

22 Nov 2022
(via email)



Dear Ms Thatcher,

Planning application 21/2758/FUL

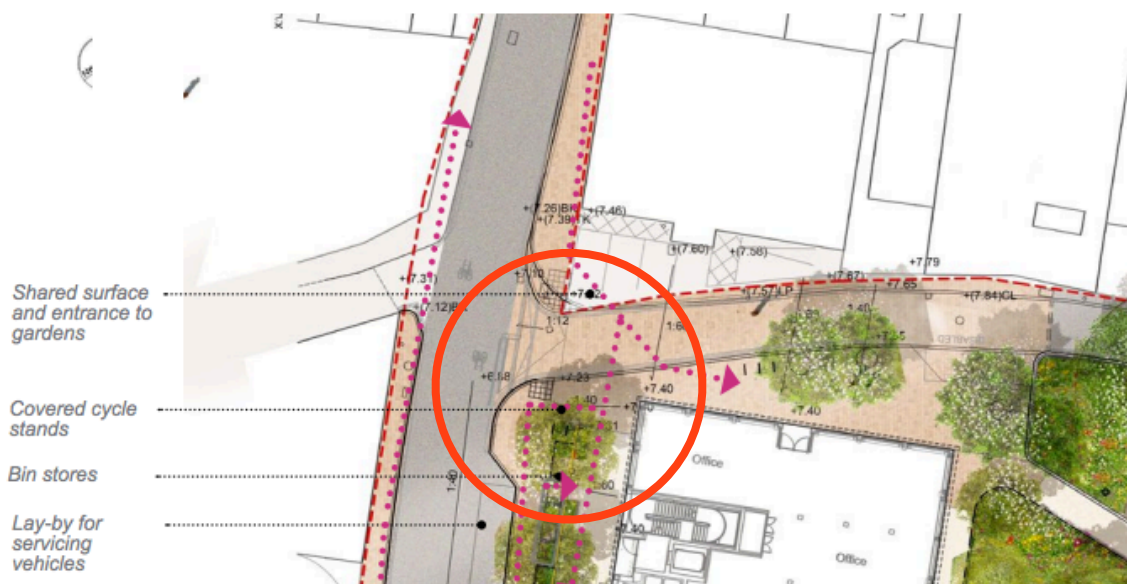
With reference to Landscape and Public Realm Strategy pt 1 (Oct 2022)

Pages 13-25 show various sections through the proposed development.

Pages 25-26 refer to Wharf Lane. There is, however, no section shown in the area ringed in red below.

Page 25:

**Design
Wharf Lane**



This area is a significant point of entry into the proposed upper riverside gardens and it merits closer consideration accordingly.

The carriageway is at 6.88AOD. The riverside gardens are at 7.40AOD. How is this difference in level of over 0.5m being managed? At present, there is a single sloped entrance into the Diamond Jubilee Gardens. Is a more 'cambered' slope being envisaged here?

The CGI visual on page 26 treats the area as flat (I realise that the CGIs that accompany this planning application are "artistic impressions" only that have not been verified for accuracy):



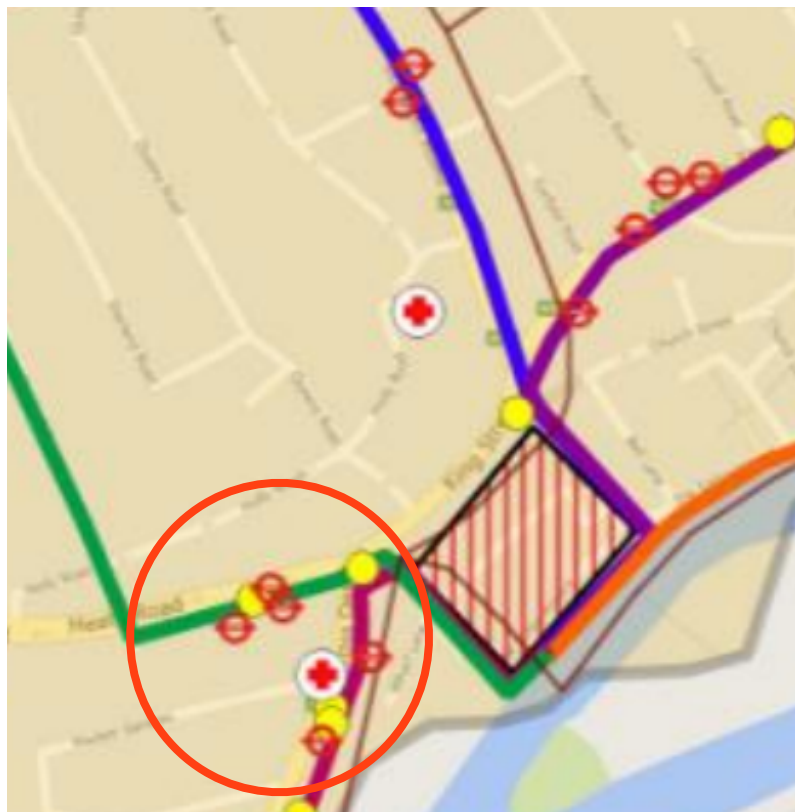
The existing wall in the area ringed above is regularly repaired due being hit by vehicles using the service road:



What measures are in place to prevent conflict between vehicles and pedestrians in this area? Has a safety audit of this junction been carried out? The safety audits that accompany this planning application seem to focus on the vehicles entering and exiting the proposed two-way Wharf Lane and Water Lane.

Many pedestrians currently use Wharf Lane to enter both the existing Diamond Jubilee Gardens and the wider riverside area. The planning application focuses on Water Lane as being the main entry point. However, Wharf Lane is situated closest to the bus stops that service central Twickenham (King St/Heath Rd).

Page 61 Transport Assessment (October 2022):



Ringed above are five bus stops are the closest to the entrance to the proposed upper riverside gardens. Wharf Lane is not a 'back alley' into the riverside area, but a much used entrance point. Even with improved access via Water Lane, it will arguably continue to be so.

Accordingly, we urge you to give this area more careful consideration than would appear to have been done by the Applicant.

With my best wishes,
Ted Cremin *Chair, Twickenham Riverside Trust*