham Alive, Twickenham Riverside Park Team, Twickenham Riverside Trust, Church Street Traders, Twickenham Riverside Village Group, Twickenham Society and York House Society

Apologies n/a

Hopkins presentation

Chris Bannister from Hopkins Architects presented to the group the design development process, noting that at heart of the design concept is the Gardens and that this has been carried through all design iterations. The presentation focused on the following:

- Revisiting the concept design
- Explaining the detailed conversations with the Environment Agency (EA) about the scheme which established the following:
- The Wharf Lane building could not be within the flood zone including on stilts over the flood defence, all non-water compatible buildings have to be located behind the flood defence. The EA shared 2 cases where they successfully appealed against inappropriate development within the flood zone on a river front.
- There must be a buffer zone in front and behind the flood defence for access to maintain the flood defence wall and complete any necessary works. The policy states this must be 16m for tidal but the EA have in principle agreed to reduce this to 4m for this site as Hopkins clearly explained how the wall would be maintained.
- Flood storage on the site must be replaced like for like at all levels
- Flood modelling data has recently been revised and the levels have increased
- The difficulties the design team experienced incorporating the EAs requirements while also balancing other requirements, such as re-providing an equal or greater space for the Diamond Jubilee Gardens, with a certain amount of this above the flood line. This led to the amalgamation of the pavilion with the southern end of the Water Lane building in order to provide space above the flood levels for the Gardens.
- The changes to scheme were required as a result of these conversations with the EA, (without which it is very likely an objection to the scheme would be made at planning) but also in reaction to public feedback and general improvements to the design which included:
- Reducing the width of the Water Lane building to accommodate the flood defence requirements
- Widening of Water Lane so that the EPI bridge can be seen from King Street
- Reducing the footprint of the Wharf Lane building, through the loss of the Winter Garden element, to accommodate the flood storage requirements while delivering mixed use ground floor, and pulling back from the river so that the building is behind the flood defence
- 4m buffer zone on the dry side of the flood defence wall
- Loss of the boathouse and storage under the Wharf Lane building due to flood defence issues, but exploring a new boathouse on Wharf Lane
- Increasing the size of the Embankment event space to create a town square and increase the flood storage
- Larger servicing area for EPI
- Overall reduction in building footprint by around 30%
- The group were shown a series of images of the scheme taken from Hopkins' 3D model.

Comments and questions

- Stakeholders asked further questions about why the EA would not allow stilts within the flood zone and there was clearly disappointment that the flood defence wall is necessary
- There were comments that the end result has 'lost some of the spirit of the original design.' Referring to the loss of the Winter Gardens, the pavilion and the introduction of the flood defence wall. 'Wharf lane is no longer a destination.'
- The design freeze was discussed at length and there were several comments that the design was not at the end of Stage 2 and there should be a period of further engagement with this set of stakeholders prior to any freeze.
- Concerns were raised about aspects of the design which stakeholders did not feel were fully developed. The group were told that there could be further detailed development of the scheme in stage 3, but the Council wanted to engage more widely with residents and would pick up many of the comments in the detailed design stage.
- There will be a period of consultation starting in November.
- It was mentioned looking at the example of City Airport and how flood issues were dealt with there.
- Need to explore safe cycling routes along the Embankment and up Wharf Lane including segregated routes.

Four issues were raised on behalf of the SRG by [REDACTED]

1. Design freeze not acceptable, still work to be done particularly the podium at the bottom of Wharf Lane which takes away further public open space and has no gain to the public.

It was explained that the flood defence wall in the South West corner of the site is necessary if there is to be any development in that area and that, contrary to the misconception, the flood defence wall is not encroaching further on public open space on the Embankment than in the concept design as it is in the same position as the undercroft storage and boathouses were in the concept. Furthermore Hopkins are looking to make the Wharf Lane building more efficient where possible.

2. Public consultation in November is too soon as the stakeholders have concerns

Cllr Roberts explained that it is important to the Council to bring the design development out into the wider public to get feedback from all residents as many residents have not seen the design since Summer 2019.

3. Lack of confidence in the Council delivery team

The group were informed that the Council had a team of experienced consultants leading on the project including Arcadis delivering Project Management, Hopkins leading the Design Team and others. All consultants have worked on and successfully delivered mixed use schemes which are larger than Twickenham Riverside. Although it must be noted that the consultant team are very aware of the complex issues involved with this particular site.

4. Desire to see more engagement

The Council noted that whilst it will continue to progress engagement with the Stakeholder Reference Group, the frequency of engagement will be at key gateways. The Design Team have had multiple meetings with various stakeholder groups both statutory and informally, a summary of which will go on the website. Whilst the pandemic has changed the way that the team are able to engage on the design, the Council team are trying to have meaningful engagement sessions via Zoom with the SRG at key points in the design development. There have been two sessions so far since the competition and both within Stage 2 of the design development. The Council intends to consult more widely with the residents of Twickenham at the end of November so that all residents may have their say.

- It was asked what areas Hopkins need to be provided as part of a planning compliant scheme and was wondering what role retail plays in regeneration these days, 'what does a destination look like in post covid times?' This led to a discussion on ground floor uses and how they might help regenerate the area, it was mentioned that the uses had yet to be pinned down and that it is very difficult to foresee the impact that the pandemic will have on retail but the Council is taking advice from consultants on this.
- RAG commented that the feel and look of the scheme need further work, that it had lost some of the spirit of the concept, particularly in relation to Twickenham village and whether this was due to time constraints. Hopkins Architects replied that this detail, the look and feel of the scheme, would come as part of detailed design in Stage 3.
- It was mentioned that the Council need to remove any requirements it has which are restricting the design but Hopkins responded that the Council did not have, with the exception of viability, any restrictions and what was restricting the design were the requirements of the EA, the access and servicing required and the re-provision of the DJG so as not to be affected by flooding.
- The design team will look into a contraflow cycle lane.
- Twickenham Riverside Park Team commented that Hopkins are the right architects, but it feels as though the team are being pushed into a situation to resolve something and that the scheme was not near a design freeze. TRPT requested an opportunity to meet the design team and have a proper consultation with the SRG group. The Leader replied that this very meeting was for the stakeholder representative groups to speak to Hopkins and this is what the meeting was delivering. There was a commitment that we would not end the meeting until everyone's questions had been answered.

- The positioning of the boathouse was discussed and the need for this to be reviewed as it feels like an afterthought, that it needs to be designed to be practical boathouses with end users in mind. EPIC SUP asked what activities would be provided for young people and what would attract visitors? Hopkins replied that they are developing options to activate the south west corner of the site and this would be combined with an exciting public open space in the centre, alongside the mixed-use scheme.
- It was noted that the slipway should be considered within the site and shouldn't be an afterthought.
- The Twickenham Society noted that the boatyards are the 'jewel in Twickenham's crown' and concern was raised about the servicing arrangements for EPI, particularly long term parking. The Transport consultants are currently arranging a meeting with the EPIA to discuss the latest developments and how they have responded to queries raised.

LBR5

APPENDIX 40

Archived: 05 May 2023 13:30:41

From: [REDACTED]

Mail received time: Tue, 20 Oct 2020 15:55:51

Sent: 20 October 2020 16:55:52

To: [Chadwick, Paul](#)

Cc: [Sadler, Anna Murphy](#), [Charles Roberts](#), [Gareth \(Cllr\) Chard](#), [James \(Cllr\) Crouch](#), [Roger \(Cllr\) Neden-Watts](#), [Julia \(Cllr\)](#)

Subject: Re: TRT response to Hopkins redesign as shown on 28.9.2020

Importance: Normal

Sensitivity: None

Attachments:

[\(date amended\) Appendix to TRT communication of 20.10.2020.pdf](#)

This time with September rather than October in the email title, and on the attachment.

Apologies for unnecessary confusion,

Celia

On Tue, 20 Oct 2020 at 16:10, [REDACTED] wrote:

[from [REDACTED], Chair, Twickenham Riverside Trust]

Dear Paul,

We, the Twickenham Riverside Trust (the Trust), are writing to set out significant concerns regarding the most recent plans for the Twickenham Riverside Development presented to the trustees on 28.9.2020.

We understand the strong desire to move the project forward and recognise our shared goals in delivering an enhanced Riverside for the whole community, however we feel strongly that urgent discussions must take place before any further action and decisions are taken.

We will set out our key concerns here in turn.

Re-provision of land

We have long been clear that our key requirement has been the re-provision of at least the 2,600m² of usable space currently within the remit of the Trust and you will know from previous correspondence that this must specifically be land that is not within a 1 in 100 year + 35% flood zone.

It is vital that the Council understand the importance of ensuring this.

Unfortunately, despite numerous and detailed communications between us about this fundamental issue, we are dismayed that the latest proposals have failed to resolve it.

We believe there are alternative options available, including exploring increasing the space above and below the floodplain, but it simply remains the case that nothing we have seen meets this basic but fundamental requirement.

We are keen to discuss this with you as soon as possible, and in the meantime have set out our concerns

regarding this in the appendix to this letter.

Conclusion of RIBA Stage 2

As is clear above, until a solution has been found to meet the Trust's key requirement, we do not believe that the project can complete RIBA Stage 2, which would set the layout and mass of the proposed buildings in stone, and we were puzzled to read recent Council stakeholder correspondence suggesting that it is preparing to do this shortly given the current issues the project faces and the deep concerns expressed by numerous stakeholder groups.

In addition, while we understand the challenges to developing and delivering a scheme of this magnitude, and indeed are sympathetic to the additional hurdles that have confronted the architects in recent months, like many of the local stakeholder groups we believe the new concept has moved so far from the original competition winning design that urgent and meaningful dialogue must take place before any further action is contemplated.

Such dialogue need not represent any significant delay and could be achieved in a relatively short time, given the right level of engagement both with the Trust and other stakeholder groups.

Request for further information

The Trust has explored in great depth the latest concept in order to understand the rationale behind some of the specific changes that are presented within the new plans. Notwithstanding the requirements of the Environment Agency (EA), we are not satisfied that we have access to the level of information which would help us better understand and react further to the designs being shown.

We therefore request that information and plans are made available relating to the following:

- Details of the North/South (North-West/South-East) section of the plan – from the service road at the rear of King Street to the river including the cross-sections through the proposed scheme, showing the levels of roads, finished floor levels and the terracing. This section should indicate the 6.9m AOD
- Details of the long section (East-West) would also be very welcome, although the first is more critical to us, given the importance of accommodating visitors of all ages and physical abilities.
- Relevant correspondence between Hopkins and the EA or the EA's recommendations for this site. We would appreciate it if you could direct us to any EA requirements/advice that recommends a set-back of 4m -16m from any flood defence wall, and an understanding as to whether this recommendation applies equally to areas which are in Zones 1, 2 and 3.

Consideration of the future

Clearly the world around us all has changed significantly since the original design was drawn up. The regularity at which people access and use good quality local outdoor space has soared.

Twickenham Riverside has benefitted from an explosion in use in recent months, and it has been inspiring to see people from all ages and backgrounds discovering what this area has to offer.

We believe that the re-development could better consider how the project can reflect the evolution of how and when people are using the riverside, and maximise the 'halo effect' that imaginative, compelling public open space can have on surrounding areas, in this instance the nearby high street.

We would be very keen to explore this with the Council and Hopkins.

Next steps

We genuinely believe that we can move forward without significant delay if we can engage in urgent and meaningful dialogue as soon as possible.

We stand ready to talk as soon as is convenient.
Regards,

[Redacted]

Chair, Twickenham Riverside Trust

Appendix to Trust email of 20.10.2020 (“TRT response to Hopkins redesign as shown on 28.9.2020”)

REPROVISION OF DIAMOND JUBILEE GARDENS

- In June 2020, the Council defined the Trust’s “useable” land within its 2,600m² demise as 2,185m². This definition was made independently of any discussions with the Trust and was not accepted by the Trust in its response of 15.07.2020.
- The layout shown to the Trust on 28.10.2020 shows the reprovision directly abutting buildings. It has previously been agreed by the Council that this would not be acceptable.

OVERALL OPEN SPACE

Quantity of space

- The public open space available in the redesigned scheme is reduced by over 500m², to include the amenity space of the now removed Winter Gardens. The Winter Gardens were a significant consideration in the Trust identifying the Hopkins concept as its preferred competition scheme.
- A widened Water Lane and Wharf Lane are included in the Council’s calculations of more open space having resulted from the redesign. However, the widening of Wharf Lane would result in zero added public amenity. Rather it represents a net amenity loss as it reduces the opportunity to increase public open space elsewhere on the riverside.

Quality of space

- There is a significant loss of river-facing design elements in the revised scheme. The competition scheme featured a boathouse and a pontoon/jetty and showed a refurbished slipway, all of which have been removed in the redesign. Given the exponential growth in river use witnessed over the past six months, it is inconceivable that any riverside location can be considered to have been ‘enhanced’ without taking the opportunity to improve access, both physically and experientially, to the river.
- Introduction of the podium - this solid structure occupies a substantial footprint adjacent to the riverside. Cars have effectively been replaced by buildings. This is not in accordance with the vision expressed in the competition Design Brief and is contrary to the Trust’s objects to preserve, protect and enhance Twickenham Riverside.
- Pedestrian circulation in many areas of the site is restricted, with multiple paths being only c.2m in width. On Water Lane the road-level pedestrian access is just

1.75m wide. On Wharf Lane, the most immediate pedestrian access to the central gardens area is via a 1.875m 'gap' between the Service Road and the Wharf Lane Building.

- Wharf Lane is a significant entry point to Twickenham Riverside. The redesigned scheme fails to recognise this, with a refuse store to the west and an electrical sub-station to the east.
- The redesign results in the loss of one of the four substantial trees to the rear of the development site, all of which play a collective role in 'greening' the site, this latter being of even greater importance given the potential extensive development plans to the rear of King Street.

LBR5

APPENDIX 41

Archived: 05 May 2023 13:34:28

From: [Chadwick, Paul](#)

Sent: Thu, 29 Oct 2020 14:51:44

To: [REDACTED]

Cc: [Sadler, Anna](#) [Murphy, Charles](#)

Subject: Twickenham Riverside

Importance: Normal

Sensitivity: None

Official

Hello [REDACTED]

The Trust will be receiving a formal response to the email sent 20th October later today.

To warn you it will state that the Council is seeking the in principle use of its CPO powers - via a report to the Finance, Policy and Resources Committee on November 16th – to give the Council certainty that it will be able to deliver the scheme.

I want to reassure you that the Council wants to continue to negotiate with the Trust to reach an agreement which suits both parties, but I hope you understand that we must request an in principle resolution to use the CPO powers for some areas of the site of which the gardens is one, otherwise the Council is progressing without full possession of the site and without any certainty that the Trust will sign agreement.

These powers will be passive until and only if the Council needs to use them, and is not our preferred route. We understand that the Trust are reluctant to sign up to any sort of red line plan prior to a planning application being submitted and so we do not expect negotiations to conclude until then, but due to timescales and formal processes we must necessarily request the use of CPO powers now so that if an agreement cannot be reached further down the line we are able to activate and use those powers.

Should we be able to reach an agreement prior to this then of course the Council will not have to use its powers, and we very much hope that an agreement can be reached and we will continue to engage with the Trust throughout.

Regards

Paul

[Paul Chadwick](#)

Director of Environment and Community Services

Serving Richmond and Wandsworth Councils

Service information available via the Councils' websites:

www.richmond.gov.uk / www.wandsworth.gov.uk

LBR5

APPENDIX 42

Archived: 05 May 2023 13:35:07

From: [Chadwick, Paul](#)

Sent: Thu, 29 Oct 2020 17:23:33

To: [REDACTED]

Cc: [Sadler, Anna](#) [Murphy, Charles](#) [Chard, James \(Cllr\)](#) [Roberts, Gareth \(Cllr\)](#) [Neden-Watts, Julia \(Cllr\)](#) [Crouch, Roger \(Cllr\)](#)
[Elengorn, Martin \(Cllr\)](#) [REDACTED]

Subject: RE: TRT response to Hopkins redesign as shown on 28.9.2020

Importance: Normal

Sensitivity: None

Official

Dear [REDACTED]

Thank you for your email of 20 October 2020.

The Council entered into early consultation and negotiation with the Trust, as leaseholder of the Diamond Jubilee Gardens which is a key part of the redevelopment area. As you know, the Council's intention was and still is to replace and retain at least the same amount of open space (albeit with a different configuration) within the new development. It is of course far from the only requirement that the scheme must achieve, and a key task of the design team is to achieve a scheme which best meets all the requirements, and which is likely to be deliverable.

Following the initial consultations in Summer 2019 the Trust sent an email 12 June 2020 stating that 'The Trustees also agreed in our meeting with the Council on 31st January 2020 that a re-provisioned area of greater than 2,600sqm above and below the flood plain would be considered by the Trust.' This was subsequently agreed by the Council and formed the description set out in the draft Heads of Terms between the Council and the Twickenham Riverside Trust. The most recent document received from the Trust's lawyers on 22nd May 2020 describes the replacement open space as:

'an area of (i) 2,600 sqm of useable space above the floodplain or (ii) an area greater than 2,600 sqm above and below the flood plain to be approved by the Twickenham Riverside Trust.'

Whilst most of the Heads of Terms were agreed the parties were unable to agree to a redline plan of the replacement open space. Despite initially asking for a plan, and stating that this was required as the next step, the Trust's position is now that it cannot agree to a redline plan as the design of the scheme is likely to change and the Trust prefer for discussions to continue and only agree to a plan once the scheme is frozen, which would be the point at which a planning application is submitted.

Unfortunately, as we have previously explained, this stance poses a problem and a risk for the Council, because at the point that the scheme is frozen the Council would have incurred considerable design and professional costs and would have reached a point of no return. If at that late stage the parties were still unable to agree on a plan for the replaced open space the progress of the scheme would have to be paused until the issue is resolved, which could mean a considerable redesign of the scheme.

To avoid the scenario described above the Council's preferred approach is for the parties to agree to a plan with the proviso that it could be subject to minor amendments as the design evolves, but unfortunately this reasonable and fundamental request has not been accepted by the Trust.

The Council has gone to great lengths to explain why the competition design has changed and that it is mainly to meet the Environment Agency (who are statutory consultees) policy requirements, which cannot be negotiated or avoided. The revised

scheme still delivers an area of open space for the Twickenham Riverside Trust greater than 2,600 sqm above and below the flood plain. It also delivers the Trust's requested minimum requirements sent to the Council, including pétanque pitches, seating and a play area and all this is in line with the Trust's objectives. Some of the detail of these aspects must necessarily be developed in stage 3, and we would like to work with the Trust on this prior to the submission of a planning application.

As explained above, the revised scheme delivers an area of open space which meets the description set out in the draft Heads of Terms to deliver an area of open space greater than 2,600 sqm above and below the flood plain. In short, the Council wishes to redevelop the Twickenham Riverside site with a larger, demonstrably better area of gardens. The Council has also previously offered the following terms:

- more land than is currently covered by the lease
- the removal of the management agreement which requires the Twickenham Riverside Trust to take over the Council's current maintenance responsibilities and costs from 2024
- the Council to pay for maintenance of the gardens indefinitely
- a new 125-year lease
- the Trust to run events and keep the revenue generated
- the Trust to set their own rates rather than adhering to the Council's pricing structure which every other group must do
- paying liquidated damages which can be evidenced as genuine loss of income
- paying the Trust, a grant of £10,000 per year for the first four years to help with set up costs
- Use of alternative riverside open space for events (after the long stop date, before the completion of the Gardens)

The Council will continue to consult and negotiate with the Trust with the hope that the parties can agree terms that are acceptable to both parties. However, in order to continue with the design of the scheme and to provide the Council with the certainty that it requires in order to assemble all the land required to deliver the scheme, which includes the open space, the Council has concluded that it would be prudent to use its Compulsory Purchase Powers to acquire the land needed for the scheme. A report that recommends the 'in principle' use of these powers is currently being drafted and will be considered by the Council's Finance, Policy and Resources Committee 16th November.

The Council prefers to reach a negotiated settlement and hopes to avoid implementing the Order if agreement is eventually reached.

The Trust's comments on wider aspects of the scheme are noted, as are any stakeholder or public comments on the scheme. The Trust's requests for further information are being discussed with the Design Team and we will endeavour to get the information requested to you within the next 2 weeks where it is possible.

Regards

Paul

Paul Chadwick

Director of Environment and Community Services

Serving Richmond and Wandsworth Councils

Service information available via the Councils' websites:

www.richmond.gov.uk / www.wandsworth.gov.uk

From: [REDACTED]

Sent: 20 October 2020 16:55

To: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Cc: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; Roberts, Gareth (Cllr) <Cllr.G.Roberts@richmond.gov.uk>; Chard, James (Cllr) <Cllr.J.Chard@richmond.gov.uk>; Crouch, Roger (Cllr) <Cllr.R.Crouch@richmond.gov.uk>; Neden-Watts, Julia (Cllr) <Cllr.J.Neden-Watts@richmond.gov.uk>; [REDACTED]

Subject: Re: TRT response to Hopkins redesign as shown on 28.9.2020

This time with September rather than October in the email title, and on the attachment.

Apologies for unnecessary confusion,

On Tue, 20 Oct 2020 at 16:10, [REDACTED] wrote:

[from [REDACTED], Chair, Twickenham Riverside Trust]
Dear Paul,

We, the Twickenham Riverside Trust (the Trust), are writing to set out significant concerns regarding the most recent plans for the Twickenham Riverside Development presented to the trustees on 28.9.2020.

We understand the strong desire to move the project forward and recognise our shared goals in delivering an enhanced Riverside for the whole community, however we feel strongly that urgent discussions must take place before any further action and decisions are taken.

We will set out our key concerns here in turn.

Re-provision of land

We have long been clear that our key requirement has been the re-provision of at least the 2,600m² of usable space currently within the remit of the Trust and you will know from previous correspondence that this must specifically be land that is not within a 1 in 100 year + 35% flood zone.

It is vital that the Council understand the importance of ensuring this.

Unfortunately, despite numerous and detailed communications between us about this fundamental issue, we are dismayed that the latest proposals have failed to resolve it.

We believe there are alternative options available, including exploring increasing the space above and below the floodplain, but it simply remains the case that nothing we have seen meets this basic but fundamental requirement.

We are keen to discuss this with you as soon as possible, and in the meantime have set out our concerns regarding this in the appendix to this letter.

Conclusion of RIBA Stage 2

As is clear above, until a solution has been found to meet the Trust's key requirement, we do not believe that the project can complete RIBA Stage 2, which would set the layout and mass of the proposed buildings in stone, and we were puzzled to read recent Council stakeholder correspondence suggesting that it is preparing

to do this shortly given the current issues the project faces and the deep concerns expressed by numerous stakeholder groups.

In addition, while we understand the challenges to developing and delivering a scheme of this magnitude, and indeed are sympathetic to the additional hurdles that have confronted the architects in recent months, like many of the local stakeholder groups we believe the new concept has moved so far from the original competition winning design that urgent and meaningful dialogue must take place before any further action is contemplated.

Such dialogue not need represent any significant delay and could be achieved in a relatively short time, given the right level of engagement both with the Trust and other stakeholder groups.

Request for further information

The Trust has explored in great depth the latest concept in order to understand the rationale behind some of the specific changes that are presented within the new plans. Notwithstanding the requirements of the Environment Agency (EA), we are not satisfied that we have access to the level of information which would help us better understand and react further to the designs being shown.

We therefore request that information and plans are made available relating to the following:

- Details of the North/South (North-West/South-East) section of the plan – from the service road at the rear of King Street to the river including the cross-sections through the proposed scheme, showing the levels of roads, finished floor levels and the terracing. This section should indicate the 6.9m AOD
- Details of the long section (East-West) would also be very welcome, although the first is more critical to us, given the importance of accommodating visitors of all ages and physical abilities.
- Relevant correspondence between Hopkins and the EA or the EA's recommendations for this site. We would appreciate it if you could direct us to any EA requirements/advice that recommends a set-back of 4m -16m from any flood defence wall, and an understanding as to whether this recommendation applies equally to areas which are in Zones 1, 2 and 3.

Consideration of the future

Clearly the world around us all has changed significantly since the original design was drawn up. The regularity at which people access and use good quality local outdoor space has soared.

Twickenham Riverside has benefitted from an explosion in use in recent months, and it has been inspiring to see people from all ages and backgrounds discovering what this area has to offer.

We believe that the re-development could better consider how the project can reflect the evolution of how and when people are using the riverside, and maximise the 'halo effect' that imaginative, compelling public open space can have on surrounding areas, in this instance the nearby high street.

We would be very keen to explore this with the Council and Hopkins.

Next steps

We genuinely believe that we can move forward without significant delay if we can engage in urgent and meaningful dialogue as soon as possible.

We stand ready to talk as soon as is convenient.

Regards,



Chair, Twickenham Riverside Trust

LBR5

APPENDIX 43

Update on the design development

Some stakeholders have raised concerns with elements of the revised design scheme both via email and during the Stakeholder Reference Group meeting. The Council has received emails on behalf of some members of the stakeholder reference group requesting a fundamental redesign and move away from the concept design. This is an update on how the Council and design team have responded to concerns where possible and to outline what considerations will be taken through for consideration in the next detailed design stage.

Key concerns raised by stakeholders include:

1. The introduction of a solid elevated platform (flood defence wall) required to deliver the Wharf Lane building in line with EA policy. The massing and length of this building.

It has been explained that following clear discussions with the EA, and the examples of at least two successful appeals the EA have won regarding development within the flood plain, any non-water compatible development on the site must be at a certain height and behind a flood defence which requires 4m access on the dry side. Hopkins have worked hard to keep to the concept design as far as possible, acknowledging that this gained public support during the design competition. This includes keeping a food and beverage unit as a destination point in the south west corner of the site and delivering a mixed-use building with residential on the upper floors. This must be balanced with providing an enhanced open space of a specific size above and below the floodplain meeting the requirements of the Twickenham Riverside Trust.

In response to concerns regarding the Wharf Lane building and flood defence wall and the request to consider truncating the building and reducing the platform – the design team are revisiting the uses which must be provided in the Wharf Lane building both to meet planning policy and to provide a scheme which will contribute to the regeneration of the area, and are also considering any opportunities to make this footprint more efficient or shorter so that the flood defence wall can move further back from the river edge or be softened, noting there will still be a requirement for buildings to be at a certain height above the floodable area.

2. The removal of boat storage underneath the Wharf Lane building and removal of the pontoon.

Including boat houses or boat storage within the proposed flood defence wall would then push the flood defence line to the back of these structures. This would significantly impact the length and massing of the Wharf Lane building and the uses which need to be provided on the ground floor. Further considerations when providing boat storage are that any structure would need to be accounted for if displacing flood storage, the location of the structure should work with the existing Thames Eyot boathouse in the south west corner of the site where possible, and not impact on vehicular movements and swept paths required for access and servicing. The pontoon was considered and removed from the brief due to early indications that the width of the river would not be able to accommodate a pontoon with passing water traffic.

In response to concerns raised the revised design does include designation for boat storage in the south west corner of the site, but in line with the above response to the considerations of the Wharf Lane building, the design team are revisiting the uses which need to be provided and opportunities for reducing the footprint of this building. This may in turn create possibilities for boat storage on the Embankment but must be balanced with the vehicular and flood considerations. These options

are currently being considered and will be discussed with stakeholders in due course. Conversations with the PLA have concluded that a pontoon of some description may be possible and so this is being explored further, alongside what improvements could be made to the existing slipway as an alternative. These items will need to be considered and costed before agreement to include them is made.

3. Loss of space on the Embankment

There has been a misconception that the re-design has removed space from the Embankment in the southwest corner, where previously the building was on stilts. The new flood defence wall is at the same distance from the river as the previous boat storage unit was. As mentioned above the design team are reviewing this corner and whether the defence can be pushed further back.

4. Transport, accessing and servicing requirements and the removal of parking from the Embankment.

The Council understands this is an area of concern, particularly for the residents and businesses of the Island. The Council has committed to engaging on this, again particularly with EPI, however progress on this has been, like other design aspects, held up by the flood storage work. The Council is not deliberately prolonging this, over the last few weeks and months there has been a regular dialogue between the transport consultants and the Highway Authority. The Council are now considering a suggestion by the consultants to make Water and Wharf Lanes, or just Water Lane, completely two way and this is taking time to work through. As soon as there is more information to share the Council will do so. As yet no final decisions have been made and these will be required before we move to RIBA Stage 3. Should two-way be agreed this should not adversely affect the servicing arrangement of the Island.

5. Consultation with stakeholders and communication between design team and residents

There has been concern raised as to the consultation with the SRG. The Council has always committed to engaging with the SRG, allowing pre-views of the design but has not committed to a separate period of consultation with them nor for the SRG to sign off any design decisions. The Council will continue to seek feedback from the SRG and will relay this to the design team to inform design development, which it has done so already, but the Council wish also to hear the views of the public which is why the Council are considering public consultation prior to the end of the year if it is appropriate. It is important to note that we will not be consulting on the images recently presented, as mentioned they are not finalised, and the design team are doing what they can to incorporate a number of different comments and requirements raised at the meeting.

6. Concern about the design freeze

The Council has expressed the desire to conclude RIBA stage 2, so that further detail in Stage 3 can be worked up ahead of a period of public consultation. While we understand that this has caused some concern please be assured that we have yet to conclude this stage and will wait until the wider project and sponsor teams are fully satisfied that all issues have been worked through. It must be stressed that this project is not being driven unnecessarily by the need to get on site by a certain date, though keeping to programme is clearly important as prolonging the design development has various impacts for the Council and expenditure of public money on additional fees. The period of

public consultation will seek feedback and will identify whether further changes be required to the design prior to planning.

7. Council interfering with the design process

Another message the Council has received is that it is in some way limiting Hopkins, this is incorrect as Hopkins themselves have stated on several occasions. There have been a number of developments over the last few months that have made it clear that the concept design could not be delivered exactly as seen in the competition. The designs submitted during the competition were concepts, as the competition was more for an architect led team rather than the design itself. The message has always been clear that it would be necessary to make changes to the concept scheme to ensure it met the brief and any relevant policy or statutory stakeholder requirements. Hopkins, a world class Architects, has responded to those requirements to ensure that the scheme meets the brief and is deliverable.

LBR5

APPENDIX 44

Archived: 05 May 2023 13:37:47

From: [REDACTED]

Mail received time: Thu, 5 Nov 2020 16:46:18

Sent: 05 November 2020 16:46:18

To: [Chadwick, Paul](#)

Cc: [REDACTED] [Sadler, Anna](#) [Murphy, Charles](#) [Chard, James \(Cllr\)](#) [Roberts, Gareth \(Cllr\)](#) [Neden-Watts, Julia \(Cllr\)](#) [Crouch, Roger \(Cllr\)](#) [Elengorn, Martin \(Cllr\)](#) [REDACTED]

Subject: Re: TRT response to Hopkins redesign as shown on 28.9.2020

Importance: Normal

Sensitivity: None

[from [REDACTED], Chair, Twickenham Riverside Trust]

4 November 2020

Dear Paul

Thank you for your letter of 29 October 2020. The Trust welcomes, in particular, your comments that the Council:

- wishes to redevelop the Twickenham Riverside site with a larger, demonstrably better area of gardens;
- will continue to consult and negotiate with the Trust; and
- prefers a negotiated settlement.

The Council, has now mentioned, for the first time, however, that it is considering the feasibility of obtaining and using compulsory purchase order powers to acquire land. The Trust states up front that it sincerely hopes that this should not be necessary – noting, separately, that such a step would be controversial, would be bound to be challenged, and would inevitably lead to further cost and significant delay irrespective of the outcome. Such a course of action would be in neither the Council's nor any other stakeholders' interests.

As noted in our letter of 20 October 2020, the Trust would much rather a negotiated agreement with the Council was achieved – and we are confident that with the right level of dialogue and input, this could be achieved, and would ultimately result in an outcome that would achieve both parties' objectives and shared vision for an improved Twickenham Riverside development.

For completeness, however, your letter misrepresents and/or oversimplifies the Trust's position and the negotiations which have gone on to date, and the Trust considers it incumbent upon it to correct this for the record and so that continued negotiations can continue to proceed on a constructive basis.

In your letter you state, in particular, that:

"the Council's preferred approach is for the parties to agree to a plan with the proviso that it could be subject to minor amendments as the design evolves, but unfortunately this reasonable and fundamental request has not been accepted by the Trust"; and

"the Trust's position is now that it cannot agree to a redline plan as the design of the scheme is likely to change and the Trust would prefer for discussion to continue and only agree to a plan once the scheme is frozen."

By way of brief background, and as you are aware, to date, the Council has shown just two 'iterations' of a

reprovision of Diamond Jubilee Gardens to the Trust (Diamond Jubilee Gardens being a particular (but not the only) concern of the Trust):

reprovision as per the competition-winning scheme (as part of what was said to be the Council's "final offer" of 24 June 2020); and

reprovision as per the further revised "podium" scheme (28 September 2020)

When the Council made what was said to be its "final offer" to the Trust on 24 June 2020, the Trust understands that not one single party of the project delivery team - the Council, the architects, the architects' structural engineers - had yet contacted the Environment Agency ("**EA**") regarding the proposed development. Indeed, the Trust understands that the EA was not even aware that there were new plans to develop Twickenham Riverside. This did not in fact happen, we understand, until 30 June 2020, just under a week *after* what was said to be the "final offer" had been made to the Trust.

On 15 July 2020, the Trust declared itself unable to commit to the Council's "final offer" of 24 June 2020, noting, amongst other things, the Trust's considered opinion that statutory bodies such as the EA and the Port of London Authority might well have issue with the layout as it stood. On this basis, and simply put, the Trust was unable properly to consider (let alone accept) any "final offer" regarding reprovision at this stage, given the reprovision was almost certainly bound to change again once those bodies (and potentially others) had been consulted.

As then in fact occurred, following the project delivery team's first meeting with the EA on 24 July 2020, the competition-winning scheme underwent further significant and fundamental redesign ("**Podium Scheme**"). This fundamentally revised Podium Scheme, outlining the proposed reprovision of Diamond Jubilee Gardens, was shown to the Trust only recently on 28 September 2020 (highlighting, of course, that the Council's "final offer" of 24 June 2020 necessarily was anything but). That reprovision of Diamond Jubilee Gardens is fundamentally unacceptable to the Trust, including for the initial reasons (based on the information currently available to us) contained in the Appendix to our letter to you of 20 October 2020. In short (and leaving to one side for present purposes whether what has been proposed is in fact "*more land than is currently covered by the lease*",) the way it has most recently been reprovisioned (including with areas within the designated flood zone) means it is not of "*equivalent amenity value*" and would not further the purposes of the Trust, notably the objective "*to preserve, protect and improve, for the benefit of the public, the riverside and its environs at Twickenham*" (and nor would it, accordingly, be acceptable, in our view, to the Charity Commission).

In your letter you state that these significant revisions, only shown to the Trust for the first time very recently, are "*mainly to meet the Environment Agency...policy requirements, which cannot be negotiated or avoided.*" This fails to recognise, however, that the EA's policy requirements can be met in more than one way and, simply put, the (controversial, and hastily redesigned) Podium Scheme is not the right way of achieving this and lies at the heart of (amongst other things) the issues with the reprovisioned land. Yet despite this, the Council is effectively and unreasonably now requiring the Trust (and other stakeholders) to "agree to a plan" (i.e. the Podium Scheme) at short notice, without giving the giving the opportunity for us and other stakeholder groups to meaningfully comment or input it, despite:

certain fundamental flaws which we and other stakeholder groups have identified with it (but which we consider should be capable of remedy with proper dialogue and input);

your own stated position that only "minor amendments" could/should be made of the design once it is effectively fixed; and

it also being unclear whether the Podium Scheme has even been finally reviewed and approved by all relevant statutory bodies who require to be consulted (PLA etc) (or could still be capable of further redesign in the light of any requirements these bodies may have).

We are aware, more generally, that the Podium Scheme is proving controversial, to the extent that: (a) the three

independent members (two of whom are qualified architects, including one who has represented the RIBA at a senior level, and two of whom were directly appointed by the Council itself) of the RIBA Competitions Design Panel who chose Hopkins as the preferred bidder are now at the point of disassociating themselves from the direction the project has taken; and (b) the vast majority of the Local Stakeholders Reference Group, assembled as “a key part of the Council’s engagement with the various community groups/organisations in Twickenham” share the concerns of the independent members of the Design Panel.

In short, the Trust’s position is that (contrary to what you appear to suggest) it would be amenable to it and the Council “*agreeing to a plan with the proviso that it could be subject to minor amendments as the design evolves*”, but the Podium Scheme, only recently shown to the Trust (and other stakeholder groups) is not a plan that, in its current form, reasonably could or should be the one that is presently capable of being fixed such that only minor revisions be made to it going forwards.

Instead, it is the Council that appears determined to adhere to a timetable established before the implications of the EA policy had been taken into consideration, and despite the Podium design not being sufficiently developed or the best response (taken in the round) to address the EA’s concerns. Like other stakeholder groups, we strongly believe there is much potential still to be unlocked on the site if the Trust and other stakeholder groups were given a proper and meaningful opportunity to engage with the Council on this and ultimately negotiate a (better) solution that is acceptable to all (while remaining faithful to the original Hopkins winning design). As noted in our previous letter, if we can engage in this urgent and meaningful dialogue as soon as possible, we genuinely believe that we can move forward without significant delay, and explore design options (within the Hopkins design ethos) that increase rather than compromise public amenity on the riverside (this being a shared vision to which we are all committed). Indeed, on a large number of points the Council and the Trust have reached in principle agreement – which demonstrates what can be achieved when there is proper and meaningful dialogue and negotiation.

For the reasons set out above and in our previous letter, we urge you to reflect on your proposed approach and would welcome further discussion with you, and are confident a satisfactory conclusion could be reached if this is done.

Regards,



Chair, Twickenham Riverside Trust

5 November 2020

In this addendum to the above letter, we note and welcome the contents of the SRG Update of 4 November 2020, in which you indicate that Hopkins is undertaking, amongst other work, in response to representations from stakeholders, further design changes with respect to the south west corner of the site, in the area of the Wharf Lane building and the podium on which it sits, and that the public consultation scheduled for November has been postponed to the end of the year, “if it is appropriate.”

We reiterate that we welcome further discussion on the changing designs as they evolve, and ask you be in contact accordingly.

On Thu, 29 Oct 2020 at 17:23, Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk> wrote:

Official

Dear 

Thank you for your email of 20 October 2020.

The Council entered into early consultation and negotiation with the Trust, as leaseholder of the Diamond Jubilee Gardens which is a key part of the redevelopment area. As you know, the Council's intention was and still is to replace and retain at least the same amount of open space (albeit with a different configuration) within the new development. It is of course far from the only requirement that the scheme must achieve, and a key task of the design team is to achieve a scheme which best meets all the requirements, and which is likely to be deliverable.

Following the initial consultations in Summer 2019 the Trust sent an email 12 June 2020 stating that 'The Trustees also agreed in our meeting with the Council on 31st January 2020 that a re-provisioned area of greater than 2,600sqm above and below the flood plain would be considered by the Trust.' This was subsequently agreed by the Council and formed the description set out in the draft Heads of Terms between the Council and the Twickenham Riverside Trust. The most recent document received from the Trust's lawyers on 22nd May 2020 describes the replacement open space as:

'an area of (i) 2,600 sqm of useable space above the floodplain or (ii) an area greater than 2,600 sqm above and below the flood plain to be approved by the Twickenham Riverside Trust.'

Whilst most of the Heads of Terms were agreed the parties were unable to agree to a redline plan of the replacement open space. Despite initially asking for a plan, and stating that this was required as the next step, the Trust's position is now that it cannot agree to a redline plan as the design of the scheme is likely to change and the Trust prefer for discussions to continue and only agree to a plan once the scheme is frozen, which would be the point at which a planning application is submitted.

Unfortunately, as we have previously explained, this stance poses a problem and a risk for the Council, because at the point that the scheme is frozen the Council would have incurred considerable design and professional costs and would have reached a point of no return. If at that late stage the parties were still unable to agree on a plan for the replaced open space the progress of the scheme would have to be paused until the issue is resolved, which could mean a considerable redesign of the scheme.

To avoid the scenario described above the Council's preferred approach is for the parties to agree to a plan with the proviso that it could be subject to minor amendments as the design evolves, but unfortunately this reasonable and fundamental request has not been accepted by the Trust.

