

The Twickenham Society

www.twicksoc.org.uk

Tom McKevitt
1st Floor, Regal House
LBRuT
London Rd
Twickenham

15 January 2003

Dear Tom,

New schemes for the redevelopment of Twickenham Poolsite

The long-term development of this important site will affect the local businesses and residents, and so TSG will maintain a keen interest on their behalf in plans for the site as a whole, not solely for the "public benefit" element to be dealt with under the Twickenham Challenge.

TSG welcomes Cabinet Resolutions 1, 2, and 4. Our other letter comments on the short-term scheme, Resolutions 3 and 5(a), and addresses the Twickenham Challenge, 5(c) and 8. This letter sets out our comments on the overall development and evaluation of schemes for the whole site.

We note that further design proposals are not sought at this point, pending the Cabinet's decision on procurement methods. Should the Cabinet decide on a method which invites competitive proposals, an architect/developer team will be prepared to submit a bid based on our Twickenham Waterfront ideas

If the Council decides to adopt a 2-stage competitive route, we imagine that it will prepare an open invitation and an outline brief. This brief would cover the Council's minimum criteria, including the range of acceptable uses, public benefits, height and density, access, timing, and financial basis. It might include some details such as suggested road and parking re-alignments. The invitation would require developers to provide evidence of their financial strength and track record, with outline proposals.

TSG would be available to meet any developer wishing to benefit from our experience and to gauge local opinion before submitting a proposal.

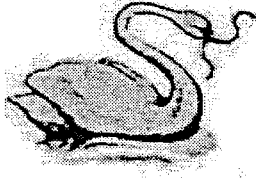
On receipt of responses from developer/architect teams, the Council would need to select a limited number for the second stage (four is common). If there were a large number of responses, public consultation would be impractical. TSG would, in principle, welcome the opportunity to help in the "whittling down" process

Firm designs would then be prepared by the (four?) competitors, and bids submitted.

At this stage, analysis of the offers should include structured local consultation, and TSG would be willing to set up public meetings to assist all contenders to make their case to the public, as well as providing its own analysis of the designs.

This procedure should be capable of producing a practical, acceptable, achievable scheme, within the Council's desired timetable.

Should the Council select a different method of procuring the development, TSG will be equally ready to assist in the process.



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At this stage the Council's analysis of the offers would take into account all aspects of "best value", including economic, social and sustainability factors as well as financial. TSG would be willing to provide its own analysis of the designs, and assist by setting up public meetings, verifying public response and analysing the results."

It is recognised that the Council is responsible for taking the decisions, but we feel it will be possible for TSG to make impartial and helpful contributions throughout the process. We would welcome the opportunity to discuss with you how this can be achieved.

Best wishes,

Jack Betteridge
(14, Aquarius, Eel Pie Island, TW1 3EA)

(on behalf of the Twickenham Society Group)