

Proposed Residential Redevelopment
Broom Road, Teddington TW11 9BE
Teddington Riverside
Statement of Community Engagement



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1. Introduction and background

- 1.1 This Report on Community Engagement has been prepared by GKA Limited in support of a planning application by Haymarket Publishing Group (the applicant) for the redevelopment of their site on Broom Road, Teddington.
- 1.2 The application seeks planning permission for a high quality residential scheme which would replace the existing tired and poor quality buildings which are currently on the site. The proposals for new homes would be more in keeping with the predominantly residential local area than the existing employment use and would also help to meet the housing needs of the Borough.
- 1.3 Prior to submitting the planning application, GKA, on behalf of the applicants, has undertaken wide scale public consultation by engaging with key stakeholders including councillors, local amenity and conservation groups and members of the community local to the site.
- 1.4 This document provides a report on the public consultation activities that have been undertaken to support the planning application. It explains the stakeholders who were identified, the methods used to engage with them and what information has been provided to date. It also identifies the main issues raised through the consultation process and how the applicants have sought to respond to them. This report forms part of a comprehensive package of documents submitted in support of the planning application.

2. Rationale and approach to stakeholder consultation

Policy context

- 2.1 The London Borough of Richmond's 'Statement of Community Involvement' (SCI) was adopted in June 2006 and there was an Addendum in April 2009. The SCI encourages applicants to undertake early consultation with key consultees and the local community at the pre-application stage. This ensures that consultees understand proposals and are given the opportunity to comment before an application is submitted. The applicants have therefore sought to undertake a comprehensive approach to consultation with the local community in line with the London Borough of Richmond's 'Statement of Community Involvement' document.
- 2.2 The National Planning Policy Framework (NPPF) was introduced in March 2012 and paragraph 189 recommends that local planning authorities should "encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications."
- 2.3 As such, GKA on behalf of the applicant has sought to consult in a way that adheres to the principles of the NPPF and London Borough of Richmond Council's SCI and has designed and implemented an extensive consultation programme that encourages early discussions regarding the proposals and engages local stakeholders.

Scope of consultation

- 2.4 With the policy context in mind, GKA identified the stakeholders who would be most interested in the proposals, these groups included:
- Local politicians including members of the London Borough of Richmond upon Thames Council, the GLA, the Mayor of London, and Dr Vince Cable, MP for Twickenham;
 - Members of the Teddington Society;
 - Other local interest groups, including the Richmond upon Thames Environment Trust, the Thames Landscape Strategy, the River Thames Society, the Hampton Wick Society, the Ham and Petersham Association and the Ham United Group;
 - Local residents surrounding Teddington Studios, as well as St Mary's College University located opposite and The Lensbury and The Anglers which border the site.
- 2.5 Prior to the launch of widespread consultation, the applicants held a pre-application meeting to discuss the principle of the scheme with officers from London Borough of Richmond Council. Further pre-applications meetings were then held to continue to discuss the detail of the scheme as the plans evolved.

- 2.6 Wider consultation followed and it was considered that the best approach was to hold meetings with local politicians to explain the proposals, followed by an initial exhibition to introduce the emerging proposals to the wider community. A second exhibition was held to consult on the detailed plans before a planning application was submitted. A project website and information leaflet was produced to support the consultation process. This maximised the opportunities for the wider public to participate in the consultation process.
- 2.7 Prior to submission, a meeting was held with the GLA.

3. Consultation methodology

- 3.1 A range of activities were undertaken to fully engage with politicians, interest groups and the local community. These are detailed below.

Briefing local politicians

- 3.2 It was considered that key members of London Borough of Richmond Council should be briefed on the plans at an early stage, in particular Teddington ward members and members from neighbouring Hampton Wick and Ham wards. These key members were written to in the first instance to ensure that they were aware of the plans in advance of the launch of public consultation and were offered a meeting.
- 3.3 A number of briefing meetings were held at the site with key individuals to explain the proposals in more detail and demonstrate the need for regeneration. These meetings included politicians representing the local area.

Briefing for the local community

- 3.4 Following initial discussions with local Councillors, it was also considered important to brief other local groups and provide them with the opportunity to comment on the evolving proposals. The Richmond upon Thames Environment Trust, the Thames Landscape Strategy, the River Thames Society, the Hampton Wick Society, the Ham and Petersham Association and Ham United Group were identified as being important stakeholder groups. Therefore, each group was sent a letter to introduce the proposals and a copy of the exhibition material that would be on display at the public events.
- 3.5 The Teddington Society was sent a briefing letter on 25 June. Following the initial exhibition an on-site meeting was held with the Society on 17 October to explain how the plans had evolved and responded to local feedback.

Wider Public Consultation

- 3.6 On 25 June, nearly 1,000 households in the vicinity of the Teddington Studios site, ward councillors, the local MP and local interest groups were invited to a public exhibition on the emerging concepts for the site. A copy of the consultation area map is provided at Appendix A.

- 3.7 In order to make it easy for people to comment on the proposals if they were unable to attend the exhibition, a number of contact options were provided in the letter. This included details of the project website and a community information line telephone number (charged at a local rate) and email address. Copies of the exhibition boards were emailed to residents who had been unable to attend.
- 3.8 Residents were then invited to a second exhibition held in October to show how the emerging concepts for the site had been developed to respond to feedback received at the first exhibition. The exhibition was held to ensure that the local community had the opportunity to view the detailed plans before a planning application was submitted.
- 3.9 Copies of the briefing and invitation letters to both exhibitions sent to local politicians, local groups and residents in June and October are attached at Appendix B.

Local media engagement

- 3.10 A press release announcing the proposals was issued on 25 June 2013. The press release included information on the proposals and provided details of the public exhibitions, community information line, project email address and website.
- 3.11 Further liaison with local journalists continued throughout the consultation period to provide additional information and publicise future exhibition arrangements. Providing such information through the media ensures that local people interested in the proposals, but not necessarily in the consultation area, can be reached.
- 3.12 Copies of the press releases for both exhibitions are provided at Appendix C and copies of associated press coverage is included at Appendix D.

Website

- 3.13 A cost-effective and environmentally friendly means of providing detailed information to a large number of people is through a dedicated, project website. In 2013, 21 million households in the UK who had Internet access, representing 83% of the adult population (Office for National Statistics, Internet Access – households and individuals, 2013). Therefore, it was considered that a website could be accessed by a large number of people who were interested in the proposals and by those not included in the consultation area.
- 3.14 The consultation website (www.teddington-riverside.co.uk) was launched on 26 June 2013 to coincide with the launch of widespread public consultation. The local community were informed of the website through media coverage, in the invitation to the public exhibitions (issued 26 June), in press releases and on all consultation material.

- 3.15 The website was designed to provide details of the proposals and to be easily accessible to all. The website is broken down into different pages and each contains specific information on the plans.
- 3.16 Whilst providing details of the public exhibition, the website also included copies of the exhibition boards to allow people unable to attend to access the consultation material and a copy of the comments form.
- 3.17 Email and telephone contact details were provided on the website which enabled the public to discuss the proposals and relay their comments to Haymarket's development team by phone or email. A copy of the feedback form was also available on line to print out and complete.
- 3.18 A copy of the information provided on the website is included at Appendix E.

