

On Mon, 9 May 2022 at 08:41, Celia Holman <[REDACTED]> wrote:  
Dear Paul,

Well, what fun we all had the other night! Thank you so much for releasing the Barnes Ward count team those vital few minutes early. Rose had her sister waiting in the car, and I needed to locate my bike somewhere the other side of the campus in the approaching dawn... You were no doubt there for at least another couple of hours. I did enjoy it, though! I had such low expectations that I was pleasantly surprised how exciting counting repeatedly to ten could be...

I know we have a Trust/Council meeting to be scheduled in the next few weeks, but I thought I would write to you in the interim. This is not an official trust communication per se. I am writing this in my personal capacity, as a trustee, as a resident of Twickenham who is intimately familiar with the riverside, and as someone who has been 'involved' in riverside plans of various shapes and sizes since early 2015. Not as long as you, I know, but nevertheless all time spent at the coalface.

This past weekend, the riverside was absolutely packed with people - the Embankment, the Diamond Jubilee Gardens, Champion's Wharf, York House Gardens, Church St. Packed. The Eel Pie Island Museum has also never been busier. Visitors coming from all over London. The coaches returning. The group visits being booked in.

Twickenham is clearly on lots of people's maps of places to visit, of spaces to enjoy.

All of this makes me wonder what a 'regeneration' of Twickenham looks like... And I wonder if we aren't already looking at it? And that the town's riverside has been well and truly 'discovered' over the past couple of years, and, once discovered, will stay discovered?

If the primary driver of the introducing buildings to the riverside to the extent that is currently being proposed is to address the dereliction (some 15% of the proposed development site) and draw people to Twickenham, one surely has to pause and ask oneself if this scheme, designed in 2019 in a matter of weeks, remains appropriate/relevant in 2022? So very much in the way of accelerated change has happened over the past couple of years and whilst it remains to be seen what changes will be permanent ones, which ones less so,

it is very clear that people value spaces in which to be, in which to gather, in which to move, very highly.

Champion's Wharf, for example. Delightful in its simplicity. With a very specific 'place making' to it. And always so very much used.

Diamond Jubilee Gardens. Used throughout the day, and into the evening, by different user groups. The Gardens have very much been 'discovered' in the 10 years they have now been in place. And the Trust is able to evidence this very powerfully.

Wharf Lane slipway. Church Lane slipway. The various watermen's steps along the Embankment. Craft of all sorts being launched. There is already a 'riverside activity zone' on Twickenham riverside. In fact, several of them. Add in the White Swan Beach and there are multiple areas for which people come to Twickenham in order to gain access to the river.

All of this activity, this footfall is already happening. Whatever surveys might exist regarding usage are now seriously outdated and misrepresentative.

Which brings me back to what exactly we are all trying to achieve here. As a trustee, I have a duty to preserve, protect and enhance. And it's the potential to enhance, to improve that is so very exciting. Taking the existing, realising its potential and creating something really rather special of lasting benefit to Twickenham and its residents and those people who come in not just from other parts of the borough, but from further beyond. Now and in the future.

And it doesn't have to be that complicated. It really doesn't. Whatever economic drivers that exist in 2022 will be irrelevant by 2052. Indeed, most likely by 2032.

Surely there is the political will to create something of lasting benefit to Twickenham? A true riverside park, for example, that will benefit many and will continue to be enjoyed in the decades and centuries (yup...gotta love a long-term approach...) to come.

The pandemic has offered the opportunity to press 'reset'. To rethink. And emerge with a plan for Twickenham's riverside that is more relevant, more beneficial, more appropriate. I

cannot think that there would be a single borough resident - either existing and future - who would criticise an administration for having the foresight to look at the changed circumstances of post-pandemic urban 'drivers', and respond in a wise and considered way.

The Hopkins scheme as currently on the table will never get built. It simply won't. The planning application is well and truly stuck in planning. The scheme as it is doesn't work in planning terms. This much we all know.

