



Dear RAG Supporters,

Those of us who have followed the most recent discussions and counter arguments on the development of our Twickenham Riverside will know that RAG has developed a constructive engagement with all three stakeholder groups, members of the business community, Council members and Officers and technicians to provide the publicly expressed wish for a town square, a vista to the river from King Street and open connectivity between a widened Water Lane and the Diamond Jubilee Garden. We cannot thank you all enough for your comments and criticism, all of which has been fed to our fellow stakeholders and into our negotiations.

Using the Community Brief as the template, our groups developed a joint approach to the Council to ensure the relationship between the high street, river, Diamond Jubilee Garden and the riverside terrace. Following this summer's consultation we rejected the idea of a service road behind the site, arguing this would restrict pedestrian access to the riverside and have the effect of pushing any building forward to river. We stressed the need for residents to be consulted closely on the detailed plans and have all pointed out the contentious issue of parking and vehicular delivery access to the many homes and businesses on the island. It is a subject with which those of us who use cars for work or family will empathise.

With regard to the most recent proposals currently on display in the Clarendon Hall we believe there is still work to do with regard to the building materials and some details of the design, although there is a welcome variation of style that reflects the range of design throughout Twickenham. We are pleased at the progress that has been made to reduce the footprint of the buildings and increase the amount of open pedestrian space. There is obvious potential within the planned town square for community events as well as areas for play and quiet relaxation, while those interested in water sports will be able to use the boathouse storage areas to stow equipment. There is also a designated building next to the gardens for a quality restaurant. Service deliveries to the island and the rear of businesses along King Street are, we are assured by the Director of Environment & Community Services to be time controlled. As we had hoped and asked for since last year's summer consultations, the Diamond Jubilee Garden has been incorporated into the whole site providing us with a mix of green and paved areas. And for those of you who have written to us about the Hornbeam trees at the rear of the site, they will be protected.

In recommending endorsement of the main body of the plan we are deeply conscious of the need for financial viability for the Borough, and the importance that the community retains ownership and control of the site. The estimated construction cost is £25 million including professional fees, planning and contingency costs. These will need to be financed pending disposal of leases for commercial and residential elements, as well as some grant funding. RAG and our fellow stakeholders are pressing the Council to control and deliver the development as well as manage the eventual disposal of the various leases. This means in reality that the ownership of the land will be retained by the community and not sold to a developer as had been proposed in one iteration back in 2009. Retention of development

control also means there will be no 'developer profit' that can lead to a variation of the design or height of the buildings; nor can the quality of materials, once agreed, be compromised. Unlike previous schemes, the riverside land will be retained for generations to come.

A Council information board at the Twickenham Riverside development consultation reads:
"This period of consultation will be the last phase of engagement before we submit a planning application later in the year'.....'this is the last opportunity to give us your feedback prior to planning."

We at RAG urge you to go the Twickenham Riverside development consultation that is being held in the **Clarendon Hall, York House Gardens, Richmond Road, Twickenham TW1 3BZ**.

The consultation takes place on the following dates:

- **Thursday 12 October from 6 to 8.30pm**
- **Saturday 14 October from 11am to 4pm**
- **Monday 16 October from 6 to 8.30pm**
- **Thursday 26 October from 6 to 8.30pm**

There is an online questionnaire https://www.richmond.gov.uk/twickenham_rediscovered and there will also be a fly-through video of the scheme produced by the Council that will be added in the coming days, to complement the CGI images.

if you require a paper copy of the questionnaire or the consultation documents please contact the Council on 020 8891 1411 or at TwickenhamRediscovered@richmond.gov.uk.

If you have questions before filling in the consultation form then do please contact us on email. One of us will try to get back to you with a couple of hours.

Our best wishes,
The RAG Team (Marion, Mark, Peter and Susan).