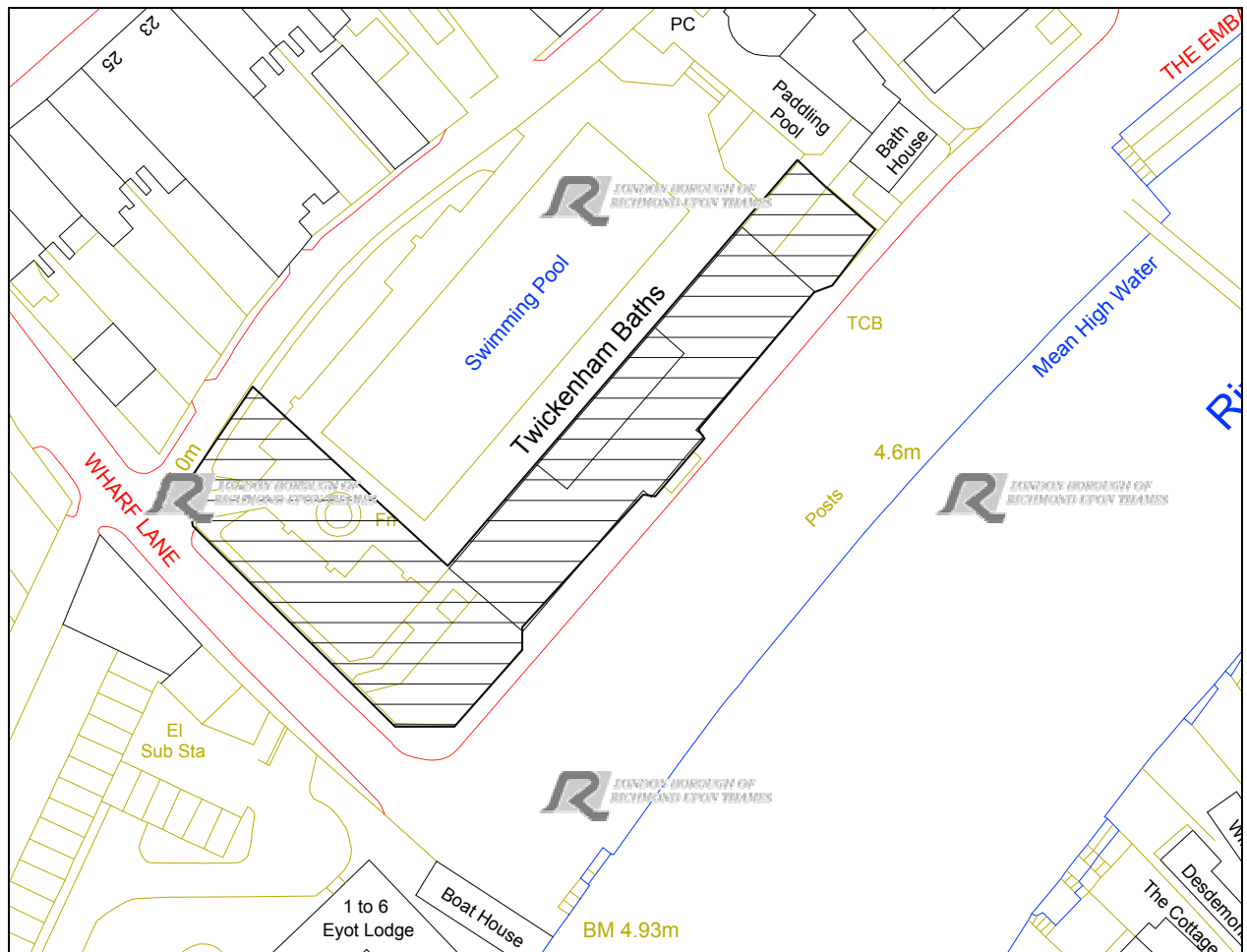


03/1141/DD01
TWICKENHAM POOL SITE
THE EMBANKMENT
TWICKENHAM

TWICKENHAM RIVERSIDE WARD
Contact Officer:
R Summers



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Proposal: Details pursuant to conditions 2, 3, 4, 6, 7 and 8 inclusive of Secretary of States decision dated 16 June 2004.

Applicant: Dearle and Henderson

Application received: 9 September 2004

Main Development Plan Policies:

UDP: ENV 1,3,8,10,17,,19,22,24,43, REC 2,7, RIV 13, Proposal T1

UDP – First Review: ENV 1,9,12,19,26,33 BLT 2,9, 11,14,16, CCE 10 Proposal T1

Thames Landscape Strategy, Twickenham Conservation Area Study

Site and proposal: The application site comprises part of the former swimming baths and includes the 2-storey building containing the entrance/changing rooms and part of the lido area in the south west of the overall complex. It excludes the pool and associated buildings immediately to the north and northeast. The site is owned by the Council.

Conservation Area Consent (CAC) and planning permission have been granted by the Secretary of State, following a public inquiry earlier this year, for the total demolition, with the exception of the retaining wall at the rear ground floor, of the pool building; and its replacement with hard and soft landscaping, steps to upper level to form a park and play area, secured by fencing. It was recognised that this would be a short term scheme of 5 years to enable a more permanent scheme to be designed and approved in the intervening period.