The Council has gone to great lengths to explain why the competition design has changed and that it is mainly to meet the Environment Agency (who are statutory consultees) policy requirements, which cannot be negotiated or avoided. The revised scheme still delivers an area of open space for the Twickenham Riverside Trust greater than 2,600 sqm above and below the flood plain. It also delivers the Trust's requested minimum requirements sent to the Council, including pétanque pitches, seating and a play area and all this is in line with the Trust's objectives. Some of the detail of these aspects must necessarily be developed in stage 3, and we would like to work with the Trust on this prior to the submission of a planning application.

As explained above, the revised scheme delivers an area of open space which meets the description set out in the draft Heads of Terms to deliver an area of open space greater than 2,600 sqm above and below the flood plain. In short, the Council wishes to redevelop the Twickenham Riverside site with a larger, demonstrably better area of gardens. The Council has also previously offered the following terms:

- more land than is currently covered by the lease
- the removal of the management agreement which requires the Twickenham Riverside Trust to take over the Council's current maintenance responsibilities and costs from 2024
- the Council to pay for maintenance of the gardens indefinitely
- a new 125-year lease
- the Trust to run events and keep the revenue generated
- the Trust to set their own rates rather than adhering to the Council's pricing structure which every other group must do

- paying liquidated damages which can be evidenced as genuine loss of income
- paying the Trust, a grant of £10,000 per year for the first four years to help with set up costs
- Use of alternative riverside open space for events (after the long stop date, before the completion of the Gardens)

The Council prefers to reach a negotiated settlement and hopes to avoid implementing the Order if agreement is eventually reached.

Regards

From: [REDACTED]
Sent: 20 October 2020 16:55
To: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Cc: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Murphy, Charles <Charles.Murphy@richmondandwandsworth.gov.uk>; Roberts, Gareth (Cllr) <Cllr.G.Roberts@richmond.gov.uk>; Chard, James (Cllr) <Cllr.J.Chard@richmond.gov.uk>; Crouch, Roger (Cllr) <Cllr.R.Crouch@richmond.gov.uk>; Neden-Watts, Julia (Cllr) <Cllr.J.Neden-Watts@richmond.gov.uk>; [REDACTED]

On Tue, 20 Oct 2020 at 16:10, [REDACTED] wrote:

[from [REDACTED], Chair, Twickenham Riverside Trust]
Dear Paul,

We, the Twickenham Riverside Trust (the Trust), are writing to set out significant concerns regarding the most recent plans for the Twickenham Riverside Development presented to the trustees on 28.9.2020.

We understand the strong desire to move the project forward and recognise our shared goals in delivering an enhanced Riverside for the whole community, however we feel strongly that urgent discussions must take place before any further action and decisions are taken.

We will set out our key concerns here in turn.

Re-provision of land

We have long been clear that our key requirement has been the re-provision of at least the 2,600m² of usable space currently within the remit of the Trust and you will know from previous correspondence that this must specifically be land that is not within a 1 in 100 year + 35% flood zone.

It is vital that the Council understand the importance of ensuring this.

Unfortunately, despite numerous and detailed communications between us about this fundamental issue, we are dismayed that the latest proposals have failed to resolve it.

We believe there are alternative options available, including exploring increasing the space above and below the floodplain, but it simply remains the case that nothing we have seen meets this basic but fundamental requirement.

We are keen to discuss this with you as soon as possible, and in the meantime have set out our concerns regarding this in the appendix to this letter.

Conclusion of RIBA Stage 2

As is clear above, until a solution has been found to meet the Trust's key requirement, we do not believe that the project can complete RIBA Stage 2, which would set the layout and mass of the proposed buildings in stone, and we were puzzled to read recent Council stakeholder correspondence suggesting that it is preparing to do this shortly given the current issues the project faces and the deep concerns expressed by numerous stakeholder groups.

In addition, while we understand the challenges to developing and delivering a scheme of this magnitude, and indeed are sympathetic to the additional hurdles that have confronted the architects in recent months, like many of the local stakeholder groups we believe the new concept has moved so far from the original competition winning design that urgent and meaningful dialogue must take place before any further action is contemplated.

Such dialogue need not represent any significant delay and could be achieved in a relatively short time, given the right level of engagement both with the Trust and other stakeholder groups.

Request for further information

The Trust has explored in great depth the latest concept in order to understand the rationale behind some of the specific changes that are presented within the new plans. Notwithstanding the requirements of the Environment Agency (EA), we are not satisfied that we have access to the level of information which would help us better understand and react further to the designs being shown.

We therefore request that information and plans are made available relating to the following:

- Details of the North/South (North-West/South-East) section of the plan – from the service road at the rear of King Street to the river including the cross-sections through the proposed scheme, showing the levels of roads, finished floor levels and the terracing. This section should indicate the 6.9m AOD
- Details of the long section (East-West) would also be very welcome, although the first is more critical to us, given the importance of accommodating visitors of all ages and physical abilities.
- Relevant correspondence between Hopkins and the EA or the EA's recommendations for this site. We would appreciate it if you could direct us to any EA requirements/advice that recommends a set-back of 4m -16m from any flood defence wall, and an understanding as to whether this recommendation applies equally to areas which are in Zones 1, 2 and 3.

Consideration of the future

Clearly the world around us all has changed significantly since the original design was drawn up. The regularity at which people access and use good quality local outdoor space has soared.

Twickenham Riverside has benefitted from an explosion in use in recent months, and it has been inspiring to see people from all ages and backgrounds discovering what this area has to offer.

We believe that the re-development could better consider how the project can reflect the evolution of how and when people are using the riverside, and maximise the 'halo effect' that imaginative, compelling public open space can have on surrounding areas, in this instance the nearby high street.

We would be very keen to explore this with the Council and Hopkins.

Next steps

We genuinely believe that we can move forward without significant delay if we can engage in urgent and meaningful dialogue as soon as possible.

We stand ready to talk as soon as is convenient.

Regards,



Chair, Twickenham Riverside Trust

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APPENDIX 45

Archived: 05 May 2023 13:41:17

From: [REDACTED]

Sent: 28 November 2020 00:59:38

To: [Sadler, Anna](#) [REDACTED]

Subject: RE: Meetings

Importance: Normal

Sensitivity: None

Hi Anna

Apologies for the delay on this – entirely my fault

Our design sub group (who will report back to the Trust) is [REDACTED]

Please do contact them direct, all are copied on this email

All the best

[REDACTED]

[REDACTED]



We aim to respond to your email as soon as we can. The London Marathon Events team, like so many businesses across the UK, is now working remotely so please bear with us if we take a little longer than usual to get back to you. In the meantime, please follow the Government advice - particularly on self-isolation and exercise - and take care.

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- **THE LONDON MARATHON CHARITABLE TRUST LIMITED** (company number 01550741, charity number 283813) of 190 Great Dover Street, London, England, SE1 4YB; and
- **LONDON & SURREY CYCLING PARTNERSHIP LLP** (company number OC372072) of 190 Great Dover Street, London, England,

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Archived: 05 May 2023 13:42:38

From: [REDACTED]

Sent: 28 November 2020 01:02:31

To: [Sadler, Anna](#) [REDACTED]

Subject: RE: Meetings

Importance: Normal

Sensitivity: None

Hi Anna

Apologies for the delay on this – entirely my fault

Our legal sub group (who will report back to the Trust) is [REDACTED] and [REDACTED].

Please do let us know when you would like a meeting, all have been copied on this email

All the best

[REDACTED]

[REDACTED]



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(collectively, the "**London Marathon Group**").

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APPENDIX 46

Twickenham Riverside Trust – Design Meeting Notes – 09/12/2020

Attendees:

Trust: [REDACTED]

Council: Paul Chadwick, Anna Sadler and Charles Murphy

Design team: Hopkins and LDA

- PC introduced the meeting and reiterated the Council's desire to have open and honest conversations
- CB talked through a presentation on the design
- Topics of discussion included:
 - Concern surrounding the gates off the service road and it was agreed further work was required
 - Issues of multiple vehicles on the service road, which was explained to be the current situation
 - That it would be good to link with future plans for the King Street parade managed by Essential Living and the Council mentioned that they were in discussion, but these are unlikely to come forward until the Council has planning consent
 - Comments that the boundary treatment of the play area and service road needs careful consideration
 - Widening of Water Lane was seen as positive
 - Disappointment that a separate boathouse had been removed, but the storage option was explained as well as the fact that the Environment Trust was exploring bringing the Thames Eyot boathouse back into use and the Council would look to react and complement any plans that come forward
 - The inclusion of toilets on the site were discussed, something the Council is currently considering. Especially if this is to be used as an event space.
 - The Trust are open to discussing and reviewing the minimum requirement document previously shared with the Council
 - Flexible seating is needed, explore making the tiered seating all year round
 - Petanque requirements were reviewed
 - The play element of the current Gardens is secure, and this is seen as positive, the new scheme needs to consider this and offer play equipment for different age groups
 - Consider play strategy for the whole site, beyond just the play area
 - Need to be clear what is the café outside space and what is the Gardens
 - The Trust currently have an enclosed space which is easy run ticketed events, in the new Gardens this would be harder to achieve - but fences could be brought in
 - There is no clear event space within the Garden footprint, the Council reminded the Trust that it would have use of the Embankment space - discussion around the design considerations that this would need power and water.
 - The Trust asked whether the Council would consider including the cut-out space in the Wharf Lane building within the Trust's footprint to allow for facilities such as toilets, and what the plans were for this aspect. The Council noted that it was

currently looking at how to best utilise that space but it would be unlikely that it would be used for public toilets or facilities, as if it was filled in this would be prioritised as additional commercial or retail space. But this is a discussion that is ongoing at the moment.

Trust members were reporting back to their Trustee Meeting that evening and so requested for the presentation to be sent across so that images could be shared with the wider group.

It was agreed that we would meet again in a week's time.

LBR5

APPENDIX 47

Agenda

- Meeting etiquette
- Design update
 - Site plan
 - Vehicular movements
 - Southwest corner / boat storage
- Consultation
- AOB

Meeting etiquette

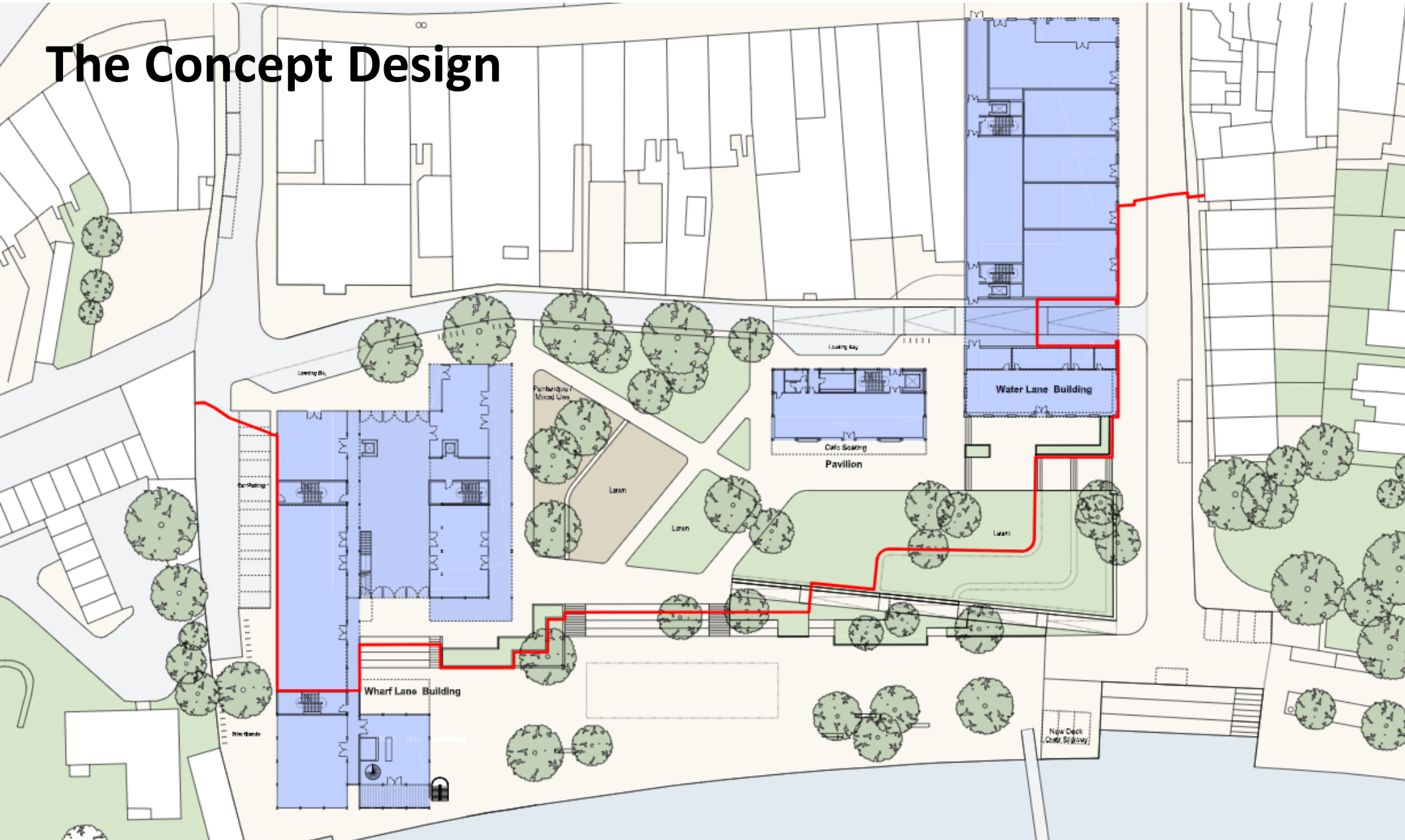
- Please keep yourself on mute while others are talking
- Use the raise hand button if you could like to speak
- Please only ask one question at a time so we can get through everyone
- Please do not take any pictures of the presentation

Last meeting recap

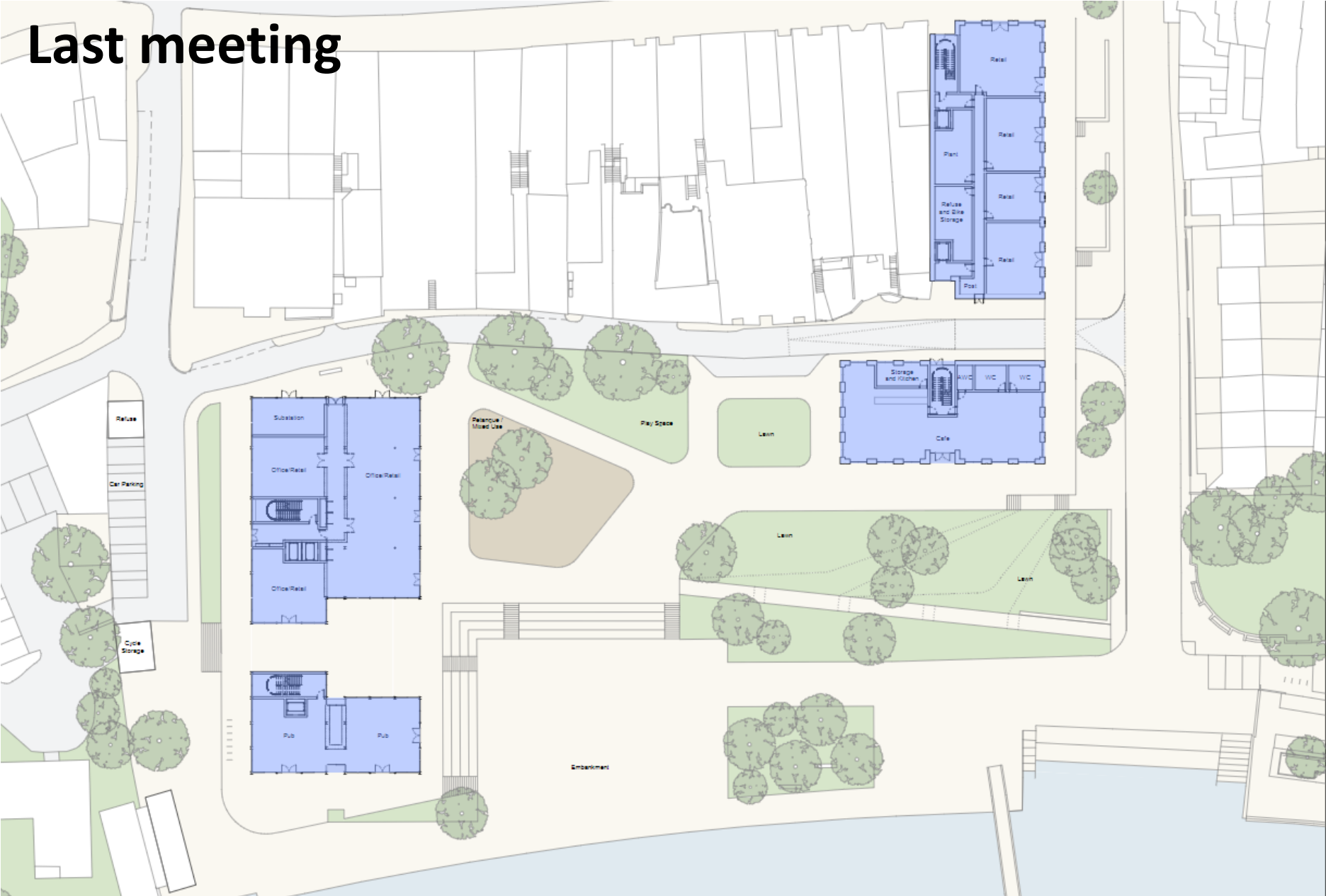
- Environment Agency requirements
 - Flood defence wall
 - Flood storage – like for like at all levels
- Service road – difficulties with the levels
- SRG feedback/concerns
 - Introduction of flood defence wall in the SW corner
 - Loss of space on the Embankment
 - Removal of boat storage and pontoon
 - Access and servicing requirements
 - Stage 2 freeze

The site plan

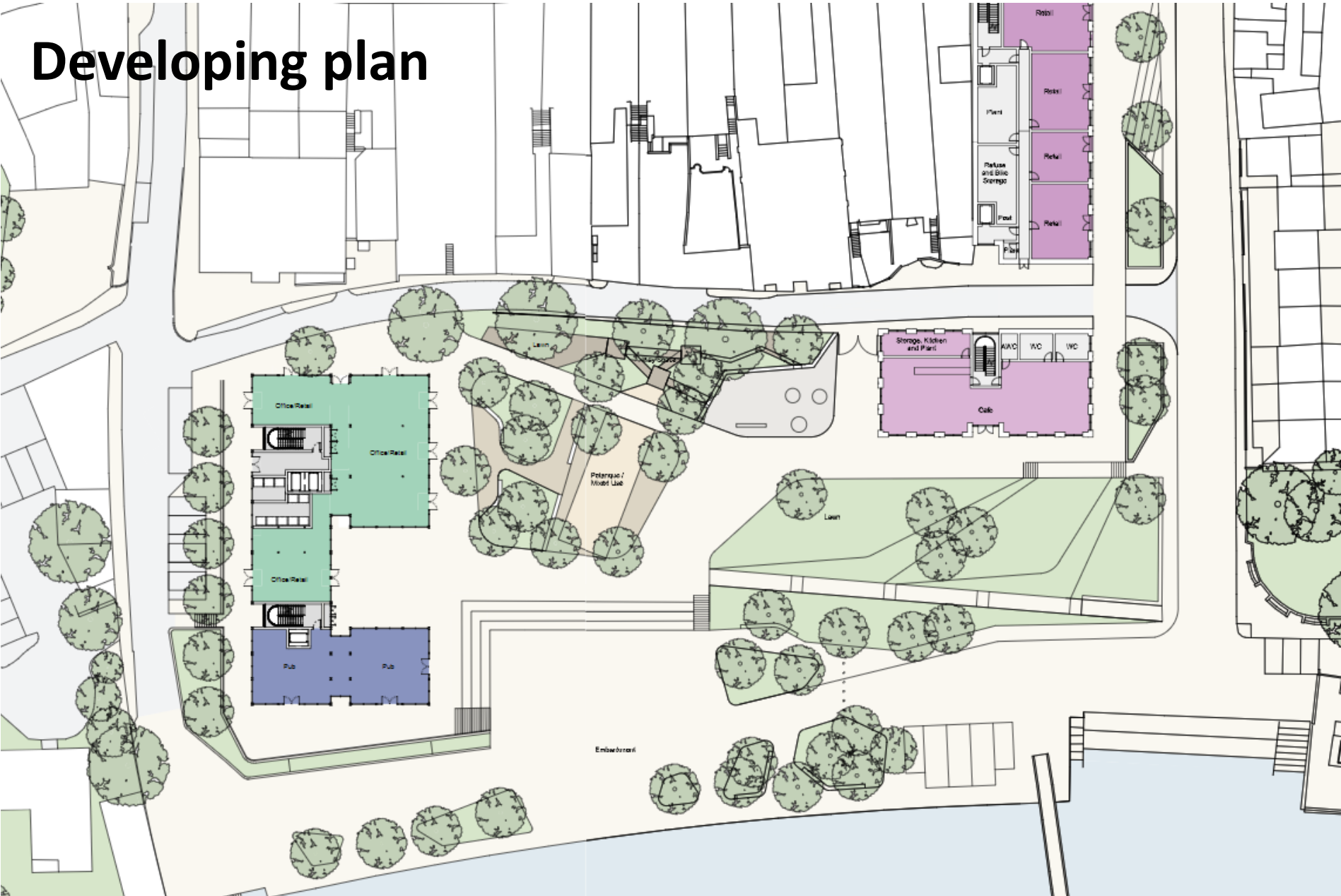
The Concept Design



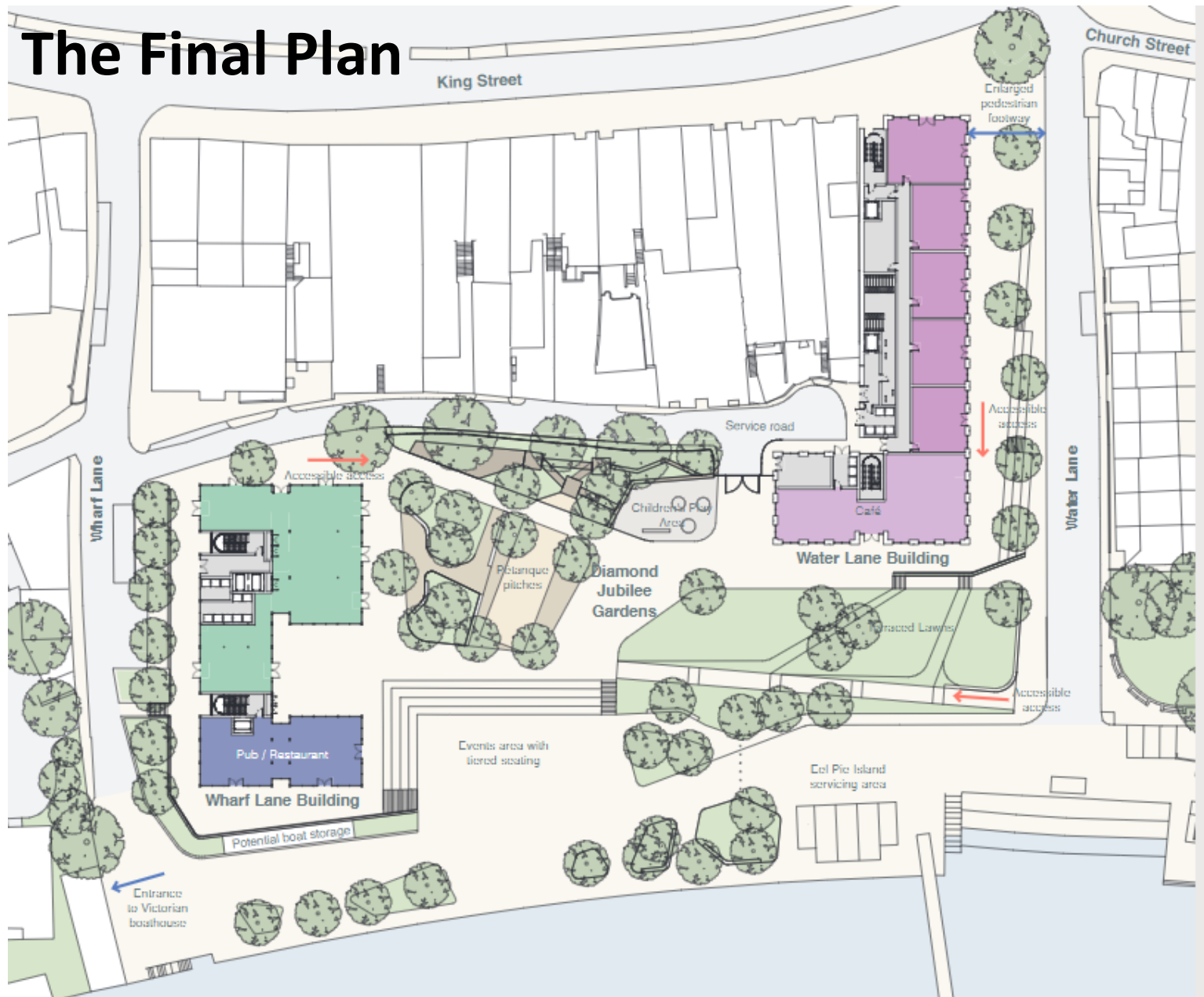
Last meeting



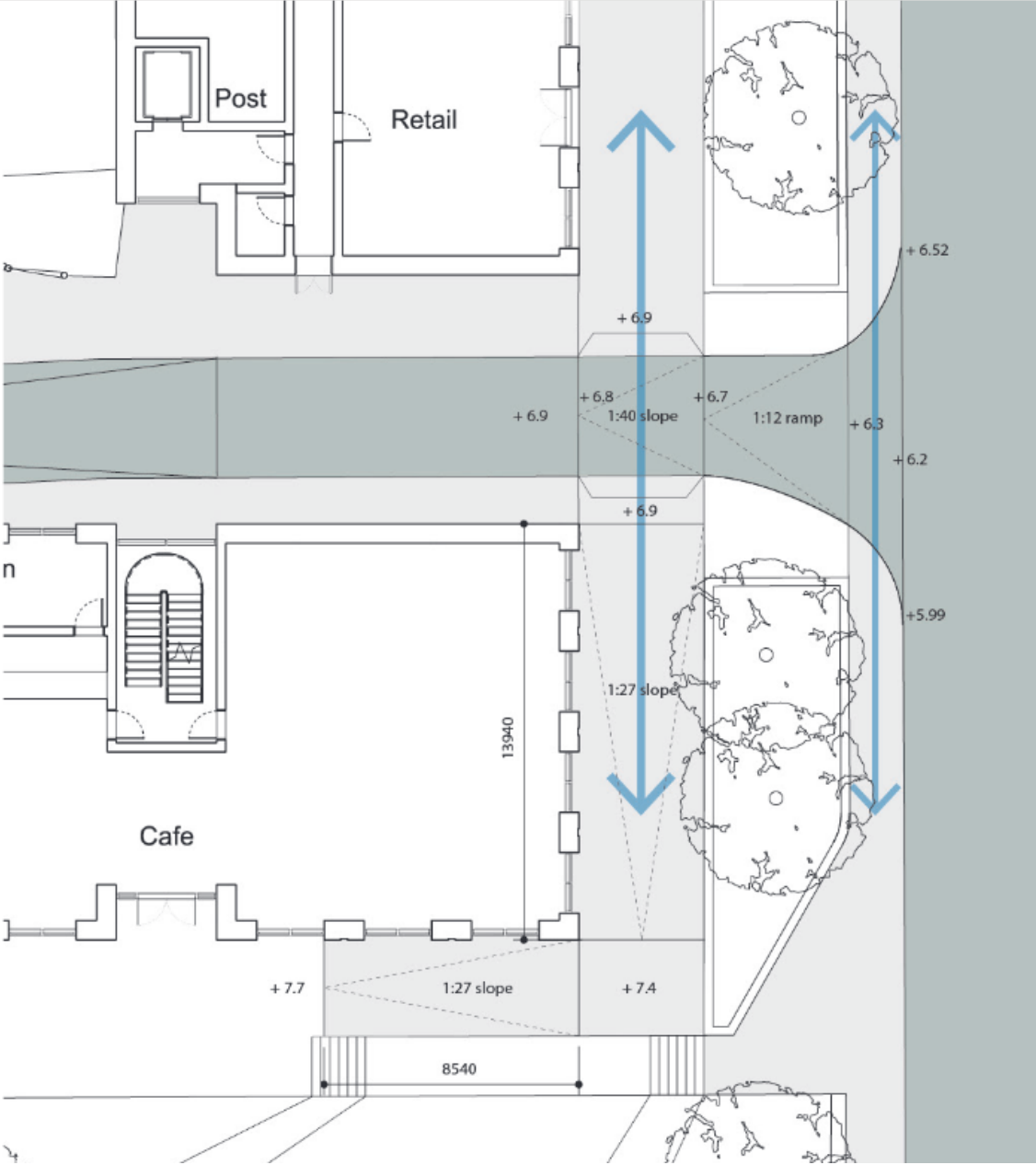
Developing plan

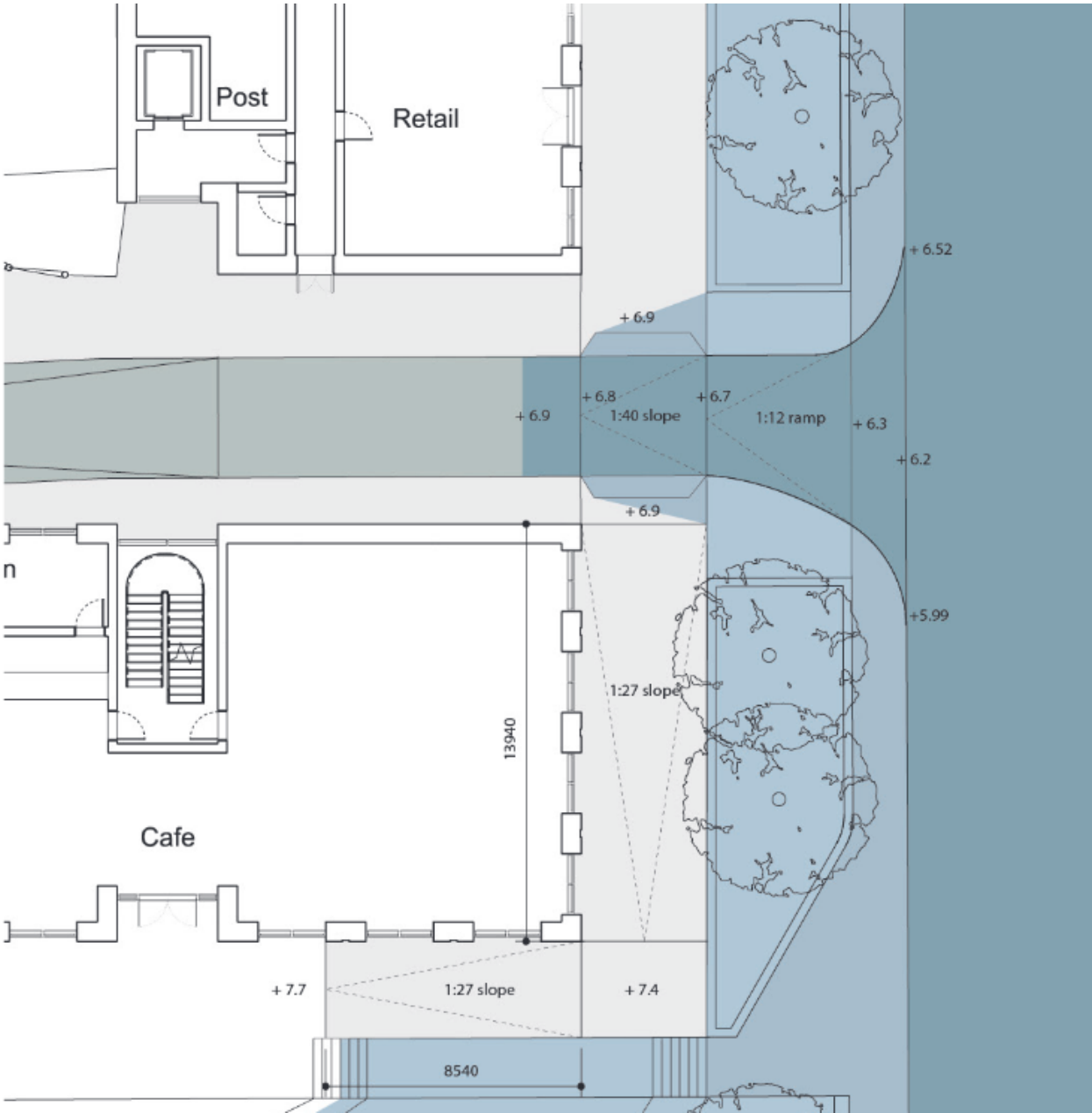


The Final Plan

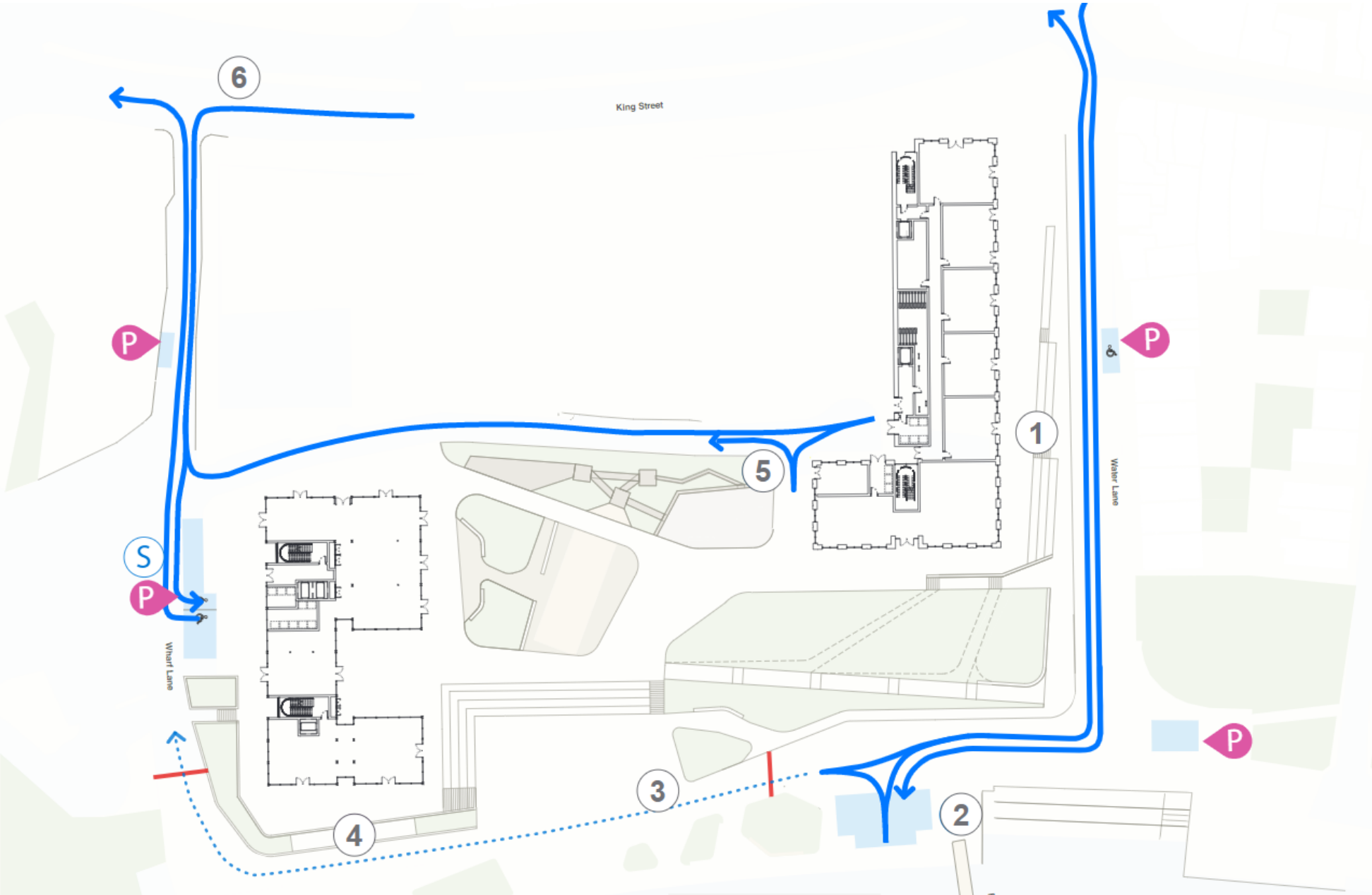


Vehicular movements



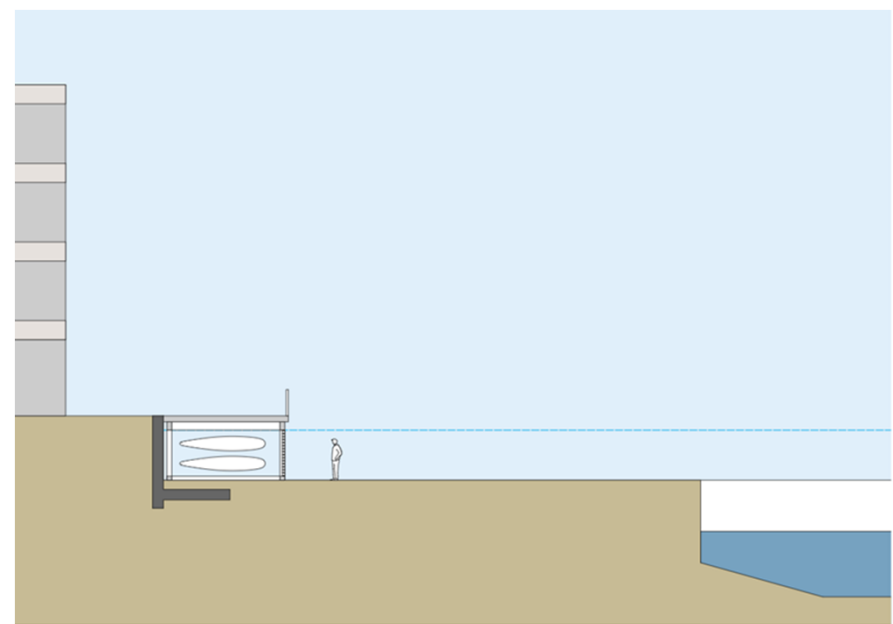
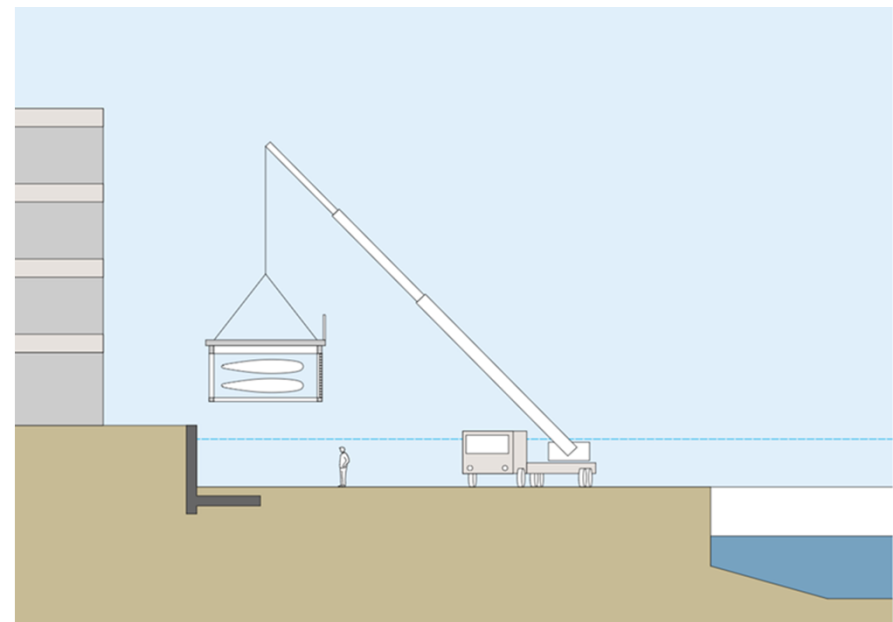
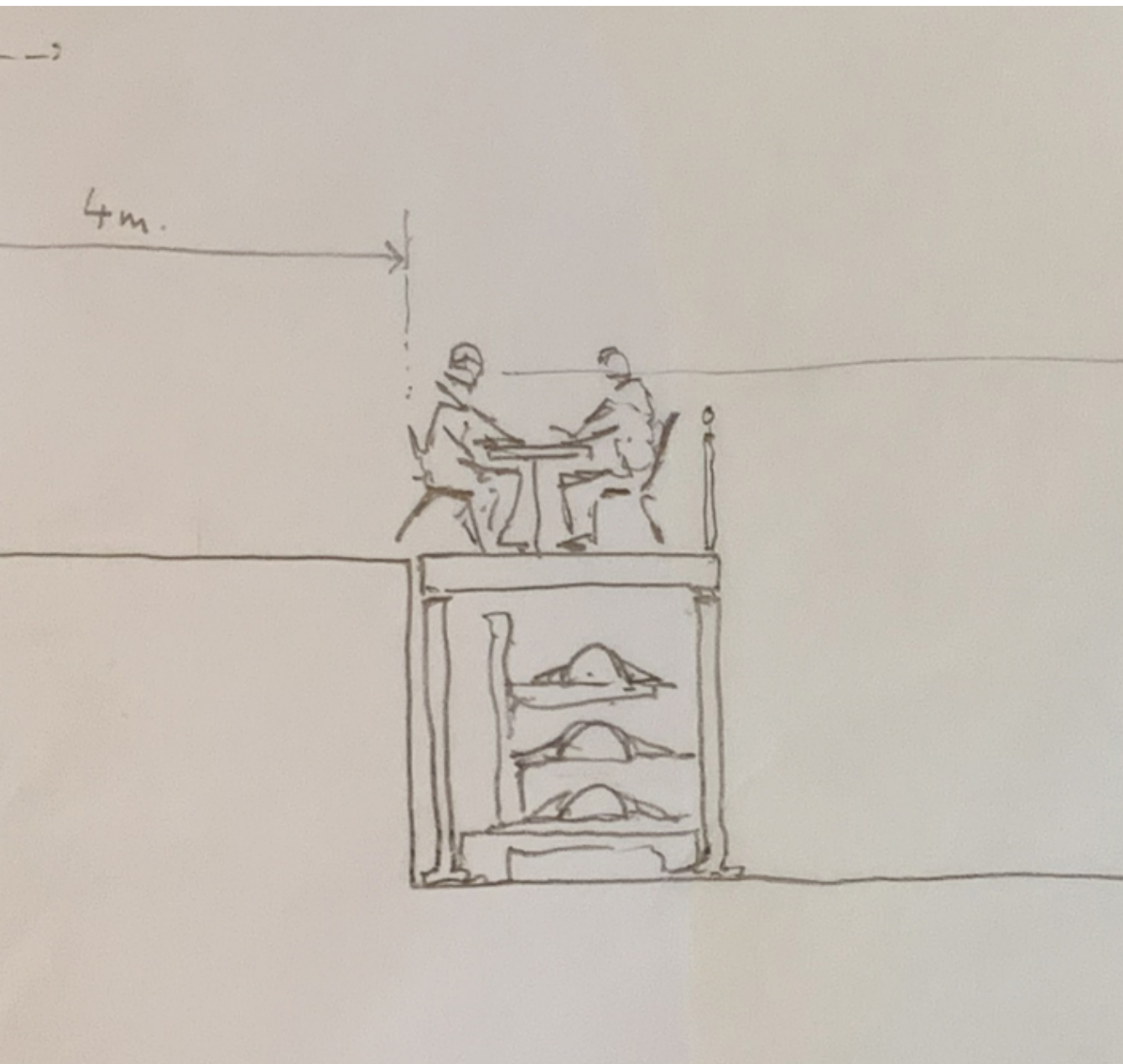






Southwest corner / boat
storage







Consultation

- Launches 6th January 2021 for four weeks
- Two Zoom meetings
 - Wed 6th January 6:30pm
 - Sat 23rd January 11am
- Online questionnaire
- Events / activities for schools
- Meetings with businesses
- What else?