Public exhibitions

- 3.19 Two rounds of public exhibitions were organised, each held over two sessions to ensure as many people as possible were able to attend. The exhibition dates and times are outlined below:
- 3.20
- Saturday 6 July between 10am and 2pm
 - Thursday 11 July from 4 - 8pm
 - Tuesday 22 and Wednesday 23 October from 3 - 9pm
- 3.21 The exhibitions were held at the Landmark Arts Centre in Teddington town centre, close to the development site. The destination was chosen as it is a well-known and convenient venue in the town centre. The venue was also accessible for disabled visitors.
- 3.22 In order to clearly and effectively communicate key details of the scheme, large display boards provided a comprehensive overview of the plans. A copy of the exhibition boards for both exhibitions are included at Appendix F.
- 3.23 Visitors were encouraged to fill in a comment form in order to provide comments on the proposals. A sample copy of the comment forms is included at Appendix G. To encourage responses, the comment forms could be returned to members of the development team at the exhibition or returned at a later date.
- 3.24 A number of posters were displayed outside of the exhibition venue to publicise the event. In addition an A-frame was placed outside of the building to advertise the entrance to the exhibition.

- 3.25 A double sided colour A4 information leaflet was available to take away from each exhibition which provided the project website, email address and details on the scheme. Copies of the information leaflets for both exhibitions are provided at Appendix H.

Processing feedback

- 3.26 Given the level of interest in the proposals locally, it was considered important that the overview of public opinion on the scheme was reported to key stakeholders at the earliest opportunity. Local councillors were written to on the 22 July and [insert date] to update them on the outcome of the exhibitions. A copy of the letter is included at Appendix I. A press release which reported on the key findings was issued to the local press. A copy of the release and associated coverage is included at Appendix J.
- 3.27 In order to report on the detailed consultation feedback in this Report on Community Engagement, all completed and returned comments forms were input into an electronic database hosted behind a secure server in order to ensure that individuals' contact information and feedback is protected.

Data protection

- 3.28 GKA Limited is a registered Data Controller under the Data Protection Act 1998 (DPA). At all times, processing of personal data is carried out in accordance with the DPA and in accordance with the eight data protection principles as set out by the Information Commissioner's Office.
- 3.29 The information provided during the consultation will be held by GKA Limited and only be used for the purposes of consultation and research. The results of the consultation have been shared publicly and with Richmond Council. No personal information will be shared for marketing purposes with companies outside GKA and/or the applicants. We will only contact consultees in the future in relation to this development, unless they have requested that we do not contact them again. Published results have not included personal information or anything that could identify individual consultees.

4. Community participation

First exhibition on emerging plans for the site – July 2013

- 4.1 Over the two day exhibition held in July, approximately 160 people were recorded as attending using a tally counter.
- 4.2 Once visitors had reviewed the material on display, and to encourage feedback on the proposed scheme, attendees were invited to complete a comment form.
- 4.3 Some people took feedback forms away with a view to sending them at a later date. In total 63 feedback forms were received.
- 4.4 Verbal feedback received at the exhibition was broadly positive about the principle of redevelopment and the need to regenerate the site. The rationale for Haymarket's relocation was also accepted as necessary. The comments made most frequently related to:
- Traffic and parking
 - Public access to the riverside
 - Opening up views through the site
 - Design
- 4.5 A detailed breakdown of the written feedback for both exhibitions is provided in Section 5.

Second exhibition on detailed plans – October 2013

- 4.6 The two day exhibition in October was attended by approximately 130 people. 16 comments forms were completed, which is a lower response rate than the first exhibition and may simply be a reflection that the revised proposals are not controversial. Eight of those that responded indicated that they had attended the first exhibitions and half of those said that they thought the plans had improved.

Overall, the feedback received was positive on the whole, with many people commenting that the revised plans are an improvement on the originals. In general, the views were as follows:

- The majority of people were positive about the treatment of the riverside space which is still viewed as the main benefit of the scheme.
- People liked the increase in public open space provision and the way the blue plaques from the Studio building have been incorporated to recognise the site's heritage.

- It was recognised that the height and scale of buildings has been reduced especially on riverfront and Broom Road.
- People appreciated that less homes are now being proposed, but the need for more car parking provision remains the key issue of concern.
- Design, being subjective in nature, attracted a variety of comments.
- The Richmond College proposals went down well on the whole.
- A number of people mentioned the Ham Hydro scheme.

5. Feedback and comments raised during the public exhibitions

5.1 This section provides details of the comments raised in respect of the proposals.

Feedback from the first exhibition on emerging plans for the site – July 2013

5.2 People were asked to indicate their general view of the proposals and to highlight the issues that were of most importance to them.

Support or generally positive	32
No opinion	17
Oppose or generally negative	13

5.3 The feedback gathered through the comment forms provide a mix of views comprising, supportive comments, concerns and general comments/queries on the proposals.

5.4 In Section One, respondents were given the option of highlighting three issues they considered to be of most importance in any redevelopment plans; however some people ticked more than three boxes. Some respondents also ticked 'other' and added their own specific issues. These are provided in Appendix K.

The most important issues were:

	Frequency	Frequency	
	6 July	11 July	TOTAL
○ Public access to the riverside	24	11	35
○ Parking and access	19	8	27
○ Design and materials	16	9	25
○ Opening up views through the site	15	8	23
○ Form and layout of buildings	13	6	19
○ Recognising the site's heritage	12	4	16
○ Regeneration of the site	11	4	15
○ Change of use to housing	9	5	14
○ Community facilities provision	9	3	12
○ Affordable (social) housing	8	2	10
○ Environmental credentials	5	1	6

5.5 Section Two enabled respondents to raise any other issues of importance in respect of the proposals. There were a number of comments that were made more frequently by people. Issues that were raised five or more times in the comments forms are listed below. The remaining comments are included in Appendix L.

Issue	All responses Frequency
o Scheme does not offer enough parking, which would result in parking on local roads (at least 2 per unit not 1)	13
o Traffic movements	14
o Greater access to the river frontage is a benefit and needs to be for the wider community	12
o Concerns about maximum height (take down at least one storey)	9
o Need for regeneration and recognition that redeveloping the site would significantly improve it	8
o Density	9
o Parking problems associated with Haymarket during interim period	8
o Impact on local infrastructure, especially local schools which are already oversubscribed	9
o Design is important	7
o Suggestion for more houses and fewer apartments (high end homes such as Octagon at Richmond Lock mentioned once)	7
o Open up Broom Road frontage and views through the site	6
o Preference for townhouses along Broom Road frontage, with open green space	5
o Management of site during construction and impact on neighbours	5

Feedback from second exhibition on detailed plans – October 2013

Overall attitude

5.6 The figures below indicate whether people were generally supportive or negative in their feedback.

Generally positive	10
Generally negative	6

Specific comments

- 5.7 The comments form was generic and did not ask respondents to give their opinion on particular aspects of the plans or highlight specific issues. Instead space was provided for respondents to provide any general comments that they wished on the plans which are summarised below. The general comments are provided in full at Appendix M.
- 5.8 Overall, the feedback was positive with people commenting that the revised plans are an improvement on the originals. In general, the majority of people were positive about the treatment of the riverside space which is still considered to be the main benefit of the scheme. People liked the increase in public open space provision and the way the blue plaques from the Studio building have been incorporated to recognise the site's heritage. It was recognised that the height and scale of the buildings has been reduced especially on the riverfront and Broom Road. Whilst people recognised that the number of homes has been reduced, the need for more car parking provision remains the key issue of concern for some people. Design, being subjective in nature, attracted a variety of different comments.

6. Responding to feedback

- 6.1 The following section includes responses to the overall key issues and comments which emerged during first consultation. While these responses have been kept brief, the issues will be covered in detail in the relevant reports submitted as part of the planning application.

