

## **APPENDIX G**

Comments forms – July and October 2013

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# TEDDINGTON RIVERSIDE

Public Consultation - July 2013

## Feedback Form

Thank you for taking the time to attend our exhibition regarding our proposals to regenerate the Teddington Studios site. In order to evolve our proposals, we would welcome your feedback and would therefore be grateful if you would take the time to fill in the form below.

### SECTION ONE

*When considering the regeneration of the Teddington Studios site, which issues are of most importance to you? (please tick up to three boxes).*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable (social) housing provision | <input type="checkbox"/> Opening up views through the site |
| <input type="checkbox"/> Change of use to housing              | <input type="checkbox"/> Parking and access                |
| <input type="checkbox"/> Community facilities provision        | <input type="checkbox"/> Public access to the riverside    |
| <input type="checkbox"/> Design and materials                  | <input type="checkbox"/> Recognising the site's heritage   |
| <input type="checkbox"/> Environmental credentials             | <input type="checkbox"/> Regeneration of the site          |
| <input type="checkbox"/> Form and layout of buildings          | <input type="checkbox"/> Other (please specify)            |

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### SECTION TWO

*Please use the space below to provide any comments on the emerging plans (feel free to continue overleaf).*

**Please turn over...**

**SECTION TWO continued**

**SECTION THREE**

Name

Address

Postcode

Email

Thank you for providing us with your feedback. Please place your completed form in the box provided.

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 we adhere to the eight enforceable principles of good information handling practice. The information you provide to us will be held by GKA Limited and will only be used for the purposes of consultation and research. The results of the consultation may be shared publicly and/or with Richmond Council but under no circumstances will personal data be shared with third parties for direct marketing purposes.

Published survey results will never contain your name or anything that could identify you. \* You do not have to tell us your address details but it does help us when writing to you again with feedback of the survey results or, where appropriate, to respond to specific queries. If you do not wish to be contacted again, please tick the box.

# TEDDINGTON RIVERSIDE

## Part Two Public Consultation - October 2013 Feedback Form

Thank you for taking the time to view our website regarding our proposals to regenerate our Teddington site.

Following initial exhibitions in July, the plans have changed to take on board the views of the local community. We would welcome any further comments on the detailed scheme before we submit a planning application later this year. We would therefore be grateful if you would take the time to provide your views in the comments box below.

### **SECTION ONE**

*Please use the space below to provide any comments on the detailed plans (please feel free to continue overleaf)*

**SECTION ONE continued**

**Did you attend the last exhibition?**

**Yes**  **No**

**SECTION TWO**

Name \*

Address

Postcode

Email

Thank you for providing us with your feedback. *You can send your form to the team for free using the Freepost address below:*

**Freepost RLUX-TXHJ-HRRK**

**Aylesbury**

**HP19 8JR**

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## **APPENDIX H**

Exhibition information leaflets – July and October 2013

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# TEDDINGTON RIVERSIDE

July 2013



Haymarket Media Group is bringing forward plans to redevelop its Teddington Studios site which is in need of significant investment.

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. Haymarket has decided to relocate their London based staff from Teddington and Hammersmith to a new headquarters in the London Borough of Richmond.

The departure of Pinewood provides the opportunity for a comprehensive redevelopment of the site. The redevelopment would help underpin Haymarket's move and secure their long term future in the Borough.

The initial plans comprise a residential scheme which will provide a significant number of new homes, as well as creating an improved environment which opens up views through the site. Such development would be more in keeping with the local area than the existing employment use and would also help to meet the housing needs of the Borough. Importantly, overall employment will not be lost as Haymarket will remain in the Borough when they relocate.

Following the initial consultation, the proposals will be worked up further and shared at a future consultation event later in the year. Only then will a planning application be submitted to the Council.

## The site today

Teddington Studios is located on Broom Road. The surrounding area is predominantly residential and part of the site falls within Teddington Lock Conservation Area.

The site is about 4.5 acres in area with all of it comprising either buildings or hard standing with 350 car parking spaces. The existing buildings on the site are of varying styles and heights. The buildings are tired and out of date and the site is generally in need of significant regeneration.





Emerging layout concept

The concept being evolved comprises a mix of apartments and townhouses. The majority of new homes would be provided in three apartment buildings arranged in three “fingers” which open up views through from Broom Road and across the river.