LBR5

APPENDIX 48

Previous Scheme







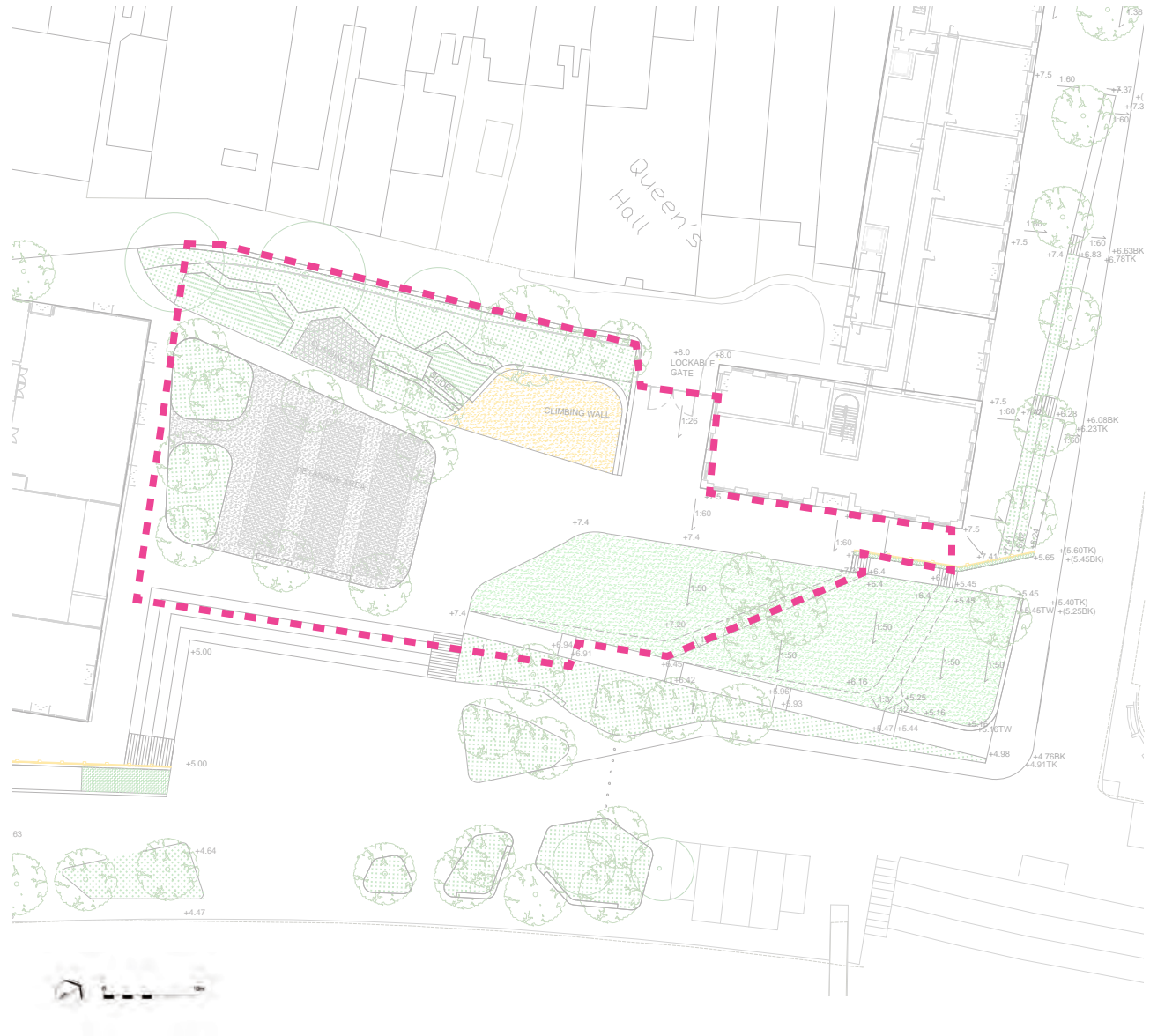
Comparison of Previous and Revised Areas

- ■ ■ ■ ■ 2,191m sq Trust Area above +6.9 flood level revised scheme
- ■ ■ ■ ■ 2,191m sq Trust Area above +6.9 flood level previous scheme



Revised Area Available to Trust Above +6.9

■ ■ ■ ■ ■ 2,191m sq Trust Area above +6.9 flood level revised scheme



Potential Area Available to Trust Above & Below +6.9

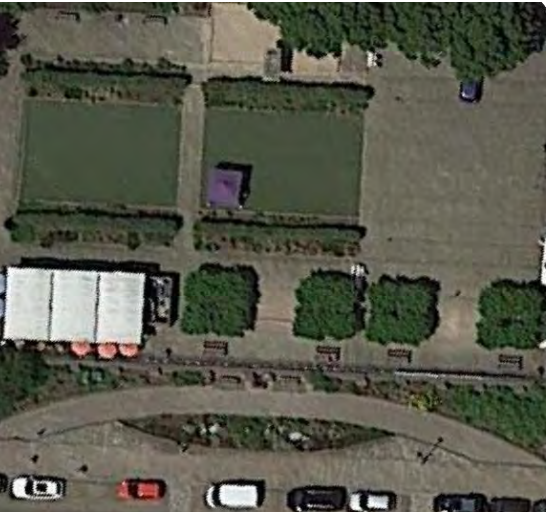
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Petanque

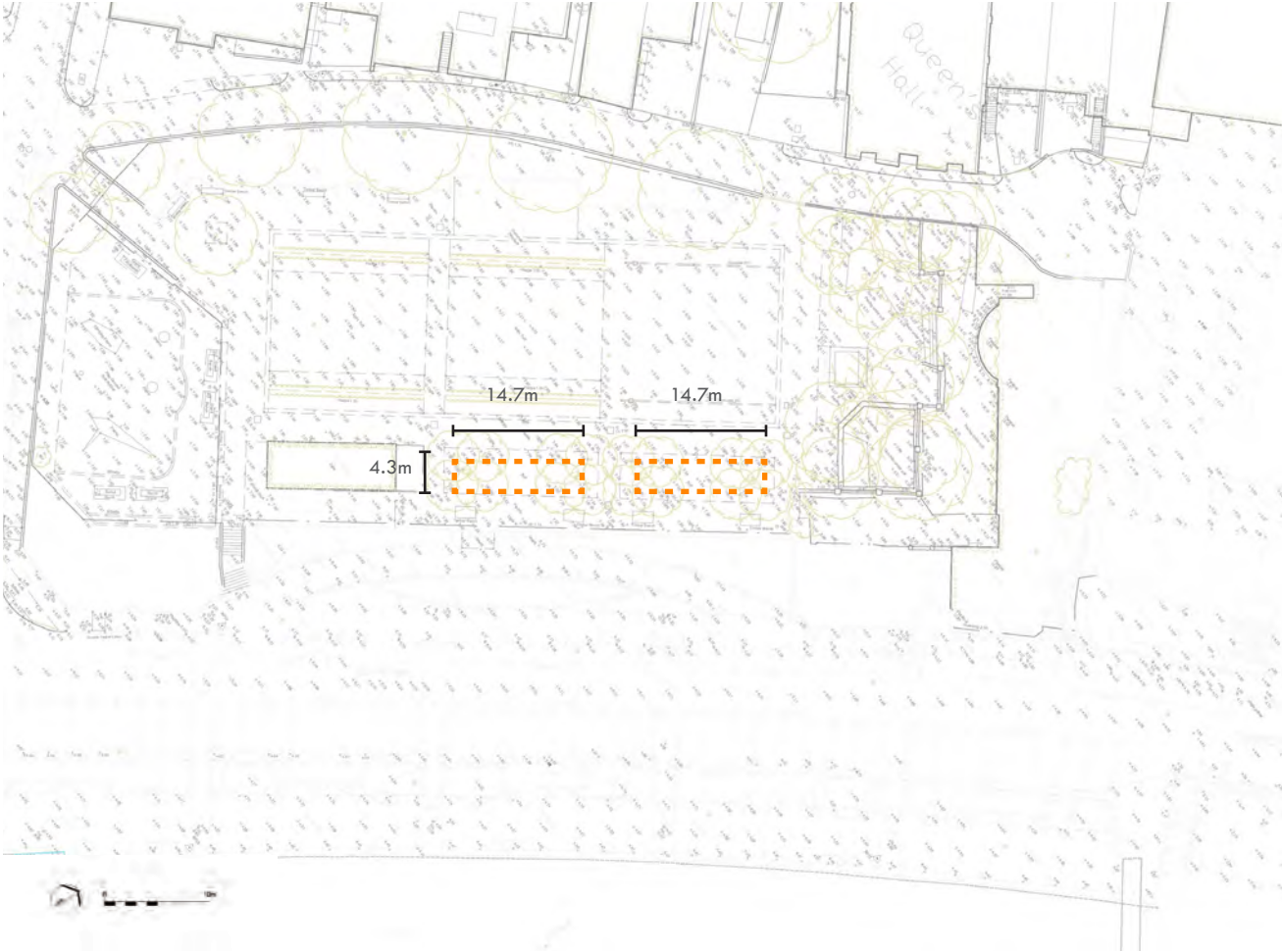
Existing Petanque Area



Existing Petanque Area



Existing Petanque Area



Existing Petanque Area

Petanque

Option 1

3No. club size courts.



Petanque - Club
15m x 4m

Option 1 Petanque

Petanque

Option 2

2No. Club size court and re provision of enclosed play area.



Petanque - Club
15m x 4m

Option 2 Petanque

Petanque

Option 3

Reprovision of two club size courts and additional planting/play.



Petanque - Club
15m x 4m

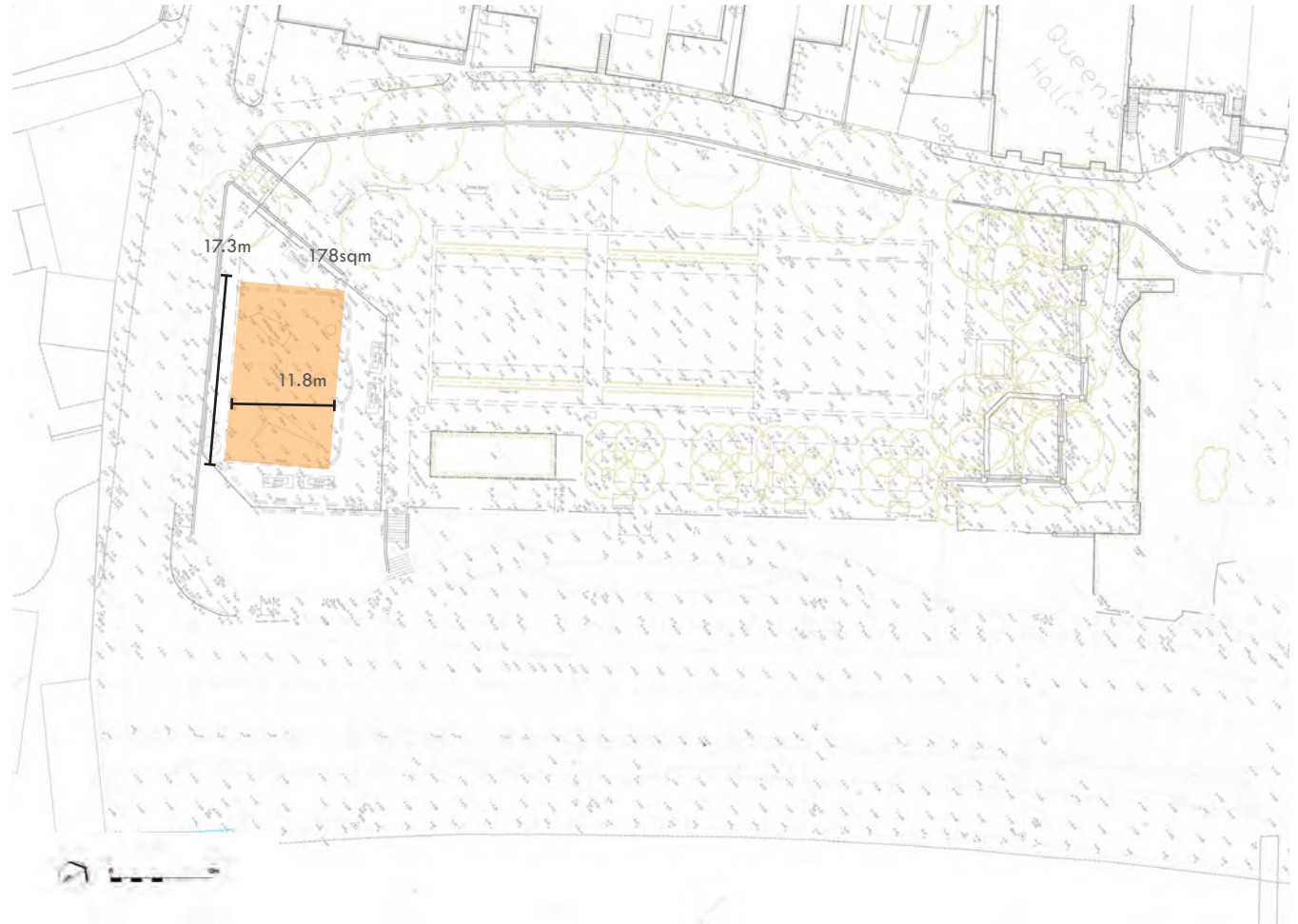
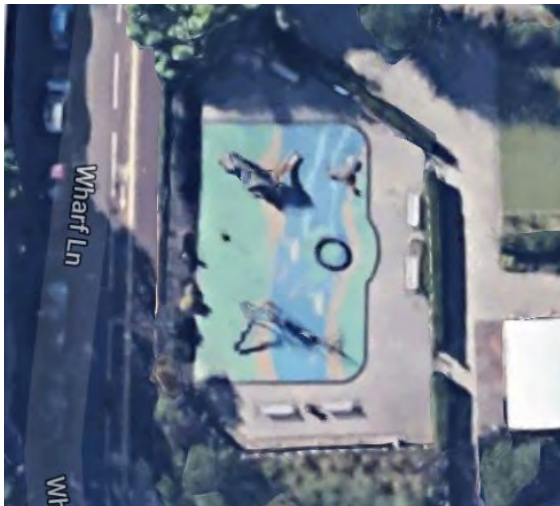


Option 3 Petanque

Play

Existing Play Provision

- 4 pieces of equipment
- 15 play stations



Existing Play Area

Play

Proposed Play



Precedent Tree House Play



Precedent Slide & Climbing Wall



Proposed Play

Events Area Plan Option 1



Events Area

Events Area Plan Option 2



Flexible Open Space for Events



Area 02

Events Area

Events Area Plan Option 3

 Flexible Open Space for Events



Area 03

Capacity Studies

Market Stalls Set Up 8No.



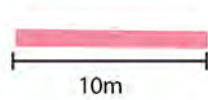
Farmers Market



Market Stall Set Up

Capacity Studies

Cinema Screen



Approx. 350 people seating capacity to terraces & 300 loungers to square



Cinema Screen



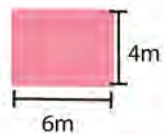
Cinema Screen

Capacity Studies

Stage



Rows of 10No. Seats 0.5 x 0.5m =
Approx 600 seats in total



Stage 4m x 6m



Stage and Seating



Stage and Seating

LBR5

APPENDIX 49

Archived: 05 May 2023 13:31:29

From: [Sadler, Anna](#)

Sent: 07 January 2021 17:01:01

To: [REDACTED]

Subject: Twickenham Report to Committee

Importance: Normal

Sensitivity: None

Hi [REDACTED],

As we are submitting the report to Committee I wanted to go through the main gist of it to make sure you are happy with what is being said. We will report an update that the negotiations have been going well with reference to the legal and design meetings and that we have agreed in principle some draft HoT's. We will state that there are a few items still to be drafted and happy for this to be said at Committee for clarification but it's our understanding that we have come to a mutual agreement on all the key considerations. We will outline the principles of the HoT's in the report for transparency and there will not be an exempt report. The principles are largely as follows;

- Conditions
- The new property
- Works and landscaping specification
- Longstop date
- Repairs and maintenance
- MoU

The recommendations are as follows;

2.1 Note the update given in this report.

2.2 Agree the outline Heads of Terms detailed in this report, noting that these are agreed in principle with the Chair of the Twickenham Riverside Trust, but may be subject to minor amendments in the final agreement.

2.3 Delegate powers to the Director of Environment and Community Services, in consultation with the Leader of the Council and Managing Director of the South London Legal Partnership (SLLP) to conclude and agree the final agreements with the Twickenham Riverside Trust.

2.4 Delegate authority to the Director of Environment and Community Services, in consultation with the Managing Director of SLLP to carry out any statutory processes in order to grant a new lease to the Twickenham Riverside Trust as may be necessary.

2.5 Continue to exclude the Diamond Jubilee Gardens from the in-principle decision to use CPO powers as detailed in the November 2020 report.

Any concerns or considerations please let me know. I will be around tomorrow first thing for discussion also.

Thank you

[Anna Sadler](#)

Programme Manager (Special Projects)

Within the Chief Executive’s Department

Serving Richmond and Wandsworth Councils

07850 513568

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APPENDIX 50

Archived: 05 May 2023 13:41:37

From: [REDACTED]

Mail received time: Sun, 17 Jan 2021 11:52:55

Sent: 17 January 2021 11:52:56

To: [Sadler, Anna](#)

Cc: [REDACTED] [Chadwick, Paul](#) [REDACTED]

Subject: RE: Legal meeting

Importance: Normal

Sensitivity: None

Hi Anna

Thanks for this and the positive meeting.

I have made some additions, mainly to frame the discussions – the outcome is exactly as you have written. I have also added a couple of other important points that were raised.

It should also be added that both parties have to get the proposals signed off by the members in the case of the council and the trustees in the case of the Trust. Both parties believe they should be able to do this as written below.

Can you let me know when we should receive the revised full HOT's

All the best

[REDACTED]

From: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Sent: 15 January 2021 09:55

To: [REDACTED]

Cc: [REDACTED] Chadwick, Paul

<Paul.Chadwick@richmondandwandsworth.gov.uk>; [REDACTED]

Subject: Legal meeting

Hi all,

Thank you for meeting us yesterday – as discussed please find some notes/actions below.

- Call Option discussed – Council's reasoning for requiring a minimum of 6 years for the call was discussed in detail – including the investment spent on the process so far, the funding and investment which will be required to deliver the scheme, the will of Members, the impact on the timeline/programme which a JR would have and therefore requiring a longer time period for the option to be actioned, as well as wanting to give our agreement the best possible shot should things beyond our control take place in the next 4/5 years. The Council has requested that the Trust agree to a 6 year Call Option, reducing the existing Call Option from 10 years. [The Trust pointed out the inability of it to raise funds from many organisations while the call option was in operation to meet its charitable objectives and that therefore four years was more reasonable. 6 years was agreed upon.](#)
- The wording of 'best' and 'all reasonable' endeavours was discussed with regard to the use of the land in the south west

corner of the site. The Council will discuss this with their legal advisers to fully understand the risk before being able to make a judgement. The Trust pointed out that Best Endeavours had been the term used previously and that reasonable endeavours was a very low benchmark. While they understood that Best Endeavours might make 'members' baulk, it was very important to the Trust this extra space and that the Trust had to prove they could activate the area properly. It should be possible for both parties to compromise on all reasonable endeavours.

- The specifics of 'pandemic' within the force majeure clause was discussed. The Council will discuss with its legal advisers how best to deal with this. As a suggestion (since the meeting), you could have a pandemic clause and a Covid 19 clause. The latter can be more specific to the current circumstances.
- The MoU and drafting was discussed – it was agreed to capture as many of the headlines from the MoU as possible within the HoT's. The Council will redraft sections to include those items previously discussed on the 'MoU' document including pricing strategies, consultation with the public, number of events etc. It was agreed that both parties were keen to see markets use the space on the Riverside and that this should be additional to the named events which are required to take place.

The Chair of the Trust agreed to talk positively about the state of the negotiations at the Finance & Audit meeting on Monday 18th Jan.

The Council will raise the PO for the existing Pitmans bill. Once the council have sent the revised HOT's, The Trust will get a quote for Pitmans to negotiate the contract. The Trust will also get a quote for a surveyor as per Charity Commission guideline.

If I have missed anything, if you want to amend anything, please let me know.

Thanks

Anna Sadler

Programme Manager (Special Projects)

Within the Chief Executive's Department

Serving Richmond and Wandsworth Councils

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Company details:

- [REDACTED]
- [REDACTED]
- [REDACTED]

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APPENDIX 51

FINANCE, POLICY AND RESOURCES COMMITTEE

Minutes of the meeting held on Monday, 18 January 2021.

PRESENT: Councillor Gareth Roberts (Chair), Councillor Michael Wilson (Vice-Chair), Councillor Richard Baker, Councillor Richard Bennett, Councillor Aphra Brandreth, Councillor Robin Brown, Councillor Ian Craigie, Councillor Paul Hodgins and Councillor Lesley Pollesche

110. APOLOGIES

There were no apologies on this occasion.

111. DECLARATIONS OF INTEREST

There were no declarations of interest.

112. MINUTES

The minutes of the meeting held on 16 November 2020 were approved as a correct record and the Chair authorised to sign them.

113. PETITIONS

No petitions with more than five hundred signatures had been received for discussion at this meeting.

114. WARD CONCERNS

No Ward Concerns had been presented for this meeting.

115. TWICKENHAM RIVERSIDE SCHEME - NEXT STEPS

The Director of Environment and Community Services introduced the report and advised the committee that, following its decision at the last meeting to enable further discussion between Officers and the Twickenham Riverside Trust (TRT), further negotiations and discussions on legal matters had taken place. These meetings had enabled development of a refreshed relationship which was reflected in the current report before committee.

██████████, Chair of TRT, confirmed that positive progress had been made in discussions and thanked the committee for allowing this to happen. In response to questions, ██████████ replied that an outstanding key element was fulfilment of Charity Commission requirements noted at the last meeting, which placed a higher bar as the Council was a connected party, having placed the Diamond Jubilee Gardens in trust. TRT was running its own consultation and employing its own surveyor as judging that the new land has the same amenity value could be a subjective exercise. Meeting Charity Commission requirements for equivalent amenity could not be short-circuited and TRT was the only leaseholder being provided with substitute land under the scheme. TRT expected to commence its consultation shortly and it was helpful that the Council had also undertaken consultation. He explained that TRT's new website demonstrated a desire to promote more than the gardens but that trustees had to follow all the correct processes. He reiterated the very constructive approach being taken by both parties and that while contractual matters could be difficult, the strategic desire was to reach agreement and considered that the recommendation before committee was correct.

In response to concerns raised about delegating matters to officers, the Director of Environment and Community Services confirmed that normal procedure was being followed and that a summary of the legal issues had been provided in the exempt report on this agenda. He advised that all involved parties (including TRT) had informed the design and negotiations for the wider site and stated that the Environment Agency input had the biggest influence on the design. Any major issues which fell outside the remit of the current legal terms would be brought before committee. The Council's Monitoring Officer confirmed this position.

In closing the discussion, the Chair thanked TRT for its constructive engagement. Certain Members asked for their vote to be recorded, as follows,

Councillor Hodgins and Councillor Brandreth voted against recommendations 2.2, 2.3 and 2.4 but in favour of recommendations 2.1 and 2.5.

Councillor Bennett abstained on all recommendations.

The following resolution was therefore carried by a majority.

RESOLVED:

- 1. That the update given in this report be noted.**
- 2. That the outline Heads of Terms detailed in the exempt report be agreed, noting that these are agreed in principle with the Chair of the Twickenham Riverside Trust, but may be subject to minor amendments in the final agreement.**
- 3. That powers be delegated to the Director of Environment and Community Services, in consultation with the Leader of the Council and Managing Director of the South London Legal Partnership (SLLP), to conclude and agree the final agreements with the Twickenham Riverside Trust.**
- 4. That authority be delegated to the Director of Environment and Community Services, in consultation with the Managing Director of SLLP, to carry out any statutory processes in order to grant a new lease to the Twickenham Riverside Trust as may be necessary.**
- 5. That the Diamond Jubilee Gardens continue to be excluded from the in-principle decision to use Compulsory Purchase Order (CPO) powers as detailed in the November 2020 report to this Committee.**

116. WHITE HOUSE UPDATE

The Vice-chair made a statement in which he described the work undertaken to support community organisations during the pandemic. Both financial support for maintenance of services and work has been undertaken to enable the current trustees of the White House to exit current arrangements and enable YMCA to take over management of the facility during a period of transition with a view to a longer-term arrangement thereafter. This is expected to secure this centre until 2046 as a facility for Hampton. During the pandemic, the nursery, food bank and counselling and advice services offered by Off the Record and Citizens Advice Bureau continued at the White House. He considered that once the pandemic was over, and with the investment in the new boiler, this would be a thriving centre for the community. He recorded his thanks to current and former trustees, who had fought hard for the centre over many years, YMCA, Hampton Fund, and local councillors for their hard work and support. He commended officers for the work they had undertaken with all parties to be able to bring this report before committee.

The Assistant Chief Executive advised that the choice of an initial short-term lease enabled time to finalise the longer lease. This change was also a reflection of Hampton on Thames Community Association's (HoTCA) financial and organisational capacity situation. In the longer term, YMCA would take on management of the centre with limited financial support from the Council. A business plan was being developed and YMCA were excited with this prospect. They had a good track record in running similar community facilities. Hampton Fund was also an interested party.

The Committee heard that the current position on costs was set out within the report but that the pandemic meant that there had been delay on assessing full costs, given the centre has not been fully operational. These items were also set out in the report. It was expected that the new boiler would have a lifespan of fifteen to twenty years.

The Vice-chair ended the debate by stating that it was in YMCA's interest to involve the community in its plans and that all the work undertaken was with a view to make certain that all the services were kept at the heart of the community.

RESOLVED:

1. That the proposed approach to ensure the future viability of the White House Community Centre, for the benefit of the wider community be agreed:
 - a) To agree that the Council will enter into an interim agreement with YMCA St Pauls Group to provide staffing and centre management until 31 August 2021.
 - b) To agree that delegated authority is given to the Assistant Chief Executive, in consultation with the Director of Resources, to negotiate short and fixed term “de minimis” financial support to the YMCA St Paul’s Group. This support would cover costs necessary to manage and run the facility until September 2021. This support will only be considered if it is in the Council’s best interest and is considered to be the more cost-effective option for the Council in the longer term and/or is necessary to deliver the long-term sustainability for the White House for the benefit of the wider community.
 - c) To agree a delegated authority is given to the Assistant Director (Property Services) to agree terms with the YMCA St Pauls Group for a 'contracted out' lease at a peppercorn rent until 31 August 2021.
 - d) To agree that delegated authority is given to the Assistant Director (Property Services) to agree terms for a longer-term lease arrangement with YMCA St Pauls Group from 1 September 2021 until 1 September 2046 to run the White House Community Centre for the benefit of the local community.
2. That the proposed approach to ensure the future viability of the White House Community Centre, for the benefit of the wider community be noted:
 - a) To note that in the urgent decision paper approved on 30 April 2020 agreement was given for the Council to grant an occupancy agreement to the YMCA St Paul’s Group (YMCA) to enable them to continue to run the preschool nursery for the academic year 2020-21 and subject to agreeing satisfactory terms to grant the YMCA a 25-year lease to manage and provide services from the White House.
 - b) To note the Council’s intention to continue existing occupational agreements with the following organisations until 1 September 2021, after which time the proposal to proceed as per paragraph 4.10 which will be subject to review.
 - The Vineyard Community Centre (Foodbank)
 - Citizens Advice Richmond (Information and Advice service)
 - Off The Record (Youth counselling services)
 - HoTCA CIO (offices) (Tenancy-at-will)
 - HoTCA CIO (flat) – Flat anticipated to be vacant by 1 May 2021
 After the 1 September 2021, it would be a matter for the YMCA’s complete discretion to determine whether or not any of the above uses were to continue or not.
 - c) To note that the pre-school will continue to be operated by the YMCA St Pauls Group as part of these arrangements.
 - d) To note that the Council proposes to let two rooms in the building to Age UK Richmond on a ‘contracted out’ lease subject to landlord and tenant break options before then until 31 July 2021.
 - e) To note that the Council is in negotiations with the Hampton Fund to vary the terms set out in the Deed to make them relevant for the future use of the building.

117. LEASE TO WHITTON CORNER AND SOCIAL CARE CENTRE, PERCY ROAD, TWICKENHAM

The Head of Valuation and Asset Management advised that services had worked well with partners and operated from the building, which had been constructed as part of the Whitton Lift Scheme, since 2011. It was not clear why the lease had not been taken at that time and the current proposal was for a term of sixteen years to reflect the remaining balance, had a twenty-five year lease been formalised in 2011. He also advised that the lease would increase by Consumer Prices Index (CPI) and not through rent review.

RESOLVED:

That the proposal to regularise the Council's occupation at Whitton Corner and Social Care Centre, Percy Road, Twickenham by taking an underlease to 29th March 2037 at an initial rent of £62,040.18 per annum based on the Lease Plus Agreement plus an annual service charge be approved.

118. PERFORMANCE REPORT FOR QUARTER TWO 2020/21 (KPIS, RCP ACTION, KEY PROJECTS & PROGRAMMES)

The Committee considered the appropriateness of indicators for Domestic Violence in light of reports of increasing cases. The Assistant Chief Executive explained that for the MARAC cohort of cases of higher risk meriting a multi-agency approach positive intervention should see the indicator decline as fewer calls were made by victims. The accompanying commentary showed that demands for MARAC were increasing in London and nationally. This also highlighted that advocacy and other support arrangements were in place. For the indicator relating to total crimes of domestic violence, he explained that the Council had communicated recently to encourage the reporting of such crimes to ensure that they were not under-reported in comparison with neighbouring boroughs. The Committee noted that there would be value in revisiting these indicators to fully understand what was being measured and the impact of Covid on Domestic Violence. It was moved by Councillor Brandreth, seconded by the Chair, Councillor Roberts, and agreed to remit this area of performance to the Policy and Performance Review Board.

The Assistant Chief Executive advised the Committee that indicators on Stage 2 complaints reflected both the impact of the pandemic and the introduction of a new process. Complex complaints would lead to delay in response, but complainants were kept informed of progress. The number of complaints had decreased in the last year, potentially as a result of the pandemic.

The Director of Resources and Deputy Chief Executive confirmed that there was a slight downturn in council tax collection rates which was just outside the normal fluctuations. Recovery work had been suspended although it had started to be reintroduced. Business rates' collection was expected to be down by 10% and was not expected to improve during the year. This meant that Richmond had a mid-table ranking for London boroughs. For information governance, he reported that the 'amber' rating reflected examination of risk issues following the cyber attack at Hackney council. Generally, good progress was being made against the plan and initial work had been concluded with departments. There was no deficit in resources, but a positive programme which was ongoing.

The Committee also heard that the level of CIL collection was expected to be the same for 2020/21 as it had been in the previous year. For the Twickenham Riverside consultation, the Director of Environment and Community Services advised that the current target date for the planning application was April/May 2021.

RESOLVED:

- 1. That the Finance, Policy and Resources performance against KPIs in Appendix A be noted.**
- 2. That the progress on RCP actions set out in Appendix B be noted.**
- 3. That progress on priority programmes / projects (by exception) set out in Appendix C be noted.**
- 4. That the area of performance concerned with domestic violence be recommended for consideration as part of the Policy and Performance Review Board's 2020/21 workplan.**

119. PROCUREMENT OF PROFESSIONAL PROPERTY SERVICES CONTRACTS

The Head of Valuation and Asset Management introduced the report and in response to questions and advised that the nature of the Lots described required a single contractor to manage the

portfolio as a whole. He further explained that the current contractors had been in place for four years as Tender exercises had tended to attract a limited interest for Lot 1. It was hoped that the opportunity to work across two councils would make the contracts more attractive to the market

RESOLVED:

That the investments set out in paragraphs 4.1 and 4.2 of the report be agreed.

120. LOCAL LAND CHARGES REVIEW AND HM LAND REGISTRY MIGRATION

In response to a question from the Committee, the Head of Spatial and Transport Planning confirmed that migration of the register would offer benefit for the Borough.

RESOLVED:

- 1. That migration of the Local Land Charges Register to the HMLR platform as soon as is technically feasible be approved and endorsed and authority be delegated to the Director of Environment and Community Services in consultation with the Chair of the Committee to enter into the necessary legal agreements as detailed in paragraph 3.10 of the report.**
- 2. That ring-fencing of HMLR new burdens payments received in relation to migration, with transfer to LLC budgets on receipt, be agreed.**
- 3. That progress with the LLC Review to date be noted and the proposed approach with regards to pre-1977 records outlined in paragraph 3.11 of the report and Service Level Agreements as outlined in paragraphs 3.12-3.13 be endorsed.**

121. LONDON COUNCILS BOROUGH SUBSCRIPTION 2021-22

RESOLVED:

That a contribution for the London Borough of Richmond upon Thames of £147,336 to the London Boroughs Grant Scheme be approved.

122. FORWARD PLAN

RESOLVED:

That the current list of items on the Forward Plan for Committee business be noted.

123. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that having regard to the particular nature of the business to be transacted, that the public and press be excluded during the consideration of the following items on the grounds that exempt information by virtue of Paragraphs 3 and 5 of Schedule 12A (as amended) to the Local Government Act 1972 would be disclosed.

124. TWICKENHAM RIVERSIDE SCHEME - NEXT STEPS

RESOLVED:

The exempt information relating to the Twickenham Riverside – next steps Report be noted and considered alongside the public item.

125. PROCUREMENT OF PROFESSIONAL PROPERTY SERVICES CONTRACTS

RESOLVED:

The exempt information relating to the Procurement of Professional Property Services Contracts Report be noted and considered alongside the public item.

CHAIR

The meeting, which started at 7:00 pm ended at 9:02 pm.

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APPENDIX 52

Twickenham Riverside

Stage 3 Sketchbook 01

February 2021

LDĀ DESIGN

1.0 Site Analysis Shadow Studies

Shadow studies have been carried out throughout the day at key points in the year to show the impact of the shadows on the external space.

Shadow Studies - Spring

March 21st

7am The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st March (Spring Equinox).

Sunrise: 06:02

Sunset: 18:14



Shadow Studies - Spring

March 21st

9am

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st March (Spring Equinox).

Sunrise: 06:02

Sunset: 18:14



Shadow Studies - Spring

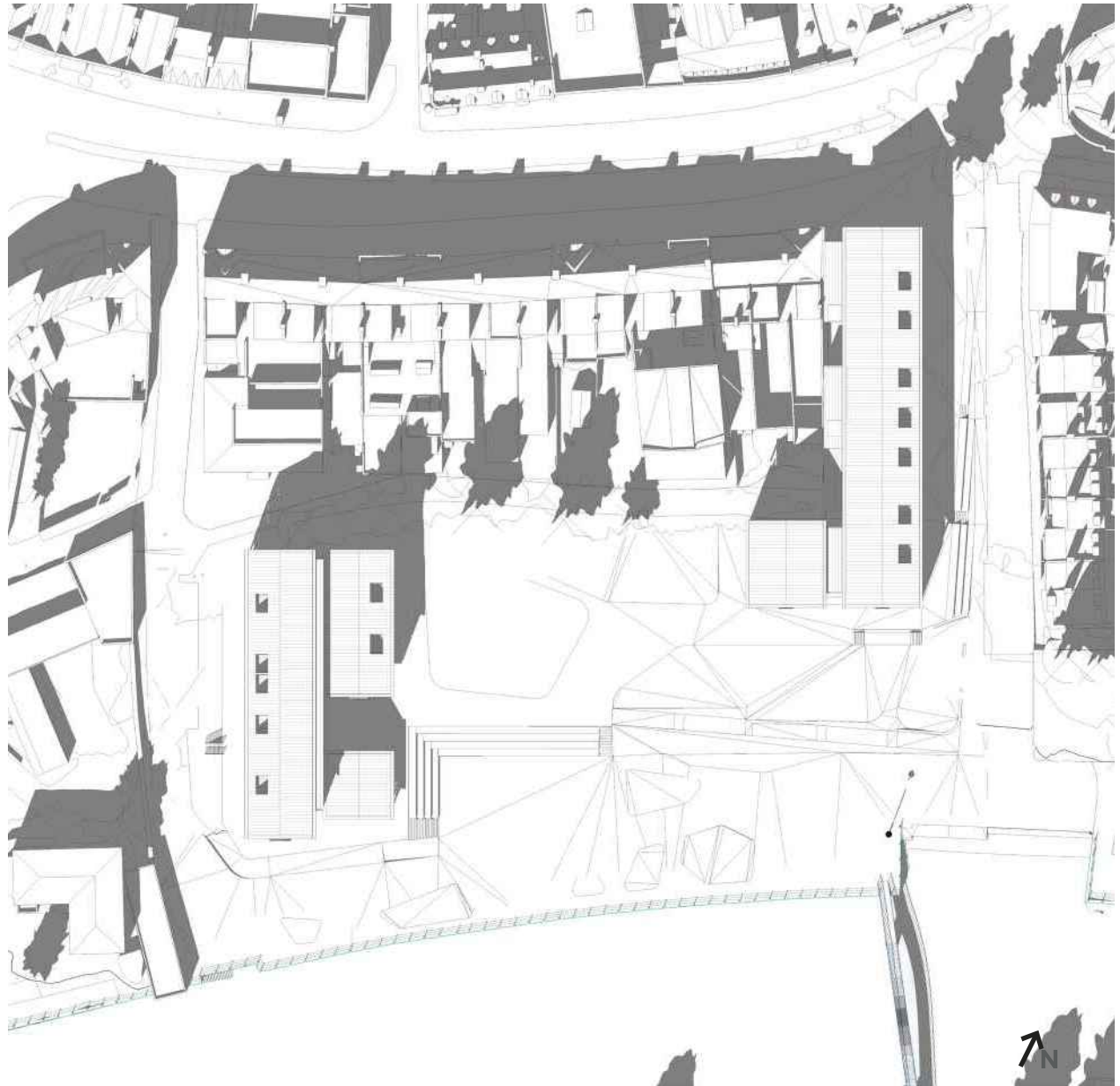
March 21st

11am

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st March (Spring Equinox).