A number of key themes emerged during the first exhibition and the proposals were amended to reflect the feedback received wherever possible. These changes are summarised below.

The scheme does not offer enough parking, which would result in parking on local roads

- 6.2 The original plans for the site suggested that 250 units could be accommodated on the site. The number of units has since been reduced to approximately 220 units in response to local feedback, but at the same time the number of parking spaces has been increased. The current plans provide 265 parking spaces, with additional provision for visitors and car club, which is in line with the London Borough of Richmond's parking policy. Marketing has shown that the development is likely to attract people wishing to downsize who may therefore be unlikely to require more than one parking space.

Traffic movements

- 6.3 Traffic surveys have now been carried out to monitor existing vehicle trips to and from the site across the day which can be compared to predictions for future vehicular activity. This shows that the overall number of vehicle trips generated by the site will reduce both at peak times and throughout the day.

The surveys demonstrated that on a typical weekday between the hours of 7am and 7pm the estimated number of two-way vehicle trips generated by the site will decrease by about a third (from 600 trips to 400 trips), across the 12 hour period.

In summary, the redevelopment proposal is likely to relieve pressure on the local highway network when compared to the current use as a media centre.

Greater access to the river frontage is a benefit and needs to be for the wider community

- 6.4 The redevelopment of the site will open up access to this part of the river for the local community for the first time. This is also a policy aspiration of the London Borough of Richmond Council. Furthermore, this was one of the most frequently raised comments in the original consultation and the revised plans seek to address this. The proposed scheme has increased the public realm on the riverside by setting the buildings further back from the river to create a larger amenity space for the local community to enjoy. The river walkway has also been enhanced, to include a mix of hard and

soft landscaping, and incorporate the blue plaques from the Studio building to reflect the site's heritage. The river is accessed by two attractive landscaped routes through the site from Broom Road.

Height of buildings

- 6.5 Following the first exhibition, the form of the building has been revised. There is a variety of building heights proposed across the site and buildings are in general lower than the initial plans. In addition, the buildings have been stepped down to a greater degree towards the river and Broom Road so that the development is lower. The buildings remain below the maximum height currently on the site.

Density

- 6.6 The scheme has been reduced since the first consultation and instead of the original 250 units, the scheme now proposes approximately 215 units at a density of 117dph. The site enjoys good access to the facilities and services within Teddington and the surrounding area. Whilst the likely resulting density will be higher than average densities suggested in the London Plan, the proposed residential scheme and location is of high quality and local facilities are readily accessible.

The existing site is densely developed. The relevant parts of the development plan recognise that development of high quality can be accommodated in appropriate locations. Here the accommodation is provided mainly in slim buildings with extensive open space between them and a riverside walk, open space and the benefits of public realm. The setting of the buildings is also enhanced by the wide river frontage and river width and the open sports ground opposite.

Impact on local infrastructure, especially local schools

- 6.7 It is anticipated that the consultation process will help to identify any suitable contribution to local infrastructure improvements or community uses. This issue will be dealt with as part of the planning process and discussed with the London Borough of Richmond. The Mayor of London will also secure a contribution (through CIL) for wider strategic infrastructure improvements.

It is also recognised that the scheme will have to make a significant financial contribution to education to fund the additional school places needed to support the development and this will be discussed further during the planning process.

Design

- 6.8 It is recognised that design is a subjective issue however the overarching approach has been to evolve a high quality, attractive and contemporary design in this prominent riverside location. The wharf-styled buildings are separated by two green fingers which provide views through the site and access to the river, culminating in a landscaped open space on the riverside. The building façades propose yellow stock brick and glass, with projecting balconies to maximise the views and to create interest in the appearance of the development.

Opening up space and views through the site from Broom Road

- 6.9 The revised layout provides a greater amount of space across the site, with more space between the buildings which are set further back from the river and from the boundaries with The Lensbury and The Anglers. In response to feedback, the central building on the river is set back by approximately 35 metres to create a large, public, open space on the riverside.

The three apartment buildings which were originally proposed have been replaced with four smaller buildings and a central piazza helps to open up more space between the buildings. The new layout still provides views through the site to the river from Broom Road in contrast to the continuous mass of buildings found on the site today.

Preference for town houses on Broom Road

- 6.10 The three storey townhouses have been retained on Broom Road and reflect the lower scale of development to the south and adjacent Conservation Area. The proposed townhouses reduce in height at the site boundary.

7. Activity following submission of the planning application

- 7.1 This section provides details of the activities that will take place following the submission of the planning application.
- 7.2 Local stakeholders and interest groups will be advised about the submission of the planning application by letter. This update will comprise an explanation of how the scheme has evolved since the public consultation and as far as possible, respond to specific concerns or questions that have been raised.
- 7.3 Stakeholders will also be kept updated about the proposals through the local press and feedback on the project website. GKA will respond to on-going press enquiries and provide press releases at key points throughout the project on behalf of Haymarket.

8 Conclusion

- 8.1** In accordance with good practice and Haymarket's commitment to community consultation, a thorough engagement exercise has been undertaken in order to introduce the proposals to the wider Teddington community and encourage feedback and comments on the scheme.
- 8.2** The overall tone of response to the consultation has been broadly overwhelmingly supportive towards the redevelopment proposals.
- 8.3** Haymarket is keen to maintain an ongoing dialogue with all members of the local community who have an interest in the proposals and to discuss and address any new issues raised during the planning process.

ENDS

APPENDIX A

Consultation area map



APPENDIX B

Briefing letters and exhibition invites – June 2013

25 June 2013

Sample letter to local ward councillors

BY EMAIL AND POST

Dear Councillor ...

We write to you on behalf of Haymarket Media Group in your capacity as a local ward councillor to advise you of their future plans in the Borough.

As you will be aware, Haymarket is a major employer in the Borough and has 650 staff based at Teddington Studios, which it has owned since 2004. Pinewood has a lease on part of the site but has taken the decision to leave when their lease ends next year. Haymarket has been considering its options in light of the departure of Pinewood and the need for significant investment in the site.

Haymarket has decided to relocate their London based staff from Teddington and Hammersmith to a new single UK headquarters. Whilst a specific site for the new headquarters has not yet been confirmed, Haymarket plans to remain in the London Borough of Richmond where it has strong links dating back over 30 years. In the meantime, Haymarket will temporarily bring staff currently based in Hammersmith to Teddington pending the final move to the new offices in three to four years' time. By 2014, all 1100 of Haymarket's staff will be based in the Borough.

The departure of Pinewood provides the opportunity for a comprehensive redevelopment of the site and the replacement of the current tired buildings with a new development that complements the surrounding area. The redevelopment would also help underpin Haymarket's move and secure their long term future in the Borough. The initial plans for the redevelopment of the site will provide a significant number of new homes, creating an improved environment and opening up views through the site to the

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riverside. The proposals would be more in keeping with the local area than an employment use and would also help to meet the housing needs of the Borough.

Haymarket would welcome the views of the local community on the redevelopment proposals before submitting a planning application later this year. As part of our first community engagement event, we will be holding an exhibition at the Landmark Arts Centre on Ferry Road in Teddington on **Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm**. Details of the public exhibitions can also be found at www.teddington-riverside.co.uk. From 5 July, the scheme plans will also be available on the website. We are writing to nearly 1,000 neighbouring residents and businesses to inform them of the plans and details of the consultation.

