

Twickenham Riverside Terrace Garden Group Proposals for Twickenham Swimming Pool Site April 2009

Revised for clarification 12/06/09. Changes in Italics

Design & Access Statement

Basis of scheme

This Design & Access Statement covers the revised 2009 proposals by the **Twickenham Riverside Terrace Garden Group** *as shown within the area marked A on drawing TRPP/12 Rev F*

These proposals are for the remaining area of the Pool site that has not been improved by the Council, and is based on the previously approved Applications 01/0540 and 01/0540/DD01, including drawing TRPP 12 amended as rev C 06/02/03) and in accordance with the 2004 Inspectors report.

The Application submitted is for part) of a larger proposal, illustrated by Axonometric Perspective drawing, Twickenham Riverside Terrace Garden Project Jan 09, and Colour version of Drg TRPP 12 Rev D

Therefore, for the purposes of this Design & Access Statement the LBU's own development which provides the existing Play Area, the Café Building and the lower level hard and soft landscaping and stairs are all assumed to remain as they are now

ASSESSMENT of the site and objectives of the proposals

The site was for many years an important public open space in the centre of Twickenham. The increased intensity of urban life makes the retention of such an area of **public realm** even more important to the community.

In 2004 the **Independent UDP Inspectors** report recommended public open space as the principal use for the existing pool site.

The TRTG proposals of 2002 and 2009 illustrate ways to satisfy that requirement, by improving and extending the present public use of the site, to the benefit all sections and ages of the community, and is entirely within the Planning Policy framework for the environmental, landscape, and Thames Riverside Proposals of the Local Plan.

The TRTG *proposals for the whole of the original Pool Site* would include the environmentally sustainable measures of making use of the existing uses, land and buildings on the site. These buildings *it is believed* can be adapted to community use at relatively low cost *although this does not form part of this application*. The scheme preserves the historical public use of this open space which from 1924, was continued over the years by the public swimming pool, the present playground and Jubilee Garden.

The TRTG scheme *would* provide the necessary open space asset for the Town Centre, ensuring a public presence and safeguarding the existing green environment, including the mature Hornbeam & Chestnut trees.

The *overall TRTG proposals* illustrates how the site, a prime site in the centre of Twickenham, can be regenerated with an economic, positive, environmentally conscious approach, to make the best public use of existing land and building structures for the community as a whole.

USE

The *planning application submitted* illustrates:-

- **The recreation of** the currently derelict remainder of the old swimming pool site to form public open space, *a new balcony at terrace level* landscaped to provide differentiated areas for a variety of open air activities.

DESIGN

Amount of building

No new buildings are proposed. The proposal is essentially for the return to public use and landscaping of the derelict swimming pool site for the remaining unimproved Area A = 3440 m2

Layout and Landscaping

The layout and the detail landscaping of the areas and spaces within the Terrace Garden proposals have been designed to provide:-

- **A high quality attractive extension to the public realm**
- **A welcoming and accessible entrance to a safe and easily used** public garden designed for wheel chair access and including sensory garden and planting.
- **Small and larger spaces** which provide **continuity and a sequence** of spaces within the site
- and have formal, **secure entrances** from the **wider public realm** of the Riverside and adjoining streets.
- Offering **diversity and give variety and choice** to the individual users with small places to sit or more public areas to observe others passing and enjoying themselves in the Terrace Garden.
- **A clear and legible layout**, of planting and dividing walls, planting and hedges
- **A convenient, attractive and flexible** set of spaces to be used by a wide range of people, including those with disabilities.
- Clear **signposting** and plans of the site, and **routes** through at the entrances so that **paths and destinations** can be identified.
- **Improved public access** to the whole of the previous Twickenham Pool site including a **new ramp** from the Embankment to the Terrace level,

- **and improved public access across the site between King Street and the Embankment**
- A place for a **Band Stand**, and additional A3 unit at a later date
- Open amenity space for community events, including a **public square/basket ball** or other ball game court and
- An open **performance area** with stage, lightweight covers to both areas, subject to later detail
- An **enlarged raised riverside public terrace**
- New projecting **balcony extension** to the enlarged public terrace
- Retention of the **mature trees including the Hornbeams** along the north side of the property.

Appearance and Scale

These proposals have been designed to:-

- Respect the **larger scale public realm** of the Embankment and the mature trees fronting the river Thames
- To reflect with the **smaller scale** of the service road to the north west and the roads and buildings on leading to the river at either end of the site
- Provide a “**structural**” **subdivision** of the site with **hedges and walls** at no more than 1.8 m,
- Thus allowing the existing surrounding mature trees and planting to provide a **frame or back ground** for the smaller, more intimate spaces,
- and provide a range of different sized space to give varying experience, some times “**resting**” some times “**moving**” along a route between “walls” of hedges or climbing plants on low timber fencing or walls.
- To continue, but update the existing planting treatment the play area and lower Embankment landscape areas.

The proposals assume that refurbishment of the existing Pool buildings would:-

- retain the **single storey approach** for any new buildings on the site, and to retain the plan form of the existing Pool Buildings,
- But add pitched roofs to align them with the “**riverside boathouse**” appearance of buildings down river and on Eel Pie Island, as **1991 Inspectors Report** (Ref the M&S scheme) remarked of that scheme “Not in context at odds with the small scale and domestic aspects of the parts of the conservation area which give it its character. Significant feature of every existing building is a pitched roof.”

The primary design objective of the chosen scale and appearance of the landscape works is intended to be in a “minor key”, but to offer an understated, **simple, minimal, hard landscape as a background and framework** for the development of the plant, shrubs, hedges and trees planting to provide a peaceful place “to be”.

Consultation and Involvement

The scheme proposals:-

- are a continuation of the previously Approved TRRTG schemes (**01/0540 and 01/0540/DD01**)
- have been displayed and discussed at **numerous public meeting**.
- been available on the Twickenham Riverside **web site since 2000**
- **are responsive** to the requirements expressed by **members of the public** and interested parties at the public meetings and in their comments ,
- have been **discussed with other groups** who do wish to see the site returned to public use.
- have **demonstrable public support** as is clearly demonstrated by a petition of over 5000 signatures, rising daily.

Accessibility & Inclusivity

The proposals have been specifically developed to provide for:-

- **Accessibility and inclusivity**
- New entrances will be added at the north east and south east end of the site to give **improved public access**. The latter being a new ramp access from the Riverside level to the Terrace Garden level
- Well defined routes from the entrances and through a series of spaces providing **access for all**
- Planting and hard landscape to provide a **sensory garden, sensory walkways and an “audible” fountain**
- **Areas for the young, the older, the active and the passive.**

Safety and Security

The different spaces are structured so that:-

- Uses are **separated not to cause conflict**, but provide
- A **coherent whole** that is amenable to **easy supervision**.
- The **secure perimeter** to the site will be fenced, as are the children’s Play area and the defined areas such as the open arena space
- and the enclosure of the area to **facilitate management** and provide a **secure and safe environment** as previously Approved under 01/0540/DD01

Drawings

The above proposals are as shown on:-

- location plan SP/2009/01 Rev A
- Plan drawing TRPP12 Rev F Dated 12/09/09 (AREA A only)
- Cross section AA Dated 28/01/09,

And are supported by

- Illustrative Axonometric Perspective drawing, Twickenham Riverside Terrace Garden Project Jan 09, and
- Illustrative Colour version of Drg TRPP 12 Rev D

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