Sunrise: 06:02

Sunset: 18:14



Shadow Studies - Spring

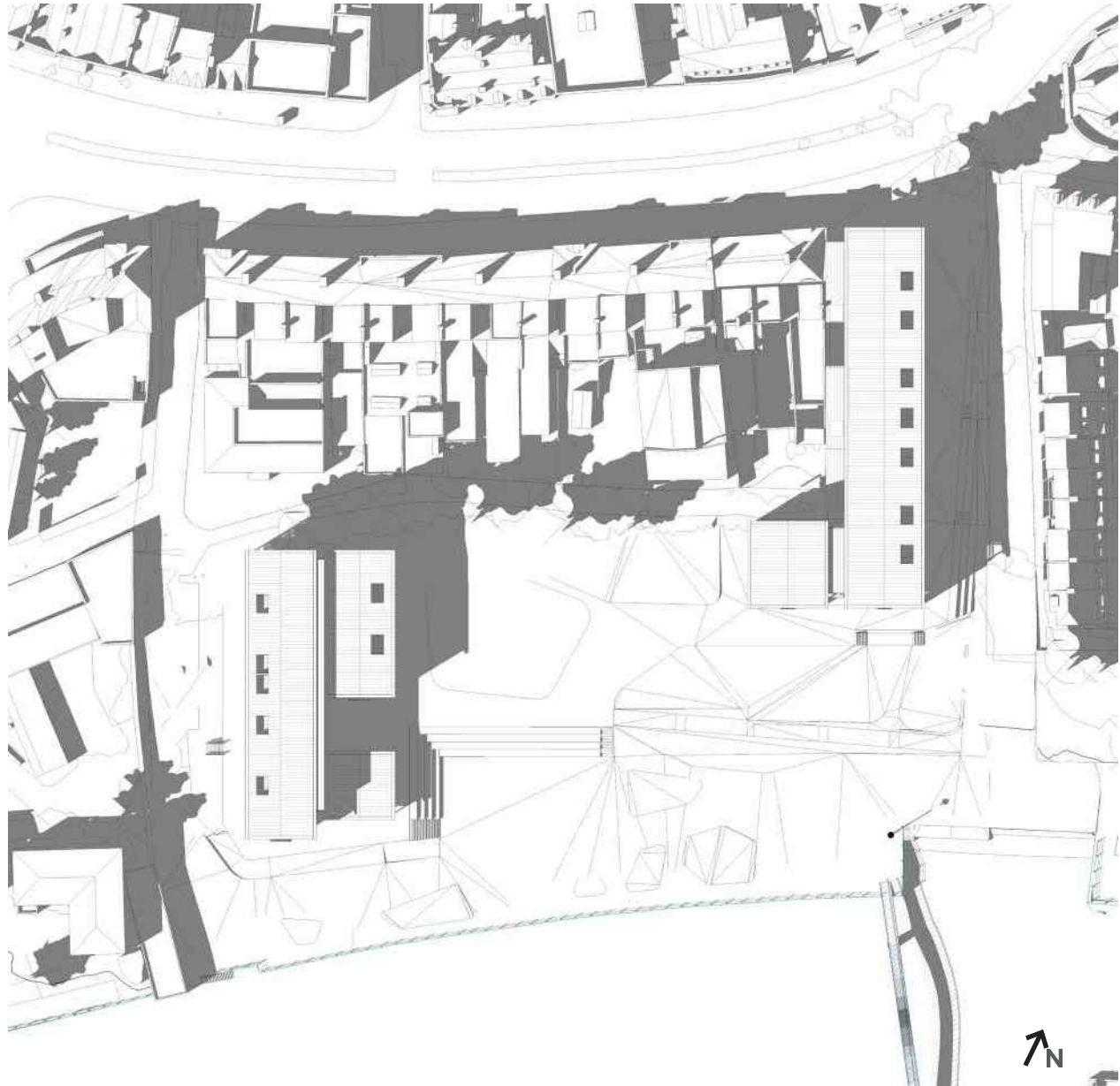
March 21st

1pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st March (Spring Equinox).

Sunrise: 06:02

Sunset: 18:14



Shadow Studies - Spring

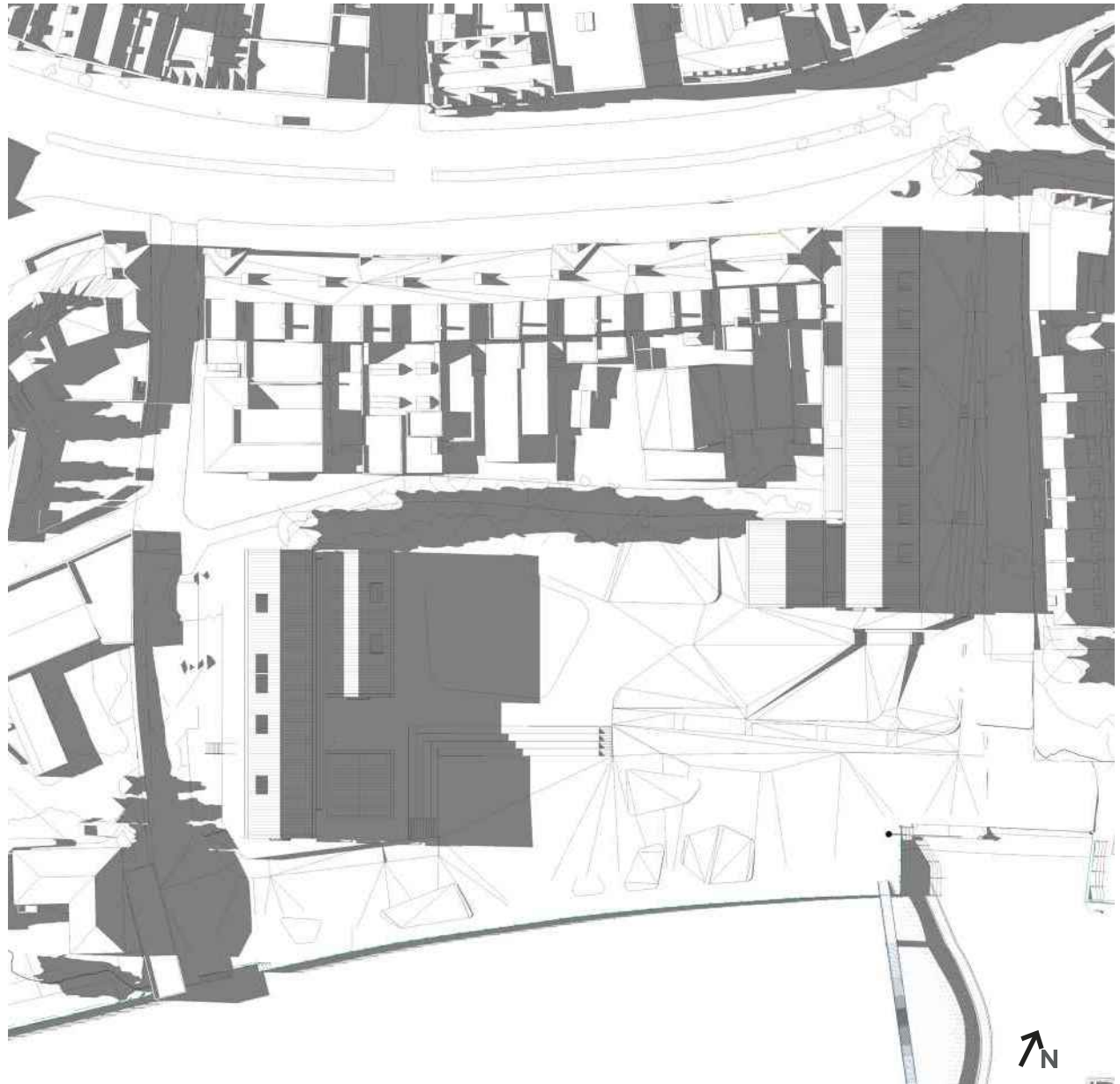
March 21st

3pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st March (Spring Equinox).

Sunrise: 06:02

Sunset: 18:14



Shadow Studies - Spring

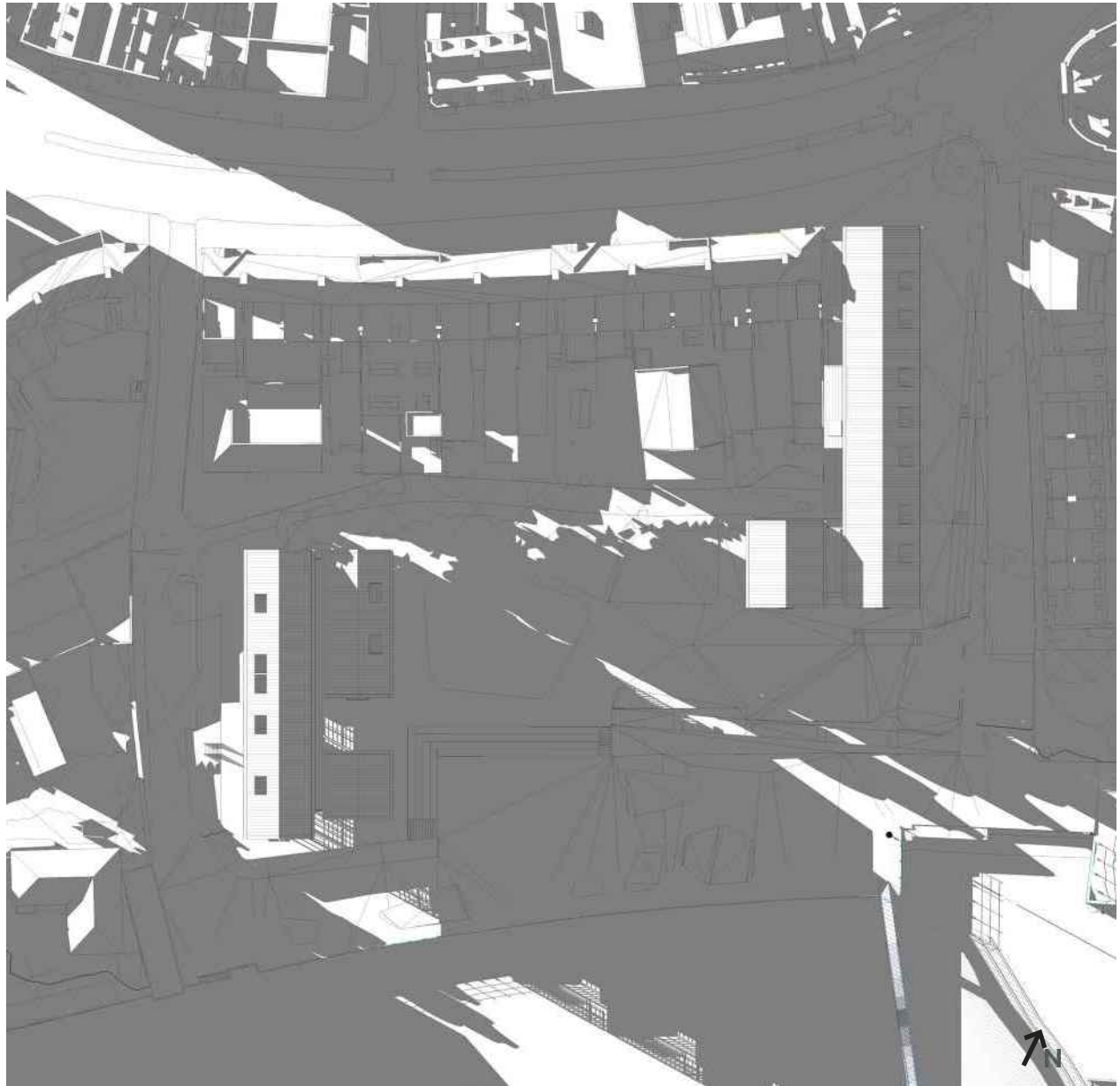
March 21st

5pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st March (Spring Equinox).

Sunrise: 06:02

Sunset: 18:14

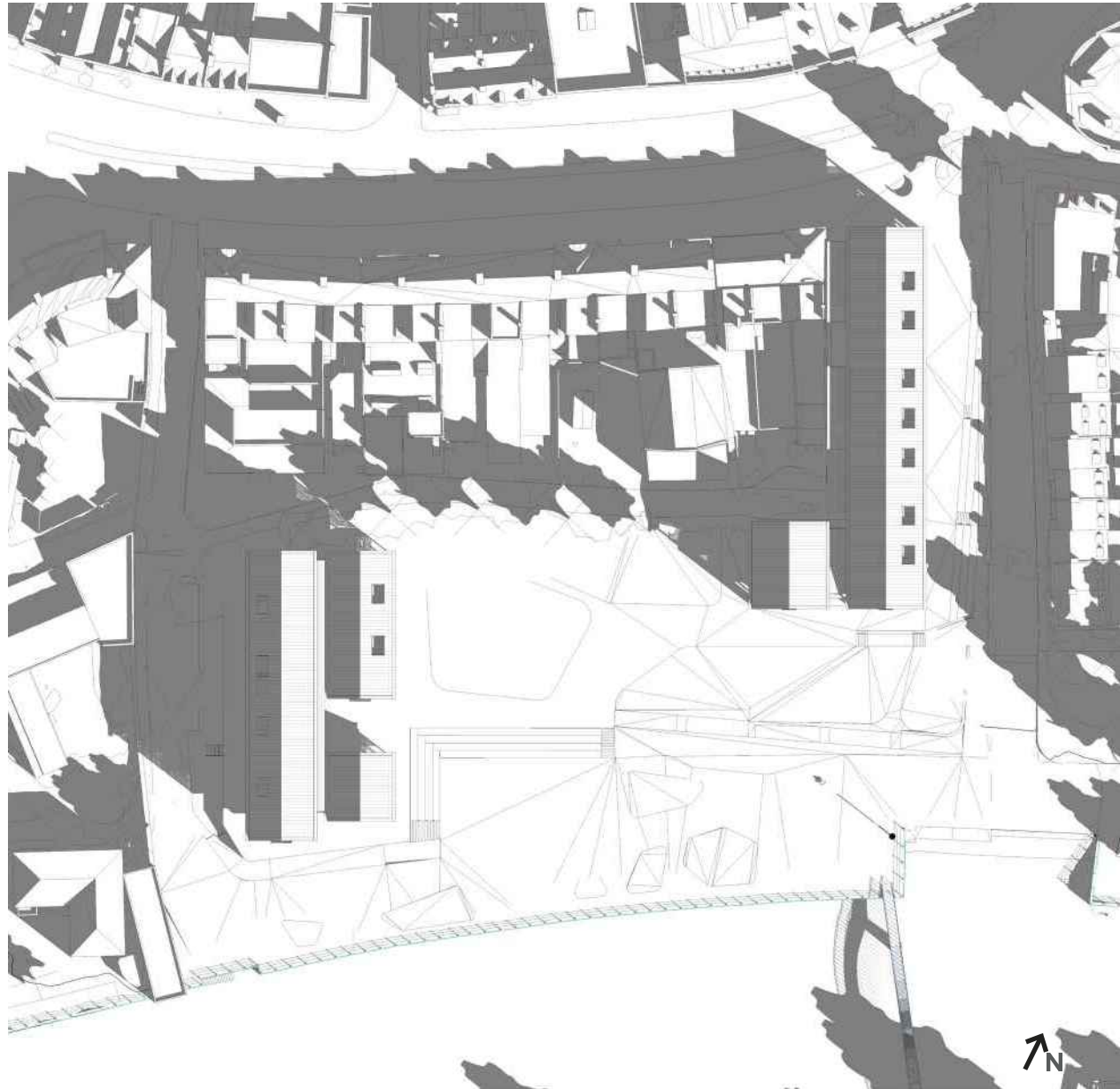


Shadow Studies - Summer

June 21st

7am The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43 Sunset: 21:21



Shadow Studies - Summer

June 21st

9am

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43

Sunset: 21:21



Shadow Studies - Summer

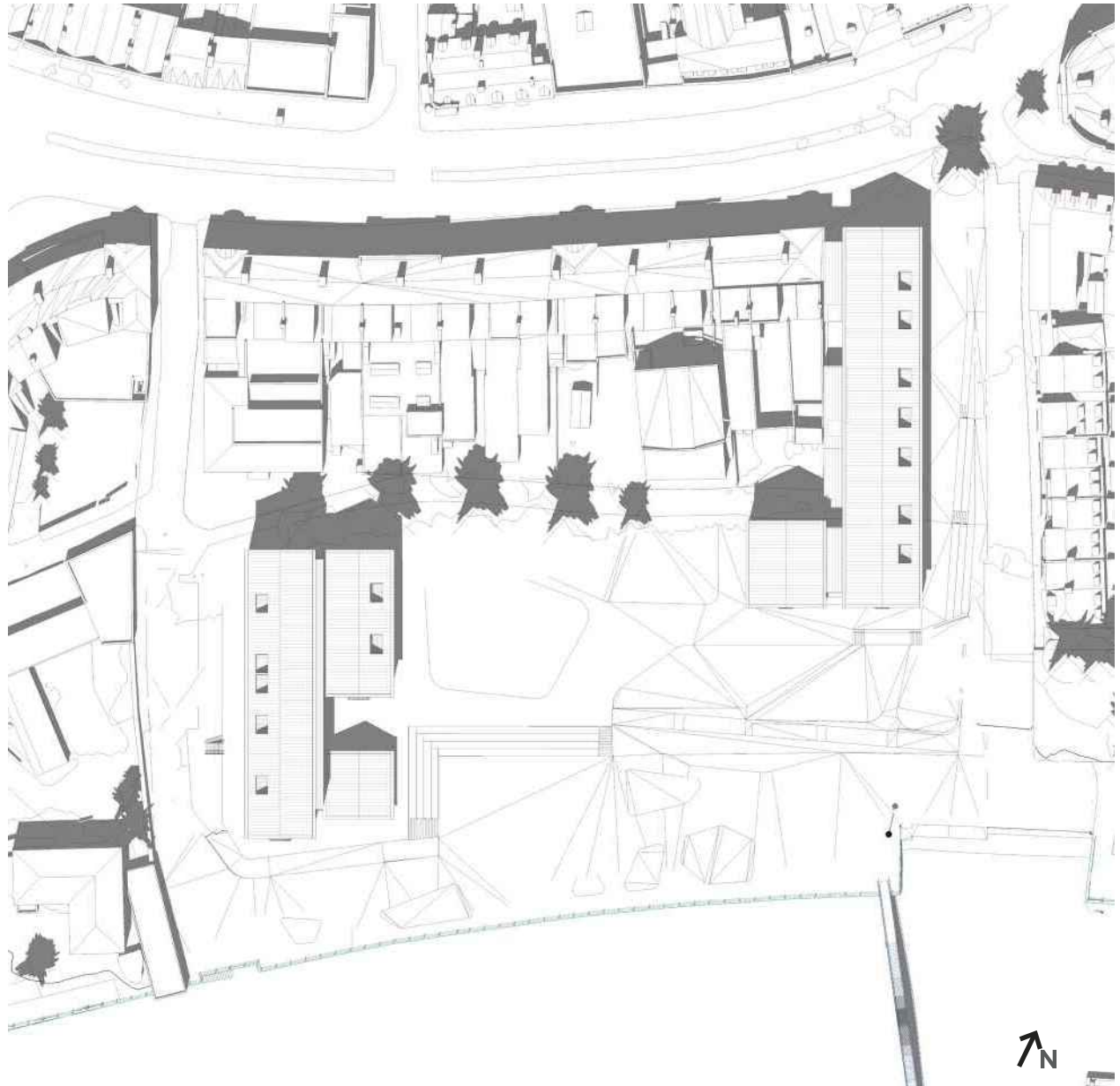
June 21st

11am

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43

Sunset: 21:21



Shadow Studies - Summer

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1pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43

Sunset: 21:21



Shadow Studies - Summer

June 21st

3pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43

Sunset: 21:21



Shadow Studies - Summer

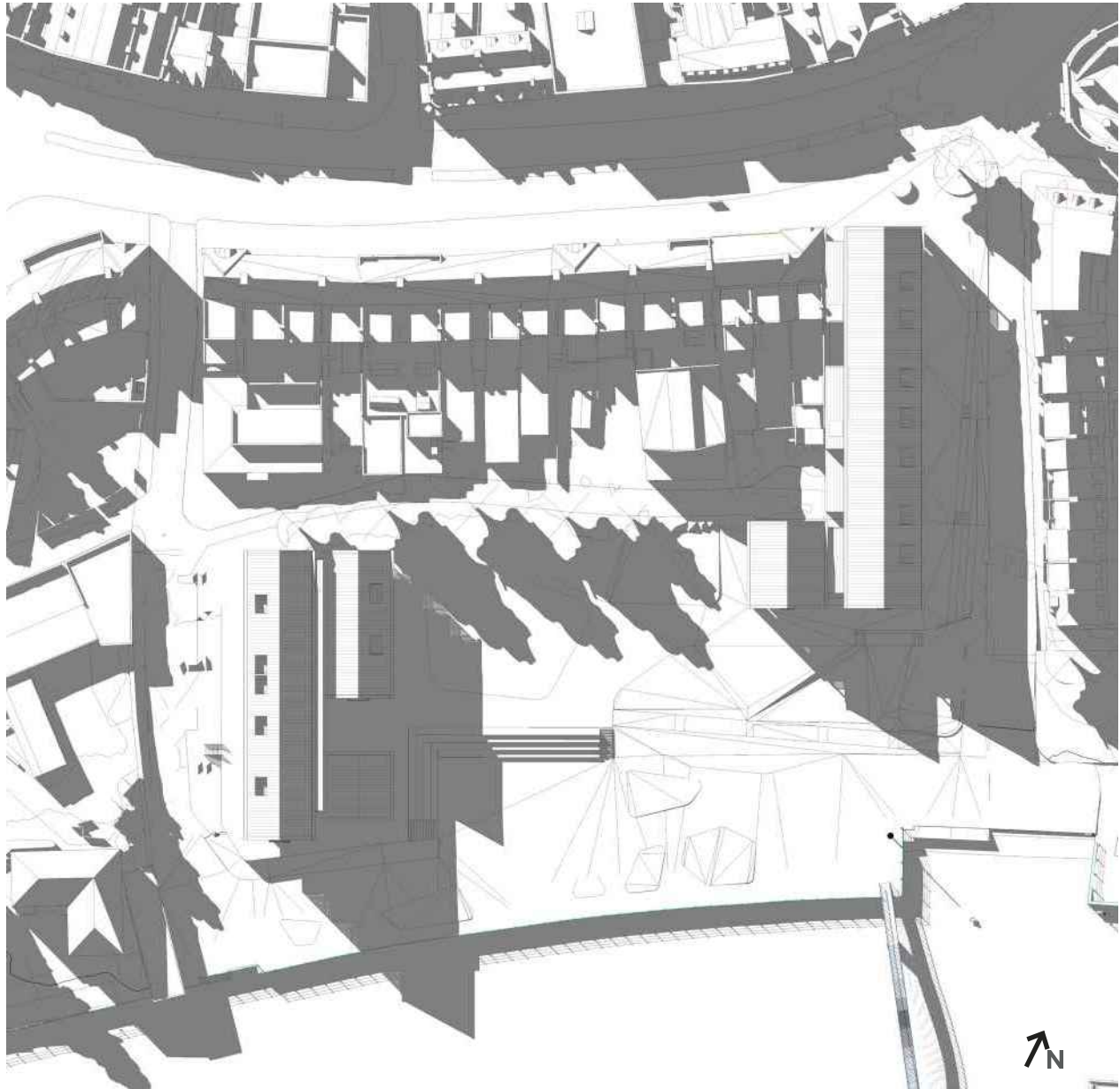
June 21st

5pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43

Sunset: 21:21



Shadow Studies - Summer

June 21st

7pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st June (Summer Solstice).

Sunrise: 04:43

Sunset: 21:21



Shadow Studies - Autumn

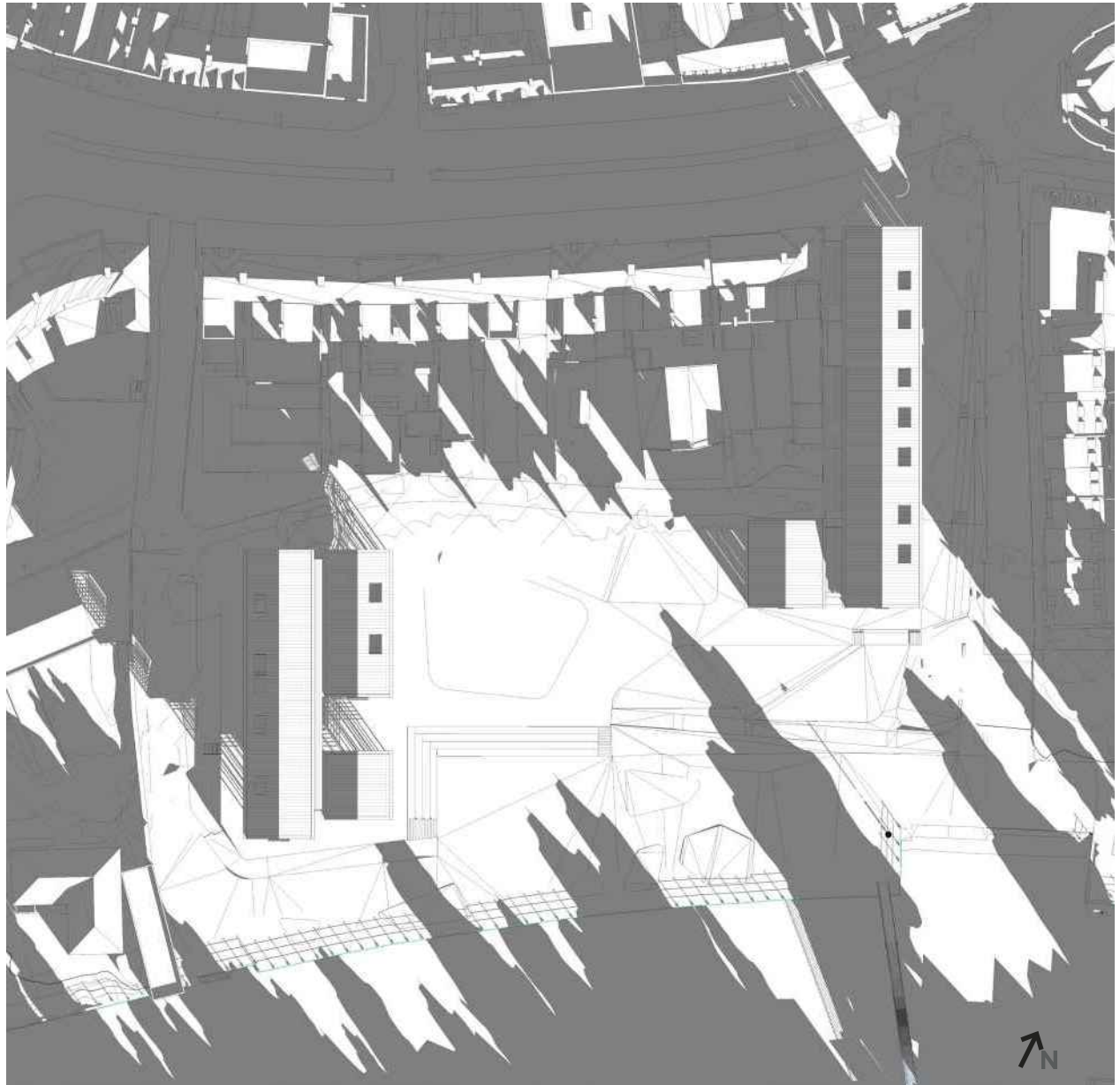
September 21st

7am

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st September (Autumn Equinox).

Sunrise: 06:47

Sunset: 18:58



Shadow Studies - Autumn

September 21st

9am

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st September (Autumn Equinox).

Sunrise: 06:47

Sunset: 18:58



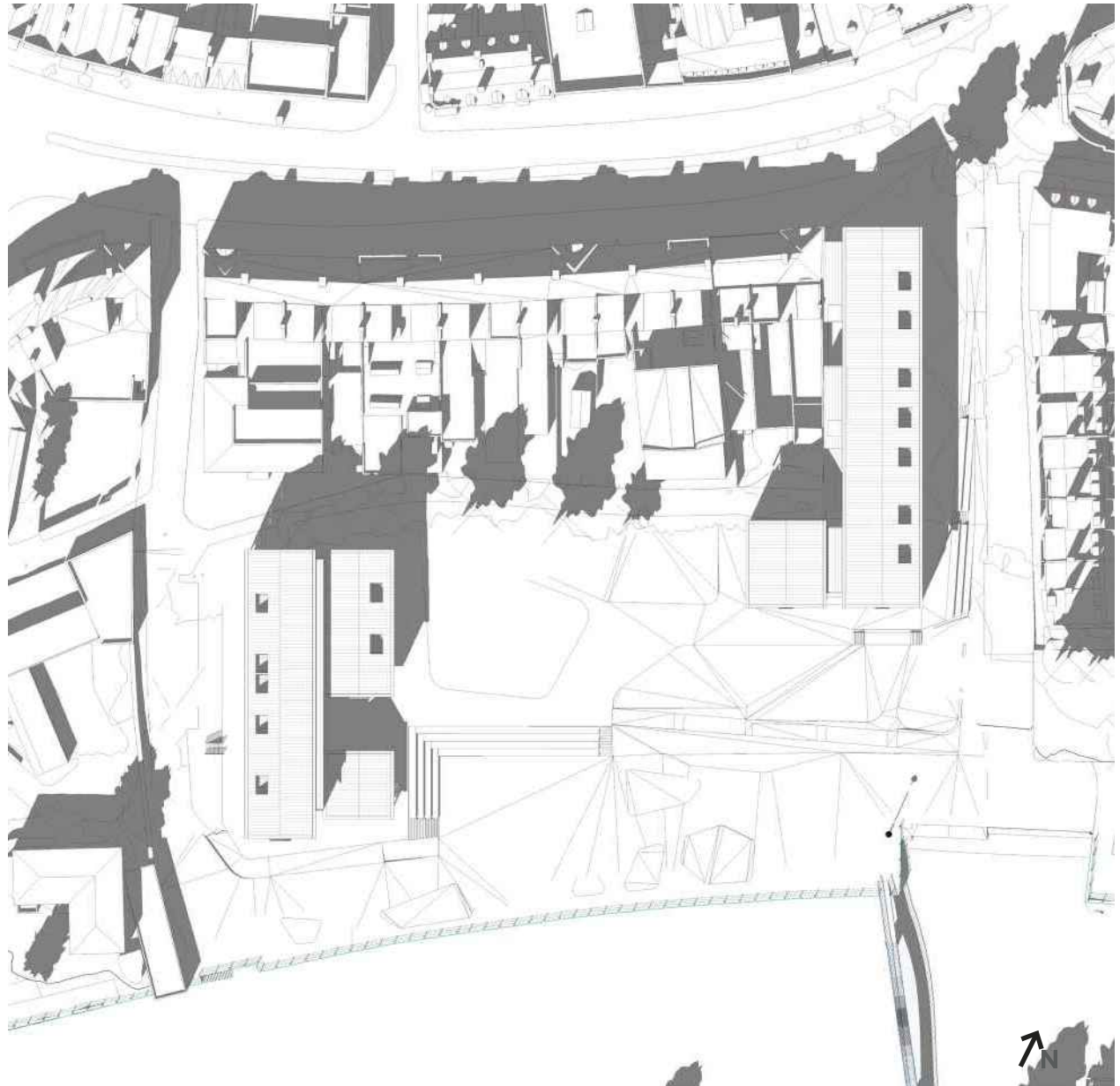
Shadow Studies - Autumn

September 21st

11am The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st September (Autumn Equinox).

Sunrise: 06:47

Sunset: 18:58



Shadow Studies - Autumn

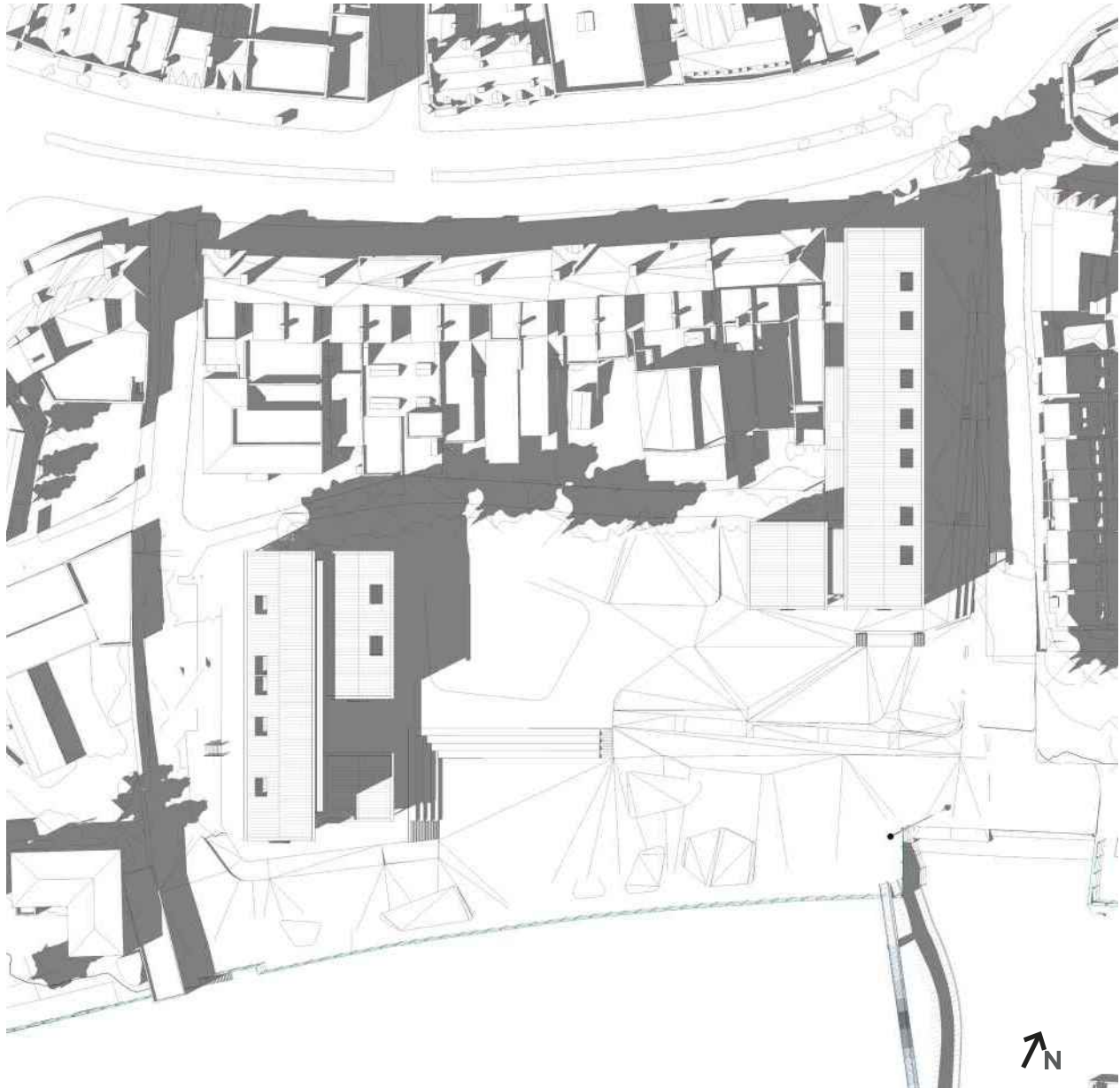
September 21st

1pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st September (Autumn Equinox).

Sunrise: 06:47

Sunset: 18:58



Shadow Studies - Autumn

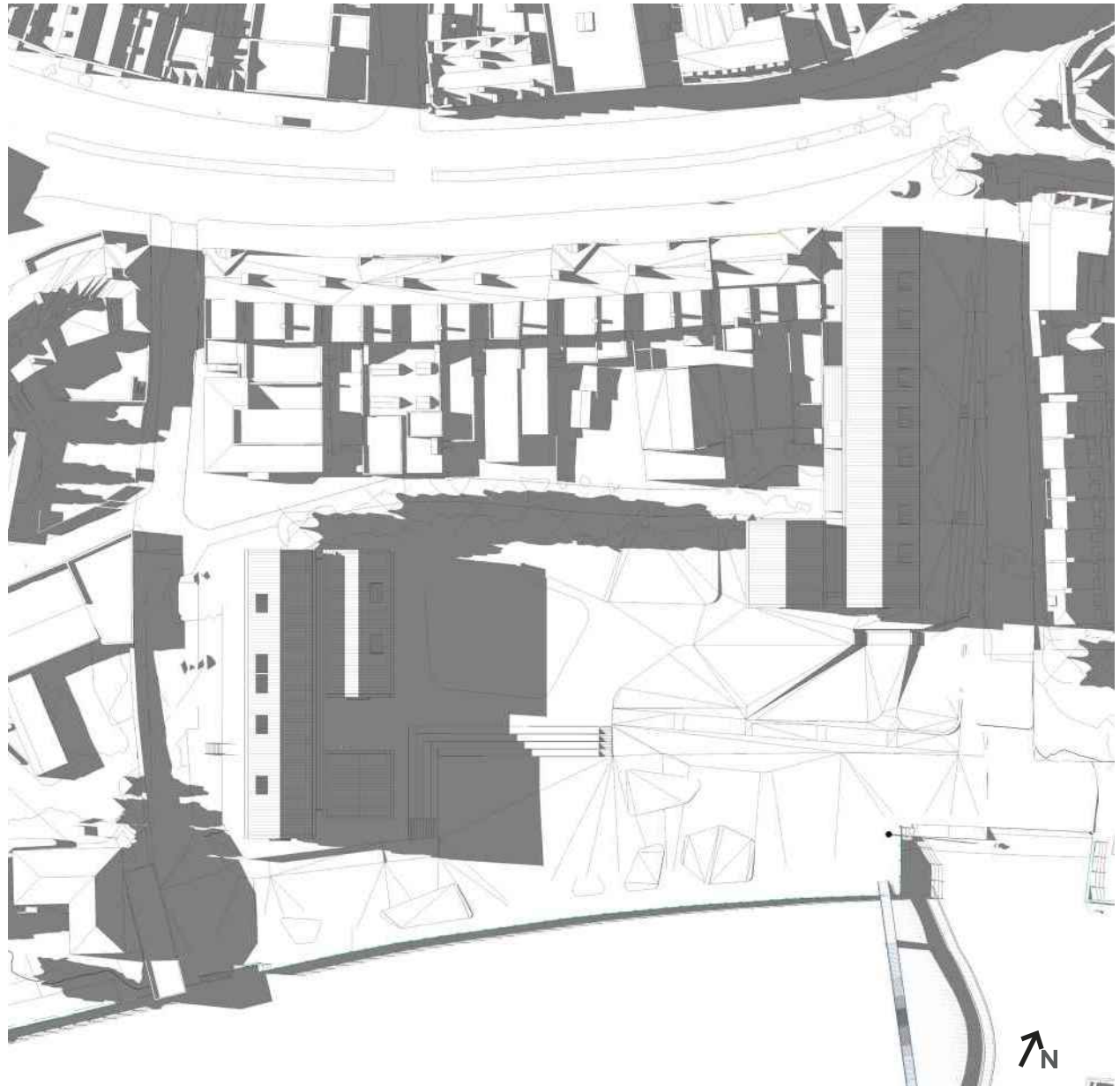
September 21st

3pm

The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st September (Autumn Equinox).