We thought that it would be helpful to arrange a short meeting with yourself and your fellow ward councillors in advance of the exhibition so that we can provide you with a briefing of what is proposed. We would be happy to meet at a time and location of your convenience. Please feel free to contact us by calling me on 01296 678 300 or 07788 726 061 or e-mailing r.allaway@gka.co.uk.

Yours sincerely



Rob Allaway

Managing Director

25 June 2013

Mr Craig Vitulli
Head Groundsman
St Mary's University College
Waldegrave Road
Strawberry Hill
Twickenham
TW1 4SX

Dear Mr Vitulli

We write to you on behalf of Haymarket Media Group in your capacity as Head Groundsman at St Mary's College regarding their initial proposals for the redevelopment of the Teddington Studios site on Broom Road.

As you will be aware, Haymarket is a major employer in the Borough and has 650 staff based at Teddington Studios, which it has owned since 2004. Pinewood has a lease on part of the site but has taken the decision to leave when their lease ends next year as demand for older facilities such as Teddington diminishes. Haymarket has been considering its options in light of the departure of Pinewood and the need for significant investment in the site.

Haymarket has decided to relocate their London based staff from Teddington and Hammersmith to a new single UK headquarters. Whilst a specific site for the new headquarters has not yet been confirmed, Haymarket plans to remain in the London Borough of Richmond where it has strong links dating back over 30 years. In the meantime, Haymarket will temporarily bring staff currently based in Hammersmith to Teddington pending the final move to the new offices in three to four years' time. By 2014, all 1100 of Haymarket's staff will be based in the Borough.

The departure of Pinewood provides the opportunity for a comprehensive redevelopment of the site and the replacement of the current tired buildings with a new development that complements the surrounding area. The redevelopment would also help underpin Haymarket's move and secure their long

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term future in the Borough. The initial plans for the redevelopment of the site will provide a significant number of new homes, creating an improved environment and opening up views through the site to the riverside. The proposals would be more in keeping with the local area than an employment use and would also help to meet the housing needs of the Borough.

Haymarket would welcome the views of the local community on the redevelopment proposals before submitting a planning application later this year. As part of our first community engagement event, we will be holding an exhibition at the Landmark Arts Centre on Ferry Road in Teddington on Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm. Details of the public exhibitions can also be found at www.teddington-riverside.co.uk. From 5 July, the scheme plans will also be available on the website. We are writing to nearly 1,000 neighbouring residents and businesses to inform them of the plans and details of the consultation.

We thought that it would be helpful to arrange a short meeting with yourself in advance of the exhibition so that we can provide you with a briefing of what is proposed. We would be happy to meet at a time and location of your convenience. Please feel free to contact us by calling me on 01296 678 300 or 07788 726 061 or e-mailing r.allaway@gka.co.uk.

Yours sincerely



Rob Allaway
Managing Director

25 June 2013

Ms Jenny Hilton
Chair of Teddington Society
The Teddington Society
21 Teddington Park
Teddington
TW11 8DB

BY EMAIL AND POST

Dear Ms Hilton

We write to you on behalf of Haymarket Media Group in your capacity as Chair of the Teddington Society to advise you of their future plans in the Borough.

As you will be aware, Haymarket is a major employer in the Borough and has 650 staff based at Teddington Studios, which it has owned since 2004. Pinewood has a lease on part of the site but has taken the decision to leave when their lease ends next year. Haymarket has been considering its options in light of the departure of Pinewood and the need for significant investment in the site.

Haymarket has decided to relocate their London based staff from Teddington and Hammersmith to a new single UK headquarters. Whilst a specific site for the new headquarters has not yet been confirmed, Haymarket plans to remain in the London Borough of Richmond where it has strong links dating back over 30 years. In the meantime, Haymarket will temporarily bring staff currently based in Hammersmith to Teddington pending the final move to the new offices in three to four years' time. By 2014, all 1100 of Haymarket's staff will be based in the Borough.

The departure of Pinewood provides the opportunity for a comprehensive redevelopment of the site and the replacement of the current tired buildings with a new development that complements the surrounding area. The redevelopment would also help underpin Haymarket's move and secure their long term future in the Borough. The initial plans for the redevelopment of the site will provide a significant number of new homes, creating an improved environment and opening up views through the site to the

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riverside. The proposals would be more in keeping with the local area than an employment use and would also help to meet the housing needs of the Borough.

Haymarket would welcome the views of the local community on the redevelopment proposals before submitting a planning application later this year. As part of our first community engagement event, we will be holding an exhibition at the Landmark Arts Centre on Ferry Road in Teddington on Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm. Details of the public exhibitions can also be found at www.teddington-riverside.co.uk. From 5 July, the scheme plans will also be available on the website. We are writing to nearly 1,000 neighbouring residents and businesses to inform them of the plans and details of the consultation.

We thought that it would be helpful to arrange a short meeting with yourself in advance of the exhibition so that we can provide you with a briefing of what is proposed. We would be happy to meet at a time and location of your convenience. Please feel free to contact us by calling me on 01296 678 300 or 07788 726 061 or e-mailing r.allaway@gka.co.uk.

Yours sincerely



Rob Allaway

Managing Director

25 June 2013

The Rt Hon Dr Vince Cable MP
2a Lion Road
Twickenham
TW1 4JQ

BY EMAIL AND POST

Dear Dr Cable

We write to you on behalf of Haymarket Media Group in your capacity as local MP for Twickenham to advise you of their future plans in the Borough.

As you will be aware, Haymarket is a major employer in the Borough and has 650 staff based at Teddington Studios, which it has owned since 2004. Pinewood has a lease on part of the site but has taken the decision to leave when their lease ends next year. Haymarket has been considering its options in light of the departure of Pinewood and the need for significant investment in the site.

Haymarket has decided to relocate their London based staff from Teddington and Hammersmith to a new single UK headquarters. Whilst a specific site for the new headquarters has not yet been confirmed, Haymarket plans to remain in the London Borough of Richmond where it has strong links dating back over 30 years. In the meantime, Haymarket will temporarily bring staff currently based in Hammersmith to Teddington pending the final move to the new offices in three to four years' time. By 2014, all 1100 of Haymarket's staff will be based in the Borough.

The departure of Pinewood provides the opportunity for a comprehensive redevelopment of the site and the replacement of the current tired buildings with a new development that complements the surrounding area. The redevelopment would also help underpin Haymarket's move and secure their long term future in the Borough. The initial plans for the redevelopment of the site will provide a significant number of new homes, creating an improved environment and opening up views through the site to the riverside. The proposals would be more in keeping with the local area than an employment use and would also help to meet the housing needs of the Borough.

Cont'd...

Haymarket would welcome the views of the local community on the redevelopment proposals before submitting a planning application later this year. As part of our first community engagement event, we will be holding an exhibition at the Landmark Arts Centre on Ferry Road in Teddington on Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm. Details of the public exhibitions can also be found at www.teddington-riverside.co.uk. From 5 July, the scheme plans will also be available on the website. We are writing to nearly 1,000 neighbouring residents and businesses to inform them of the plans and details of the consultation.

We thought that it would be helpful to arrange a short meeting with yourself in advance of the exhibition so that we can provide you with a briefing of what is proposed. We would be happy to meet at a time and location of your convenience. Please feel free to contact us by calling me on 01296 678 300 or 07788 726 061 or e-mailing r.allaway@gka.co.uk.

Yours sincerely



Rob Allaway

Managing Director

cc: House of Commons, London SW1A 1AA

26 June 2013

Sample consultation letter

Dear ...

