

Richmond Local Plan 'The best for our borough' Draft for consultation

Planning

9 June 2023

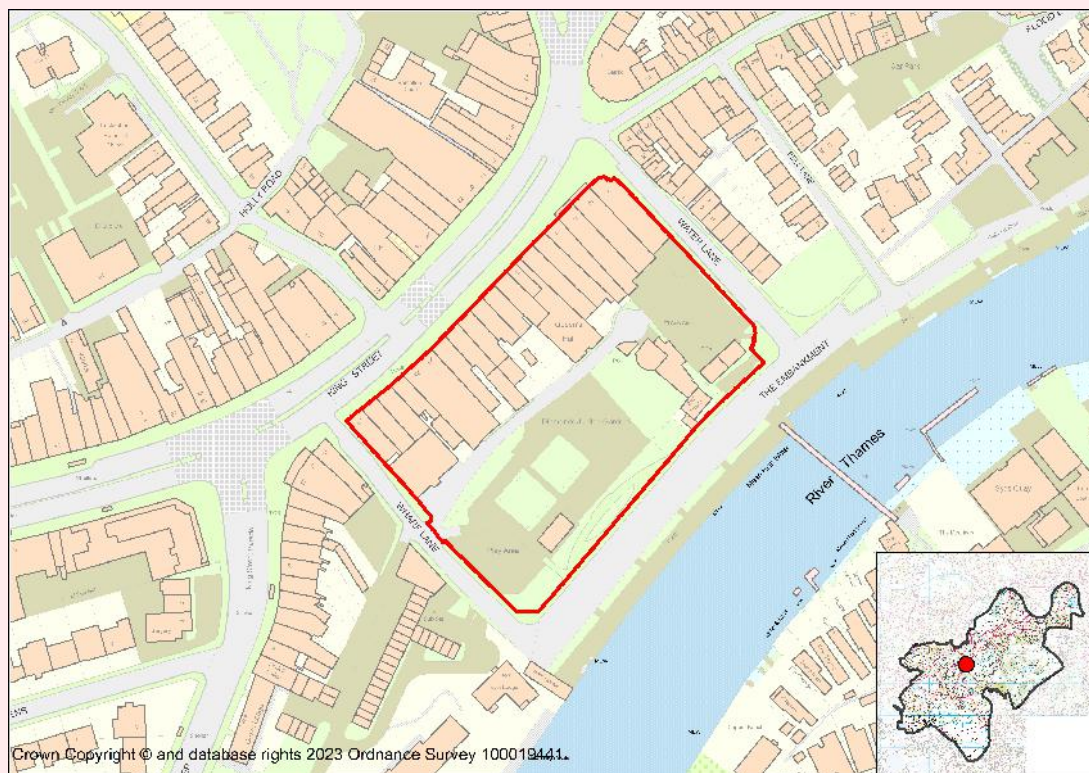
Publication (Regulation 19) Consultation Version

Including changes to the Policies Map designations

For Public Consultation until 24 July 2023

Site Allocation 17

Twickenham Riverside and Water Lane/King Street



CONTEXT:

Proposed Site Twickenham Riverside and Water Lane/King Street, Twickenham, TW1 3SD/3DX

Ward	Twickenham Riverside	Site Area	1.06 ha
Land ownership	Mixed including public	CIL Band	Richmond CIL: Twickenham Riverside – Higher MCIL: Band 1
Existing land uses	Pontoon; pavilion (café/bar) with community use and associated children's play area and public toilets (Diamond Gardens) (Sui Generis); commercial / retail (Use Class E), gym (Use Class E) and residential (Use Class C3)		
Local Plan Place-Based Strategy	Twickenham, Strawberry Hill & St Margarets	Urban Design Study Area	C3 Twickenham Riverside
Village Plan Guidance	None	Neighbourhood Plan	
London Plan Designations	Brownfield Land Register	Type of Centre	Twickenham Main Centre Boundary
Transport / Highways	<ul style="list-style-type: none"> • PTAL 5-6a 'very good to excellent' • Twickenham Station approximate 8 minute walk • CPZ: D – Central Twickenham 	Air Quality	Air Quality Management Area