The CAC application was approved subject to a condition that no demolition should be carried out until a contract for carrying out the new development has been made. I understand that this contract is likely to be concluded soon. (03/1142/CAC).

The planning permission, (03/1141/FUL), was approved subject to several conditions and this submission seeks to discharge those conditions requiring further details to be submitted to and be approved in writing by the Local Planning Authority. The conditions summarized below follow the numbering on the decision notice.

Public & Other Representations: Interested parties have been advised of the submission and any comments received will be reported orally to members.

Condition 2. Samples of materials for hard surfaces and walls.

The main facing brick is to be a West Hoathly Medium Multi red for the new retaining wall with Staffordshire Slate Blue Smooth feature brick for capping the walls. The former is a good quality brick which should blend well with the existing nearby brick work. Samples will be available for members to view at Committee.

Where repair work is necessary reclaimed bricks will be used with matching mortar, pointing and bonding.

The main hard surface will be a gravel finish with tarmac base called Tarmac Mastertint Natural, a resin bound aggregate. This will be similar to other proposed nearby work on the riverside.

Yorkstone is proposed for the new steps and bench bases with cobbles used at the lower level between the pavement and planter/gravel path.

All these treatments are considered to be perfectly satisfactory for the location.

Condition 3. Detail of buttressing.

14 buttresses are shown to support the retained wall and will be brick clad to match the main facing wall. The design is quite simple with the base widening out to give the necessary strength for its purpose.

Condition 4. Details of hard/soft landscaping including lighting, gates, seats, bins fencing, plants.

Some of the trees are shown to be retained in the corners of the site. These will be supplemented with substantial planting taking into account the nature conservation interests on the site. A full planting specification has been submitted which includes climbers to cover the fence which will surmount the retaining wall. Some trees are proposed at the lower level and it should be noted that the scheme, whilst a full one, has an intended life span of 5 years.

Specialist colleagues have reviewed the plans and advise that the planting specification should not cause any problems from a nature conservation perspective, indeed it is concluded that the designers have made good use of the potential of the site to provide food sources and cover for wildlife.

The lighting is low level, either fixed to the retaining wall, on the steps or by using bollard lights to avoid light spillage or glare. This is suitable for the various functions of the site.

The gates and fencing around the upper play/sitting out area are to be green coloured metal mesh with curved top sections. This follows designs discussed at the public inquiry. The fence facing the riverside, to screen the pool, will be 1.8m high untreated timber with vertical boarding set on an in-and-out pattern. This will rise to 2.4m where it will divide the play area from the pool. Climbers are to be trained up the 1.8m enclosure planted in a 1m deep landscaping strip.

2 No timber finished seats will be provided at the lower level similar to other seats to be constructed nearer the riverside; 8 No metal benches will be at the upper level each with 2 No supporting metal posts and curved lines to provide a modern, contemporary theme to this aspect of the scheme.

Finally, 5 No bins are to be provided , 4 at the upper level, one adjacent to the seats at pavement level. All are of acceptable design.

Condition 6. Schedule of landscape maintenance.

Painting and maintenance schedules have been submitted and I am advised this will be legally binding upon the contractor. The Council's Parks Department will maintain the scheme thereafter. This seems a reasonable and enforceable method of ensuring the planting etc is properly implemented and cared for.

Condition 7. Tree protection.

The plan shows the extent of temporary robust fencing to protect the trees to be retained on site and the plan notes that there will be compliance with BS 5837 as far as is possible within the constraints of implementing the development. This is a reasonable modus operandi.

Condition 8. Protection of walls to be retained.

The agent advises that the retained steel work, within the retaining walls, will be brick clad and supported by with buttresses and concrete back filling to provide strength and stability. This will occur before the main demolition occurs to maximize the opportunity to retain the walls. This is a satisfactory way of dealing with this matter.

Conclusion: The details submitted pursuant to the conditions set by the Secretary of State are, in my view, well designed and should provide an effective scheme which will contribute to the character and appearance of this important part of the riverside conservation area.

Recommendation: That the Committee decide whether to grant approval for the details pursuant to the conditions attached to the Secretary of State's decision notice dated 16 June 2004 subject to the informatives listed below.

Standard Informatives:

- IL05 - Approved drawing numbers 'Letter dated 7 September from Dearle & Henderson, Drawing number c2799/104Rev1, 001, 002A, 003, 004, 005A, 006A, Sheets 1-3, planting and maintenance schedules received 9 September 2004'
- IL16 - Relevant policies and Proposals, 'ENV 1,3,8,10,17,,19,22,24,43, REC 2,7, RIV 13, Proposal T1', 'ENV 1,9,12,19,26,33 BLT 2,9, 11,14,16, CCE 10 Proposal T1', 'Thames Landscape Strategy, Twickenham Conservation Area Study'

Background papers:

Application letter and drawings

Planning decision 03/1141/FUL