Sunrise: 06:47

Sunset: 18:58



Shadow Studies - Autumn

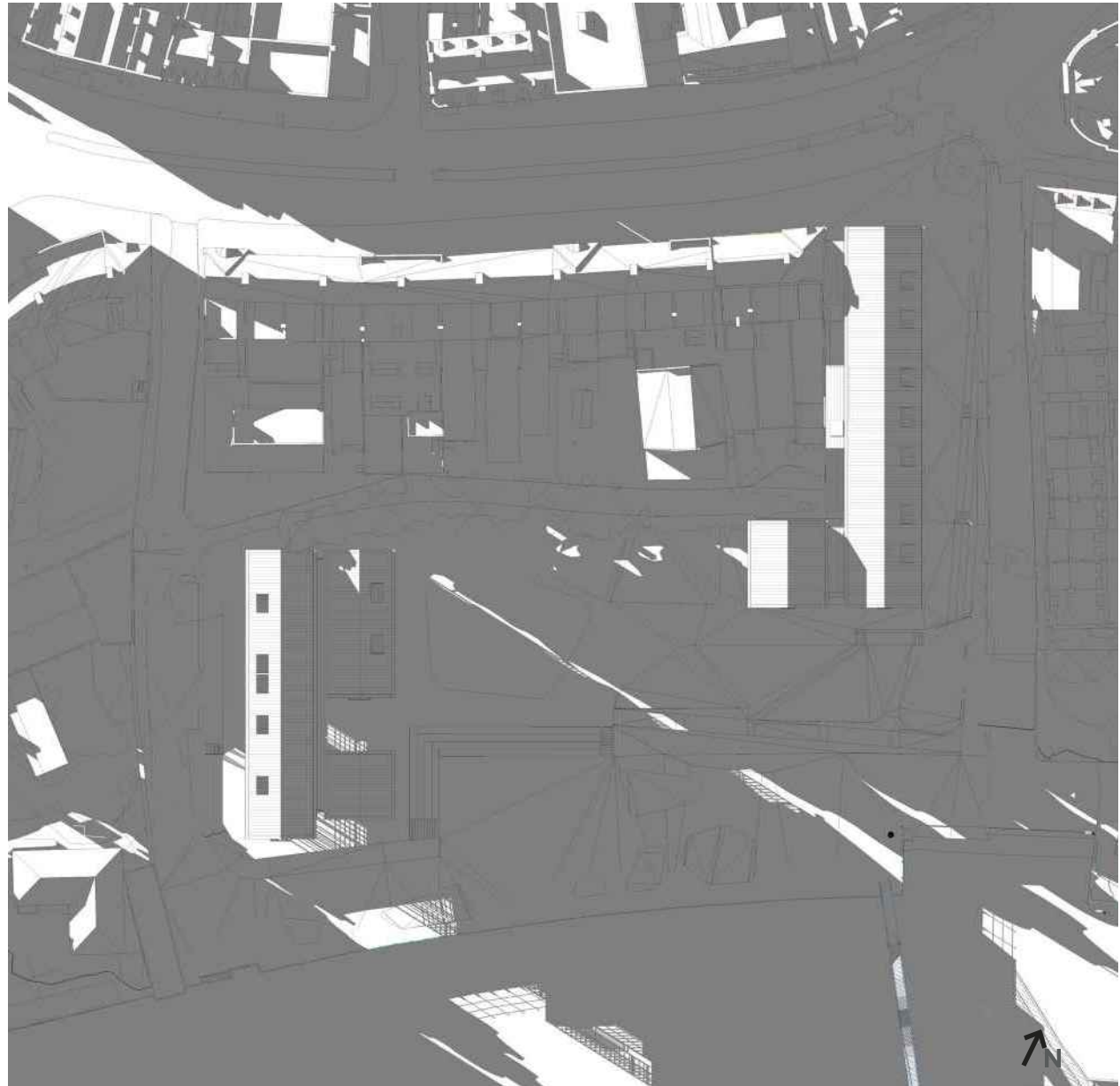
September 21st

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Sunrise: 06:47

Sunset: 18:58



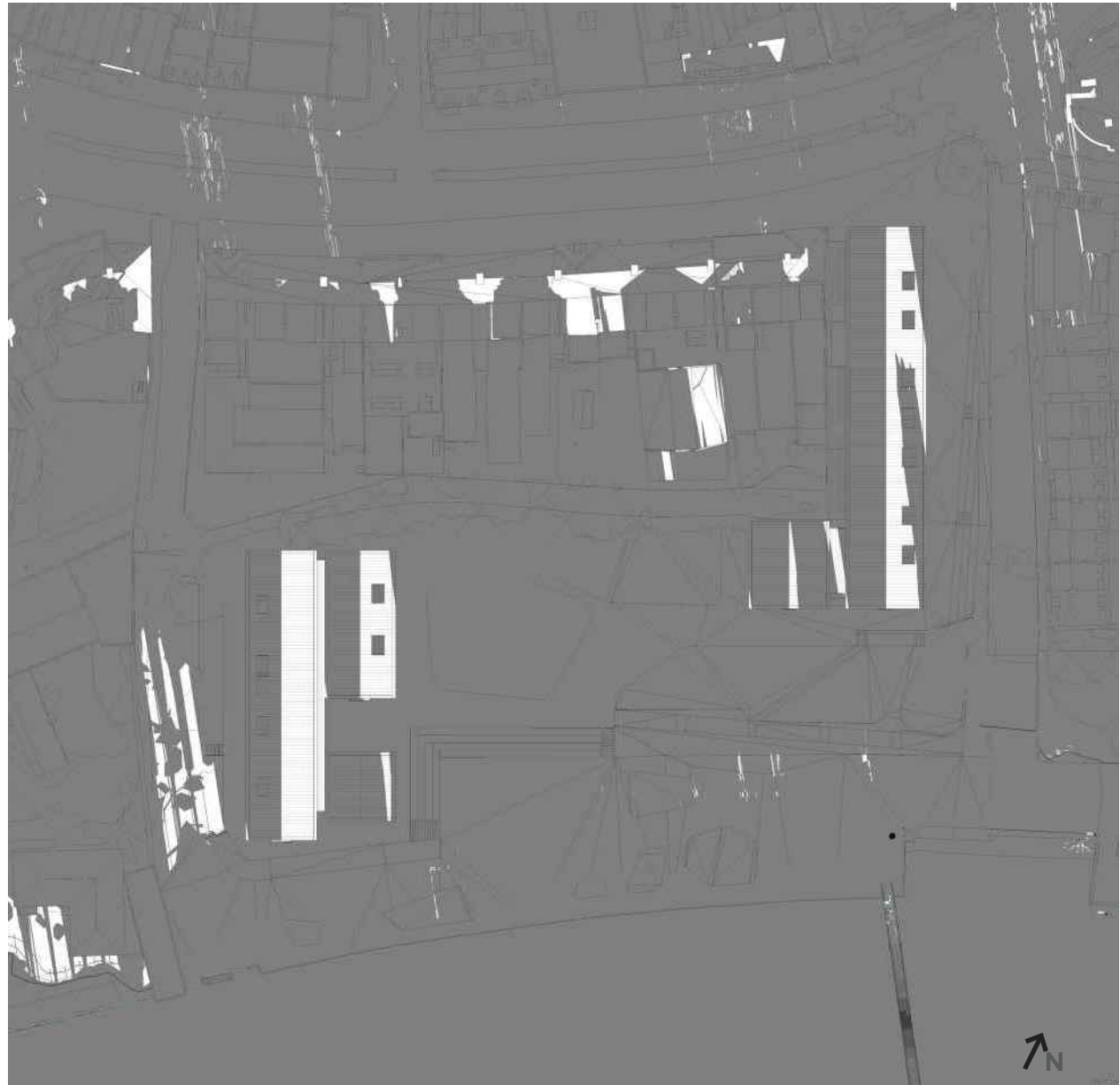
Shadow Studies - Winter

December 21st

7am The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st December (Winter Solstice).

Sunrise: 08:03

Sunset: 15:53



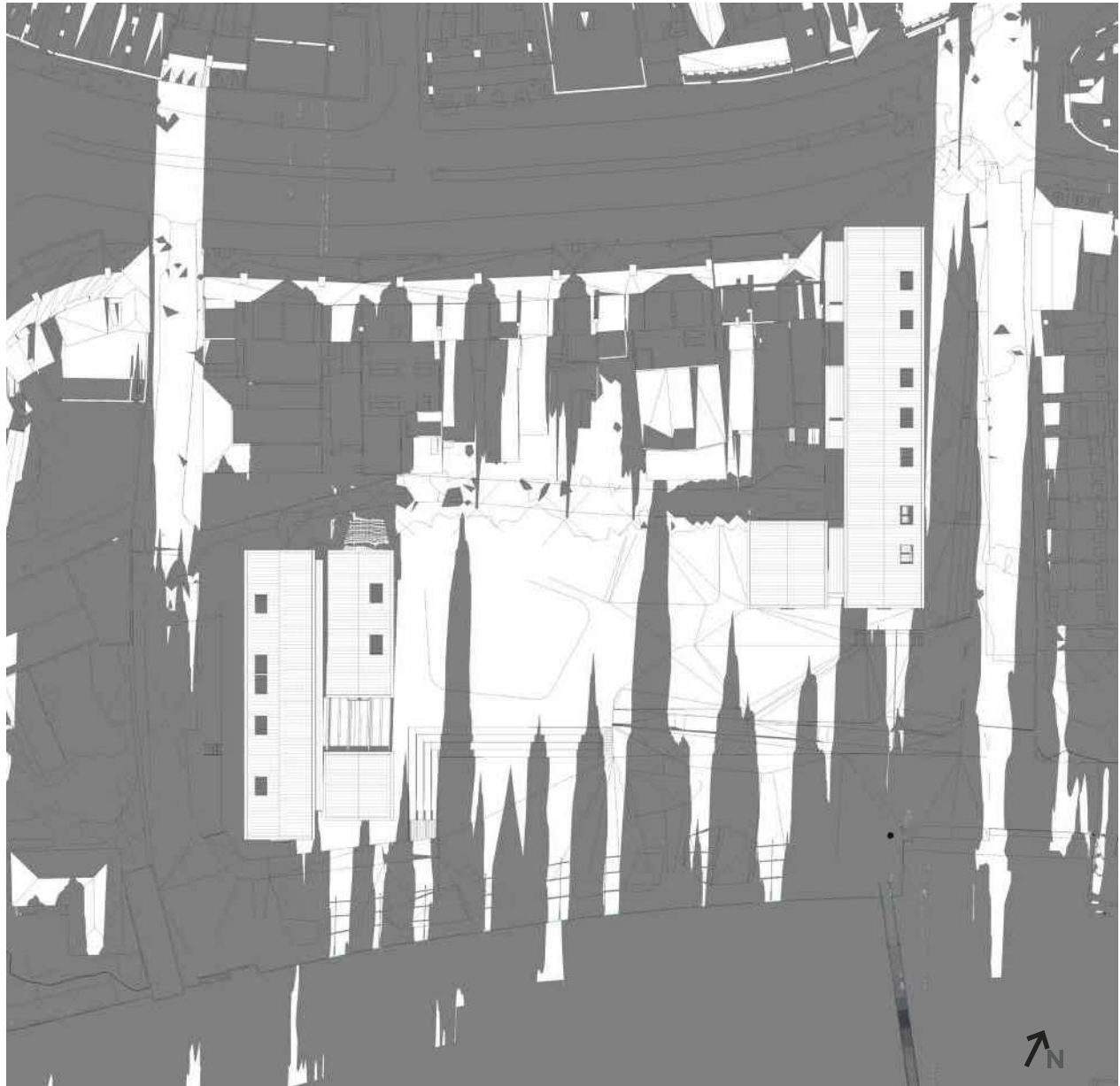
Shadow Studies - Winter

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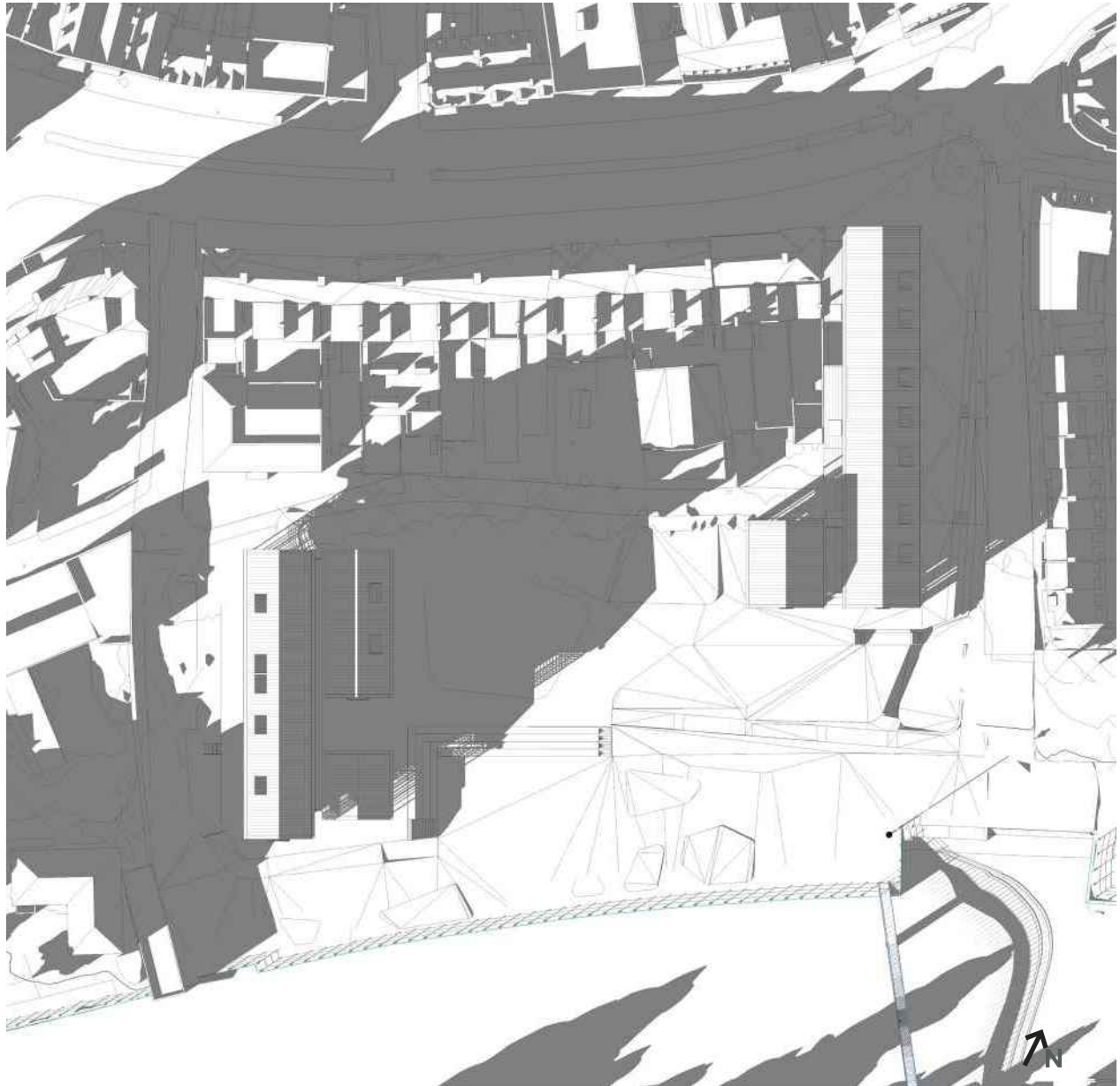
Shadow Studies - Winter

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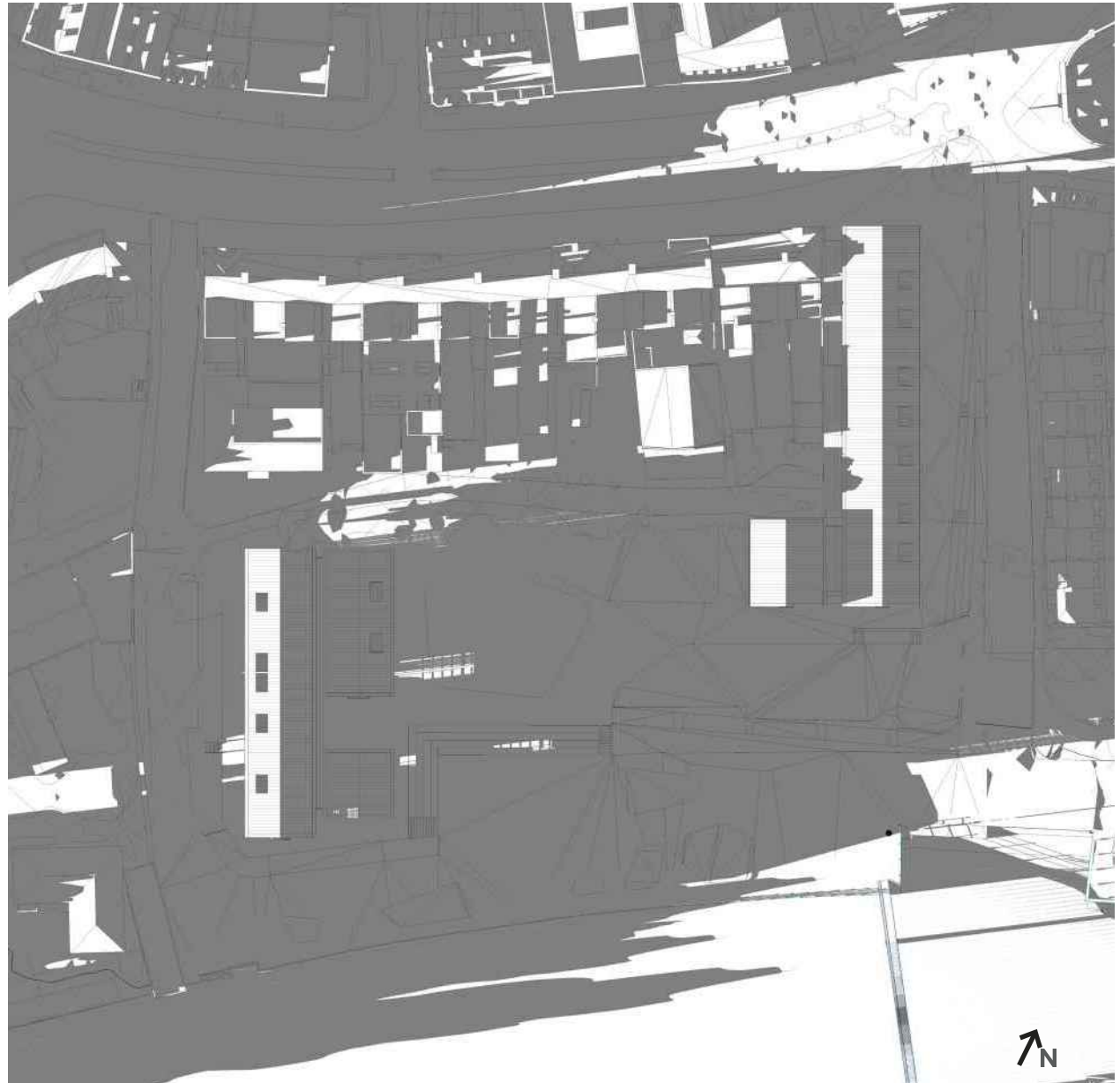
Shadow Studies - Winter

December 21st

3pm The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st December (Winter Solstice).

Sunrise: 08:03

Sunset: 15:53



Shadow Studies - Winter

December 21st

5pm The diagrams opposite illustrate how the sun will fall in the space at key moments of the day on 21st December (Winter Solstice).

Sunrise: 08:03 Sunset: 15:53



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APPENDIX 53

Archived: 05 May 2023 13:31:37

From: [REDACTED]

Sent: 18 February 2021 13:07:58

To: [Sadler, Anna](#)

Cc: [Chadwick, Paul](#)

Subject: RE: Draft email for Hugh

Importance: Normal

Sensitivity: None

Hi Anna

Thanks for your email.

I note all your points and am well aware of them.

I have extended the meeting to an hour

All the best

[REDACTED]

From: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Sent: 17 February 2021 16:21

To: Hugh Brasher <Hugh.Brasher@londonmarathonevents.co.uk>

Cc: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>

Subject: FW: Draft email for Hugh

Official

Hi [REDACTED]

Apologies we haven't returned the HoT's to you yet but we are trying to capture the arrangement for the inclusion of the land in the South West corner. We have discussed that the Council will use all reasonable endeavours to include this land in the leased area when the Trust is able to prove that it is best placed to manage this space, activating it for the use and enjoyment of the general public. What we are discussing with [REDACTED] is what the process is for the Trust to be able to demonstrate they are best placed, and the process for then adding the area. We also need to capture the standards which need to be met to trigger that inclusion and the requirements of this space – such as working with habitats and heritage to support any development of the Victorian boathouse in the Thames Eyot, ensuring public access to the pontoon, entering into any sub lease or licence arrangements you think are necessary in order to utilise the boat storage provision and use of the river. Have the Trust given any thought as to how it can demonstrate that it is best placed to managed this space?

Following on from our conversation on Friday I think we also need to be clear about the role and scope of the public consultation which the Trust are undertaking. I believe it is all of our intentions to get the HoTs signed in the next few weeks – in order to avoid the point at which a CPO would need to be triggered. It's our understanding that the consultation is not a necessary requirement of the Charity Commission process – and so is separate from the completion of the legal negotiations (although the minimum requirements do need to be set). However as part of the Charity Commission process the Trust does need to be happy that the new property is suitable for its needs. This surely means that the Trust must be confident that the new

property is suitable for its needs, irrelevant of the outcome of its consultation? As the CC process needs to be kicked off before the consultation takes place. So for the Council, it seems that the consultation process the Trust are undertaking must be purely about what should be delivered from the gardens and is not a referendum on the scheme itself. You can understand why we would want clarity on this – and why Members are keen to understand the questions that the Trust are asking, to understand the scope of the consultation. Something for us to discuss on Friday.

With this in mind – I think we should take a full hour on Friday to go through please.

Thanks
Anna Sadler

Programme Manager (Special Projects)

Within the Chief Executive’s Department

Serving Richmond and Wandsworth Councils

07850 513568

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Vitality London 10,000!**

Virtual Vitality London 10,000 – run wherever
you are, from 29 May to 6 June

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We aim to respond to your email as soon as we can. The London Marathon Events team, like so many businesses across

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- [REDACTED]
- [REDACTED]
- [REDACTED]

(collectively, the "**London Marathon Group**").

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APPENDIX 54

Archived: 05 May 2023 13:31:48

From: [Chadwick, Paul](#)

Sent: 21 February 2021 21:09:03

To: [REDACTED] [Sadler, Anna](#)

Cc: [REDACTED]

Subject: Re: HoT's

Importance: Normal

Sensitivity: None

Official

Thanks [REDACTED]

I'll leave the plans issue with Anna.

In respect of the other matter, I hereby confirm that the Council will cover all of Pitman's reasonable costs in respect of the discussions about and consideration of and amends to the HOTs.

I can also confirm, for absolute clarity, that I have the delegated powers necessary to give this assurance.

Regards

Paul

Get [Outlook for Android](#)

From: [REDACTED]

Sent: Sunday, 21 February 2021, 11:28

To: Sadler, Anna

Cc: [REDACTED]

Subject: RE: HoT's

Hi Anna

Thanks for this – we need the plans with the areas marked on as a matter of urgency – can you get these across on Monday

We also need written confirmation that the council will pay the reasonable costs of Pitmans amends to these HOT's.

Many thanks

All the best

[REDACTED]

From: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Sent: 18 February 2021 17:33

To: [REDACTED]

Cc: [REDACTED] Chadwick, Paul

<Paul.Chadwick@richmondandwandsworth.gov.uk>; [REDACTED]

Subject: HoT's

Official

Dear [REDACTED]

My apologies for the delay in returning the documents – as discussed it has been challenging to capture the process points which we previously discussed. There is a marked up and clean version attached so you can see the changes. This version captures the following;

- The Trust requested for the MoU principles to be captured in this document rather than a separate one
- The Council using all reasonable endeavours with regards to the land in the south west corner – we have agreed this against the advise of our legal team
- COVID pandemic clause
- New box regarding the riverside activity area which is the land in the south west of the scheme, which would become part of the Trust land subject to the Trust demonstrating that it is the right body to be managing this space. We have some proposed criteria which the Trust would need to meet/demonstrate and these are below in red. **For discussion.**
- Minimum requirements – we need to understand what the situation is with regards to agreeing a minimum specification that can be attached to the legal documentation, so that the Council and the Trust know what standard needs to be met. We had gone some way to agreeing this in terms of quality and a document drafted by the Trust, but we are now unsure what the Trust's intentions are for minimum requirements in light of the decision to carry out it's own consultation. Something else we need clarity on please.

Suggested criteria that the Trust must meet and demonstrate in order for the additional land to be included within the lease.

- That there will be increased opportunity for, and participation in, river related activities
- That the riverside will be open and accessible to all people, residents and river users, who wish to access it
- Any activities or management of the space must be complimentary to and not in competition with the development of the Thames Eyot Boathouse – working with Habitats and Heritage to bring this back into use
- The Trust will identify and secure grant funding opportunities to support the activation of this area and the wider riverside
- That once the river activity space is included within the Trust's lease footprint, it will also form part of the Event Strategy which is to be discussed and agreed with the Council as per the terms included within the HoT's
- The Council retains the same rights over this space as it has set out already, such as vehicular access, service connection, and the opportunity to (but not obligation to) run up to 6 events which include this area

The Trust will have 3 years, from the point that the new lease is instated, to demonstrate it can meet these criteria. If at any point the Trust fail to meet the criteria (or an agreed criteria/standard) then the additional space will be removed from the lease.

Kind regards

Anna Sadler

Programme Manager (Special Projects)

Within the Chief Executive's Department

07850 513568

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- 
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APPENDIX 55

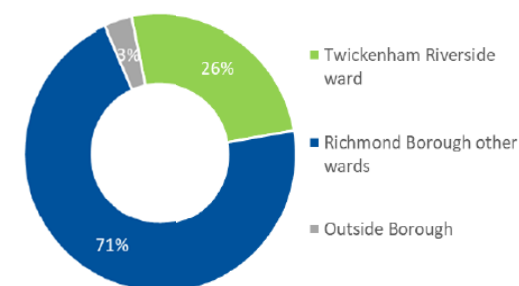
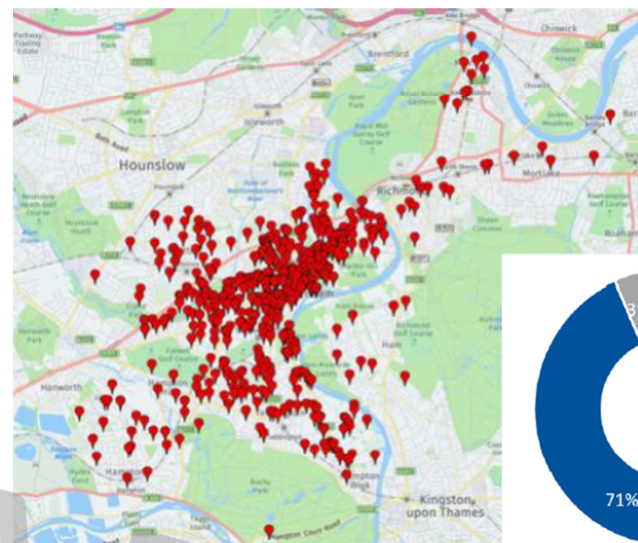
Headline consultation results

Design Meeting

5th March 2021

Who responded?

- The Council received 829 responses
- 97% of respondents live within the borough of Richmond and 26% live within Twickenham Riverside ward.
- 5% of respondents considered themselves to have a disability (42)
- 6% of respondents identified as black, Asian or from an ethnic minority group
- 78% between 35-74
- Largest groups 55-64 and 65-74



19 and under	7	1%
20-24	5	1%
25-34	49	6%
35-44	124	15%
45-54	149	18%
55-64	181	22%
65-74	177	22%
75+	67	8%
Prefer not to say	55	7%



What was disliked

Themes	Aspects of the design you particularly dislike	Number of respondents	Percentage
Theme 6	The buildings may cast a shadow over the open space	101	12%
Theme 12	Don't want to lose the current playground / playground plans inadequate / don't like proposed relocation	33	4%
Theme 14	Don't like the grassed area / sloped grass / current gardens broken up	28	3%
Theme 16	Does not facilitate river activities / need to do more for river users / needs slipway to launch boats / want stronger commitment to pontoon and boathouse	25	3%
Theme 21	Not enough open / usable / public space	20	2%
Theme 25	Green space / event space is below the flood plain	13	2%

Open Space

What was liked


Themes	Aspects of the open space you particularly like	Number of respondents	Percentage
Theme 1	Car free riverside prioritising people	139	17%
Theme 2	Event space / markets / events on the riverside / community space	129	16%
Theme 3	Gardens / lots of greenery / planting / wildlife areas	17	14%
Theme 5	Riverside access / connection / river views from site	63	8%
Theme 8	Retention of existing trees / tree planting	33	4%
Theme 9	Still have playground / safe playground / play area looks good	31	4%
Theme 10	Multi-functional / flexible uses / good balance of uses	27	3%
Theme 11	A space to gather / relax / socialise / destination point	27	3%
Theme 12	Steps down to the river	23	3%
Theme 13	Seating	22	3%
Theme 14	Enhanced water-based activities / pontoon / opportunity to better use the river	22	3%
Theme 16	Terraced area / different levels	16	2%



Open Space

What was disliked

Themes	Aspects of the open space you particularly dislike	Number of respondents	Percentage
Theme 1	Not enough grass / plants / trees / too much concrete and paving	40	5%
Theme 2	Not enough open space	39	5%
Theme 4	Dislike changes to the DJG	27	3%
Theme 5	New playground area is smaller / too small / not enough space for children	23	3%
Theme 6	Cycle path should not go through gardens	19	2%
Theme 8	Insufficient seating / unclear if there is sufficient seating	17	2%
Theme 9	Don't want or like pétanque / not convinced of need	17	2%
Theme 11	Communal space /gardens too broken up by steps, paths and ramps	15	2%
Theme 12	No flat area for ball games / children's play / don't like slopes	15	2%
Theme 13	Insufficient provision for less able / disabled / those with mobility issues	15	2%
Theme 14	Lack of striking landmark / no sculpture or town square	14	2%
Theme 15	It will attract too many people / no obvious quiet place	13	2%



What would
you like to see?

Themes	Other features you would like to see in the open space	Number of respondents	Percentage of total sample
Theme 1	More seating/benches	68	8%
Theme 2	More flower beds/plants/greenery/ green space/trees	67	8%
Theme 3	Swimming pool/lido	53	6%
Theme 4	Car parking	45	5%
Theme 5	Standout feature/sculpture/fountain etc	42	5%
Theme 6	Public toilets	37	4%
Theme 7	Bigger/flat garden area/more grass/less paving	26	3%
Theme 8	Children's play equipment/area	23	3%
Theme 9	Other leisure facility/ice rink/skate park/cinema	19	2%
Theme 10	Rubbish/recycling bins	17	2%
Theme 11	Town Square	16	2%
Theme 12	Sheltered/covered area / Winter gardens	16	2%
Theme 13	More space for physical activity/outdoor gym equipment/climbing wall	15	2%
Theme 14	Paddling pool / sprinkler fountains (children's play)	15	2%
Theme 15	Larger children's play area	14	2%
Theme 16	Totally pedestrian space / bollards to prevent cars / measures to limit parking	13	2%

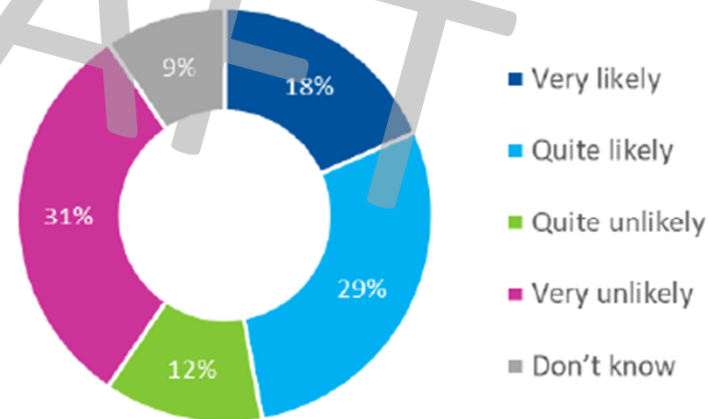
Riverside activity zone

Please note that 59% of respondents said they currently never use the river for water-based sport or activities

Question 14. The Council is exploring the inclusion of boat storage and improved access to the river as part of the scheme, how likely would you be to use these?

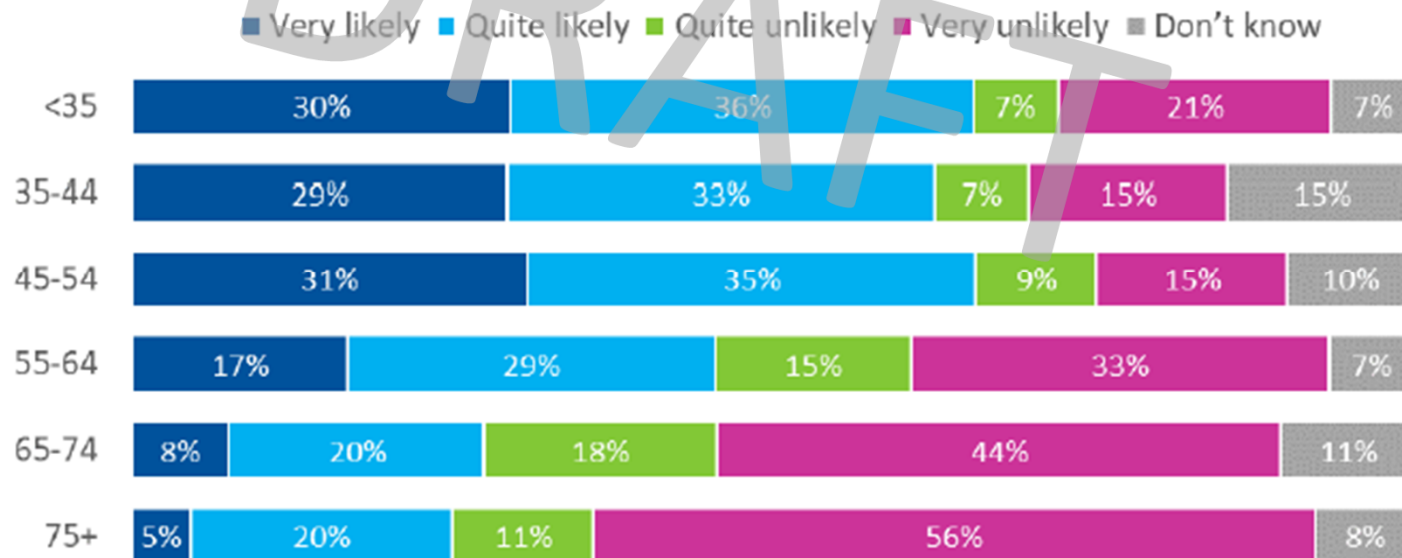
815 respondents answered this question.

Nearly half (47%) of respondents said they would be likely to use such facilities if they were included in the scheme.



Riverside activity zone

Respondents below the age of 54 were most likely to use the new facilities



Other comments

Cycling and pedestrian movements

- It's all fine/I'm happy with it – 137 (16%)
- Cycle path should not cut through the middle of the site – 31 (4%)

Uses

- In support of the increased focus on river use/activities – 96 (12%)

Key themes from engagement with C&YP

We spoke to 310 children and young people aged 9 – 19

142 of whom responded to the questionnaire and 168 via the live online sessions

- What they liked

- Events / Event area – particular reference to market and outdoor cinema
- More open space / Improvements to open space
- River based activities
- Green area

- What they thought could be improved / suggestions

- Sports facilities (not in relation to the river) – football pitches mentioned
- More greenery / plants
- Boat rental / river-based activities
- Seating

LBR5

APPENDIX 56

To [REDACTED], Chair of Twickenham Riverside Trust

Dear [REDACTED],

I hope you are well.

I am writing to you formally in your capacity as Chair of the Trust and following my liaison with Gareth Roberts as the Chair of the Finance, Policy and Resources Committee. Which is of course the Committee that you usefully attended on behalf of the Trust on two occasions on the either side of the turn of the New Year in a successful effort to have any initiation of the Council's protective CPO process amended to exclude the Trust's lease holding.

Since that time progress on the scheme itself, via the Council's Design Team, has been good with further and more detailed iterations of the design being developed following the "in principle" settling of the flood defence and storage issues, to our relief, with the Environment Agency. These detailed iterations have been discussed with a range of stakeholders and will continue to be developed through to our target planning application submission date of June.

Furthermore, since that time we at the Council have followed through on our promise of undertaking a further consultation on the proposals and to get views on the scheme as it is now and following the changes made since the Design Team's appointment around a year ago. The results of the consultation have now been reported and we have results that I think are terrific and that are by far the most supportive for any of the schemes that have been proposed for this site in the past. Certainly, in terms of my direct knowledge of the various attempts that have been made since I first joined the Council in 2003, as well as my reasonably detailed understanding of what came before that. This is I believe a testament to what has been a great development process and the involvement of a superb Design Team, including as its core, world renowned Architects in Hopkins.

Along the way and following your intervention, the progress on striking the terms of the formal Agreements between the Council and the Trust has been largely good, with a number of productive design and legal meetings, and I am very grateful to you and your Trust colleagues for that. I hope you will agree that we at the Council have been flexible and positive in terms of addressing the range of Trust concerns that have come before us and indeed also in giving full and proper consideration of the further opportunities for Trust involvement that have been raised. Opportunities that include the potential for the Trust to handle the management of the SW corner at the Embankment/Wharf Lane and our more recent discussions about the scope for use of park spaces beyond the scheme itself for Trust related thoughts and activities. Furthermore a number of significant concerns of the Council have been addressed in those negotiations, including the agreement now to have a red-lined plan, the agreement on the terms by which compensation in one way or another is given to the Trust in a delay period, and agreement (well at least I think agreement, subject to a further session) on the process by which the landscaping is detailed.

All of this progress sits within what I believe you would agree is an overall context of the scheme being a fantastic opportunity for the Trust to have, i) a completely re-provided, improved and extended area of gardens and open space (at a multimillion pound cost to the Council) that the Trust will be directly in control of and are able to influence the precise shape of, and ii) have those gardens and the Trust more generally in terms of its wider objects, at the heart of this long awaited regeneration scheme for Twickenham and the Riverside. A regeneration scheme that is for an area of riverside that is currently largely, other than the Diamond Jubilee Gardens themselves, unused and unloved and has been so for around 40 years. Furthermore iii), on terms that are at least as good as those for the current lease and that include a removal of the up and coming maintenance

obligations for the Trust that would have been a significant financial burden for you going forward, and the greater ability therefore for the Trust to draw net income from the land to further your charitable objectives.

So, all good so far but alas, the work of the Design Team and indeed all the Council's efforts come at a considerable cost to the public purse and those costs continue to significantly increase week on week. So no matter what the position regarding the relative success of discussions thus far with the Trust, the need to reach full agreement soon is absolutely critical and to a timescale that is acceptable to the Council and especially to the Finance, Policy and Resources Committee and its Chair.