We write on behalf of Haymarket Media Group regarding their initial proposals for the redevelopment of the Teddington Studios site on Broom Road.

Pinewood has a lease on part of the site but has taken the decision to leave when their lease ends next year. Haymarket has owned the site since 2004 and currently has 650 staff based there. It has been considering its options in light of the departure of Pinewood and the need for significant investment in the site.

Haymarket has decided to relocate their London based staff from Teddington and Hammersmith to a new headquarters in the London Borough of Richmond, which is likely to take place in three to four years' time. In the meantime, staff currently based in Hammersmith will temporarily move to join their colleagues at Teddington.

The departure of Pinewood provides the opportunity for a comprehensive redevelopment of the site and the replacement of the current tired buildings with a new development that complements the surrounding area. The redevelopment would also help underpin Haymarket's move and secure their long term future in the Borough where they are a significant employer.

The initial emerging plans comprise a residential scheme providing a significant number of new homes, creating an improved environment and opening up views through the site to the riverside. Such

PTO

development would also be more in keeping with the local area than an employment use and help to meet the housing needs of the Borough.

Haymarket would welcome the views of the local community on these proposals as the scheme develops and before submitting a planning application later this year. As part of our first community engagement event, we would like to invite you to an exhibition of the initial plans which will be held at the Landmark Arts Centre on Ferry Road in Teddington on **Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm.**

Representatives from Haymarket and their project team will be available throughout the exhibition to answer any questions you may have and discuss the plans in more detail. Feedback forms will also be available on the day for you to provide your comments on the proposals. Your views are important and we hope that you will be able to attend the exhibition.

Details of the public exhibitions can also be found at www.teddington-riverside.co.uk. From 5 July, the scheme plans will also be available on the website. If you would like to get in touch in the meantime, please contact us by calling the Teddington Riverside Community Information line on 0845 603 9928 or e-mail teddington-riverside@gka.co.uk.

Yours faithfully



Rob Allaway
Managing Director

APPENDIX C

Exhibition press releases – June and October 2013

25 June 2013

*****PRESS RELEASE*****

HAYMARKET MEDIA GROUP UK HEADQUARTERS TO BE CONSOLIDATED IN LONDON BOROUGH OF RICHMOND

Haymarket Media Group is to create a new UK headquarters in the London Borough of Richmond in a move that will bring together all 1100 staff currently located in Hammersmith and Teddington.

Haymarket has strong links with the area dating back over 30 years. A number of options for a new headquarters are currently being explored although a site has not yet been confirmed. An announcement on the site is expected in the near future with the facility being ready in three to four years' time. In the meantime, staff currently based in Hammersmith will temporarily move to join their 650 colleagues at Teddington.

Haymarket has owned the Teddington Studios site since 2004 and occupied it since 2006. Part of the site is leased to Pinewood, who will be leaving when their lease expires during 2014. Haymarket is therefore planning to redevelop the site to help underpin its move to a new headquarters and secure their long term future in the Borough.

Kevin Costello, Chief Executive of Haymarket Media Group, said: "We are embarking on an exciting journey which will bring all our staff currently based in Teddington and Hammersmith together in a single headquarters. The move will enable a closer working relationship across the Group and we see no better place to do this than in the Borough of Richmond where we already have such strong ties.

"Following the announcement that Pinewood would be leaving in 2014, we have been considering the future of Teddington Studios, along with our other London buildings. The Teddington site is in need of significant investment and Pinewood's departure next year provides the opportunity to bring forward a comprehensive redevelopment of the site."

Lord True, Leader of Richmond Council, said: "Business growth is vital for Richmond's future. Haymarket is one of the largest privately owned media companies in the country and we have been proud that Richmond upon Thames has been their home for over 30 years. We await further announcements but this merging of offices would secure around 1100 existing and new employees within the Borough. That would be good for future jobs, good for our local economy and mean more people spending money on our high streets in support of other businesses."

The initial plans for the redevelopment of the Teddington site will provide a significant number of new homes. This would be more in keeping with the local area than an employment use and help to meet the housing needs of the Borough. It is also intended to mark the history of the site in the emerging plans.

Haymarket is keen to share the plans with the local community as the scheme develops and before a planning application is submitted. An initial public exhibition will be held at the Landmark Arts Centre on Ferry Road in Teddington on Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm.

Further information on the proposals is available at www.teddington-riverside.co.uk from Wednesday 26 June. Alternatively, please call the community information line on 0845 603 9928 or e-mail teddington-riverside@gka.co.uk.

ENDS

25 June 2013

*****PRESS RELEASE*****

HAYMARKET MEDIA GROUP UK HEADQUARTERS TO BE CONSOLIDATED IN LONDON BOROUGH OF RICHMOND

Haymarket Media Group is to create a new UK headquarters in the London Borough of Richmond in a move that will bring together all 1100 staff currently located in Hammersmith and Teddington.

Haymarket has strong links with the area dating back over 30 years. A number of options for a new headquarters are currently being explored although a site has not yet been confirmed. An announcement on the site is expected in the near future with the facility being ready in three to four years' time. In the meantime, staff currently based in Hammersmith will temporarily move to join their 650 colleagues at Teddington.

Haymarket has owned the Teddington Studios site since 2004 and occupied it since 2006. Part of the site is leased to Pinewood, who will be leaving when their lease expires during 2014. Haymarket is therefore planning to redevelop the site to help underpin its move to a new headquarters and secure their long term future in the Borough.

Kevin Costello, Chief Executive of Haymarket Media Group, said: "We are embarking on an exciting journey which will bring all our staff currently based in Teddington and Hammersmith together in a single headquarters. The move will enable a closer working relationship across the Group and we see no better place to do this than in the Borough of Richmond where we already have such strong ties.

"Following the announcement that Pinewood would be leaving in 2014, we have been considering the future of Teddington Studios, along with our other London buildings. The Teddington site is in need of significant investment and Pinewood's departure next year provides the opportunity to bring forward a comprehensive redevelopment of the site."

Lord True, Leader of Richmond Council, said: "Business growth is vital for Richmond's future. Haymarket is one of the largest privately owned media companies in the country and we have been proud that Richmond upon Thames has been their home for over 30 years. We await further announcements but this merging of offices would secure around 1100 existing and new employees within the Borough. That would be good for future jobs, good for our local economy and mean more people spending money on our high streets in support of other businesses."

The initial plans for the redevelopment of the Teddington site will provide a significant number of new homes. This would be more in keeping with the local area than an employment use and help to meet the housing needs of the Borough. It is also intended to mark the history of the site in the emerging plans.

Haymarket is keen to share the plans with the local community as the scheme develops and before a planning application is submitted. An initial public exhibition will be held at the Landmark Arts Centre on Ferry Road in Teddington on Saturday 6 July between 10am-2pm and Thursday 11 July from 4-8pm.

Further information on the proposals is available at www.teddington-riverside.co.uk from Wednesday 26 June. Alternatively, please call the community information line on 0845 603 9928 or e-mail teddington-riverside@gka.co.uk.

ENDS

26 June 2013

***** PRESS RELEASE *****

FUTURE PLANS FOR TEDDINGTON STUDIOS FOLLOWING PINEWOOD DEPARTURE

It is proposed to redevelop Teddington Studios following the departures of Pinewood Shepperton and owner occupier Haymarket Media Group.

Pinewood Shepperton currently operates from part of the site and will leave Teddington when its lease expires in 2014. It has previously underlined its commitment to the studio sector and invested heavily in Pinewood and Shepperton as demand for older facilities such as Teddington diminishes.

