

*Copy for TRPP COMMITTEE*

**Proposals for Twickenham Swimming Pool Bath House, Cafe Building & Toilets. Refurbishment & Additional Accommodation.**  
**June 2012: Twickenham Riverside Terrace Group**

17 June 2012

For the attention of Mr Dennett, Planning Department. LBRuT

Dear Mr. Dennett,

**Application 12/0719/FUL- Amended Proposals & Outstanding information requirements**

**Amended Proposals**

A number of comments, online and elsewhere, regarding the Application has expressed concern on a number of issues.

The following drawings are now submitted as substitutes for those previously provided with our application 12/0719/FUL

- TRPP 40 Rev A- Site plan & Application Boundary
- TRPP33 B, 34 B, 35 B, 36 B, and 39/37 B Elevations
- Revised illustrations: View from Jubilee Garden & View from Footbridge.
- TRPP 45 Rev A. Revised terrace and ramp access

A CD containing the above drawings will be sent by post, together with a hard copy of this letter

**Responses to comments**

Set out below are our responses to the comments, together with references to the appropriate drawing.

**Application Boundary**

Please find attached a revised site plan/red line drawing showing the application boundary. The reason for this is that we have discovered from our neighbour consultations that a small planter bed outside the existing public toilets does not in fact belong to the Council, but to F&C Reit.

The substitute Drg TRPP 40 Ref A is attached.

**Pitched Roofs:** Comments have been made that the use of a barrel-vaulted roof over the new additional first floor accommodation is not consistent with other riverside buildings.

We have therefore prepared alternative drawings and illustrations showing a pitched roof form, on the basis that these are more reflective of "local heritage and newer buildings on the Island"

Please find attached Elevation drawings ref: TRPP33 B, 34 B, 35 B, 36 B, and 39/37 B.

Also attached are revised illustrations: View from Jubilee Garden & View from Footbridge.

This change will make the project more compliant with the latest TAAP requirements and

### **Integration with the new Jubilee Garden & Wheelchair/Buggy Access**

You will perhaps recall on our site visit that we were concerned that it might not now be appropriate to simply reinstate the original flowerbeds and steps as shown on the submitted drawings.

We have also taken into account comments about accessibility, and therefore submit an additional drawing illustrating a new arrangement of steps with disabled access ramp incorporated. This will improve access generally, as well as giving somewhere for people to sit and view activities.

Attached is a new drawing TRPP 45 Rev A, which shows modified proposals for the terrace outside the old café building.

On this drawing are also shown the external and internal lifts that are proposed. Please see below under General Accessibility Arrangements.

### **General Accessibility Arrangements**

It appears that our proposals to provide good accessibility were not made as clear as they might be

The new drawing illustrates how wheelchair/buggy access can be achieved throughout the project. There are three primary components to this: -

- A) The external lift from Embankment level to terrace level.
- B) New arrangements on the terrace level to link the garden level and the terrace level
- C) An internal lift from terrace level to the new first floor level inside the bath house/café link block. Subject to structural investigation this lift could also serve the lower level of the bath house

Concern has been expressed about the accessibility of the first floor café/viewing platform over the existing public toilets. Therefore we have now illustrated a short bridge link from the bath house/old café link block to the new café.

Detail drawings of this aspect of detail could be subject to Condition. A Condition is invited.

### **Architectural quality of the Bath House**

Comments have been made that, despite sensitive repair in like materials, and the insertion of simple modern windows, the bath house is a disappointing building.

We are happy to accept a condition that the treatment of the brickwork should be subject to a further discussion and approval of detail works as we accept that the quality of the brickwork is not commensurate with the importance and significance of the location of the building. Options include painting or rendering the brickwork, which would emphasise the "international style " references in the design.

A Condition is invited

house.

the first floor of the bath

### **Materials Colour and Finishes**

One commentator consider "the materials dull and dark"

A further commentator says, "The opportunity to use appropriate materials and modelling for the buildings has been missed"

Whilst we do not believe either statement to be correct, a Condition on the final palette of materials and colours would be acceptable. A Condition is invited.

### **Consultations with F&CReit: future development of the Car Park Site**

We have met with the F&CReit Development Director responsible for the car park site and King Street properties. We agreed to omit the small area of their land from the Application as noted above.

We had hoped to report on an even more promising outcome, but will advise you as soon as we have clearance from F&CReit.

### **Potential for additional River Related accommodation**

There has been criticism that the scheme does not provide river related uses.

Within the TRTG Approved scheme ref 09/0914/Ful an area southwest from the Bath House was shown to provide an access ramp from the Embankment to the Jubilee Garden level.

The current Council/LUC works have not included the ramp; therefore this area is potentially available for "river related" activities as proposed by commentators online.

The potential area, if the bath house garage is included, is approximately 105 sq m. Application 12/0719 envisions the use of the garage as a disabled toilet, and provides access to the external lift proposed between Embankment level and terrace level.

Clearly there is an opportunity to excavate the whole 105msq area and insert the lift, public toilets and perhaps the cycle and boat hire facility proposed by others. We would be happy to discuss and develop this idea further, once we have the support of the Environment Agency in relation to the flood risk.

Sketch TRPP 45 Rev A indicates the area concerned.

Proposals for this area will be defined following consultations with interested parties and local groups. A Condition is invited.

### **Management of the Site and project**

We are aware of the promise by the Council to transfer management of this land to a trust.

Any trust will, in our view need to raise revenue by letting accommodation to keep the site going.

The Twickenham Riverside Trust has now been formed. The Trust will, as noted in the Design & Access Statement, if provided with the opportunity, take responsibility for the project, and run it to the benefit of the local and riverside community. (See also separate letter from Mr. Chappell.)

**Outstanding Additional Information**

**Flood Plan Impact:** A response will be made to Environment Agency, confirming that there is no significant impact on the flood plain from the project.

**Traffic Comments:** As explained in an earlier email, we do not intend to respond to the traffic comments until we receive your advice on whether you propose to make these issues Conditions on the Approval or not.

Yours faithfully

Martin Stearman. RIBA & MRTPI Rtd

CC Mr R Chappell  
TRTG Committee  
M R Summers

ATTACHED DRAWINGS, AS NOTED ABOVE IN TEXT, SHOWN ON FOLLOWING PAGES