

The Wharf Lane Building

My name is Ian Crockford and I have lived in Twickenham for 30 years. As a Project Director I have been involved with all aspects of property development and am proud to have changed the skyline of London with several projects, public sector as well as private sector, that I have had the honour to have overseen.

I bring my property development, as well as place making, experience to support the riverside development and the compulsory Purchase Order for this development to proceed.

I have read through the letters of objection sent to the Planning Inspectorate and note that several seem to comment on the scale or appearance of the Wharf Lane building. I wish to respond to show how, in my experience, these issues have been dealt with in the architectural planning and design of the building and site in total.

The Wharf Lane Building is of a scale, size and design quality befitting its location and importance as a stand-alone 'signifier' building that overlooks a large area of public realm. It is integral to the urban quality of this scheme as the primary focus of our new riverside town centre.

Its importance lies not only in terms of defining the western edge of the large public open space, but also as a 'destination' building that would serve, not only to attract the public across the site from the busier Wharf Lane to this previously neglected side of the site, but also as a marker and termination point of the Thames Path that could be seen from some distance along the curve of the riverside to the east. This building is integral to the overall design and viability of the site.

Throughout design development, the Wharf Lane Building has not expanded in size or height since the 2018 Hopkins' architectural scheme was approved by the Twickenham Riverside Trust (TRT) and the other resident stakeholder groups. In fact, to address further flood capacity requirements from the Environment Agency (EA), the building footprint has reduced.

Viewed in the overall context of the scheme and its surroundings, the Wharf Lane building's massing is broken into separate volumes that step down towards, and complement, the new public realm space, defining its western perimeter and ensuring minimal overshadowing. Its southern frontage has also been moved back from the riverside, thus providing more public amenity space for waterside activities such as paddleboarding, and boating.

A comprehensive sunlight and shading analysis revealed shadowing of the adjacent public open space is within acceptable limits; indeed, on hot summer afternoons the building together with the trees provide welcome shade. The careful choice of materials, detailing, and openness of the building at ground level provides an attractive human scale and easy accessibility to the building.

It thus makes sense to place this important building in its location at the north-west corner of the development site even if it partially sits on Diamond Jubilee Gardens (DJG) land. To then re-provide this under-utilised portion of DJG land more centrally in the new development enhances the offer to provide a larger and better integrated public realm area than currently exists. The overall area of exchanged land increases 50% from 2,510 sqm to 3,811 sqm; a far larger and more coherent public realm open space for the greater benefit of the public.

In conclusion, I strongly support the riverside development and the compulsory Purchase Order that enables this development to proceed.