Elevation to River Thames showing design concept with existing building line in red

The apartment buildings would be lower than the tallest building currently on the site and would step down towards the river and Broom Road. This form of development would reduce the existing building mass on the site by about a third. The plans would also open up access to the river frontage on the site which is not currently open to the public. It is proposed to reflect the history of the site in the redevelopment.

It is currently envisaged that the scheme could have a wharf-side character using brick with recessed window openings and projecting balconies. Working to the development objectives for the site, the current design led concept could accommodate approximately 250 new homes on the site.

## For more information...

Call - 0845 603 9928

Email - [teddington-riverside@gka.co.uk](mailto:teddington-riverside@gka.co.uk)

Visit - [www.teddington-riverside.co.uk](http://www.teddington-riverside.co.uk)





# TEDDINGTON RIVERSIDE

Public consultation, part two

October 2013



Proposed layout plan

Haymarket Media Group is proposing to redevelop its Teddington site to provide a high quality residential scheme. Initial exhibitions on the emerging concepts for the site were held in July and the proposals have been worked up further, taking into account views expressed by the local community and feedback from the Council.

The existing tired buildings would be demolished and the three apartment buildings previously proposed have now been replaced with two smaller central buildings flanked by two pavilions. The proposals comprise approximately 215 new homes, providing a mix of apartments and townhouses to cater for the needs of the community, including families and people wishing to downsize.



Elevation to River Thames showing proposals with existing building line in red



Visual showing proposed riverside amenity space with inset blue heritage plaques

The revised layout of the scheme, with buildings set further back from the river, has created a much larger amenity area next to the river for the local community to enjoy. The riverside can be accessed from Broom Road along two landscaped routes through the site. The riverside walkway will incorporate the blue plaques from the Studio building to reflect the heritage of the site.



Proposed elevation to Broom Road

The scheme has been amended to respond to local feedback and on-going dialogue with the Council. Overall the changes are as follows:

- The overall density of the scheme has been reduced, with the number of homes reducing from 250 to approximately 215;
- The scheme has been generally reduced in both height and mass;
- The buildings are set further back from the riverside and other important boundaries;
- The number of on-site parking spaces has increased;
- The riverside walkway has been expanded and enhanced further to provide an increase in open, green space;
- The new configuration of the apartment buildings opens up the site further and creates more space between the buildings and a larger amenity area on the riverside for the local community to enjoy;
- The design has evolved to include contemporary wharf-styled buildings.



Visual showing proposed street scene on Broom Road

### For more information...

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Visit - [www.teddington-riverside.co.uk](http://www.teddington-riverside.co.uk)

## **APPENDIX I**

Update to local politicians – July 2013

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22 July 2013

## Sample Letter

**BY POST AND EMAIL**

Dear Councillor

### **TEDDINGTON RIVERSIDE**

We write to update you on Haymarket's plans to redevelop their Teddington site.

As you are aware, initial ideas to redevelop the site were shared at public exhibitions held at the Landmark Arts Centre on Saturday 6 and Thursday 11 July. The emerging plans are for a high quality and sustainable residential development on the site which could accommodate up to 250 new homes for the Borough. The exhibition provided an overview of the redevelopment objectives and presented concept plans. The exhibitions were well attended with over 160 visitors viewing the plans and 62 comments forms being completed. Respondents were able to provide any comments that they wished on the plans. Whilst they were not asked to state whether they supported the proposals or not, an initial analysis of the feedback indicates that 52 percent were generally positive and 21 percent generally negative with 27 percent providing comments but not expressing a clear opinion.

Many visitors appreciated the need for the redevelopment and regeneration of the site and welcomed the opportunity it would provide in opening up vistas and establishing public access to the riverside. Access to the riverside was the most frequently raised issue, followed by the need for good design and sufficient parking. The feedback was very useful and will be carefully considered as the plans evolve.

Haymarket will share more detailed plans with the local community at a future consultation event later in the year before submitting a planning application to the council and we will keep you informed throughout the process. In the meantime, we will continue to engage with local groups and would be happy to discuss any issues that you would like to raise.

Haymarket and Richmond upon Thames College are also currently exploring the possibility of Haymarket basing its new UK headquarters at the College's Egerton Road site as part of its own redevelopment plans. This would create an innovative education and enterprise campus, with benefits for Haymarket, the College and the London Borough of Richmond.