Their expectation was frankly and understandably for greater progress to have been made by now and that certainly was the tone of the discussions held at the two Committee meetings, as previously mentioned, either side of the turn of the New Year. It is against that position that we at the Council become more than a little unnerved by i), some of the less positive discussions and points made at some of the meetings that we attend with Trustees, ii), the lack of visible progress on an approach to the Charity Commissioners for their approval of the re-arrangements, and iii), the Trust's live consideration of the implementation of their own, significant consultation process.

This all feels like a set of circumstance that might lead to considerable delay if the issues and concerns were tied directly to the completion of our agreements and we hope that can be avoided via your acceptance that, given there is no legal requirement for the Trust to carry out consultation, the Trust in any event approach the Charity Commissioners for their support shortly. Indeed, ideally with immediate effect so that we are able to complete the agreements between the Council and the Trust by Monday 8 May. Which is the date by which we here at the Council must have completed our update report for the scheme for the next Finance, Policy and Resources Committee.

Without progress in that way by then, it is difficult to see how we can do anything other than write into the report a recommendation for the reinstatement of the Trust's lease holding into the protective CPO process. Which would in my view be regrettable and whilst it would not immediately lead to actual CPO proceedings, would be unreflective of the good progress that has more generally been made. Regrettable, but I have to say necessary given the continuing and mounting costs to the public purse of the Design Team and other associated scheme costs, without as things stand right now, any protective process in place.

I would be grateful if you could share this letter with your colleague Trustees and give our points full consideration. The tone is intended to be one that is overall and rightly positive in spirit and that is grateful for some good steps forward to date. Tinged however with a degree of impatience that is equally right in our view given how fantastic the scheme will we believe be for the Trust and the delivery of your objects as well for the delivery of the Councils regeneration objectives. I hope that is the spirit in which the letter is received, and that positive progress continues to be made and towards the deadline that we have explained.

Regards

Paul Chadwick, Director of Environment and Community Services

London Borough of Richmond-upon-Thames

22nd of March 2021

LBR5

APPENDIX 57

Archived: 05 May 2023 13:19:13

From: [REDACTED]

Mail received time: Mon, 29 Mar 2021 10:25:24

Sent: 29 March 2021 11:25:24

To: [Sadler, Anna](#) [REDACTED]

Cc: [REDACTED]

Subject: Riverside Development: DJG schedule of requirements

Importance: Normal

Sensitivity: None

Attachments:

[210328 trt requirements based on landscape presentation.docx](#);

Good morning Anna

I hope you are keeping well

Following your request for a current outline schedule of requirements from the Trust for the Diamond Jubilee Gardens the Trustees have reviewed the original minimum specification issued in June 2020 against the current landscape presentation LDA's Stage 3 Sketchbook 01 dated February 2021. We are pleased to attach the revised outline schedule which represents the Trusts feedback on current thoughts for the reprovision of various elements and future needs of the gardens. We trust this provides you and the design team with the relevant information requested in your previous email.

Also please let me know when you think it might be useful to have the next TRT Design Sub Group meeting with you, Hopkins and LDA.

In the meantime if your require any further clarification please do not hesitate to contact me or anyone else on the Design Sub Group

Best wishes

[REDACTED]

On behalf of Twickenham Riverside Trust

PS are there any notes from the last meeting?

[REDACTED]

BA; Dip.Arch; MSc, ARB; RIBA, ICF, FRSA

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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TRT REQUIREMENTS BASED ON THE LANDSCAPE PRESENTATION

These views were discussed and decided at a meeting on 24 March 2021. Although a final decision has yet to be taken by the Trust on the re-provisioned space, these are provided on the basis of the Council's current offer – as requested, to assist the finalisation of the 'design freeze' by 31 March 2021.

We will be happy to discuss any of the detailed points further if that could help and would welcome the opportunity to be directly engaged in some of them.

PLAY AREA(S)

Preferred age-range : 7 – 13. We consider younger age-groups well catered for locally elsewhere. The advantage of this age-group is that the area need not be enclosed

Play content/attractions : To include

- Basketball hoops – 1 or 2
- Interactive play/immersive experience area, with 5G facilities
- Splash pads and water feature
- Climbing frame attraction
- 'Giant stride' (maypole).

We are attracted to the idea of a climbing wall and bouldering but have reservations about a wall since the good walls are mostly 'attended' – which requires greater administration, constant attendance, and therefore cost which may not justify that. Also, if it means shutting off a significant part of the allocated area for exclusive use only on occasion, this is not favoured as our charitable objectives are to be inclusive for use by all. For this reason, these are not prioritised.

OTHER SPECIFIC ATTRACTIONS

Boules/pétanque/boccia : Favoured on the upper level, while remaining part of the open space – ie with no 'separating' hedges or landscaping, particularly on the parts bordering the centre space. Provides an attraction for all (including disabled if this becomes boccia) and all ages.

We would favour the replanting of the pleached trees if possible.

Two courts (maximum), please.

Chess/draughts : It would be desirable to have 2 – 3 external fixed chessboard/draughts tables and chairs in an appropriate place. Again, an attraction across multiple age-groups.

STORAGE

Equivalent of one 40-foot container required. On site preferred (if it doesn't constrain other attractions/activities), but would consider off-site, provided less than a one mile away, free of charge, and the Trust has access to the Council parks team to move equipment as required.

To accommodate equipment to support events e.g. marquees, chairs and temporary fencing, similar to what is currently stored.

SEATING

We welcome wooden sections on the steps, which should be considered separate from benches and other seating.

We assume that the other seating is soft-touch and that decisions on that can be taken at a later date. We would be happy to join with the Council/Hopkins in assessing in due course the quantity needed and the positioning.

Important that seating retain a focus on and feel of the riverside, as far as possible.

Important to retain/ensure sufficient seating on the promenade at the lower level.

ACCESS

Northwest corner (raised before) : The pedestrian entrance to the site planned for the corner of the service road and Wharf Lane is critical to the successful encouragement of people's access to and use of the site. Key bus stops in Twickenham mean that this is an important access point. As well as the width of the entrance, consideration needs to be given to how the entrance skirts round the Wharf Lane building and takes account of the planned loading bay and the need to secure safe access across the service road (eg the planned pedestrian crossing).

Central path across the centre of the upper level space : This must not be open for bicycles.

BINS

These will be essential, but we have no view on the number required. We are concerned that the bins need to be both large enough to ensure sufficient capacity and genuinely effective at deterring wild-life and birds (eg through the use of sensible lids). We are concerned that this has not been achieved on the riverside as yet and would wish please to engage with the Council on how the present failure can be avoided, at the appropriate time.

We would support a sustainable policy for recycling and any scheme for encouraging the reduction of litter and rubbish.

UTILITIES

Water : Drinking fountains are needed, with mains fresh-water supply. Number to be determined – this could be funded by schemes in London as per the temporarily suspended one below:

<https://www.london.gov.uk/what-we-do/environment/waste-and-recycling/single-use-plastic-bottles/drinking-fountains-london>

Servicing water points would also be needed – 2 points of supply – say, one at the Wharf Lane building (close to the Embankment) and the other at the Water Lane building.

Electricity : 5 points of 3-phase power supply – one in the middle of the site near the events 'square' space and four across the site (giving access both on the upper level and the Embankment). It would be helpful if some of these four could be via lampposts on the Embankment, broken down into single-phase delivery. This would be helpful for street markets, other stall-style events, small gigs, lighting installations, etc and would avoid having cable ramps all over the place.

TOILETS

Any provision for toilets should be outside of the re-provisioned space of the Gardens.

The Council should implement the 'Community Toilet Scheme' and make access to toilets free of charge a condition of any contracts with cafes, bars or restaurants on the site and possibly also with other nearby similar establishments (eg the Barmy Arms).

EVENTS SPACE

Is there a way in which parts of the lower-level space could be constructed with a soft surface? See:

<https://phys.org/news/2020-03-bouncy-durable-rubber-pavements-thousands.html>

Consideration could be given to providing a soft/springy surface on all or parts of the flood plain. We are conscious that the Embankment is likely to have to bear the weight of large lorries, if the current proposal is maintained and that there may be issues regarding the aesthetic aspect of such surfaces, but would welcome your thoughts.

LANDSCAPING / PLANTING

'Grassy finger' : It has been suggested that the grassed terraced slope in front of the Water Lane building, connecting the upper level down to the level of the Embankment, might be usable eg for ball games or children's clambering activity. We are concerned that this area fronts on to road with a single yellow line (which is likely to be a regular quick parking point for small-scale local deliveries) and the main unloading area for Eel Pie Island.

We think that such activities could be dangerous to personal safety in this part of the site and ball games should be discouraged here.

Visibility : There are also safety concerns in the Southeast corner of the site – ie there may be reduced sight lines towards the vehicle reversing area when cycling East.

Visibility is clearly important for cyclists and it would be good if the planting here could be planned accordingly.

26 March 2021

LBR5

APPENDIX 58

P Chadwick Esq.,
Director of Environment and Community Services
London Borough of Richmond-upon-Thames
York House
Twickenham

8/4/21

Dear Paul

Thank you for your letter received by email on 22 March.

As you state, since the Council first raised the issue of a Compulsory Purchase Order (CPO) in November 2020, there have been some positive discussions on the potential reprovision of the Diamond Jubilee Gardens (DJG).

However, this has taken place in the context of little forward movement on the part of the Council since the Twickenham Riverside Trust (the Trust) replied to you on May 22, 2020, until that very late November meeting.

Of course, we understand that the Council were dealing with many issues with regard to the PLA and Environment Agency, but this still represents a six-month delay.

While it's important to note that there have been some positive conversations, there have also been others which have been less positive in nature and we are still awaiting the final Heads of Terms on the reprovisioned land.

This is clearly an important document, especially with the numerous uncertainties due to ongoing discussions with other stakeholders such as Eel Pie Island Association, the PLA, the uncertainty around the loading bay in Wharf Lane and the new turning circle, which might or might not be partially on the embankment area.

The Trust has taken significant legal advice on behalf of our Trustees, so they are fully aware of their duties and the process.

As you are aware the Trust is in the process of appointing a valuer to determine a professional opinion on the amenity value of the land on offer. Since the Council is a connected party in this process, this valuation is not strictly necessary, but it would be best practice and something that our legal advisors believe helps the situation, especially with such a long-standing contentious site.

The Trust realises that the council is on a strict timeline, however, as previously mentioned we need to receive the Heads of Terms from your legal team and as soon as we have those we will move to appoint a valuer to determine the amenity value of the reprovisioned land.

Yours sincerely



On behalf of Twickenham Riverside Trust

LBR5

APPENDIX 59

Archived: 05 May 2023 13:19:20

From: [Sadler, Anna](#)

Sent: 21 April 2021 14:55:54

To: [REDACTED]

Cc: [Chadwick, Paul](#)

Bcc: [REDACTED]

Subject: FW: Plan

Importance: Normal

Sensitivity: None

Attachments:

[TRS-HAL-00-00-DR-A-SK-061-P02-210420.pdf](#);

Official

Hi [REDACTED]

Please find attached a revised plan excluding the area for turning on Wharf Lane as requested. It includes the boat storage. The Design Team have said that we are working to reduce the amount of space that is required for the turning head so the green area should be able to incorporate more space going north up north up Wharf Lane, but this isn't completely resolved so this is the minimum footprint.

Hopefully this can now be given to the surveyor?

I am awaiting a revised copy of the HoT's from you, I think I have sent over everything else requested and the insurance question is with our Insurance Manager as you will have seen.

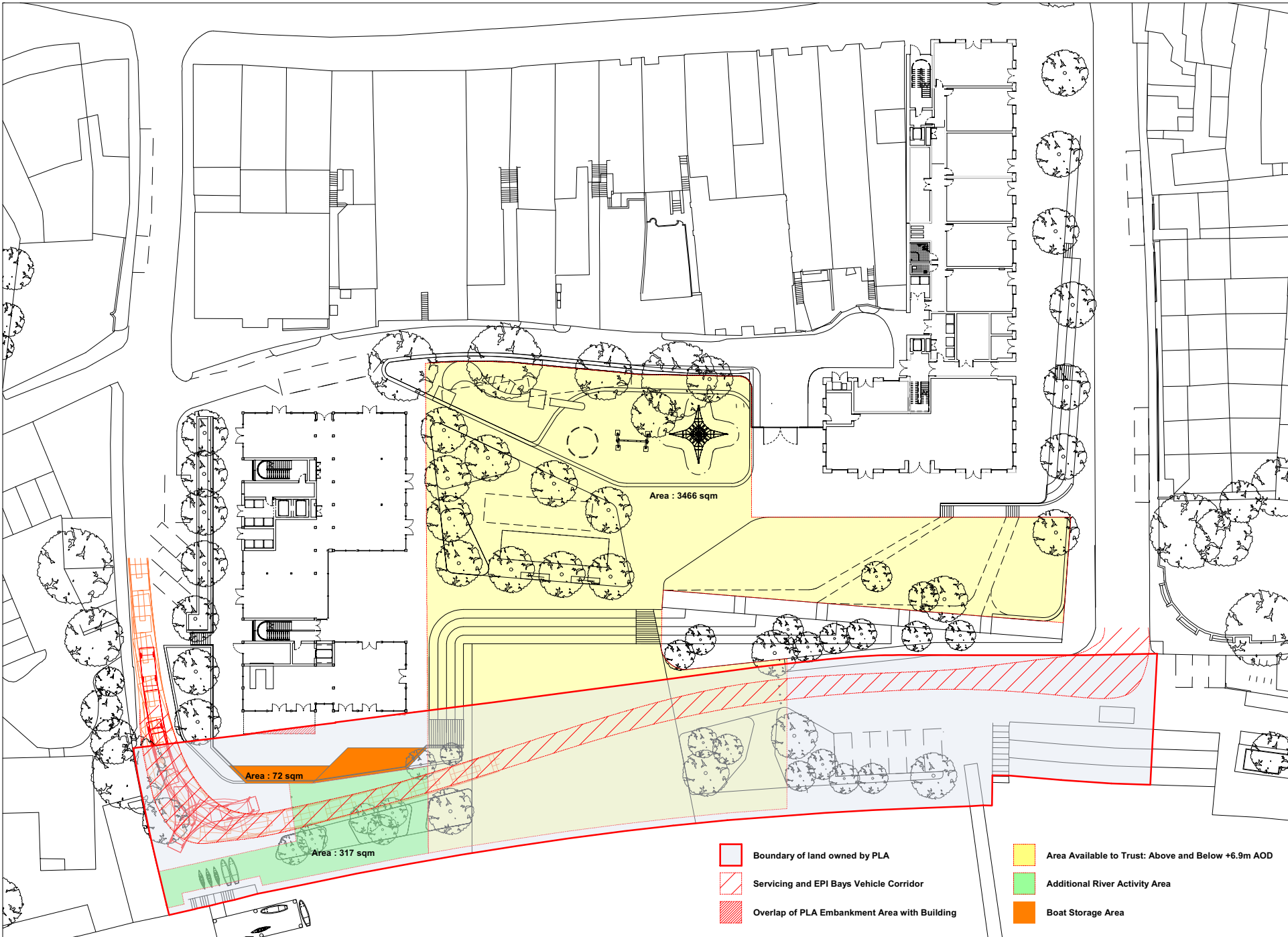
I can also confirm that [REDACTED] will be the new Council representative as Trustee – so please do pass this on to the rest of the group. She is Voluntary Sector Partnerships Manager, has worked for the Council for many years and lives very locally.

Thanks

Anna Sadler

Programme Manager (Special Projects)

07850 513568



This drawing has been produced for illustrative purposes only and is not based on accurate survey information. The layout is still subject to design development and this is deemed to be acknowledged by all parties if this drawing is used for legal purposes.

Existing locations of buildings, roads, waterways and parkland based on Ordnance Survey data (Stanfords OS MasterMap 07/06/2019) © Crown copyright and database rights 2019 OS Licence 100035409

Existing site levels based on Stanfords Portal LIDAR Height Data DTM Survey Information (13/06/2019) © Crown copyright and database rights 2019 OS Licence 100035409.

Site boundary based on mark-up provided by LBRuT as part of Twickenham Riverside Invitation to Tender document, June 2019. Requires legal verification.

Proposed buildings and landscaping subject to design development, which may affect boundary conditions and areas. Wharf Lane podium edge subject to change.

Landscape design and levels subject to change following further design development.

Boundary of land owned by PLA based on Land Registry document provided by LSH. Requires legal verification.

- Boundary of land owned by PLA
- Servicing and EPI Bays Vehicle Corridor
- Overlap of PLA Embankment Area with Building
- Area Available to Trust: Above and Below +6.9m AOD
- Additional River Activity Area
- Boat Storage Area

Date	Rev	Description	Approved By
12/02/2021	P01	M059 - Issue to LBRuT for discussion with TRV	MB
20/04/2021	P02	M058 - Issue to LBRuT	CB

Date	Rev	Description	Approved By

DRAFT

Scale at 1:250

0 2 5 10m

Project	Twickenham Riverside	Code	TRS	File Name	Number	Rev.
Subject	Diamond Jubilee Gardens - PLA Embankment Ownership, Traffic and Demise			TRS-HAL-00-00-DR-A-	SK-061	P02
Architects	[Redacted]			Date 12/02/2021	Scale 1:250	at A1

LBR5

APPENDIX 60

From: [REDACTED]
Sent: Wed, 2 Jun 2021 23:50:21
To: [Sadler, AnnaChadwick, Paul](#)
Subject: RE: Heads of terms invoice
Importance: Normal
Sensitivity: None
Archived: 05 May 2023 13:19:25

Hi Anna

The report from Carter Jonas should be ready for the Trust at the beginning of July and we have Trust meeting scheduled on 14th July to discuss it.

I had no idea [REDACTED] was scouting out other Petanque locations - I will speak to [REDACTED] on Friday.

I don't understand your sentence on the Twickenham Riverside Coalition - we can catch up on that in our conversation

All the best

LBR5

APPENDIX 61

Archived: 05 May 2023 13:10:35

From: [REDACTED]

Sent: 25 June 2021 11:51:30

To: [Sadler, Anna](#)

Cc: [REDACTED] [Chadwick, Paul](#) [REDACTED]

Subject: Re: HoT's

Importance: Normal

Sensitivity: None

Hi Anna

You are correct on the first para and totally incorrect on the second para.

As I have stated the surveyors report is central to the position of the trust as legally it has to be due to the fact that the council is a connected party.

The report and the Trusts actions will be up for review by the Charity Commission

Happy to discuss shortly

All the best

[REDACTED]

Sent from my iPhone

On 25 Jun 2021, at 11:47, Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Official

Hi [REDACTED]

We'll discuss some of the points in our meeting at 12 but what was agreed is that you would speak to [REDACTED] to identify and confirm that the HoT's as drafted were accurate based on our conversations. That's what I'm asking for – not for [REDACTED] to start on the long documents.

We can discuss sequencing in our meeting but from our discussions the Council's understanding is that the surveyors report should not impact on the already discussed principles agreed in the HoT's. However we understand that the Trust will not be progressing the long documents until the report has been completed and discussed.

[Anna Sadler](#)

LBR5

APPENDIX 62

Archived: 05 May 2023 13:10:48

From: [Sadler, Anna](#)

Sent: 30 July 2021 09:30:36

To: [REDACTED]

Cc: [Chadwick, Paul](#) [REDACTED]

Subject: CPO Notices

Importance: Normal

Sensitivity: None

Official

Dear [REDACTED]

As was discussed at the Committee meeting 28th June the Council wishes to reach a negotiated agreement with the Trust, but should this not be possible then the Council will be forced to make the Order at the end of September. This is in order to gain vacant possession of the outstanding elements of the site, including the Gardens, so that we can deliver the scheme.

To be able to make the Order at the end of September there is routine preparatory work which needs to take place. This includes the Council servicing notices to any party who might have a legal interest in, on, under or over the land identified within the CPO plan. The Trust will receive a notice, and request for information, as part of this process and information gathering exercise before arrangements are finalised for making the CPO. Due to the period of notice that must be given, these notices will be sent out early next week.

But we would like to reiterate it is part of the usual preparatory process should the Council have to make the CPO at the end of September and it is our hope that this will not be necessary and the Trust will agree to the negotiated surrender of the lease before that date.

Anna Sadler

Programme Manager (Special Projects)

Within the Chief Executive's Department

Serving Richmond and Wandsworth Councils

07850 513568

LBR5

APPENDIX 63

Update from the Twickenham Riverside Trust

Trustees of the Twickenham Riverside Trust have yet to reach a decision on relevant aspects of the Council's proposals for redevelopment of Twickenham Riverside.

On 2nd August 2021, Richmond Council submitted its planning application for the redevelopment of Twickenham Riverside.

The Diamond Jubilee Gardens on Twickenham Riverside are part (approx. 25%) of the proposed development site and, since 2014, the Twickenham Riverside Trust has held a 125-year lease on most of the land that makes up the Diamond Jubilee Gardens.

The Council has laid out an alternative space within the new development, and on the Embankment, for the Trust to occupy for the remainder of its lease.

Trustees have not yet reached a decision regarding the Council's proposal though are engaging intensely and having regular discussions. Trustees are receiving and debating advice from both its legal adviser (BDP Pitmans) and its surveyor (Carter Jonas)

The Trust is a charity set up in 2012 with the central object to “protect, preserve and enhance” the Twickenham Riverside and its environs. It will be required to demonstrate to the Charity Commission that the re-provided Gardens are ‘not less in area’ and ‘equally advantageous’ to the Trust and the public when compared to the public open space of the existing Gardens.

Should the Trust determine the offer from the Council is acceptable, its decision would go to the Charity Commission for final approval.

Should the Trust determine the offer from the Council is unacceptable, the Council has said that at the end of September 2021 it will commence legal action to attempt to secure the Trust's leasehold Public Open Space within the Diamond Jubilee Gardens via a Compulsory Purchase Order.

With the submission of its planning application, the Council has finalised its proposal, and in doing so has now allowed the Trust's surveyor, with input from the Trust's legal adviser, to issue various reports.

Trustees are in the process of reviewing these reports and will be seeking further advice where necessary.

The Trust remains in contact with the Council regarding its proposals for the redevelopment of Twickenham Riverside and hopes to be in a position to make a decision before the end of September.

LBR5

APPENDIX 64

Archived: 05 May 2023 13:01:44

From: [REDACTED]

Sent: Thu, 9 Sep 2021 13:15:21

To: [Sadler, Anna](#)

Subject: Re: Trust meeting

Importance: Normal

Sensitivity: None

Hi Anna

[REDACTED] definitely not able to vote. Defo a conflict of interest

Further advice being taken on other Trustees.

All the best

[REDACTED]

Sent from my iPhone

On 9 Sep 2021, at 13:00, Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:



Official

Hi [REDACTED],

I have a member update meeting tomorrow, I'll let them know about the below but I think they will also ask me if you received that legal advice around whether [REDACTED] can vote or not? I'll need to reassure them either way.

Thanks

[Anna Sadler](#)

[Programme Manager \(Special Projects\)](#)

[07850 513568](#)

From: [REDACTED]

Sent: 07 September 2021 21:50

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>

Subject: Re: Trust meeting

Hi Anna

I spoke briefly to Paul today.

Trust meeting with Lawyers and CJ Thursday



We aim to respond to your email as soon as we can. The London Marathon Events team, like so many businesses across the UK, is now working remotely so please bear with us if we take a little longer than usual to get back to you. In the meantime, please follow the Government advice - particularly on self-isolation and exercise - and take care.

Company details:

- [REDACTED]
- [REDACTED]
- [REDACTED]

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[REDACTED]



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Company details:

- [Redacted]
- [Redacted]
- [Redacted]

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APPENDIX 65

Archived: 05 May 2023 13:01:56
From: [Sadler, Anna](#)
Sent: 15 September 2021 11:19:44
To: [REDACTED]
Cc: [Chadwick, Paul](#)
Subject: FW: Important - residents car parking eel pie island
Importance: Normal
Sensitivity: None

Official

Hi [REDACTED],

Link below to the Committee report but there are also transport plans in the planning application which can be found here [REDACTED] the 7 documents at the bottom of the list.

Hope that helps

[Anna Sadler](#)
[Programme Manager \(Special Projects\)](#)
[07850 513568](#)

From: [REDACTED] >
Sent: 15 September 2021 10:44
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Subject: RE: Important - residents car parking eel pie island

Official

Anna

This link takes you to the latest report and plans:
[REDACTED]

[REDACTED]

From: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>
Sent: 15 September 2021 10:34
To: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>; [REDACTED]
Subject: RE: Important - residents car parking eel pie island

Official

Hi [REDACTED],

Please see below from Hugh at the Trust, could you direct me to the committee that we took the transport plans to? I'll send

him this link if it's the most updated plans.

Thank you

Anna Sadler
Programme Manager (Special Projects)
07850 513568

From: [REDACTED]
Sent: 15 September 2021 00:33
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Subject: Important - residents cvar parking eel pie island

Hi Anna and Paul

I hope you are well.

I need to advise our lawyers on the new car parking facilities for Eel Pie Island.

Has the council agreed a like for like reprovision of the lost car parking on the Riverside for Eel Pie Island residents.

The parking lost is not resident only – are new spaces being reserved for resident only (from resident/hourly parking charges)

If new spaces are being provided where are they. Do you have a more up to date map then the one on the link below (which was part of the consultation).

[REDACTED]

This is urgent so please reply immediately if possible

All the best

[REDACTED]

[REDACTED]

We aim to respond to your email as soon as we can. The London Marathon Events team, like so many businesses across the UK, is now working remotely so please bear with us if we take a little longer than usual to get back to you. In the meantime, please follow the Government advice - particularly on self-isolation and exercise - and take care.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]
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[REDACTED]



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Company details:

- [REDACTED]
- [REDACTED]
- [REDACTED]

(collectively, the "**London Marathon Group**").

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APPENDIX 66

Archived: 05 May 2023 12:54:38
From: [Sadler, Anna](#)
Sent: 16 September 2021 12:17:16
To: [REDACTED]
Cc: [Chadwick, Paul](#)
Subject: Updated CPO Report 20th September
Importance: Normal
Sensitivity: None

Official

Dear [REDACTED]

Further to our discussion yesterday, there is an updated CPO report being taken to the Finance, Policy and Resources Committee next Monday 20th September. Since the last report, the PLA have made an application register part of the Embankment in their title, however this is only the southern half (riverside) of the Embankment and would leave the northern half unregistered. This is most likely due to the PLA not being able to evidence historic ownership of the northern half, something Council may now choose to do. However, in the process of revisiting the CPO plan off the back of this information and achieving the best outcome for the whole site, the Council wants to clarify the powers it will be using ensuring that should we have to follow a CPO route we would not be re-providing new open space on top of existing open space and reflecting the PLA registered land.

Therefore, we will be relying on two powers as set out in the report. Where we are building on top of existing POS (and therefore removing it) we will be re-providing new POS to a greater quantity elsewhere within the site. Where we are not building on top of the existing POS a second power to maintain and preserve it as POS it more appropriate. The conclusion being that a greater quantity of POS is being proposed than will be removed. Hopefully this is clear in the plans attached to the report.

I appreciate this changes the figures of POS being calculated and that Carter Jonas may need to update their report – but I think it is a positive decision to be increasing the amount of POS that would be provided.

I would like to emphasise that the negotiated offer to the Trust has not changed, and remains the same. And that this should continue to be what we put our efforts into agreeing.

Best wishes

Anna Sadler
Programme Manager (Special Projects)
Within the Chief Executive's Department
Serving Richmond and Wandsworth Councils
07850 513568

LBR5

APPENDIX 67

Archived: 05 May 2023 12:54:45

From: [REDACTED]

Mail received time: Fri, 24 Sep 2021 15:17:44

Sent: 24 September 2021 16:17:44

To: [Sadler, Anna](#) [Chadwick, Paul](#)

Cc: [Twickenham Trust](#)

Subject: TRT New chair intro and some next steps

Importance: Normal

Sensitivity: None

Hello Paul and Anna,

I hope this email finds you exceptionally well. This email is a blend of introduction and diving straight in to the task at hand. As you may know [REDACTED] tenure as trustee has come to an end and I have been duly elected to take up the role of Chair of the Trust. While we have met in design meetings we haven't had the opportunity for a one-on-one chat or a formal introduction so I'd like to extend an invite to you both for a Zoom, a call or an in person coffee to discuss the below and open up fresh dialogue.

[REDACTED] shared Anna's email of 16 September with the Trust. This, together with your report to the Finance, Policy & Resources Committee on 20 September and the discussion at the Committee, have been considered within the Trust.

We have noted the change of approach - following your taking of further external legal advice - to the Council's case under S19 of the Acquisition of Land Act 1981 and that you are now putting a hybrid case on the basis of subsections (1)(a) for the Category 1 area and (1)(aa) for the existing main bulk of the Diamond Jubilee Gardens (identified as Category 3 space), which you are seeking to acquire [REDACTED] in order to secure its preservation or improve its management [REDACTED].

In her email, Anna acknowledged that [REDACTED] this changes the figures of POS being calculated and that Carter Jonas may need to update their report [REDACTED]. Indeed, we had been advised that it would certainly be necessary for Carter Jonas to revisit their [REDACTED] Twickenham Riverside Open Space Replacement Land Report [REDACTED] if the basis of your argument were to change and that we would also need to review the legal advice we had received - with appropriate higher-level legal input, if that were to involve the use of subsection (1)(aa). These will be required to inform the Trust about the full implications of the new situation in which we have been placed, before we are able to meet to take our decision on the central issues.

At this point, we wonder whether you would be willing to pass to us the recent external legal advice that you have received which underpins your present position. It would be helpful please to have this as soon as possible.

Back in June, you mentioned that you had consulted a QC. Does this mean that this new advice has been produced by a QC? If so, who is your counsel?

Many thanks and best wishes,

[REDACTED]

P.S. my mobile number should you need it [REDACTED]

LBR5

APPENDIX 68

Archived: 05 May 2023 12:54:51
From: [Sadler, Anna](#)
Sent: 29 September 2021 16:37:40
To: [REDACTED] [Chadwick, Paul](#)
Cc: [Twickenham Trust](#)
Bcc: [REDACTED]
Subject: RE: TRT New chair intro and some next steps
Importance: Normal
Sensitivity: None

Official

Hi [REDACTED]

Thank you for your email. And congratulations on taking up the role of Chair!

Paul and I would be very happy to have a catch up and proper introduction with you. Our availability is below –

Tuesday 5th – between 13:00-15:30

Wednesday 6th – 12:30-14:00

Thursday 7th 4-5pm

In the past [REDACTED] met with Paul and I on his own but if you prefer to bring another Trustee along then that's no problem.

The legal advice and therefore latest position of the Council is as set out in the public report that went to Committee in September. The discussions that we have with our legal team regarding this are internal, and so are not to be shared but in the same way we do not expect the Trust to share their legal advice, or reports, with us. Happy to discuss this further when we meet.

My understanding from my last conversation with [REDACTED] about the report is that the CPO position the Council has taken should not necessarily be a surprise to the Trust as I think your own legal advice pointed out that it would not be appropriate for us to only rely on section 19 (1)(a) and so this requires us to re-provide new Public Open Space which cannot be designated as existing POS. The current position addresses this. Ideally, it would have done this from the start of course.

I would like to reiterate – although I'm sure the Trust is very aware – that the scheme is not changing, and that the negotiated offer to the Trust for a new lease footprint remains the same also. And that the amount of space which is accessible and open to the public in the new scheme will remain the same. It is the amount of Public Open Space as defined and designated through the CPO process which has been amended in the latest report and CPO plan.

Hopefully from the 20th September report you have all the information you need, and so we don't anticipate it would take Carter Jonas long to amend the report?

I cannot stress enough that we would really like to resolve this through a negotiated route – that will remain our best possible outcome and one that we will keep working at with you – but we reported to Members in the June Committee that we would initiate the process end of September for several reasons, not least a programme of delivery and grant funding to stick to having delayed this decision from January 2020 and not being any further forward. And so we will be sticking to this timeline and looking to sign the CPO documents at the end of this week.

Any questions – please ask.

Thanks

Anna Sadler

Programme Manager (Special Projects)

07850 513568

From: [REDACTED]
Sent: 24 September 2021 16:18
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Cc: Twickenham Trust [REDACTED]
Subject: TRT New chair intro and some next steps

Hello Paul and Anna,
I hope this email finds you exceptionally well. This email is a blend of introduction and diving straight in to the task at hand. As you may know [REDACTED] tenure as trustee has come to an end and I have been duly elected to take up the role of Chair of the Trust. While we have met in design meetings we haven't had the opportunity for a one-on-one chat or a formal introduction so I'd like to extend an invite to you both for a Zoom, a call or an in person coffee to discuss the below and open up fresh dialogue.

[REDACTED] shared Anna's email of 16 September with the Trust. This, together with your report to the Finance, Policy & Resources Committee on 20 September and the discussion at the Committee, have been considered within the Trust.

We have noted the change of approach - following your taking of further external legal advice - to the Council's case under S19 of the Acquisition of Land Act 1981 and that you are now putting a hybrid case on the basis of subsections (1)(a) for the Category 1 area and (1)(aa) for the existing main bulk of the Diamond Jubilee Gardens (identified as Category 3 space), which you are seeking to acquire 'in order to secure its preservation or improve its management'.

In her email, Anna acknowledged that 'this changes the figures of POS being calculated and that Carter Jonas may need to update their report'. Indeed, we had been advised that it would certainly be necessary for Carter Jonas to revisit their 'Twickenham Riverside Open Space Replacement Land Report' if the basis of your argument were to change and that we would also need to review the legal advice we had received - with appropriate higher-level legal input, if that were to involve the use of subsection (1)(aa). These will be required to inform the Trust about the full implications of the new situation in which we have been placed, before we are able to meet to take our decision on the central issues.

At this point, we wonder whether you would be willing to pass to us the recent external legal advice that you have received which underpins your present position. It would be helpful please to have this as soon as possible.

Back in June, you mentioned that you had consulted a QC. Does this mean that this new advice has been produced by a QC? If so, who is your counsel?

Many thanks and best wishes,

[REDACTED]

P.S. my mobile number should you need it [REDACTED]

LBR5

APPENDIX 69

Archived: 05 May 2023 12:54:59

From: [REDACTED]

Mail received time: Mon, 4 Oct 2021 10:06:36

Sent: 04 October 2021 11:06:36

To: [Sadler, Anna](#)

Cc: [Chadwick, Paul](#) [REDACTED]

Subject: Re: TRT New chair intro and some next steps

Importance: Normal

Sensitivity: None

Hi Anna,

Many thanks for your suggested dates for a meeting. Wednesday would be best for me please, I can also make Tuesday work but not Thursday – and I shall be bringing [REDACTED] along with me, and also to ensure we keep proper records on our side [REDACTED] our company secretary will be joining to listen in and take minutes.

We very much appreciate and share your wish to be moving forward swiftly with this, so that the Trust can reach its decision. We do need to have full understanding of the implications of your changes to the calculation of the open space replacement land (which is the focus of the Carter Jonas report) and to your approach regarding the acquisition of the remaining existing public open space (orange) which is currently part of the Gardens. We as trustees value the independent open space report (S19) as part of our decision making process as it speaks to our aims as a trust. It helps answer some of the questions that individual trustees have and gives us a more complete understanding of the scheme as a whole. Once we have the updated report and associated advice to ensure we properly understand it, we see no reason why we cannot get back to you very swiftly, and give you our response to move things forward.

I understand your position regarding the legal advice you have received and it would be really helpful - before we meet - to have the answers to the last questions in my email of 24th September, regarding the level of advice that you have received. It was this from a QC and, if so, who was your counsel? This is important because it provides an indicator of the level of advice that we shall also need to be taking.

As you say, all the new information appears to be in the 20th September report and our advisers will work as speedily as possible, but we have been advised by them to seek guidance at the right level and clearly, before we can do that, we shall need to have your agreement to cover the professional fees which we shall be incurring as a result of the Council's changes.

Look forward to speaking with you.

Kind regards,

[REDACTED]

LBR5

APPENDIX 70

Archived: 05 May 2023 12:42:03

From: [Chadwick, Paul](#)

Sent: Mon, 11 Oct 2021 10:19:22

To: [REDACTED] [Sadler, Anna](#)

Subject: RE: Updated Carter Jonas Report: costs approved

Importance: Normal

Sensitivity: None

Official

Thanks [REDACTED] and thanks for that chat.

The cost at £4,500 plus VAT is hereby formally approved.

We will sort the payment on that basis when invoices are received.

Looking forward to hearing more after the 22nd.

Paul

From: [REDACTED]

Sent: 11 October 2021 10:27

To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Chadwick, Paul
<Paul.Chadwick@richmondandwandsworth.gov.uk>

Subject: Updated Carter Jonas Report: costs approved

Hi Anna and Paul,

Good to meet you properly last week. I look forward to working together over the coming weeks and months.

In order to save time i spoke with Carter Jonas on Friday and they confirmed they can press ahead and have the report back for the 22nd. In order for them and Pitmans to invoice for the updated advice I will need confirmation in writing of the approved costs.

Not sure of the process here can you either respond in writing or point me in the right direction to have these formally approved.

The cost is £4,500 + VAT split (£2,000+VAT Carter Jonas and £2,500+VAT for BDBPitmans)

Many thanks and have a great week

[REDACTED]

LBR5

APPENDIX 71

Archived: 05 May 2023 12:42:08

From: [REDACTED]

Mail received time: Mon, 8 Nov 2021 17:46:55

Sent: 08 November 2021 17:46:56

To: [Sadler, Anna Chadwick, Paul](#)

Subject: Re: Trust Meeting

Importance: Normal

Sensitivity: None

Hi Anna and Paul,

Yes thanks all well and yes our meeting went ahead.

The advice from both Carter Jonas and BDB Pitmans indicated we should be objecting to the CPO.

Accordingly the focus of the meeting was next steps regarding this objection and we will be announcing this shortly.

I'm sure this won't come as a surprise to you as you will have no doubt been advised that this is the only course open to the Trust at this stage in its consideration of the proposed reprovion.

The deadline is a tight one and the objection will be taking up all of our bandwidth. So let's look to meet up once the 22.11 submission deadline has passed and see where we all are?

Kind regards,

Luke

Sent from my iPhone

On 8 Nov 2021, at 10:37, Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk> wrote:

Official

Hi [REDACTED]

Any news?

[Anna Sadler](#)

[Programme Manager \(Special Projects\)](#)

[07850 513568](#)

From: Sadler, Anna

Sent: 04 November 2021 11:49

To: [REDACTED]

Cc: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>

Subject: Trust Meeting

Official

Hi [REDACTED]

Hope all is well.

I'm just checking if the Board meeting went ahead last night? I'm sure you'll want to put a formal response to us whatever the outcome but in the first instance I'm hoping you managed to get together!

Best wishes

Anna Sadler

Programme Manager (Special Projects)

07850 513568

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LBR5

APPENDIX 72

Archived: 05 May 2023 12:36:33

From: [Sadler, Anna](#)

Sent: 10 November 2021 10:42:02

To: [REDACTED] [Chadwick, Paul](#)

Subject: RE: Trust Meeting

Importance: Normal

Sensitivity: None

Official

Dear [REDACTED],

Thank you for your email.

I must admit there is some confusion our end arising from your response.

We were not expecting the Trust to object to the CPO, particularly not to be done so openly. It would be helpful to get a better understanding of what the Trust's objections are, even if just an overview so that we can look to address these where possible. If you are able to please share the reports that Carter Jonas completed which informed your decision making, this would help with our understanding of the decision which has been made.

We were very disappointed to read your press release fails to refer to the years of continued negotiation the Council have had with the Trust, with both old trustees and new, over an agreement for the land and seems to suggest that objecting is the only avenue open to the Trust. The offer on the table is very favourable to the Trust and has seen a number of concessions from the Council, and was agreed in principle with your previous Chair. It is here where our confusion lies, the Council only started the CPO process as it could no longer wait for a response from the Trust on the negotiated deal, though we made it clear that we wished to, and will, continue to negotiate. We were under the impression that your meeting last week was a decision on whether the Trust will sign up to the Heads of Terms, a decision we have now been waiting on for the best part of a year.

Could you please confirm whether the Trust still wishes to negotiate with the Council for the voluntary surrender of the lease? I very much hope that you do, there is a very exciting opportunity here that will shape the future of Twickenham Riverside and make it an exciting destination and it was certainly our understanding that the Trust were keen to work with the Council to achieve this.