Haymarket Media Group has owned Teddington Studios since 2004 and currently has 650 staff working at the site. Haymarket is planning to move from Teddington in three to four years' time to a new headquarters which would bring all its London staff together in the Borough of Richmond. In the meantime, its staff from Hammersmith will move temporarily to Teddington pending the final move.

Kevin Costello, Chief Executive of Haymarket Media Group, said: "In light of the departure of Pinewood, we have been considering the future of Teddington Studios, along with our other London buildings. The Teddington site is in need of significant investment and Pinewood's departure next year provides the opportunity to bring forward the comprehensive redevelopment of the site. This will help underpin the move to a new headquarters and secure our long term future in the Borough of Richmond. "

The initial plans for the redevelopment of the Teddington site will provide a significant number of new homes. This would be more in keeping with the local area than an employment use and help to meet the housing needs of the Borough.

It is intended to mark the history of the site in the emerging plans, such as retaining the existing blue plaques on the site.

ENDS

PRESS RELEASE – 16 OCTOBER 2013

SECOND PHASE OF CONSULTATION FOR HAYMARKET'S REDVELOPMENT PLANS

Haymarket is to hold a second round of consultation on its plans to redevelop its Teddington site. Earlier exhibitions held in July unveiled the emerging plans for a residential scheme on the site and the plans have since been evolved, taking local feedback into account.

The public exhibitions will be held at the Landmark Arts Centre on 22 and 23 October from 3pm to 9pm. Local residents are being invited to comment on the detailed residential scheme before a planning application is submitted later this year.

Following a complete review of the scheme, there has been a reduction in the building heights and mass towards the river and Broom Road. This has resulted in fewer homes overall with approximately 215 new homes now being proposed rather than up to the original 250. Parking provision has also been increased in the plans to ensure that there is no off-site parking in nearby roads. In addition, more public space has been created on the riverfront for people to enjoy.

The redevelopment plans have come forward following Pinewood's decision to leave the site and Haymarket's intention to create a new UK headquarters in the Borough. Haymarket is in discussions with Richmond upon Thames College over basing its new headquarters at the College's Egerton Road site, which is also earmarked for a comprehensive redevelopment.

The proposals at Egerton Road would provide new buildings and facilities for Richmond College, a new secondary school and purpose built home for Richmond's Clarendon School for special needs. Haymarket's involvement would help create a pioneering Richmond Education and Enterprise Campus, providing work experience, internships and apprenticeships for students for both the College and new secondary school, assistance in the development of the curriculum, as well as access to shared resources.

Details of the revised scheme will be available from 21 October at www.teddington-riverside.co.uk. For further information on the proposals please contact the Teddington Riverside Community Information line on 0845 603 9928 or e-mail teddington-riverside@gka.co.uk.

ENDS

For further information, please contact Emma Garner on 01296 678 300.

NEWS: Pioneering new 'education and enterprise' partnership for Twickenham

Richmond upon Thames College's redevelopment plans have taken an exciting and bold new turn as one of the country's largest and most successful independent media companies announces it is considering building its HQ on the same site.

Last week the Haymarket Media Group announced plans to create its new UK headquarters in Richmond upon Thames, bringing together all 1100 staff currently located in Hammersmith and Teddington.

The company has been in discussions with Richmond Council regarding potential sites in the borough for several months. And earlier this week (July 3) the governing body of Richmond upon Thames College agreed to explore the possibility of Haymarket basing its HQ on the Egerton Road site.

Should plans be successful, a new innovative 'education and enterprise' development will be created, containing:

- An advanced new building and facilities for Richmond College
- A new secondary school
- A new built-for-purpose home for Richmond's Clarendon School for special needs
- A new UK headquarters for Haymarket's 1100 staff.

The proposal could provide a unique offer for learning, with education firmly anchored in the heart of an innovative and enterprising environment.

For the development to progress, part of the College's 21 acre site needs to be sold for an 'enabling development'. If discussions with Haymarket succeed, the company will buy part of the land alongside land sold for

residential housing. Richmond Council has also allocated £10m towards the project.

David Ansell, Principal of Richmond upon Thames College, said:

"We are already excited by the prospect of redeveloping the College – creating a centre of educational excellence for many hundreds of young people from our borough and beyond. This opportunity to build on the planned new educational offer, alongside the facilities, resources and skill that Haymarket could bring, would really put our College on the map.

"We are very much in the early stages of discussions, but I think we all agree that the potential benefits of bringing Haymarket into the mix are worth investigating".

Kevin Costello, Chief Executive of the Haymarket Media Group, said:

"While a lot needs to be considered before a decision is made, we are very excited to be exploring this opportunity.

"Haymarket's relationship with Richmond upon Thames is strong and we are keen to not only retain but strengthen these links. We have a simple business philosophy: relentlessly focusing on what our audiences need by employing the best quality people to create compelling products. Relocating to the College site would create a unique opportunity for young people to move from school to college while experiencing the rewarding opportunities that a company like Haymarket can provide.

"We are already committed to merging our offices and moving to a bigger site that's a model for a truly modern multi-platform media company. With our tenants Pinewood due to move their filming facilities from our Teddington Studios complex to their main studios in 2014, the time is right.

"The Egerton Road site would enable us to create something very special and innovative with Richmond College."

Lord True, Leader of Richmond Council, added:

“This is a potentially pioneering and unique partnership and while there is still a lot to discuss, I do believe that by bringing Haymarket, Richmond College and the two new schools together on one site we will improve the quality of education and employment options for young people around the borough.

“Over the next weeks and months we will continue our discussions as we move closer to announcing the final plans for Egerton Road.”

For more media information, please contact Elinor Firth on 020 8487 5159

ENDS

APPENDIX D

Exhibition press coverage – July and October 2013

TEDDINGTON RIVERSIDE
Richmond and Twickenham Times
26 June 2013

Media group plots move to Teddington

A media group that employs more than 1,000 people is considering a permanent move to Teddington.

Haymarket Media Group wants to create a new UK headquarters in the borough, in a move that will bring together all 1,100 staff currently located in Hammersmith and Teddington.

The media group has strong links with the area dating back more than 30 years and is currently looking at a number of options for its headquarters, at a site yet to be confirmed.

It is expected that a site will be announced in the near future, with the plans to open in three to four years' time.

In the meantime, staff based in Hammersmith will temporarily move to join their 650 colleagues in Teddington.

Haymarket has owned the Teddington Studios site since 2004 and occupied it since 2006.

Part of the site is leased to Pinewood, which will leave when its lease expires during 2014, and Haymarket plans to redevelop it.

Kevin Costello, chief executive of Haymarket, said: "We are embarking on an exciting journey which will bring all our staff currently based in Teddington and Hammersmith together in a single headquarters.

"The move will enable a closer working relationship across the group and we see no better place to do this than in the borough of Richmond, where we already have such strong ties."

Lord True, Leader of Richmond Council, said the move would be good for the borough's job market and local economy, with business growth vital for Richmond's future.

Haymarket said initial plans for the redevelopment of the Teddington site would provide a number of new homes to help meet housing needs.

Haymarket will share plans with the community before a planning application is submitted.

A public exhibition will be held at the Landmark Arts Centre, in Ferry Road, Teddington on Saturday, July 6, between 10am and 2pm and Thursday, July 11, from 4pm to 8pm. For more information, visit teddington-riverside.co.uk, call 0845 6039928 or email teddington-riverside@gka.co.uk.