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Flood Risk	<ul style="list-style-type: none"> • Flood Zones 2 and 3a/b (southern boundary); Flood Zone 1 (remainder of site) • Main Centre Boundary Buffer Zone • Critical Drainage Area • Area Susceptible to Groundwater Flooding (<25% risk) • Throughflow Catchment Area 	Trees	None subject to TPO though Diamond Jubilee Gardens contains high quality trees protected by the Conservation Area. There are street trees on King Street which provide significant townscape value.
Views	None		
Heritage Assets	<p>CA8 Twickenham Riverside Conservation Area (south and eastern part of site and adjacent immediately north) Archaeological Priority Zone - Twickenham & Marble Hill Building of Townscape Merit (BTM) - Queen Hall rear of 9 King Street</p> <p>Adjacent to site:</p> <ul style="list-style-type: none"> • Conservation Area - CA47 Queens Road Twickenham (immediately north) • Listed Buildings – Boat House Cross Deep Wharf (Grade II) (15m southwest), 10-12, 28-36 [evens] King Street (Grade II) (immediately north), 2 York Street (Grade II) (25m northeast), 52, 60-62 King Street (Grade II) (40m northwest), telephone kiosk (Grade II) (junction of King Street and Water Lane) • BTMs – 6-8, 16-22, 26-30, 46-52 [evens] King Street (immediately north), 31 Church Street, 9-21 [odds] Water Lane (immediately east) 	Access to Open Space / Nature	<ul style="list-style-type: none"> • Diamond Jubilee Gardens (on site) • River Thames (immediately south) - Metropolitan Open Land (MOL) Other Open Land of Townscape Importance (OOLTI) and Public Open and Site of Importance for Nature Conservation (SINC)
Relevant Planning History	• 21/2758/FUL - Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/café (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works. - Resolution to grant planning permission by Planning Committee 24/11/2022		
Description of Current Site Character	<p>The site is located in the centre of Twickenham and occupies frontages to three roads: King Street to the north, Water Lane to the east and The Embankment to the south, which fronts the River Thames.</p> <p>Formerly the Twickenham Lido in the southern section of the site fronting the river is designated brownfield land. It was redeveloped in the 2000s to house a pavilion with café with community uses and associated children's playspace and public toilets. Renamed Diamond Jubilee Gardens, this area is open to the public and is managed by the Twickenham Riverside Trust.</p> <p>To the east on Water Lane is a car park, substation and derelict office blocks 2-3 storeys in height. Fronting King Street to the north, at the corner is a post-war commercial/retail parade 2 storeys in height, which adjoins a 3-storey art deco parade. Some of the upper floors are residential.</p>		

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Diamond Jubilee Gardens is separated from the commercial units to the north via an access line off Wharf Lane to the west. Onsite rear parking is provided here for the commercial units/flats fronting King Street.

Part of the site is in CA8 Twickenham Riverside Conservation Area but not the commercial units. CA47 Queens Road Twickenham Conservation Area is directly adjacent to the north. Queens Hall to the rear of 8 King Street is a BTM.

Resolution to grant planning approval was recently given by Planning Committee for redevelopment of the site for 45 new flats, commercial/retail/cafe space, public house, boathouse storage, pontoon and reprovision of Diamond Jubilee Gardens.

Neighbour Context

The surrounding area comprises a mix of commercial, office and residential uses, with Twickenham Station an 8 minute walk to the north. Bounding the site to the south is the Embankment, which is 23-30m in width from the River Thames. Most of this space is a car park though it also forms part of the Thames Path trail. To the southeast is the bridge to Eel Pie Island. The Thames Path trail passes through the south of the site.

Modern 2-storey dwellings front Water Lane to the east, with shops at the northern end which adjoin the busy shopping centre on King Street, where there are a number of Listed Buildings and BTMs.

Wharf Lane which abounds the site to the west has an inactive and unattractive frontage. On the opposite side of the site, the lane comprises enclosed rear walls of shops/flats fronting King Street to the north; Thames Eyot & Eyot Lodge flats to the south, and an access point to a car park and servicing area. These residential flats are 3-storeys in height and are accessed from Cross Deep, which runs south from King Street.

Vision: Proposed site - Twickenham Riverside & Water Lane/King Street

There is an opportunity for the comprehensive redevelopment of the site to provide residential, including affordable housing, and a range of commercial uses to bring back into use large parts of the area that are currently derelict; either through new-build or converting existing buildings. Development should provide high-quality public realm and improvements to the riverside and open space.

- **There is an opportunity to improve connections between the core of the town centre and the riverside to create a destination.**
- **Due to its town centre location, the site could accommodate a range of commercial uses, including retail, office, cafes, restaurant/public house or hotel. Retail should be maintained at ground-floor on the existing retail frontage of King Street. As this site is on one of the Borough's town centres, there is an expectation that any proposal provides employment floorspace, particularly offices which could be in the form of flexible shared workspaces.**
- **Residential uses should be located on the upper floors to retain/provide active commercial frontages on the ground floor. Affordable housing should be provided at policy compliant levels.**
- **The Council expects that high-quality public realm is created within the site, with a new public square or civic space that can be used for events and playspace. There is an aspiration to provide public toilets. Any proposal should include open space that is a minimum equivalent as the existing provision, in terms of quantum and quality, and open and accessible to the public. This can be achieved through improvements/enhancements to the Diamond Jubilee Gardens or through reprovision and redistribution within the site.**
- **Hard or soft landscape design should increase the urban greening of the site and provide outdoor space for outdoor activities and uses. It should provide coherent routes through the site to promote active travel such as walking and cycling.**

- Any proposal should seek to maintain the Embankment as a working quay. Development should provide mooring and landing facilities and show consideration of the character and function of Eel Pie Island.
- Given the high PTAL, a reduction in car parking is sought to improve the environment of the Embankment. There should be a comprehensive approach to servicing and delivery.
- Owing to the site's location on the banks of the River Thames, flood defences should be upgraded and improved. Works should be informed by discussions with the Environment Agency.
- Given the heritage sensitivities, the density of the new development should be optimised in a way appropriate to this immediate context. Overall design, heights and massing would be required to take views into account; ensure there is no harm to the Conservation Areas and settings of listed buildings and BTMs; and have regard to the design objectives set out in the relevant character area profile in the Urban Design Study.
- It is recognised that a planning application for redevelopment of the site for a mixed-use scheme comprising residential and commercial has recently received resolve to grant permission by Planning Committee.

Expected Implementation Timescale

Short- term (0-5 years)

Medium (5-10 years)

Long (10-15 years)