I would be grateful if you could respond to me on this last point by the end of this week as I would hope it is something the Trust will have discussed. Obviously we will message you further thereafter as to our overall position and following liaison with key Councillors, and once this point on negotiation is understood more than we understand it right now. Inevitably though the Councillors will want to do their own press release in response to yours and that may come out sooner than a formal reply. Indeed it almost certainly will.

Kind regards,

[Anna Sadler](#)

[Programme Manager \(Special Projects\)](#)

[REDACTED]

LBR5

APPENDIX 73

Archived: 05 May 2023 12:35:03

From: [REDACTED]

Mail received time: Sun, 21 Nov 2021 20:21:22

Sent: 21 November 2021 20:21:23

To: [Sadler, Anna](#) [Chadwick, Paul](#) [Sadler, Anna](#)

Cc: [REDACTED]

Subject: TRT and Council meeting to discuss next steps and negotiations

Importance: Normal

Sensitivity: None

Hi Anna & Paul,

Just following up from my previous email. I can now confirm that the Trust has submitted its objection to the CPO process. We are awaiting advice as to whether we should share our objection in full with you. I will update you ASAP on this.

In the meantime, as before, I'd like to suggest we set up a meeting for this coming week if possible to sit down together and agree on a framework for coming to a negotiated agreement. I'd suggest the first meeting would be a good time to reflect on where both parties feel we are in the process and agree how best to communicate with each other. We can then set up subsequent meetings to work through the agreed upon negotiation process.

On a separate note we feel obliged to respond to Councillor Chard's public letter so we are preparing a response for this coming week, however as above our primary focus is working on a negotiated agreement with you and those responsible for the delivery of the reprovision so I'd like for us to speak ahead of any further public pronouncements.

Can you suggest some dates that work for you and let us know who will be attending from your side. In person, phone, Zoom, Teams... whatever works best for you.

Thanks,

[REDACTED]

LBR5

APPENDIX 74

Archived: 05 May 2023 12:32:13

From: [Sadler, Anna](#)

Sent: 22 November 2021 17:17:39

To: [REDACTED] [Chadwick, Paul](#)

Cc: [REDACTED]

Subject: RE: TRT and Council meeting to discuss next steps and negotiations

Importance: Normal

Sensitivity: None

Attachments:

[TRS-HAL-00-00-DR-A-SK-214-P01-211122.pdf](#)

Official

Dear [REDACTED],

I am replying to both you and [REDACTED] on this same email trail so that we are keeping our communication clear and in one place.

Whilst we are pleased to hear that the Trust would like to continue work through the negotiated process, the Council's offer has been available since April 2021 and is very clearly set out in the drafted HoT's, has been discussed at length with the previous Chair of the Trust and is shown in the map that I sent across and in the attached updated map.

We are very happy to answer any queries you might have if information has not been passed from the previous Chair to the current group of Trustees and as you know, we are keen that we reach a negotiated settlement. But we have spent over a year working through an agreed negotiation framework and still do not have a response from the Trust. What the Council feels is needed, and what we have been waiting 7 months for and thought was happening at your last meeting, is an understanding from the Trust whether it accepts the offer or not. And if not, what changes the Trust would require for us to reach an agreement. It would be most helpful to have this in writing.

Is the Trust in a position to be able to do this?

In response to [REDACTED] questions.

1. The date of the meeting was Wednesday 28th April.
2. The Revised HoT's dated 30.04.2021 do not contain any additional comments. The third attachment titled 'Revised HoT's 30.04.2021 with AS comments from 19.11.21' is the only document I have added comments to, and I have made this clear in the title for transparency and clear within the comments themselves.
3. The map is definitive. That is the offer to the Trust and has been the offer to the Trust since April 2021 and is therefore considered a relevant document. The map clearly shows the areas which are being referred to and there was always an understanding that it would be agreed in principle and then refined as the design developed. However as we have been waiting 7 months for a reply from the Trust in the middle of a design development process, of course the scheme itself has been refined in that time. Therefore – I attach an plan/map overlaid onto the masterplan submitted to the Local Planning Authority with updated calculations. You will note that all the areas offered to the Trust are in fact +sqm larger due to our design development.

Kind regards

[Anna Sadler](#)

From: [REDACTED]
Sent: 21 November 2021 20:21
To: Sadler, Anna <Anna.Sadler@richmondandwandsworth.gov.uk>; Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Cc: [REDACTED]
Subject: TRT and Council meeting to discuss next steps and negotiations

Hi Anna & Paul,

Just following up from my previous email. I can now confirm that the Trust has submitted its objection to the CPO process. We are awaiting advice as to whether we should share our objection in full with you. I will update you ASAP on this.

In the meantime, as before, I'd like to suggest we set up a meeting for this coming week if possible to sit down together and agree on a framework for coming to a negotiated agreement. I'd suggest the first meeting would be a good time to reflect on where both parties feel we are in the process and agree how best to communicate with each other. We can then set up subsequent meetings to work through the agreed upon negotiation process.

On a separate note we feel obliged to respond to Councillor Chard's public letter so we are preparing a response for this coming week, however as above our primary focus is working on a negotiated agreement with you and those responsible for the delivery of the reprovision so I'd like for us to speak ahead of any further public pronouncements.

Can you suggest some dates that work for you and let us know who will be attending from your side. In person, phone, Zoom, Teams... whatever works best for you.

Thanks,

[REDACTED]

VLBR5

APPENDIX 75

[REDACTED]

7th March 2022

Dear [REDACTED],

Resignation of [REDACTED] and [REDACTED]

It is with regret that we must submit our resignation as Trustees of the Twickenham Riverside Trust following the stated intentions of the Trust to actively campaign against the several elements of the development including the Wharf Lane Building which would essentially require a redesign. This campaign is contrary to our understanding, and the stated intention on the website, that the TRT intended to negotiate with the Council. This makes our position on the Trust untenable

We became Trustees, with all good intention, to help make a difference to Twickenham, our home for over 28 years, and to take part in improving the riverside for everyone. We have always supported and upheld the Trust's Charitable objects, particularly the **'improve for the benefit of the public the riverside and its environs'**.

We believe the Trust has largely achieved its purpose in preventing the wholesale re-development of the site for commercial means. The TRT's existence up to the point of the submission of the current planning application has been to ensure that the site is not over-developed, and that public open space is retained on the riverside for all residents and visitors to enjoy. In agreeing the design brief with the council, taking part in selecting the winning proposal and working with the council and the appointed design team on the competition winning proposal, the TRT has met its purpose and now needs to pivot its roles and adapt to the new gardens.

In our opinion the current proposed development fulfils the above objectives and offers more opportunity for all residents and visitors to enjoy the riverside. The New Diamond Jubilee Gardens are more accessible and more open to the river. We accept the two gardens are different in character, however we believe that this is beneficial to a wider group of residents and provides more diversity and accessibility than that currently offered by the existing Gardens.

We believe that there are conflicts of loyalty within the Trust and these conflicts from the most outspoken trustees are instrumental in influencing the group to reject the proposal on disingenuous grounds. This comes after many months of working with the council and the design team. The founder members of the Trust were engaged positively with the council to achieve this benefit for the residents of Twickenham. It is regrettable that the predominantly new Trust has been lead to a decision that negates the work, time and money spent by past and present Trustees, advisors, consultants and council officers over the past two years. The work of Founder Trustees, having already agreed the principle of development to meet local planning requirements, is now, belatedly, being undone. Our vote to continue negotiations with the council is negated by the last minute rejection of the scheme; the two positions are mutually exclusive.

We do feel that the Trust is no longer representative of the views of the residents of Twickenham or Richmond Borough. It is unclear whether the disproportionate number of Eel pie residents or Trustees connected to Eel Pie residents– 30-40% of Trustees - is influential in this. Eel Pie residents represent only 0.2% of the Twickenham Population. The opposition to any development on the site deprives the remaining 99% of an opportunity to create a heart for our town with a garden that connects the river and the high street

The disregard and distortion of the legal and surveyor advice we have received as Trustees, and at the public's expense, has been frustrating. Their advice has consistently been to negotiate with the council and to weigh up the public good. In now working towards thwarting the current proposals, we believe that the TRT is acting against our Charitable Objects, against the public good and against the advice received.

After 40 years of disjointed thinking and proposals, Twickenham is finally being offered a focal point that meets planning requirements for housing; it offers openness and connection between the high street and the river; it offers water activities, a café, a restaurant/bar; the proposal offers spaces for events on two levels, a playground, improved lighting and security and removes derelict buildings. Yet, we, the guardians of the Riverside, are now opposing this, against public opinion and against all our predecessor's good work as well as against planning policy, both local and national and against common sense. The opposition due in part to – in our view - conflicts of loyalty is contradictory to our charitable objects of improving the riverside for the public.

The current proposal has received over 225 letters of support. This number is close to that of the number of objections received, indicating that the proposal has wider support than we, within the TRT, acknowledge.

It seems that different views are not borne within the TRT and our input is being marginalised and we feel that there is no choice but to step down as Trustees, effective immediately.

We would like to thank all those excellent men and women within the Trust, with incredible skills and abilities who give up their time at the expense of jobs and children to contribute to the TRT. It has been a pleasure meeting you.

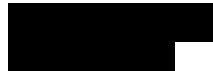
Having said the above, it should be noted that four Trustees in support of the proposal have now stepped down in the space of a few months; three over perceived conflicts of loyalty.

We wish you well and hope, should the proposal proceed, that the TRT will engage positively with the new gardens and riverside. The TRT, in its new Trustees certainly has the skill set to make the riverside and new gardens the true town centre that Twickenham deserves.

Kind Regards



Cc



LBR5

APPENDIX 76

Minutes TRT w/LBRuT 20.4.2022

LBRuT: [REDACTED]

TRT: Trustees ex [REDACTED]

After introductions, [REDACTED] asked if anything had changed with respect to the Council's stated written position as per the recent (Dec 2021-April 2022) email exchanges, and if not perhaps [REDACTED] could outline how they felt this position responded to the Trust's Objects and why the Council felt it has a strong CPO case, because the Trust thinks that it doesn't.

[REDACTED] on CPO process - LBRuT has checked with its QC and remains very confident in the strength of its case. [REDACTED] said that discussions should be focussing on the non-CPO route as the Council does not want to, nor has ever wanted to, go down the CPO route. The CPO is part of a necessary protective process, all the more so now that TRT has 'shifted' its position with respect to the scheme.

[REDACTED] on content of discussions - Council not in the position to change the basic principles of the scheme, but has a proposal that would make the Trust financially set up to deliver its Objects: £25k/yr for 5 years, then £10k/yr for the following 5 years, to make a total of £175k (original offer was £10k/yr over 4 years).

[REDACTED] elaborated that this money is to enable the Trust to create an active riverside. It is the Council's ambition for the riverside to be used and for people to visit.

[REDACTED] clarified that the Council is motivated to avoid the CPO process/costs. The proposed funding is alongside the Council's undertaking to maintain the Gardens in perpetuity. [REDACTED] commented that the scheme is a great scheme, both in terms of the Gardens and the regeneration it brings.

[REDACTED] reminded the Trust that it had also been agreed that the Trust need not adhere to the Council's pricing structure regarding hire of the site and this would allow them to generate further income from the site. [REDACTED] commented that the Trust, under the current lease arrangements, was able to generate income from events held on the site, as it had been doing for several years. This was in addition from any rental charges that might apply, for which the Trust would under the terms of the existing lease need to adhere to the Council's pricing structure regarding Parks.

[REDACTED] repeated that he felt that this is the best scheme that had been brought forward over the years, and is probably the best scheme that would ever be possible, given the emerging/ever-changing constraints of the EA (Environment Agency).

■ commented that the riverside is active and used all the time as it is. The use of the riverside/river/gardens is very high and observable every day. ■ agreed that the riverside is popular with residents. But the scheme is looking to deliver greater use. The scheme creates a stronger link between the river and the open space, and removes the parking, creating a pedestrian space for the majority of the time. There are bits of the riverside that are derelict, but the improvements will bring more people.

■ said that the Trust held a different opinion and that the proposal did not fulfil the Trust's Objects. The Trust remained willing to negotiate, but the proposed re-provision was voted very strongly against by Trustees. The Trust had not been established with one of its Objects being to dispose of public land in exchange for money, and rejected the Council's revised funding offer, Trustees having discussed the principle of additional funding prior to the meeting, following the Council's email indicating it would be proposing a revised funding package [previous offer: £10/year for 4 years] .

■ invited the Council to look at the TRT core Objections to both the CPO and the scheme. The Council's CPO is fundamentally flawed on many levels. The Trust would welcome the scrutiny that a public enquiry would bring, but nevertheless remains committed to working with the Council to achieve positive improvements to the riverside.

■ expanded by citing as the Trust's main concern the degree and quality of open space provided by the scheme and questioned the lack of amenity value of the Wharf Lane Building (WhLB). As the overall scheme is proposed, he said he was unable to see how it represented the preservation or enhancement of public open space.

■ said that he supported the Council's intentions to create an improved riverside, but can't reconcile that with the scale/massing of the WhLB that has nothing to do with delivering an improved riverside, compromising as it does the quantum and quality of the public open space being provided. There was an opportunity to create more public benefit from a revised scheme.

Expanding on the quality of the public open space being re-provided, ■ referred back to the comment made earlier in the meeting about the ever-changing EA constraints that could compromise any future development of the riverside, especially in a borough that has declared a Climate Change Emergency. The Trust is being offered, in exchange for a demise clear of the floodplain, a 125-year lease on Embankment land that will, as the decades pass, be of reduced amenity value. There is also the additional consideration of the highway running through the

proposed replacement open space. The Trust's current demise is both protected and preserved by the fact that it sits above the floodplain rather than in it.

■ clarified that the Trust had agreed to consider a reprovision above and below the floodplain in the context of a scheme delivering compensatory improvements. The more information became available, the more Trustees became cautious about any reprovision on the Embankment level.

■ countered (re the process) by referring to the broad, though caveated, indication of support that the Trust had previously given the scheme, to include the WhLB. As the scheme had been developed, the ratio of open space to buildings had been improved. The Council had spent a lot of time on a process that felt "nervy" and "difficult" at times. The Trust was now raising objections to buildings that have always been there. The Council and the Trust have arrived at an impasse. ■ had no instructions to 'shift' on the broad layout of the scheme, and he would be making no recommendations to senior officers/Members to do so. A CPO seemed the only option.

■ asked if officers could explain how they feel the space works for the Trust.

■ outlined how she felt the proposed reprovision of open space responded to the Trust's Objects: The existing flood defence wall separates the Gardens from the river and people on the riverside from the Gardens. Consultations in the past have told the Council that people don't visit the Gardens, and people use only the river edge of the Embankment as they don't want to get run over by cars. The Gardens would be opened up by the scheme, with a central stepped area and terraced gardens both a principle of the design, providing an additional gradient/sloped point of entry to the Gardens from the riverside when compared to the limited access which currently exists. The scheme creates new Gardens that will be the reason to come to the riverside. It has been demonstrated, on a previous iteration of the scheme, how events can be facilitated on the upper level but also on the Embankment level, though this would not be possible on the few occasions when the lower gardens when the "road" is flooded.

■ expanded that it wouldn't be possible to provide the amount of open space that is currently protected from flooding as it wouldn't then be possible to fit the buildings in. Some of the reprovided open space would need to be at the lower Embankment level. However, the infrequency of flooding would not preclude the Trust from being able to host events there. With respect to point raised by ■ regarding private housing being built on public land, ■ said that the Trust would have more open space and the Trust would be able to protect that open space. The WhLB would provide more than just private housing - it would provide public toilets, flexible office space and a restaurant.

█ pointed out that the private residential in the WhLB provides, apart from the retail spaces, the only capital receipt to the Council. The Council cannot release the financials related to the scheme and the costs keep moving. The budget required to deliver the scheme keeps rising (e.g construction costs have increased by 10%). The Council is investing several million pounds of funding in order to deliver the proposed public open space, which doesn't generate any revenue. The Council does not get any money from having parks.

█ said all of the positive points regarding the proposed Gardens would be put in writing to the Trust.

█ asked about the gradient access and whether it would be technically possible to come down to the Embankment level from the existing Gardens. █ offered that the scheme that went to March 2018 Planning Committee had a central sloped access (centrally placed between the existing cafe and the hoarding) from the existing Gardens that was fully compliant both in terms of access gradient and the flood storage required by the EA. The desired sloped access is not therefore uniquely deliverable by the current proposal. █ accepted that other solutions were possible.

█ said that, as a trustee, he could not reconcile reduced public open space that was protected from flooding in order to make space for buildings. He had been prepared to contemplate a reduced re-provision above the floodplain in the context of a scheme that was better all round. Now that there is more detail, the advice that the Trust has received is that the quality is not the same. For him, it is a missed opportunity in terms of what could be there. █ reiterated that the quality of the open space proposed does not match that which exists already.

█ said that it would have been preferable for any Trust comments about the WhLB to be have been made early in the process. █ said that concerns regarding the scheme, to include the scale of the WhLB, had been raised by the Trust very early on in the process and that the Trust had been repeatedly told it was only a 'concept' scheme designed in 6-8 weeks and that much more detailed work would follow. █ disagreed strongly with this. █ countered by referencing Trust minutes of meetings held between TRT, LBRuT and Hopkins in the first half of 2020. █ once again disagreed strongly. █ added that the Trust had tried on several occasions to have a broader conversation about the scheme, but had been silenced by the threat of the CPO.

█ wanted to offer a constructive comment in the light of a TRT analysis of comments made on the Planning Application, in which only 5% of the comments referenced support for the buildings. In contrast, 42% of the Objection comments related to the buildings. Against the backdrop of a post-

pandemic world in which priorities have shifted and public open space is more highly valued than ever before (and construction costs are higher than ever before), might it not be appropriate to revisit the scheme? And redesign a scheme in which the buildings are subservient to the public open space rather than the other way around. Also, the most frequent comment amongst those who expressed support for the scheme on the Planning Application was 'get something done' which would not be addressed by a long CPO process.

■ offered that the Council and the Trust could work together to create improvements with respect to the derelict buildings. There are fundamental differences of opinion, but both the Trust and the Council want to see something next to the river for people to enjoy and bring people to Twickenham.

■ said that Council hasn't closed anything down and would take back all the points made.

■ asked if it would be possible to see the TRT surveyors' reports because there were fundamental differences of opinion about the CPO and the Council won't be able to understand that without seeing the Trust's reports. ■ replied that much of what is contained in the Trust's reports formed the basis for both TRT's Objection to the CPO and also its rejection of the proposed reprovion. He added that the the Council had indicated that it would be providing a response to the CPO Objection, and asked if there was any intention to come back to the Trust on points raised therein and when might that be.

■ said the Council had come back to the Trust about its rejection of the reprovion. With respect to the CPO, ■ said she would have another look to see if any points raised by the Trust had not been covered in the Council's response to the Trust's rejection of the reprovion.

With reference to open space, ■ raised Section 19 (1a) and (1aa) of the 1981 Acquisition of Land Act., subject to its own public enquiry process. Section 19 refers directly to the quantum and quality of open space on the proposed scheme. LBRuT Planning Department has queried the differing definitions of 'open space' being used on the Planning Application with respect to the 'Before' and 'After'. The Acquisition of Land Act has its own very specific definition of open space. The Council is making a hybrid (1a) and (1aa) Section 19 case. (1aa) is a very little used piece of legislation. Case law on (1aa) is virtually non-existent. The Council is on unchartered legal territory. If the Council's case is so strong, why did its QC advise the Council to make a last-minute change [September 2021] from using (1a) to using both (1a) and (1aa)?

■■■ expanded on the CPO/Section 19 public enquiries by saying that the Council needs 3 'wins' in order to have an overall successful CPO process - the CPO itself, and then both Section 19(1a) and (1aa). In contrast, the Trust only needs one 'win' out of the three.

Next steps: ■■■ would be reporting the content of the meeting to Senior Officers and Members. A response to the Trust's CPO Objections could be forthcoming, if it was felt that there were points that had not been addressed in the Council's response to the Trust's rejection of the re-provision. There would also be a formal response to this meeting and a note on the content thereof. ■■■ suggested that TRT/LBRuT meet again in 6-8 weeks' time, and noted that the meeting had been a constructive one, even if we did not agree on many things.

LBR5

APPENDIX 77

Archived: 05 May 2023 12:25:33

From: [REDACTED]

Mail received time: Thu, 16 Jun 2022 06:00:47

Sent: 16 June 2022 07:00:48

To: [Chadwick, Paul](#)

Cc: [REDACTED] [Sadler, Anna](#) [REDACTED]
[REDACTED]

Subject: TRT: new Chair

Importance: Normal

Sensitivity: None

Dear Paul

[REDACTED] has indicated she has already been in touch with you regarding [REDACTED] standing down as Chair of the Trust.

This email is by way of formal notification that, following last night's meeting of the Trust, [REDACTED] has been appointed Chair.

With my best wishes,

[REDACTED]
[REDACTED] *Twickenham Riverside Trust*

LBR5

APPENDIX 78

Archived: 05 May 2023 12:21:18

From: [REDACTED]

Mail received time: Tue, 19 Jul 2022 13:00:20

Sent: 19 July 2022 14:00:21

To: [Sadler, Anna](#) [Sadler, Anna](#)

Cc: [REDACTED]

Subject: Meeting with TRT to discuss LBRuT response to TRT CPO Objections

Importance: Normal

Sensitivity: None

Attachments:

[image001.jpg](#); [Screen Shot 2022-07-14 at 12.15.47.png](#);

Hi Anna,

I have heard back from Joanna Vincent that the adjournment of the CPO/S19 Inquiries results in revised deadlines for submission of materials, and that the Statement of Case will therefore not be available until a new Inquiry date has been set.

Accordingly, we would like to request a meeting to discuss the LBRuT responses to the TRT CPO Objections. You may remember that we postponed a meeting on this matter pending the scheduled imminent publication of the LBRuT Statement of Case.

We have been asking for a more detailed response to our Objections for over 6 months now. The last time you met with us was 20.4.2022, at which time you indicated you did not wish to address matters we raised in our CPO Objections.

Please indicate that you are willing to meet with us to discuss the above, and let's then work to get a date in the diary soonest?

With my best wishes,

[REDACTED]

On Thu, 14 Jul 2022 at 13:06, [REDACTED] wrote:

Hi Anna,

As you can imagine, we have a few questions.

Stopping-up Order - would you be able to give an indication of the timeframe surrounding the "to be advertised and the necessary representation period observed" mentioned by Ms Vincent in the email below?

Also, can you confirm if this now delays the publication of the Council's Statement of Case (due by 18.7.2022, by my calculations)?

We (LBRuT/TRT) were delaying scheduling another meeting subsequent to our meeting of 20.4.2022 until after the publication of the above document.

If its publication is to be delayed, we would like to schedule a meeting with you to discuss in more detail the Council's response to the Trust's Objections, to both the CPO and the Section 19 process. This is something we have been seeking for the past six

months.

Also, our understanding of para 11.4 of the Statement of Reasons (inserted below) is that the Stopping-up Order is unlikely to proceed until planning permission is in place:

Screen Shot 2022-07-14 at 12.15.47.png

Are you accordingly able to give any indication of when this application is going to be heard by the Planning Committee?

Thank you as ever for any clarification you are able to offer,

[Redacted signature]

Twickenham Riverside Trust

----- Forwarded message -----

[Redacted text]

Date: Thu, 14 Jul 2022 at 12:03

Subject: The London Borough of Richmond upon Thames (Twickenham Riverside) [GATELEY-GHAM.FID85841]

To:

[Redacted email address]

Cc:

Dear Sir/Madam

The London Borough of Richmond upon Thames (Twickenham Riverside)

Compulsory Purchase Order 2021 (and related section 19 application)

Following a request for an adjournment from the London Borough of Richmond upon Thames (AA) to allow a Highways Stopping Up Order, which is related to the CPO scheme, to be advertised and the necessary representation period observed, the Inspector has decided to adjourn the previously arranged on-line Case Management Conference and Inquiry into the CPO (due to take place on 25th July 2022 and 1st November 2022 respectively) with a view to running both processes together at one Inquiry event as may be necessary.

We will contact you again in due course with regard to when the Inquiry process will resume.

If you have any questions about the Stopping Up Order please relay them to Anna Sadler - anna.sadler@richmondandwandsworth.gov.uk.

If you have any other questions in the meantime please contact Rachel Newman at the Planning Inspectorate or myself.

[Redacted text]

[Redacted text]

Yours faithfully

[Redacted signature]

t: [REDACTED]
m: [REDACTED]

[REDACTED]

[View my full profile here](#)



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[REDACTED]

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APPENDIX 79

Dear [REDACTED]

I write to you as Chair of the Trust and in response to various e-mails received, mainly from [REDACTED] as secretary, in respect of the processes we are within.

On the matter of further negotiations with the Trust and the sense or otherwise of a meeting to discuss these, the Council has received both requests for a meeting to discuss the Trust's objections, and a request to adjourn such a meeting until the CPO Statement of Case was released. On the basis of the latter, we were waiting for the updated enquiry dates to be confirmed by the Planning Inspectorate so that it was clear when the Statement of Case would be released, and a meeting could be scheduled accordingly. However, I understand from recent correspondence from the Trust that it would now, again, like to meet ahead of the Statement of Case being released.

The Council would be happy to meet with the Trust but only if you are prepared to negotiate with us based on our current scheme and for a negotiation of the detail of the Heads of Terms that have thus far been developed. This is consistent with what I said when we met as a group in April, my making it clear then that all negotiations must be in relation to the scheme that we have developed and which is currently being reviewed by the Local Planning Authority.

Anna set out at that April session the reasoning why the Council believes the scheme delivers increased and improved open space for the Trust and this of course will continue to be the basis of our formal responses to your objections. I also reiterated and indeed added to the Council's offer to the Trust, based on the drafted Heads of Terms which went to Committee in January 2021, and which [REDACTED] had recommended your moving forward with. The offer in the earlier set of Heads of Terms had included a grant of up to £40,000 to support the Trust in establishing itself and delivering its responsibilities in the new scheme. Following further consideration of how the Council could improve its offer, when we met in April that grant offer was very significantly increased by me to a total of £175,000 over a 10-year period.

I was and remain very disappointed that the increased offer was so roundly rejected at the meeting and that you were not even willing to consider the benefits that this grant could deliver for you against the Trust's Objects and that you collectively and quite literally told us that you were not interested in discussing this further.

In overall terms, we understand from that meeting and the objections received, that the Trust are still requesting fundamental changes to the developed design including the removal of the Wharf Lane building and that there are even suggestions that the existing Diamond Jubilee Gardens should be removed from the scheme entirely. Both of these design features have been in the scheme from the very first concept design and it is this design that the Trust wrote to the Council in 'unanimous support' of in September 2019. It is clear to us from all of these comments in various places, that the Trust is no longer negotiating on the current scheme but requesting that the Council develop a new design entirely. As we explained in the meeting, there is no possibility of this happening as these elements are fundamental to the scheme, in both achieving the benefits for the public, delivering planning policy requirements and making it financially deliverable. The Council sees no value in discussing alternative schemes which do not exist and are not the subject of our Heads of Terms negotiations.

We understand that the Trust is not willing to share the surveyors report, which seems to be the basis of its objections to the scheme, and that the Trust is not open to a meeting between its surveyors and ours so that there can be a professional discussion aimed at resolving any differences in valuations. We find this a surprising and disappointing position to take, but we continue to be open

to this should the Trust change its mind. I have intimidated in the past that any difference in valuation - if indeed there is one - could, subject to proper scrutiny of the figures and to due process and approvals, be met by the Council in voluntary fashion and this remains my view. As things stand it seems odd that we do not even know whether there a difference in valuation to mitigate and negotiate against, given we are being allowed no access to your surveyor's report nor even any selected part of it.

We are also aware of the numerous objections and complaints that the Trust, or the individual members of it, have made to the Planning Authority and the Ombudsman, some of which are grounded in accusations that the Trust has never agreed to the principle of development for the site. This seems to us to be directly contradictory with the Trust's insistence that it is open to negotiations with the Council and entirely out of line with what we believe happened in terms of earlier support as described above. Whatever, it is extremely disappointing that objections and complaints of that type are being made.

For all the reasons listed above, we believe that the Trust is not truly willing to negotiate with us in respect of the existing scheme. That thought is reinforced by our recollection that you personally were one of those most firmly advocating the need for the removal of the Wharf Lane building in the April meeting and that you are now the Chair of the Trust. But the ball is entirely in your court and our door remains open should the Trust wish to change its position on any of these matters.

Regards

Paul

Paul Chadwick
Director of Environment and Community Services
Serving Richmond and Wandsworth Councils
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APPENDIX 80

From: [REDACTED] >
Sent on: Monday, October 10, 2022 5:11:18 PM
To: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
CC: [REDACTED]
Subject: Re: TRT request for meeting re TRT CPO Objections

Dear Paul

Thank you for your email of 14 September 2022 which raises a number of important points. Before I go into these, I would like to reiterate the Trust's request for a CPO/Section 19-related follow-up meeting to the more general meeting we had on 20 April 2022, at which you wished for there to be no discussion of the Trust's November 2021 CPO/Section 19 Objections. It would be helpful for this CPO/Section 19 meeting to take place in the next month.

In the weeks following our meeting on 20 April, as the Statement of Case was then expected to be published imminently mid-July, we agreed it could be more constructive and logical to wait for that. In the event, publication was postponed in mid-July, just a matter of days before it was scheduled to be submitted to the Planning Inspectorate as the Council had initiated the process for the Stopping-up Order relating to the Embankment road. And it is still not clear today when the Statement will be available. Accordingly, six months after our last meeting, it doesn't seem unreasonable for us to call for the promised detailed response to our Objections, submitted almost a year ago. There is, in our view, no substitute for face-to-face discussion if we are willing to explore the ground and scope for negotiation.

We would be happy for this meeting also to include surveyor representatives if that is your wish.

On the more specific and practical points you raise, many have already been addressed in detail by the Trust in our chair's letters to you of 25 January 2022 this year and to Anna Sadler (copied to you) of 14 April 2022. These communications of 2022 are not the only instances when the Trust

has indicated that the scheme, with reference to both the Trust's reprovision therein and the scale/massing of the Wharf Lane Building, contained many unresolved issues. I would refer you to Trust emails of June 2020, July 2020, October 2020, November 2020 and April 2021, at which point the Trust appointed its surveyor.

However, for completeness:

1. You state bluntly that you are willing to meet “only if you [TRT] are prepared to negotiate with us [the Council] based on our current scheme and for a negotiation of the detail of the Heads of Terms that have thus far been developed”. We do not consider it reasonable to insist on the first part of this statement – when is negotiation on an already decided plan ever “negotiation”? Of course, we accept the second part, but the draft HoTs dealt only with the written terms and the legal aspects of delivery rather than with the plan of the reprovision of the Trust's demise – there had been no discussion of (let alone agreement on) the all-important attachment, which was the proposed reprovision plan. We do not consider that any “negotiation” on this has yet been offered, in the true meaning of the word. For that, both parties would normally be invited to present and be tested on their positions in a practical way, so that any middle ground could be explored and evaluated with a view to securing the best practical outcome which could be supported hopefully by all.

2. You record that “Anna set out at that April session the reasoning why the Council believes the scheme delivers increased and improved open space for the Trust and this of course will continue to be the basis of our formal responses to your objections”. Frankly, that was merely a brief restatement of the Council's case, rather than a detailed, formal response to our overall case and our CPO/Section 19 Objections which we were entitled to receive.

As you say, you “also reiterated and indeed added to the Council's offer to the Trust, based on the drafted Heads of Terms which went to Committee in January 2021, and which [REDACTED] had recommended your moving forward with”. However, it is clear to the Trust that the “Council's offer”, as contained in the HoTs, was a preliminary step and incomplete, as described above. Contrary to what you say, for that reason, [REDACTED] never recommended moving forward with the HoTs at that stage. Indeed, [REDACTED] explicitly held back any discussion within the Trust until such time as the plan (which was still changing) had been finalised and could be considered in the light of

advice to be sought from the Trust's independent surveyor appointed in May 2021.

3. I think it important to address head-on your offer of a compensatory grant, because your focus on this is to misunderstand the Trust's position and motivation. We acknowledge the offer in the draft HoTs of "up to £40,000 to support the Trust in establishing itself and delivering its responsibilities in the new scheme" and we appreciated your efforts to secure a very significant increase in the grant offer to a total of £175,000 over a 10-year period. I am sorry that you were "disappointed that the increased offer was so roundly rejected at the meeting" and that we "were not even willing to consider the benefits that this grant could deliver for you against the Trust's Objects". However, the fact is that the Trust had considered in depth its position on the balance of advantage between the questions of public open space and financial compensation before the meeting on 20 April and taken a clear view on that, weighed against the disbenefits of the scheme. At the Trust's meeting on 11 May 2022, we revisited your offer explicitly. It was rejected unanimously and the line we had presented to you confirmed formally.

For us it is not a question of cash value, but above all – as we have said consistently – our position is based on the situation relating to the quantity and quality of the public open space, both of which we find significantly wanting. So, essentially, the increased grant offer makes no difference. Nor, while such a grant might be welcome in day-to-day terms, can we see what positive contribution that would really make to our protection/preservation/improvement of the Riverside, faced with not only the adverse incursion of the Wharf Lane Building but also the quality of the public open space being proposed. We are not persuaded that the Council has given serious consideration to this starting point, given your single-minded pressing-through of your chosen design regardless of other inputs.

4. You will be aware that our position is very much as required by the Charity Commission, to which we have to apply for an Order before disposing of any land we hold in trust. That requirement is crucially not merely about a financial 'valuation', on which you lay your entire emphasis, but rather a valuation in terms of a comparative assessment of the amenity and advantage offered in the reprovision. Therefore, it is not a simple matter, as it might be in a CPO relating to private property, of "any difference in valuation – if indeed there is one – [being] subject to proper scrutiny of the figures and to due process and approvals". It is a matter above all of public open space considerations relating to both the Gardens and the wider Riverside. Our position on this has been

spelled out precisely to you both in our detailed objections to the CPO/Section 19 sent to you in November 2021 and in more recent correspondence, particularly our letters of 25 January 2022 and 14 April 2022.

5. Turning to the question of possible alternatives to the Council's present course, you say that "it is clear to us ... that the Trust is no longer negotiating on the current scheme but requesting that the Council develop a new design entirely. As we explained in the meeting, there is no possibility of this happening as these elements are fundamental to the scheme, in both achieving the benefits for the public, delivering planning policy requirements and making it financially deliverable. The Council sees no value in discussing alternative schemes which do not exist". This also needs unpicking.

First, as I explain above, there has been no negotiation on the heart of the scheme – ie the plan of the offered reprovion and the adverse impact of the Wharf Lane Building thereon. You have refused to discuss this with the Trust and you repeat that here, again denying that possibility outright. Secondly, as part of the Council's CPO case, you will be aware that the Council is required to demonstrate that it has "considered, tested and assessed ... alternative schemes" in order to evidence that the "well-beings" (social, economic, environmental) are "uniquely deliverable" by the CPO scheme. In both of these contexts, it is difficult to see how the Council can demonstrate that it has met either of these imperatives.

I suggest that – to the extent that there are misunderstandings on either or both of our parts – these can only be bottomed out and resolved through a genuine dialogue, without no-go areas, and I therefore return to my repeated request at the top of this letter. There will be a way through the current impasse and I very much hope you will agree that there is value in trying to find that through open discussion.

Your sincerely,



Chair, Twickenham Riverside Trust

LBR5

APPENDIX 81

From: Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk>
Sent on: Tuesday, November 29, 2022 2:15:22 PM
To: [REDACTED]
CC: [REDACTED]

Subject: RE: TRT request for meeting re TRT CPO Objections

Follow up: Follow up

Follow up status: Completed

Completed on: Thursday, January 26, 2023 4:19:00 PM

Official

Dear [REDACTED]

Following Planning Committee approval of the scheme on 24th November, we are in a better place to discuss next steps.

Hopefully you will agree that the Planning report itself deals at great length with a number of the Trust's objections to the scheme, as well as setting out the planning context for the Gardens themselves. And this, in part, is because we tried very hard to respond to the Trust through the design of the project to make sure we are meeting the Trust's requirements and concerns wherever possible. We appreciate that the Trust may not agree with the Local Planning Authority position on all aspects, but the report sets out the following:

- Recommendation and outcome of the planning process
- Land Use - Brownfield Site designation and the Gardens removed from this designation.
- Improved quality and quantity of public open space and public realm
- Stopping Up Order – as per the conditions.
- Compatibility of the scheme with the TAAP
- Requirement for affordable accommodation
- Requirement of uses contained in the Wharf Lane building
- Loss of existing open space in line with exception (b) set out in the Framework.
- The siting, scale and massing of the Wharf Lane building and design of the buildings.

There was also a further review of the requirement for an Environmental Impact Assessment, with the conclusion that an EIA is still not required for the scheme. It may be useful for the Trust to discuss the planning report with its surveyors and legal advisors before we meet next.

Aside from this, there were a number of comments in your email regarding the Trust's perceived lack of negotiation on the proposed scheme and the Council 'single-mindedly pressing through'. I am sorry that the Trust feels this way, it's incredibly disappointing for us all, but this is not an opinion that we can agree with as the Council believes it has been genuinely negotiating with the Trust for the last 3 years. And we were under the impression that the Trust was negotiating with us also.

I do not think there is much value in disputing historic conversations or perceptions. It is clear that the Council and Trust have a different understanding of the previous negotiated positions. Including the Trust's rejection of the Council's offer of £175,000 grant funding over a 10 year period, which you note as being outweighed by the disbenefits of the scheme. Whilst we do not expect the Trust to change its position to accept the proposed scheme, and the Council will not be changing the scheme which has now received approval from Planning Committee, our hope is that the planning report deals with the Trust's concerns in sufficient detail to enable us to move forward in the detail of our negotiations. Should the Trust not be willing to accept the Planning Committee approval of the scheme, we struggle to understand on what grounds further negotiations could take place?

Nevertheless, we would be happy to meet with you, ideally with Mike Jackson too, in the coming weeks.

We look forward to hearing from you.

Paul

Paul Chadwick
Director of Environment and Community Services
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APPENDIX 82

Archived: 05 May 2023 12:07:12

From: [Chadwick, Paul](#)

Sent: 26 January 2023 17:24:05

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: Trust response

Importance: High

Sensitivity: None

Attachments:

[RE_ TRT request for meeting re TRT CPO Objections.msg](#); [TRS-HAL-00-00-DR-A-SK-061-P02-210420.pdf](#); [Revised HoT's 30.04.2021 PDF.pdf](#);

Official

Dear [REDACTED]

Following on from my email of 29th November 2022, copy attached – I understand that you have contacted the Chief Executive to ask for a separate meeting, but we would very much like to secure a date in early February where the Trust can meet with officers and the Chief Executive for an open conversation.

Given the Trust's objections raised during the CPO, at Planning Committee, and the recent Finance, Policy and Resources Committee we are aware that despite earlier support from the Trust, there now appears to be a strong feeling amongst Trustees that the proposed scheme does not meet the Trust's requirements for its future open space. We would really like to have an open and constructive conversation with the Trust about what has changed, what your new requirements and aspirations for your future open space are, and how the Council's offer, the scheme and provision of temporary open space during construction, could better meet those needs.

As discussed at previous meetings and in our correspondence to the Trust, the Council set out to work collaboratively with the Trust from the start. The Gardens were only ever included within the site boundary with the Trust's express desire for improved open space. The Trust submitted a letter of unanimous support to the Council for the Hopkins design concept, which set out a central public open space bookended by two buildings. It also showed an open space which was set over tiered levels. At its meeting with us on 31st January 2020 the Trust stated it was in support of the scheme being designed further and proposed a number of different footprints for the area of Trust land including one which covered a much larger area of the higher gardens and Embankment event space for the Council to consider. The meeting also covered a number of principles for the Heads of Terms. The Council subsequently responded to the Trust that it would accept the larger area covering both the higher and lower Gardens. We sent a further red line plan in February 2020 following the Trust's suggestions to pull the red line back from the pub/restaurant, footbridge and river edge.

There is a further email from the Chair of the Trust in early March noting that strategically the Council and Trust are aligned in principle – and the email set out those principles. It was reasonable for the Council to believe that it was aligned with the Trust and had the support of the Trust for the principles of the scheme, and in developing the detailed design.