Haymarket to move all London staff to one Richmond-based office

All Haymarket employees in London are to be relocated to an office in the London borough of Richmond.

Chief executive Kevin Costello told staff across four London offices yesterday that they will be moved into one “fit-for-purpose” site.

Currently, Haymarket has three offices in Hammersmith – 174 Hammersmith Road, Bute Gardens and Wolverton Gardens – and one in Teddington.

It was originally intended that Haymarket would sell the Bute and Wolverton offices and demolish and rebuild 174 Hammersmith Road.

But Costello said the decision has been taken to sell all three Hammersmith offices and also move staff from Teddington Studios.

Later this year, staff from Hammersmith offices will move to Haymarket’s Teddington Studios for an interim period until the new location is ready.

Costello said in an internal email: “While I am unable yet to say exactly where the new offices will be, please rest assured that fast, easy transport links and good local amenities have been foremost in our minds.”

Haymarket is also planning to open a new “satellite/hot office in the West End for staff who need to go into Central London for events or to see contacts or clients”.

**TEDDINGTON
Property Week
4 July 2013**

Haymarket eyes Richmond College site for new HQ

Haymarket Media Group is in talks with Richmond College to buy a chunk of its 21-acre site in Twickenham, south-west London, to build a new headquarters.

The move is part of a restructure of the publishing group's property holdings, including exiting its three buildings in Hammersmith and relocating staff further west.

Haymarket is in discussions with Richmond-upon-Thames College to acquire part of the Egerton Road site, close to Twickenham Station, as part of the college's planned redevelopment.

Richmond Council has allocated £10m towards the scheme, which will include a new building and facilities for the college, new secondary school and bespoke new home for Richmond's Clarendon School for Special Needs.

However, part of the site must be sold to enable this development to go ahead. If the deal is successful, Haymarket will buy a portion of the site alongside land sold for residential housing and build a new UK headquarters for its 1,100 London-based staff.

In an email to staff today, Kevin Costello, chief executive of Haymarket Media Group said the "vision is for us to be actively involved with the college and vice-versa, creating a new education and enterprise campus".

He said: "Apart from the location's suitability, we believe moving to the college site creates an opportunity for us to provide input into the education of young people moving from school to college, help with career advice and to benefit from being in touch with the thoughts and interests of the generation heading into the workplace.

"We see this as the chance to create a unique relationship between a modern, forward-thinking multi-platform media company and one of London's best colleges."

PRESS COVERAGE

TEDDINGTON RIVERSIDE

MEDIA WEEK – 4 JULY 2013

Haymarket Media Group considers joint HQ with Richmond College

Louise Ridley, 04 July 2013, 4:39pm

Haymarket Media Group, the publisher of Media Week and FourFourTwo magazine, is in talks with Richmond upon Thames College about sharing its new UK headquarters in an "education and enterprise" deal.



Kevin Costello: the chief executive of the Haymarket Media Group (photo credit: AOP)

The proposals could see Haymarket working closely with the college, potentially sharing resources and skills. The publisher's target is to move in the next three years.

The college's governing body yesterday agreed to explore the possibility of Haymarket building a new office on the college's Egerton Road site to house the staff currently split between Hammersmith and Teddington offices.

The move would mean that Haymarket would be the largest employer in Richmond upon Thames. It has employed staff in its Teddington office in the borough since 1975.

Haymarket Media Group recently announced plans to relocate all 1,100 of its staff to a new purpose-built office, consistent with its "one company/one culture" plan.

The proposal would form part of the redevelopment of Richmond upon Thames College, which Richmond Council is funding with £10 million.

Kevin Costello, the chief executive of the Haymarket Media Group, said: "Haymarket's relationship with Richmond upon Thames is strong and we are keen to not only retain but strengthen these links.

"Relocating to the college site would create a unique opportunity for young people to move from school to college while experiencing the rewarding opportunities that a company like Haymarket can provide."

If the plans go through, the new development will include a new building and facilities for Richmond College, a new secondary school and a new building for Richmond's Clarendon School for special needs.

Costello said: "The juxtaposition of the college to us presents a range of opportunities for us to explore, both with their existing curriculum and the various roles and skills that we employ within the business."

Haymarket announced last month that it intended to move all its London based staff into one building. The plan is to move the publications currently based in Hammersmith to its building in Teddington before moving to a purpose built site.

Lord True, the leader of Richmond College, said: "This is a potentially pioneering and unique partnership and while there is still a lot to discuss. I do believe that by bringing Haymarket, Richmond College and the two new schools together on one site we will improve the quality of education and employment options for young people around the borough."

As well as publishing MediaWeek.co.uk and FourFourTwo, Haymarket Media Group publishes Campaign, Autocar and Stuff.

ENDS

**TEDDINGTON
Broadcast Now
4 July 2013**

Teddington Studios to be replaced with housing

Teddington Studios is likely to be transformed into a housing development when current tenant Pinewood Shepperton exits next year.

Owner Haymarket Media Group said it would consider viable commercial offers, but felt that “a future studio operation is unlikely in view of the level of significant investment required”.

ITV show The Chase has already relocated to The London Studios, while a spokesperson for Avalon show Not Going Out said it was not yet clear where the show would be rehoused to. Teddington Studios has eight studios ranging up to 8,900 sq ft in size.

PRESS COVERAGE

TEDDINGTON – RIVERSIDE

PROPERTY WEEK – 4 July 2013

Haymarket eyes Richmond College site for new HQ

4 July 2013 | By Sarah Townsend

Haymarket Media Group is in talks with Richmond College to buy a chunk of its 21-acre site in Twickenham, south-west London, to build a new headquarters.

The move is part of a restructure of the publishing group's property holdings, including exiting its three buildings in Hammersmith and relocating staff further west.

Haymarket is in discussions with Richmond-upon-Thames College to acquire part of the Egerton Road site, close to Twickenham Station, as part of the college's planned redevelopment.

Richmond Council has allocated £10m towards the scheme, which will include a new building and facilities for the college, new secondary school and bespoke new home for Richmond's Clarendon School for Special Needs.

However, part of the site must be sold to enable this development to go ahead. If the deal is successful, Haymarket will buy a portion of the site alongside land sold for residential housing and build a new UK headquarters for its 1,100 London-based staff.

In an email to staff today, Kevin Costello, chief executive of Haymarket Media Group said the "vision is for us to be actively involved with the college and vice-versa, creating a new education and enterprise campus".

He said: "Apart from the location's suitability, we believe moving to the college site creates an opportunity for us to provide input into the education of young people moving from school to college, help with career advice and to benefit from being in touch with the thoughts and interests of the generation heading into the workplace.

"We see this as the chance to create a unique relationship between a modern, forward-thinking multi-platform media company and one of London's best colleges."

Ends

TEDDINGTON RIVERSIDE
Broadcast Now
5 July 2013

Teddington Studios to be replaced with housing

Teddington Studios is likely to be transformed into a housing development when current tenant Pinewood Shepperton exits next year. Owner Haymarket Media Group said it would consider viable commercial offers, but felt that “a future studio operation is unlikely in view of the level of significant investment required”. ITV show *The Chase* has already relocated to The London Studios, while a spokesperson for Avalon show *Not Going Out* said it was not yet clear where the show would be rehoused to. Teddington Studios has eight studios ranging up to 8,900 sq ft in size.