The Council's CPO, with the accompanying Section 19 process, is similarly doomed to failure. It is dead in the water, and always has been. Again, we all know this, and the sooner the Council withdraws from this process, the sooner we can all - collectively, collaboratively - direct our energy and our ambition for Twickenham's riverside in a more constructive direction.

So on a gloriously sunny morning on Twickenham's riverside, as the Embankment, the various riverside Gardens, the river itself and the surrounding areas gear up to welcome people as they do each and every day throughout the year, let's all take a deep breath, find the reboot button and achieve something positive for Twickenham, something of genuine and lasting benefit with the next six months.

Or we can waste each other's time limping towards two Public Enquiries when we could - and should, more importantly - be 'getting something done.'

Celia

----- Forwarded message -----

From: **Celia Holman** <[REDACTED]>

Date: Tue, 5 Jul 2022 at 08:03

Subject: Re: Twickenham Riverside - let's press 'reset'?

To: Chadwick, Paul <[Paul.Chadwick@richmondandwandsworth.gov.uk](mailto:Paul.Chadwick@richmondandwandsworth.gov.uk)>

Dear Paul,

Good morning on another beautiful day on Twickenham Riverside.

The past two weekends have been Open Studios on Eel Pie Island. The footfall was in the thousands. It was off the scale. Church St was buzzing, as was the Embankment, the Diamond Jubilee Gardens, Champion's Wharf etc. And whilst these past two weekends have been exceptional, an overall uptick in general footfall is now the norm, with the Embankment and the surrounding riverside areas increasingly busier and busier, irrespective of special events. It's just what this area looks like. Busy. Active. Occupied. Discovered. Enjoyed.

And with each passing week, the Hopkins scheme feels increasingly as if it belongs to another era, with its 'drivers' having been overtaken by events (social, environmental, economic).

Surely this is the moment to adopt a more modest (reduce the built) and at the same time more ambitious (genuinely increase public open space) plan for Twickenham Riverside? The Administration will take the residents - of all political persuasions - they represent with them on both of these fronts. This much is 100% guaranteed.

So let's work together to get something done - something socially, environmentally and economically appropriate for 2022 and beyond?

Celia

**From:** Celia Holman <[REDACTED]>

**Sent:** Thursday, July 28, 2022 12:13 pm

**To:** Roberts, Gareth (Cllr) <[Cllr.G.Roberts@richmond.gov.uk](mailto:Cllr.G.Roberts@richmond.gov.uk)>

**Subject:** Fwd: Twickenham Riverside - let's press 'reset'?

Dear Cllr Roberts,

Just a quick follow-up email post our bumping into each other at Teddington Lock the other day.

You mentioned that you were going to speak to Paul Chadwick about the appropriateness of your meeting with Trustees now that the process is a "lawyerly" (so tricky to say...) one, as you termed it.

In spite of - or perhaps because of? - lawyers now being involved, I would respectfully suggest that there is even more of a pressing reason for the Council and the Trust to talk.

And with that in mind, I am forwarding you a couple of emails I sent to Paul Chadwick. He did not respond, and nor did I expect him to respond. (And I mean that in the nicest possible way.)

The June 2019 world in which this scheme was designed was a very different place to the July 2022 world in which we now find ourselves. The same could be said of Twickenham. I see you out and about in Twickenham a fair bit. You must surely feel it and see it, the positive changes that have already taken place, and are increasingly doing so? If one of the key drivers of this scheme is regeneration, does this scheme still represent the best response?

With my best wishes,

Celia

**Roberts, Gareth (Cllr)** <[Cllr.G.Roberts@richmond.gov.uk](mailto:Cllr.G.Roberts@richmond.gov.uk)>

1 Aug 2022, 10:29

1 Aug 2022

Hello Celia

Thank you for your email

As mentioned, as we're now in the legal process regarding the CPO it would, I'm afraid, be inadvisable for me to come and meet the Trust. Of course, if the very good deal which is on

the table was accepted then the matter would be different, however I understand that the Trust is still inclined not to accept it.

Very Best Wishes

Cllr Gareth Roberts

Leader of the Council

London Borough of Richmond upon Thames

Ward Member for Hampton