We understand that the Trust has objections to the existence of the Wharf Lane building, and the inclusion of the Gardens in the scheme itself – the principles of which have remained the same since the concept design the Trust was in support of. Therefore, the Council believes that in order for us to have constructive negotiations and genuinely try to find solutions, we do need to understand what the Trust's requirements have become.

We note that the Trust would like further detail from the Council on how the Trust's objections to the CPO are being

responded to, and in light of identifying how the scheme could better meet the new requirements of the Trust, we are also happy to discuss our proposed responses in greater detail in the hope that there may be some constructive solutions found.

We would reiterate that it would be most helpful if you would share your surveyors report, or instruct your advisors to meet with ours, to allow us to clearly understand the issues and advice which you have based your objections upon, as we had understood that as a result of our engagement with you throughout the design process, and previous list of requirements being addressed by the architects, the Trusts needs had been met insofar as reasonably possible. However, we understand you are within your rights to withhold this, and nevertheless, we hope we can still have a constructive conversation regarding the Trusts requirements and concerns raised through the CPO objections.

We have suggested the below draft agenda for your comments. Please do let us know some dates that the Trust could meet with us once you are back in the country.

Agenda

- The Trust's requirements for the open space (Trust)
- Discussion on how the scheme, and offer to the Trust, meets those requirements (All – led by Council)
- Discussion on where the scheme, and offer to the Trust, does not meet those requirements. And changes which could be made. (All)
- Further detail on Council responses to the CPO objections raised

To assist us I am re-sending the area of land which was shared with the Trust and I have also outlined the principles set out in the Heads of Terms.

- The Trust will be granted a new 125 year lease for the new property upon the surrender of the current lease;
- The Trust and Council will develop a works and landscaping specification document which will be attached to the Heads of Terms;
- There will be a 48 month long stop date. In the unlikely event that the Council has not completed the works within this time frame then a further agreement will kick in whereby the Council will offer the trust a grant of up to £4,000 per month and use of alternative riverside space for a number of events per year;
- The Council will be responsible for all repairs and maintenance of leased area; and
- The current Management Agreement (MA) will be terminated upon start on site and a new Memorandum of understanding will replace the MA as part of the new lease terms. This will allow the Trust to set their own pricing strategies and retain any revenue generated on the property.

The Council also offered use of a nearby Open Space for the duration of the construction so that the Trust has continuation of its event delivery.

We look forward to hearing from you with some potential dates to meet.

Regards

Paul

Paul Chadwick
Director of Environment and Community Services
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APPENDIX 83

Archived: 05 May 2023 11:55:15

From: [REDACTED]

Mail received time: Sun, 29 Jan 2023 17:59:02

Sent: 29 January 2023 17:59:05

To: [Chadwick, Paul](#)

Cc: [Sadler, Anna](#) [REDACTED] [Twickenham Riverside Trust](#) [REDACTED]

Subject: Re: FW: Trust response

Importance: Normal

Sensitivity: None

Attachments:

[\(REVISED\) TRT Attachments 1,2,3 \(email of 14.4.2022\).pdf](#)

Dear Paul,

Your letter of 26 January has arrived as I was on the verge of replying to your earlier letter of 29 November. Apologies for taking a while to reply to that – the delay was mainly the result of a range of work and other commitments in the run-up to and following the festive period (including an absence in the Philippines). However, it has also given us the chance to contribute to and hear the discussion about risk at the Finance Committee meeting last week.

This letter picks up on both of yours.

We will of course be happy to meet the Chief Executive and yourselves in February. As you are fully aware, the Trust has been seeking just such a meeting for several months now. We are happy also – and have already offered – to have a separate discussion with your legal team and surveyors or to wind that into part of our discussion.

However, **genuine discussion** requires the parties to listen to and engage with each other honestly. It is important that you acknowledge a number of facts which both of your letters appear studiously to ignore.

You say in your letter of 29 November: “Hopefully you will agree that the Planning report itself deals at great length with a number of the Trust’s objections to the scheme, as well as setting out the planning context for the Gardens themselves”. You will be fully aware from our contributions at both the Planning and Finance committees that the Trust does not agree with this statement or with the way in which the report sets out the planning context.

Nor, I’m afraid, do we accept your description of the **‘negotiations’**. You have chosen to wait until yet another milestone in the Council’s procession along its decided path to offer to talk to us, rather than to follow through on the items on which we asked for discussion in a time-line which we might have considered reasonable and which might have produced some progress at least in understanding of each other’s positions. We have been asking for your comments on our objections to the CPO for more than a year. At our meeting last April, you said you would be willing to do so in July when your Statement of Case was closer to being produced, but that publication was then deferred until September, then November, and now is unlikely before April 2023 just before the public inquiries.

When we met in April, we envisaged that you would be providing more detail for joint consideration. You waited seven months since that. And now you ask us to accept the outcome. That is not ‘negotiation’ even in name.

In your letter of 29 November, you express disappointment at our view and say that “this is not an opinion that we can agree with as the Council believes it has been genuinely negotiating with the Trust for the last 3 years. And we were under the impression that the Trust was negotiating with us also”. This is repeated in the letter of 26 January: “we are aware that despite earlier support from the Trust, there **now** appears to be a strong feeling amongst Trustees that the proposed scheme does not meet the Trust’s requirements for its future open space. We would **really like to have an open and constructive conversation with the Trust about what has changed**, what your **new requirements** and aspirations for your future open space are, and how the Council’s offer, the scheme and provision of temporary open space during construction, could better meet those needs” (our emphasis). Also, again: “we had understood that as a result of our engagement with you throughout the design process, and previous list of requirements being addressed by the architects, the Trust’s needs had been met insofar as reasonably possible”. This is a recurrent theme of the Council – the same was argued during 2020.

To put it politely, these statements are hollow – they are simply inaccurate and/or disingenuous. We have on numerous occasions explained our view of the historical context, which you now say you don’t wish to take into account. But our position on both the principle and much of the detail has been made clear to you in several communications over the last three years. It has been consistent that – while the draft Heads of Terms were close to agreement on how the open space would be managed and operated in the future in the event that the re-provided open space could be agreed by the Trust, for the various reasons we have given relating to the scheme as a whole – that re-provision is not acceptable. (In addition to informal meetings particularly through 2021, these included emails on: 15 July 2020, 20 October 2020, 04 November 2020, 25 January 2022, 10 April 2022, 20 July 2022, 12 September and most recently 10 October.)

Your letter of 26 January goes back to statements from January and February 2020 – three years ago – and seeks to present a rosy picture at that time of agreement between the Trust and the Council on the issues relating to the public open space re-provision. That is not only a misrepresentation but it also fails to take account of the communications since then listed in the last paragraph. It is worth noting that, during that period, the Trust made clear that it would be favourable towards the removal of the then ‘pavilion’ building in order to boost the open space offered on the upper level in the re-provision, but this was rejected by the Council in June 2020.

I attach again for your ease of reference the timeline we sent to you last April of contacts and other significant developments since 2018.

We don’t consider that there has been dialogue, let alone negotiation, between us on a number of key elements.

I note your summary in your letter of 29 November of the **Planning report and decision**, but again no offer of discussion or negotiation before that email – only now, for the first time in nine months. All the Trust’s concerns have been either off limits or simply brushed away. Taking them in your order:

- No discussion or engagement on the issue of land use and the brownfield re-designation either prior to or in light of the statement in the planning report that “officers conclude there has been a change of circumstance” and no consideration of the implications of this shift. We now learn that the BLR entry for the site has been amended in the recent review to exclude the Diamond Jubilee Gardens – not proactively from you or the Council’s legal team, but only in response to a chaser letter by the Trust on 3 January.
- No discussion on our differing assessments of the “improved quality and quantity of public open space and public realm”, when we have frequently drawn attention to misleading statements in the Council’s documentation on a number of points. Examples include the size of the children’s play area, the general loss of safe and optimal space for which the Trust currently has a responsibility, the true amenity and ‘destination’ value of what the Council is proposing on the Gardens (on which we hold the legal title), the viability of the new events space as proposed, and the loss of the present green aspect and environmental

benefit.

- No discussion on the compatibility or otherwise of the scheme with the TAAP, which – as you will know, not least from the evidence given by the Trust at the November Planning Committee meeting – we consider a fundamental misinterpretation. The Council is not complying with Mark Maidment's statement in his email to the Trust on 25 May 2022, in which he insisted that the local plan cannot be changed under any circumstances before the next formal review, normally after 10-15 years.
- No discussion – ever – about the desirability or "siting, scale and massing of the Wharf Lane building". Most of the examples in the second bullet derive from this.

I suggest that, had the position on at least two of these core issues (the Brownfield Register entry and the legitimacy of the proposals in light of the TAAP) been properly ventilated at the start of the process, the guiding principles for the scheme might well have been very different.

We have made it clear on several occasions now (including at the Finance Committee meeting on 19 January) that that our primary concern with the scheme relates to the loss of open space caused by the **Wharf Lane Building**, which is both unnecessary to fulfil the Council's primary and widely accepted objectives and, of course, at the heart of the Council's expensive action in seeking to take away the Trust's land through the CPO. It was disturbing to learn at that meeting that inflationary building and other costs have now pushed the scheme cost – with this sizable unnecessary element – to £45mn and that this will necessitate a £20mn loan to realise. That increase alone would, under normal circumstances, be sufficient to cause most project managers and decision-takers to wish to review the overall value/return position of the scheme under consideration – particularly where the local community is as divided on the project as ours clearly is.

It is clear that very few residents are yet aware of this massive increase in cost, which makes the discussion that the Trust has been calling for all the more relevant and urgent.

At **our meeting in February**, we hope that we can cut through these differences. Our preference by far is that – however late in the day – some of the discussion which has not taken place to date might be started in an endeavour to find a meeting of minds on our key objection to the loss of public space caused by the Wharf Lane Building. As the Trust has increasingly stressed to you and to others in recent months, most of the other elements of the scheme – including the removal of the dereliction and the car park behind the Santander block, the development down Water Lane, the removal of the cars from the Embankment – are supported or accepted by the Trust with this single exception.

We still live in hope that the Council – even having obtained planning permission and granted itself the financial authority to go ahead at a hugely increased cost – will open itself finally to a practical dialogue on this aspect of the scheme, which is the single element which is not necessary for the achievement of the Council's declared objectives – and which threatens to change and, we argue, spoil the nature of this widely treasured site forever.

In terms of the **agenda**, we are happy to accept the content, but would like to re-order and adjust the items as follows:

- Council responses to the CPO objections raised and explanation of how the scheme complies with the TAAP
- The Trust's requirements for the open space (Trust)
- Discussion on how the scheme, and offer to the Trust, meets those requirements (All – led by Council)
- Discussion on where the scheme, and offer to the Trust, does not meet those requirements. And changes which could be made. (All)

Best wishes

On Thu, Jan 26, 2023 at 5:23 PM Chadwick, Paul <Paul.Chadwick@richmondandwandsworth.gov.uk> wrote:

Official

Dear [REDACTED]

Following on from my email of 29th November 2022, copy attached – I understand that you have contacted the Chief Executive to ask for a separate meeting, but we would very much like to secure a date in early February where the Trust can meet with officers and the Chief Executive for an open conversation.

Given the Trust's objections raised during the CPO, at Planning Committee, and the recent Finance, Policy and Resources Committee we are aware that despite earlier support from the Trust, there now appears to be a strong feeling amongst Trustees that the proposed scheme does not meet the Trust's requirements for its future open space. We would really like to have an open and constructive conversation with the Trust about what has changed, what your new requirements and aspirations for your future open space are, and how the Council's offer, the scheme and provision of temporary open space during construction, could better meet those needs.

As discussed at previous meetings and in our correspondence to the Trust, the Council set out to work collaboratively with the Trust from the start. The Gardens were only ever included within the site boundary with the Trust's express desire for improved open space. The Trust submitted a letter of unanimous support to the Council for the Hopkins design concept, which set out a central public open space bookended by two buildings. It also showed an open space which was set over tiered levels. At its meeting with us on 31st January 2020 the Trust stated it was in support of the scheme being designed further and proposed a number of different footprints for the area of Trust land including one which covered a much larger area of the higher gardens and Embankment event space for the Council to consider. The meeting also covered a number of principles for the Heads of Terms. The Council subsequently responded to the Trust that it would accept the larger area covering both the higher and lower Gardens. We sent a further red line plan in February 2020 following the Trust's suggestions to pull the red line back from the pub/restaurant, footbridge and river edge.

There is a further email from the Chair of the Trust in early March noting that strategically the Council and Trust are aligned in principle – and the email set out those principles. It was reasonable for the Council to believe that it was aligned with the Trust and had the support of the Trust for the principles of the scheme, and in developing the detailed design.

We understand that the Trust has objections to the existence of the Wharf Lane building, and the inclusion of the Gardens in the scheme itself – the principles of which have remained the same since the concept design the Trust was in support of. Therefore, the Council believes that in order for us to have constructive negotiations and genuinely try to find solutions, we do need to understand what the Trust's requirements have become.

We note that the Trust would like further detail from the Council on how the Trust's objections to the CPO are being responded to, and in light of identifying how the scheme could better meet the new requirements of the Trust, we are also happy to discuss our proposed responses in greater detail in the hope that there may be some constructive solutions found.

We would reiterate that it would be most helpful if you would share your surveyors report, or instruct your advisors to meet with ours, to allow us to clearly understand the issues and advice which you have based your objections upon, as we had understood that as a result of our engagement with you throughout the design process, and previous list of requirements being addressed by the architects, the Trusts needs had been met insofar as reasonably possible. However, we understand you are within your rights to withhold this, and nevertheless, we hope we can still have a constructive conversation regarding the Trusts requirements and concerns raised through the CPO objections.

We have suggested the below draft agenda for your comments. Please do let us know some dates that the Trust could meet with us once you are back in the country.

Agenda

- The Trust's requirements for the open space (Trust)
- Discussion on how the scheme, and offer to the Trust, meets those requirements (All – led by Council)
- Discussion on where the scheme, and offer to the Trust, does not meet those requirements. And changes which could be made. (All)
- Further detail on Council responses to the CPO objections raised

To assist us I am re-sending the area of land which was shared with the Trust and I have also outlined the principles set out in the Heads of Terms.

- The Trust will be granted a new 125 year lease for the new property upon the surrender of the current lease;
- The Trust and Council will develop a works and landscaping specification document which will be attached to the Heads of Terms;
- There will be a 48 month long stop date. In the unlikely event that the Council has not completed the works within this time frame then a further agreement will kick in whereby the Council will offer the trust a grant of up to £4,000 per month and use of alternative riverside space for a number of events per year;
- The Council will be responsible for all repairs and maintenance of leased area; and
- The current Management Agreement (MA) will be terminated upon start on site and a new Memorandum of understanding will replace the MA as part of the new lease terms. This will allow the Trust to set their own pricing strategies and retain any revenue generated on the property.

The Council also offered use of a nearby Open Space for the duration of the construction so that the Trust has continuation of its event delivery.

We look forward to hearing from you with some potential dates to meet.

Regards

Paul

Paul Chadwick

Director of Environment and Community Services

Serving Richmond and Wandsworth Councils

Service information available via the Councils' websites:

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APPENDIX 84

TRT with LBRuT 21.2.2023

Present (as seen around the table)

LBRuT - [REDACTED]

TRT - [REDACTED]

The meeting started at 1.30pm and concluded at 3.00pm.

After Introductions, [REDACTED] reiterated that a lot about the scheme that the Trust could support (e.g. addressing the dereliction on Water Lane, removal of parking).

LBRuT Responses to TRT Nov 2021 CPO/Section 19 objections

[REDACTED] - PIM on 14 March. Inquiry in June. Expected to last 2-3 weeks.

Statement of Case (SoC) - statutory date for release was 11 April. However, the Council is aiming to release the SoC a week or two after PIM.

[REDACTED] - Objections were raised in Nov 2021, SoC was due to be released mid July. [REDACTED] referenced a year of LBRuT postponing meetings regarding LBRuT responses to TRT Objections.

[REDACTED] - As the timescales for the CPO have changed in line with amendments made, so have the deadlines for the release of the SoC. The Council is following the advice of its legal team.

[REDACTED] - the full SoC was not necessary, but a dialogue about our Objections would have been helpful

[REDACTED] - The Council is requesting a number of amendments to the Order Land regarding land parcels to be excluded. Some of these are in response to objections to both CPO and Stopping Up Order (SUO). Some are required to make sure that the Council is only acquiring necessary land interests. This is a usual process of refining the land to be acquired.

Trustees were shown amended Open Space and CPO plans, with blue hatched areas indicating Order Land to be excluded because (1) already in Council ownership (2) existing designated highway and will remain so (3) in response to objections raised

[REDACTED] - change in size of red, green, orange exchange land parcels:

red (existing): 1359m² becomes 1336m²

green (exchange): 1919m² becomes 1815m²

orange (retained): 2010m² becomes 1428m²

Amendments to the Order Land will likely be subject to a 21-day consultation. Previous Objections will still apply and will be addressed in the SoC.

CPO Objections

Funding - [REDACTED] referred to Jan 2023 Finance Committee decision. This demonstrated a commitment to the delivery of the scheme, and that the funding is in place.

[REDACTED] indicated that the Trust had yet to make its full Objection to the CPO and was waiting for the SoC in order to do so.

Section 19 Objections

[REDACTED] - Whilst the Council would be doing a direct comparison of the Open Space Lost (red) to the Exchange Land (green) to demonstrate improved size, quality and amenity, it would also be asking the Inspector to take a whole scheme approach to the benefits delivered. For example it would set out the improved amenity of the Green land, but then set this in the context of the whole scheme, including the orange land.

Embankment area:

Flooding

■ - Hopkins is in the process of doing an analysis of the frequency of high-tide overflows on the Embankment and how the Embankment is affected daily.

■ - assessments would not be precise, as there were factors such as climate change, River Thames Scheme (CH) etc.

■ - 'floodability' of Embankment did not impact amenity of space. Discussion had around the heights and levels of the event space in relation to the Embankment and bottom of Water Lane.

Events could be planned around flooding.

■ - Gardens were not purely for events as the existing space is used daily. Users would have to plan their everyday use of this Embankment space around high-tide overflows in a way that they currently do not.

■ - the challenge facing events on the Embankment was not just from flooding but raised issue of safety particularly for younger children. If events for children were to be held down on the Embankment, this would also mean significant additional planning and cost for the organisers compared to the existing arrangements.

■ - parents had commented at events that they would have safety concerns about attending events on the Embankment.

■ - any event strategy would need to take this into account but it is not an unreasonable expectation

Ball games - ■ acknowledged that ball games (ie footable) would not possible in proposed event space, due to a risk of balls going into the water.

■ - **cyclists** would traverse the space, too. Vehicles would be reversing, too.

■ - all of the above present significant safety concerns around both events and everyday use of the proposed Embankment area.

■ - The Council does not agree that there are significant safety concerns.

Play area - reprovided mostly in the Orange Land, with only a small part in Green Land.

The Inspector would be asked to consider this.

■ - raised TRT planning objection as to how existing playground was measured via surface and not by area of enclosed playground.

■ - measurements were done in line with planning policy requirements and methods

■ - more concerned about public's experience of such spaces, and the proposed area was smaller and arguably less safe as not contained

■ - in the proposed play area, play would not take place only in the play area but also the wider area

Cafe - schedule discussion for next meeting

Vehicular access - on the Embankment, there would be highway adjacent to Green Land.

However, this area of the Green Land would mostly function as public realm. ■ raised cyclists using it in both directions without restriction. ■ acknowledged this was a shared space in this respect.

■ - pointed out that many areas of the borough are shared spaces between cyclists and pedestrians and are successfully managed by the Council. The CPO process had created a loss of perspective over how the Embankment can be made to work.

■ - reiterated what TRT supports (Water Lane redevelopment, removal of parking, opening up the town to the river, integration of Gardens). ■ asked what the financials might look like without the **Wharf Lane Building**. The removal of the Wharf Lane Building would allow for a true riverside park. ■ referenced a TRT analysis of comments on the planning application - objectors referenced buildings heavily, supporters barely mentioned buildings. By removing Wharf Lane Building, both objectors' and supporters' wishes could be addressed.

■ - Jan 2021 consultation revealed that 74% as likely or more likely to visit the riverside if the scheme was built. ■ offered that by removing the Wharf Lane Building this percentage could be increased.

■ - in outlining the benefits of the Wharf Lane Building, ■ said that it had been accepted in principle by the Trust a couple of years ago. ■ challenged this.

TAAP - rather than address in the meeting, ■ wanted it to be noted that there was an outstanding request for legal explanation, via Councillors, of how the proposed scheme complies with the TAAP.

Lack of cohesion between existing (Red) and proposed exchange land (Green) - the Council will be arguing that Orange + Green are a cohesive space.

■ - this could all be achieved just by making the proposed changes and building on Water Lane only - i.e. all the benefits but without the Wharf Lane Building. ■ - this proposal would not be the best use of the land and is not the scheme being proposed.

Water Lane exchange land - ■ said that could be used for e.g. markets, outside dining i.e. activity to attract footfall down to the riverside. It would be designated PoS.

Lease - ■ asked, if the Council had a successful CPO, would the Trust accept the terms that had been negotiated to date on the Heads of Terms (HoTs).

■ clarified that, whilst the written part of the HoTs had been discussed and negotiated, it had yet to be agreed by Trustees. Negotiations had been suspended on the written HoTs in April 2021. The attachment to the HoTs [the plan of the 'reprovision' provided to the Trust's surveyors in June 2021] had not been agreed, as Trustees had voted to reject the Council's reprovision.

■ asked if the plan attached to the HoTs if the Council was successful in its CPO/Section 19 would be the Green Exchange Land or the 'Reprovision' plan. ■ confirmed that the attached plan would be the Reprovision plan i.e. it wouldn't include the Water Lane area. ■ asked if Trust would be interested in including Water Lane in the Reprovision. The Trust offered no response.

Section 19(1)(aa)/Orange Land - ■ said it was being acquired so its management could be improved as it would be part of a single, coherent area with the Green Land. If the Trust retained the Orange Land, two different groups (Council, Trust) would be managing adjacent spaces (Orange + Green). ■ also added that the Council needed to acquire the land in order to deliver the whole scheme.

Open Space Management Plan - ■ stated that this would be as per negotiated in the HoTs

Daylight/Sunlight - postpone discussion to another meeting

Brownfield Register - ■ referred to the Planning Report that acknowledged that the Gardens were not Brownfield.

■ - expressed disappointment about the waste of time involved challenging the Gardens having been placed on the Brownfield Register in 2017. It had been clear that the Gardens weren't Brownfield and it took multiple representations to get to what should have been an obvious result.

■ - erroneous 2017 Brownfield designation had and continued to have wider implications (e.g. RIBA Brief, TAAP, recent Arup report on the LBRuT register of parks from which DJG was excluded, Planning Statement). Not following through on the 2014 decision was a mistake that had informed much of the process.

Trust voting on the scheme - ■ said that in a planning support letter, a former trustee had stated that founding trustees had voted in favour of the scheme. ■ clarified that no trustee vote took place until early 2022.

Next meeting scheduled for Friday 3rd March, afternoon. 1pm onwards TBC (allowing 2 hours). Agenda/exact time to be confirmed.

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APPENDIX 85

TRT with LBRuT 3.3.2023

Present

- LBRuT - [REDACTED]
- TRT - [REDACTED]

TRT Minutes of 21.2.2023 - [REDACTED] have comments to be circulated after this meeting.

Statement of Case (SoC) - [REDACTED] reiterated that the Council would endeavour to provide to Trust by end of March.

Planning Inspectorate - still to decide if new public notification would be required following changes to Order Land. [REDACTED] indicated an update the following week.

Embankment designated highway (situated in areas 5a/b and 6 on the July 2021 Reprovision Plan) - [REDACTED] confirmed that could not be part of a lease, but rather would be subject to a licence Licence would state intended scheduled times that would be open to be used as highway (i.e. 7 days/week, 7-10am).

[REDACTED] undertook to confirm post the meeting her understanding that the Reprovision offer was areas 1-6 on the July 2021 Reprovision Plan.

This would be the offer in a post successful CPO scenario i.e Orange Land would be acquired via the Section 19 process, and then offered back to the Trust forming part of the Reprovision Plan. SoC would state this more clearly.

Wharf Lane Building (WhLB)

[REDACTED] introduced part of the meeting by stating that financial considerations were not the main criteria for the WhLB's inclusion in the development.

[REDACTED] and [REDACTED] took it in turns to outline the following reasons for the WhLB:

1. [REDACTED] - WhLB provided 24 units for LBRuT to deliver against the Council's GLA housing targets. TC questioned the validity of housing targets/required number of units against the backdrop of unsold units and 'bulk purchase' sales locally (Twickenham Gateway, Teddington Riverside). [REDACTED] replied that the Council's appraisal included comparison of other borough benchmark sites to establish the right price point and that this is a separate issue to the Councils housing targets, which are set by the GLA, that the value of the individual units and their price point is a different issue to the council's requirement to meet its housing targets.

[REDACTED] confirmed that the units would be sold individually - i.e. not as bulk sales - on long (probably at least 250-year) leases, with the Council remaining the virtual freeholder/no developer 'partner'.

This would also help to maintain design quality

Re the Water Lane Building - [REDACTED] confirmed that Council would retain the freehold, but would sell the units (but not the commercial ground floor) to a registered housing provider. Additional funding would come from GLA, Richmond Housing Grant.

2. ■ - the WhLB delivered commercial units (pub/restaurant + offices + public toilets) that could not be delivered in the Water Lane Building without reducing the space available for residential and retail uses. The WhLB commercial units were necessary to make the whole scheme planning compliant as the commercial uses must be reprovided.

■ - existing uses (retail + offices) were the minimum that needed to be reprovided. The scheme would deliver this.

3. ■ - pub/restaurant provided a 'vibrant' destination point.

4. ■ - Design #1: positioning of the open space centrally (i.e. between the WhLB and the Water Lane Building) was a design consideration as (1) the buildings activated the space with footfall (2) they both would provide natural surveillance to make the space feel safer (3) new lighting on the Scheme would also contribute to safety

■ said that these design considerations were against the background of the existing gardens feeling cut off and being underused (due to flood defence wall + stepped-only access from the Embankment).

5. ■ - Design #2: building on western side = appropriate architectural response. All of the RIBA Competitions concept design schemes had placed a building in this location. The 'dead end' of the Thames Eyot brick wall would also be mitigated by presence of a building.

■ questioned whether there was any negative impact of the existing brick wall on Wharf Lane when viewed from the raised gardens. ■ expanded that the WhLB would be a destination point for walkers on the Thames Path. At present, the Thames Path going up Wharf Lane 'ended' in a brick wall.

6. ■ - provided storage for riverside activities. area adjacent to the proposed pontoon.

■ summarised that the Council would not have a planning compliant scheme if the WhLB was removed from the scheme. ■ asked if it had been explored what changes would need to be made to the Water Lane Building in order to make it planning compliant in a scheme that did not include the WhLB. ■ asked if a viability assessment had been done without the WhLB.

■ replied that the Council had an idea of construction cost of the WhLB itself, but it was difficult to view WhLB in isolation in cost terms because of associated costs of wider scheme e.g. construction of new flood defence wall. ■ offered that the new flood defence wall was only necessary in large part due to the presence of the WhLB, the Council did not agree with this.

■ said that the planning compliance could and should have been something that the Trust and the Council had explored together through the design process. ■ stated that this had taken place.

■ said this was not a reflection of what had happened. The Council/Trust 'design group' meetings had been limited in their scope to discussion of elements within the proposed reprovision only, and that all discussion of buildings had been 'off the table'. ■ asked to go on the record that he had made this clear in his minutes of those meetings and in a communication of March 2021, in

which TRT stated it was offering its design input (1) in the context of the limited scope being 'permitted' as part of the Design meetings and (2) against the deadlines in place from the Council.

■ said that there had been in principle support from the Trust of the scheme with the WhLB. ■ disagreed with this and referenced a meeting between the Council and the Trust in January 2020 when the Trust had first raised its concerns about the scale of the WhLB, and to which ■ had replied at the time that, if that were the case the Council might as well 'rip it [the Scheme] up and start again' if the WhLB was unacceptable as it was a fundamental part of the scheme. The Council concluded that it could not remove the building from the design.

■ requested clarity, planning compliance to one side, as to the financial viability of a scheme with the Water Lane Building only being constructed, being in mind that the scheme with the WhLB resulted in a £20m shortfall. Would the Water Lane Building only position result in a similar shortfall, or even a reduced shortfall? There could also be wider considerations that contributed to the 'viability' [in SAVA terms?] of a non-WhLB scheme.

■ confirmed that the Council would endeavour to give a response which would be 'caveated' because it would involve a more complicated calculation than just removing the construction cost of the WhLB.

Shadowing

■ said that 'shading' was not necessarily a negative thing for proposed uses (e.g. events).

■ showed GIA graphics from Daylight/Sunlight planning report using March 21st (Spring Equinox) reference date, referring to BRE guidelines regarding minimum sunlight (2 hours/day). The report stated that the Open Space received at least 6+ hours/day of sunlight. It was only the red shaded area directly next to WhLB that only received 3-3.5hrs on the above date.

LDA May 2021 Shadow Studies - ■ confirmed that these were created specifically at the request of the Trust i.e. they were not required by planning. These comparative (before/after) studies showed shadowing at 4 dates in the year (various equinoxes) and at different times of those days.

■ acknowledged that the Water Lane element of the scheme would receive more shadowing, but offered the opinion that overall the open space received good sunlight. ■ reiterated his opening comment that a combination of sun/shade was not a bad thing for proposed uses.

Cafe

■ asked for clarity as to when the Council's operation of the cafe would cease. Both the Draft (June 2021) and Final (Nov 2021) CPO Statement of Reasons had stated that the cafe would cease its current operation irrespective of any proposed development.

■ said that Project Team was liaising with Adult Services re an estimated development start date. Internal discussions within other departments continue, with no decision date as yet.

■ advised that cafe staff are being consulted by officers. In response to a question from JFN regarding human rights issues and some of the cafe staff, ■ clarified that it was an equalities issue that was addressed in the project's EINA.

■ referred to two sections [Clause 4.6 (a) and (e)] of the Trust's Lease:

(a) to promptly notify the Tenant of any alteration to or cessation of the current arrangements for the running of the Cafe

(e) At the cessation of the current arrangements with the cafe operator, to have over the Cafe in good and substantial repair and condition

As an additional point re the current cafe arrangements/Lease.

■ requested a 'parallel' Tenant/Landlord meeting with the relevant Council officer/s (the Trust's council-appointed trustee had confirmed that ■ was the 'Landlord' officer) around the cessation of the current cafe arrangements as the Trust needed to forward-plan its operation of the cafe.

■ reiterated that no firm decision had been taken as yet. There were sensitive issues involved and the decision was being taken by Adult Services. He clarified that the Trust should forward plan around two scenarios - CPO successful, CPO not successful - as different timeframes re the cessation of current cafe arrangements would apply.

■ added that the operation of the cafe had been subject of an-going internal discussions for several years, but that those discussions had become more focussed in the last c.2 years. In response to a question from ■ as to why the Trust as tenant had not been engaged with by the Council, ■ reiterated that no decision had been taken and there would be sensitive concerns around making a proposed closure public.

■ referred to para 1.29 of the Statement of Reasons, that had already made the above decision 'public':

The negative impacts [of the development] are large concerned with the removal of parking from the Embankment and the closure of the cafe on site, although this latter decision has already been taken independently of the Scheme going ahead and is not therefore a direct result of the Order or the Scheme.

■ said that the Council would clarify this decision with the Trust, and the Statement of Case would clarify it further. ■ said the Council would let the Trust know at the appropriate time. Ted acknowledged that Clause 4.6(a) did not give a timeframe around "promptly."

■ asked if the Trust's questions around its operation of cafe were with the aim of generating income in support of delivering its Objects, and whether this [a revenue stream?] might be something that could be explored in a negotiated settlement.

■ confirmed that the Trust's position had a 'hierarchy' of concerns i.e financial considerations were to 'one side' while its overwhelming objections regarding the proposed Reprovision within

the wider Scheme remained unresolved.

■ expanded further re the cessation of the current cafe arrangements, when the cafe and its operation would revert to the Trust. He would like to envisage a 'commercial' operation that would nevertheless be viable enough to allow the delivery of the current community benefit.

The meeting ended with a brief update on an Embankment 'high-tide overflow/flooding' report being prepared by Hopkins/Webb Yates that had been referred to in the 21.2.2023 meeting. ■ confirmed that it would either form part of the Statement of Case (if the report was ready in time) or would be part of the Chadwick/Bannister Public Inquiry 'witness proofs'.

Next meeting: ■ suggested liaising towards the end of March (around the publication of the Statement of Case).

LBR5

APPENDIX 86

LBRuT meeting with the Twickenham Riverside Trust (TRT) 19.04.2023

15:00-16:30

Present

LBRuT – Anna Sadler (AS) and Emma O’Gorman (EO’G) (Pinsent Masons)

TRT – [REDACTED]

[REDACTED] opened the meeting and it was agreed that the group would work through the list of points raised in [REDACTED]’s email to EO’G 19th April 08:09am

Additional plans

1. [REDACTED] requested 2 additional plans showing brownfield site. The first would show the brownfield site allocation as it was in 2017 and the second would show the brownfield site allocation as amended subject to the December 2022 planning permission for the Twickenham Riverside scheme. LBRuT enquired as to the purpose of providing and using the plans given that the area of brownfield land was not disputed, or part of the CPO inquiry. [REDACTED] noted that the brownfield land allocation was part of the planning process, and important to the TRT. AS suggested that the existing plans, held on the brownfield register site and for the current allocation included within the planning report, could be used. [REDACTED] requested that new plans were produced so as to be on the same consistent base plan as other maps included as core documents in the SoC. This was required to assist the public inquiry process. LBRuT agreed to take this away and discuss it with Hopkins who produce the maps.
2. [REDACTED] noted that the term ‘derelict’ is used within the SoC and requested that the land/buildings this refers to be clarified. LBRuT agreed that this could be done. [REDACTED] suggested that the easiest way to identify the ‘derelict’ land would be to produce a further plan identifying this. E’OG noted that the derelict land is identified on a plan and described within the Design and Access statement. AS suggested that this would be better dealt with as a glossary term as opposed to a plan. LBRuT agreed to take this away and consider how best to clarify the definition.
3. [REDACTED] requested that Plan D be broken down/overlaid with more detailed areas so as to understand the sqm of each area referred to. For example the terraces, play space. [REDACTED] noted that she would send across an annotated map showing the areas to be overlaid. LBRuT agreed to review this once received.

Glossary terms

4. [REDACTED] noted that there should be consistency within the glossary terms when referring to open space as per the within the meaning of the definition in section 19 of the ALA 1981.
5. [REDACTED] requested a new definition to define the play area/play space and to agree one term rather than using area/space interchangeably. LBRuT agreed this should be clarified and added to the glossary.
6. [REDACTED] requested a new definition to define ‘the Gardens’. LBRuT noted that they had picked this up as a requirement and would be providing this.

Comments on existing plans

Map A

- [REDACTED] produced a plan on screen from planning application 03/1141/FUL – ‘annotated 2003 jubilee gardens planning application.’ It was discussed that the Jubilee Gardens were established following the approval of the 2003 planning application, and that later in 2012 the Diamond Jubilee Gardens were created. The Jubilee Gardens covered an extended area (including an area of fenced off shrubland in the south east of the current DJG) to that which was later set out as the Diamond Jubilee Gardens. [REDACTED] questioned whether the shrubland in the south east corner of plan shown should be included and counted as existing public open space as it is part of the Jubilee Gardens. LBRuT noted that this space was overgrown shrubland and inaccessible to the public and therefore not consistent with the definition of open space as it was not used for public recreation. [REDACTED] noted that the space in the bottom left of the DJG is also inaccessible but has been included as existing designated open space on Map A. AS responded that the Council agreed that the area within the south west of the DJG was inaccessible and that further detail on this piece of land was given in the SoC.
- [REDACTED] noted that Maps C and D showed full landscape and planting details whereas Map A showed no such detail.
- [REDACTED] requested the measurement for the café area and LBRuT agreed this should be provided.

Map B

- [REDACTED] noted that she has reviewed the Crichel Down rules for the definition of public open space, and that TRT interpret this definition to apply to all land which is used for public recreation. [REDACTED] noted that the glossary refers to s19 definition. [REDACTED] asked for clarification on how a definition covering all land used for public recreation would not cover the Embankment. EO’G responded that there is case law showing that for the purposes of acquisition, land designated as highway is inconsistent with the use of public open space. AS noted that the existing highway boundaries are shown on Map I, and no highway land can be designated as public open space, but that the Council want to acknowledge that highway land can in some cases be used as public open space and this is why the Council have differentiated on each of the plans what is highway used as public open space and what is public open space.
- LBRuT asked if the explanation was accepted by the TRT. The TRT noted they wished to take away the explanation.

General comments on plans

- [REDACTED] questioned why the slipway, associated steps and steps on the river front had not been designated as public open space given they were not designated highway. LBRuT noted that this required clarification and would be picked up with the wider team with a response to follow.
- [REDACTED] noted that the definition of existing and future highway within the glossary referred to highway within the Scheme Land, but that the plan itself showed highway designations for an area wider than this. AS asked whether there was any dispute about what was shown on the plan, but TRT noted that this is not a material point.

█ noted that there are terms used within the Statement of Case which are not defined within the glossary. The terms include public open space, designated public open space, open space, public realm. █ asked whether these terms were interchangeable with terms defined in the glossary and requested that definitions be given for each of these, or that LBRuT identifies what it is referring to in each case. AS identified through a quick search of the SoC that a number of terms were used in context within the SoC, but agreed that a review of the SOC for use of these terms was be undertaken and LBRuT would define what each term is in response to.

- C and D plans no comment
- Maps L and M. TRT dispute the 'trust management area' terminology. TRT note that they manage areas wider than the areas demised to them given their objects are not restricted to the area of demise. Therefore definition/titles should refer to TRT leased and licenced areas and that Map titles be reflected accordingly. LBRuT recognised the point and did not dispute the request but agreed to take this away to look at the impact of changing titles and definitions on already drafted documents. AS suggested that the definitions within the glossary could be refined to refer to leased and licenced areas for clarity – as Map L clearly shows which areas would be subject to a lease and which subject to a licence given the differentiation between public open space and highway land used as public open space. LBRuT will consider what an appropriate solution is, and propose this to the TRT. Map M was agreed in terms of the area shown. █ noted a request to review Map L before agreeing this – and noted that the 'river activity area' is not identified within the June 2021 planning report as being offered to the TRT. The definition for the Future TRT Management Area refers to the plan appended to the June 2021 Committee report. AS noted that this needed review from TRT and LBRuT, as TRT's management of the 'riverside activity area' was captured within the agreed HoT's but may not have been reflected within the June Committee report. Both parties to review.

General comments and questions

- █ noted that some core planning documents referred to the Statement of Case were not the latest versions on the planning portal. And that documents such as the Public Realm and Landscape Strategy and Transport Assessment had been updated. LBRuT noted to take this away and review.
- TRT asked how any clarifications agreed as a result of this meeting would be presented in the case and would a new/updated Statement of Case be released. EO'G noted that the Statement of Case would not be reissued as these were items of clarification and that she would consider and confirm how any clarifications would be presented.
- █ asked if and when we would have a decision on whether the Inspector accepted the Proposed Modifications. EO'G said it would likely be after the Inquiry as part of the Inspector's report and SM agreed that any decision would be after the Inquiry.
- █ noted that in the Glossary the Gardens is out of alphabetical order.
- █ asked for confirmation that the schedule has not changed – EO'G confirmed this on the basis that the Proposed Modifications have been requested but that request has not been decided.

Additional comments

Maps G and H

- ■ asked why LBRuT had shown the flood zones on public open space, and not on the whole scheme land. TRT requested that LBRuT show the flood zones on the whole scheme land as the inspector is being asked to review the case in reference to the whole scheme. EO'G explained that the issue of flooding was one in reference to the s19 and public open space. This was disputed by the TRT. LBRuT noted the request and agreed to take it away for consideration.
- ■ asked about further flooding work being carried out by LBRuT. AS responded that this work is being reviewed and may or may not be included within the proofs of evidence.

The meeting ended at 4:30pm.