PRESS COVERAGE

TEDDINGTON RIVERSIDE

TEDDINGTON PEOPLE – 5 JULY 2013

Haymarket explores moving to Twickenham for new HQ

By Teddington People | Friday, July 05, 2013, 11:17

On the back of an announcement last week, it was revealed that Haymarket Media Group has been in discussions about basing its headquarters at Richmond upon Thames College's Egerton Road site in Twickenham.

Last week the media group, currently co-located across Hammersmith and Teddington, announced plans to create its new UK headquarters in Richmond upon Thames , bringing together a total of 1100 staff.

The company has been in discussions with Richmond Council regarding potential sites in the borough for several months. And earlier this week (July 3) the governing body of Richmond upon Thames College agreed to explore the possibility of Haymarket basing its HQ on the Egerton Road site.

If proposals succeed, a new innovative 'education and enterprise' development will be created, containing:

- A new building and facilities for Richmond College
- A new secondary school
- A new built-for-purpose home for Richmond 's Clarendon School for special needs
- A new UK headquarters for Haymarket's 1100 staff.

However, for the development to progress, part of the College's 21 acre site needs to be sold. Haymarket would then buy part of the land alongside land sold for residential housing. Richmond Council has also allocated £10m towards the project.

David Ansell, Principal of Richmond upon Thames College , said:

"We are already excited by the prospect of redeveloping the College – creating a centre of educational excellence for many hundreds of young people from our borough and beyond. This opportunity to build on the planned new educational offer, alongside the facilities, resources and skill that Haymarket could bring, would really put our College on the map."

Kevin Costello, Chief Executive of the Haymarket Media Group, said: "While a lot needs to be considered before a decision is made, we are very excited to be exploring this opportunity.

"Haymarket's relationship with Richmond upon Thames is strong and we are keen to not only retain but strengthen these links. We have a simple business philosophy: relentlessly focusing on what our audiences need by employing the best quality people to create compelling products. Relocating to the College site would create a unique opportunity for young people to move from school to college while experiencing the rewarding opportunities that a company like Haymarket can provide."

The company aims to merge its offices to a bigger site by 2014. It is currently located at Teddington Studios with Pinewood as tenants. However, the company moving its filming facilities to their main studios in 2014 has prompted Haymarket to reevaluate its options.

Lord True, Leader of Richmond College, added: "This is a potentially pioneering and unique partnership and while there is still a lot to discuss, I do believe that by bringing Haymarket, Richmond College and the two new schools together on one site we will improve the quality of education and employment options for young people around the borough.

Discussions will continue over the next few weeks.

ENDS

TEDDINGTON RIVERSIDE
Estates Gazette
6 July 2013



Haymarket hot off the press in Twickenham

Haymarket Media Group is in advanced talks to develop its own 100,000 sq ft headquarters in Twickenham, Middlesex.

It is in talks with Richmond upon Thames College to build a “state of the art home” on the college’s 21-acre site.

The college’s governing body this week gave the go ahead for the publisher of magazines including *F1 Racing* to work up plans for an HQ on 4 acres, which could house its 1,100 staff.

The proposed HQ would sit alongside the wider redevelopment of the Egerton Road site, where a school and new college buildings are planned.

Last month, Haymarket began a major real estate restructure (29 June, p43), announcing plans to relocate central London staff to its Teddington Studios (pictured), and eventually secure consent to convert the studios into a residential development.

The group wants to relocate to the new HQ in 2016-17.

TEDDINGTON RIVERSIDE
Richmond and Twickenham Times
8 July 2013

Media giant Haymarket could make Richmond College its new home

12:00pm Monday 8th July 2013 in **News By Rachel Bishop**



Richmond College in Egerton Road, Twickenham

Media giant Haymarket could be moving its headquarters to Richmond College as part of redevelopment plans on the site.

Last week the Haymarket Media Group announced plans to create its new UK headquarters in the borough, bringing 1,100 staff currently located in Hammersmith and Teddington.

Following months of discussions, the governing body of Richmond College agreed on July 3 to explore the possibility of Haymarket basing its HQ on the Egerton Road site.

If discussions with Haymarket are successful the company will buy part of the 21 acre site alongside land sold for residential housing. Richmond Council has also allocated £10m towards the project.

Kevin Costello, chief executive of the Haymarket Media Group, said: "Relocating to the college site would create a unique opportunity for young people to move from school to college while experiencing the rewarding opportunities that a company like Haymarket can provide.

"We are already committed to merging our offices and moving to a bigger site that's a model for a truly modern multi-platform media company.

"With our tenants Pinewood due to move their filming facilities from our Teddington Studios complex to their main studios in 2014, the time is right."

"Richmond College principal David Ansell said the opportunity could "really put our college on the map."

Lord True, Leader of Richmond Council, said: "This is a potentially pioneering and unique partnership and while there is still a lot to discuss, I do believe that by bringing Haymarket, Richmond College and the two new schools together on one site we will improve the quality of education and employment options for young people around the borough."

The redevelopment plans so far include a new building and facilities for Richmond College, a new secondary school, a new home for Richmond's Clarendon School for special needs and a new UK HQ for Haymarket.

Media group's college move plan

Clare Buchanan

cbuchanan@london.newsquest.co.uk

A media group that employs more than 1,000 people could set up its UK headquarters on a shared site with Richmond College.

Haymarket Media Group announced its plans to move its 1,100 staff, currently located in Hammersmith and Teddington, to a single site in the borough last week.

In a pioneering education and enterprise partnership

the college has now agreed to explore the possibility of sharing its Egerton Road site with the media company.

For the plans to go ahead, part of the college's 21-acre site needs to be sold, so Haymarket would buy part of the land alongside land sold for residential housing.

Richmond Council has also allocated £10m towards the project.

If the plans are successful the new development would bring a new secondary school, a purpose-built home

for Richmond's Clarendon School for special needs, and new building and facilities for the college.

David Ansell, principal of Richmond College, said: "We are already excited by the prospect of redeveloping the college – creating a centre of educational excellence for many hundreds of young people from our borough and beyond.

"This opportunity to build on the planned new educational offer, alongside the facilities, resources and skill

that Haymarket could bring, would really put our college on the map."

Kevin Costello, chief executive of the Haymarket Media Group, said a lot would have to be considered before a decision was made but said he was excited to explore the opportunity.

He said: "Relocating to the college site would create a unique opportunity for young people to move from school to college while experiencing the rewarding opportunities that a company

like Haymarket can provide.

"The Egerton Road site would enable us to create something very special and innovative with Richmond College."

Haymarket has occupied its Teddington Studios site since 2006.

Part of the site is leased to Pinewood, which will leave when its lease expires during 2014, and Haymarket has drawn up plans to redevelop the site to potentially include its new headquarters and new homes.

New home plans on show

Haymarket media group, that owns Teddington Studios, is holding a second consultation on plans to develop the site into new homes.

In July, Haymarket unveiled initial proposals to build 250 homes on the riverside site, but has reduced the number to 215 houses after consultation.

There has also been a reduction in the building height and size towards the river and Broom Road, parking provision has been increased and more public space has been created on the riverfront.

The plans for the site, that Haymarket has owned since

2004, will be on show at the Landmark Arts Centre, Ferry Road, on October 22 and 23, from 3pm to 9pm.

People are invited to give feedback on the updated scheme before a planning application is submitted later in the year.

Haymarket also plans to move its 1,000 staff, currently located in Hammersmith and Teddington, to a single site in the borough by 2014.

The media group is exploring the possibility of basing its new headquarters at Richmond College's Egerton Road site to create a joint education and enterprise campus.