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 1,100 of Haymarket's UK staff will be based in the Borough, making them the Borough's largest employer.

Cont'd...

If you would like further information or clarification on any matter, please feel free to contact us by calling me or my colleague Emma Garner on 01296 678 300 or emailing [r.allaway@gka.co.uk](mailto:r.allaway@gka.co.uk).

Yours sincerely

A handwritten signature in black ink that reads 'R. Allaway'.

Rob Allaway  
Managing Director

## **APPENDIX J**

Update to local press – July 2013

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## **PRESS RELEASE – 18 JULY 2013**

### **FIRST WAVE OF CONSULTATION ON TEDDINGTON RIVERSIDE PROPOSALS**

Haymarket shared initial ideas to redevelop their Teddington site at public exhibitions held at the Landmark Arts Centre on Saturday 6 and Thursday 11 July. The events were well attended with over 160 local residents coming to view the plans.

The emerging plans are for a high quality and sustainable residential development on the site which could accommodate up to 250 new homes for the Borough. The exhibition provided an overview of the redevelopment's objectives and concept plans. Many visitors appreciated the need for redevelopment of the site and welcomed the opportunity it would provide in opening up vistas and establishing public access to the riverside.

Issues such as the need for good design and sufficient parking were raised and will be carefully considered as the plans evolve. Further exhibitions will be held later in the year so that detailed plans can be shared with the local community. In the meantime, Haymarket would still welcome comments and the plans can be found at [www.teddington-riverside.co.uk](http://www.teddington-riverside.co.uk).

The redevelopment proposals at Teddington have come forward following Pinewood's decision to leave the Teddington site and the announcement that Haymarket is to create a new UK headquarters elsewhere in the Borough.

Haymarket and Richmond upon Thames College are currently exploring the possibility of Haymarket basing its HQ at the College's Egerton Road site as part of its own redevelopment plans. This would create an innovative education and enterprise campus, with benefits for Haymarket, the College and the London Borough of Richmond and comprise:

- 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 1,100 staff.

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 1,100 of Haymarket's UK staff will be based in the Borough.

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](mailto:teddington-riverside@gka.co.uk).

ENDS

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



## **APPENDIX K**

Specific issues raised at first exhibition

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**Specific issues raised at first exhibition – emerging plans**

<b>Issue</b>	<b>Frequency</b>	
	<b>6 July</b>	<b>11 July</b>
Keeping some form of employment use	2	
Height	1	
Density	1	
No social housing	1	
Effect on St Mary's sports ground	1	
School provision		1
Construction access		2
Increased traffic		1

## **APPENDIX L**

Additional issues raised at first exhibition

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## Additional issues raised at first exhibition

Heritage of the site to be recognised (retention of blue plaques)	4
Provision of affordable housing, rather than social housing	4
Open up riverside access east and west	3
Commercial use to stay on the site	3
Affordable housing located off site / at college site	3
Preference for open green space on river with seating, not just a walkway	3
No social housing/inappropriate for location	3
Need for residential	2
Flooding issue	2
Security of site resulting in gates being added	2
Impact of increased traffic on school children traveling on Broom Road	2
Consider including a restaurant on the riverfront	2
Request for contribution to local cycle paths?	1
Will there be temporary public moorings on the river?	1
Clarification on whether it will be affordable or social housing	1
Retention of jobs in Borough	1
The architecture of the three blocks needs to be considerably varied	1
Retention of listed gatehouse	1
Good idea to relocate to the college site	1
Site security	2
Continue the open corridors between the buildings through to Broom Road	1
12m is too small for riverside access given the scale of the site	1
Suggestion to have a mixed use development, as opposed to purely residential	1
Traffic will increase with additional housing and so a new road layout needs to be considered. Could a road be cut through college playing fields opposite to help?	1
Improve traffic calming measures on Broom Road which are ineffective	1
Impact on traffic lights at Ferry Road	1
Suggestion to include houses on the riverfront	2
Consider two instead of three apartment buildings, central building undesirable as no open view for those residents	1
Proposed design lacks imagination and does not fully exploit the potential of the site. Apartment blocks have no appeal to target audience of people looking to downsize and do not meet the needs of potential occupiers.	1
Input from development partner/estate agent with experience of upmarket riverside schemes would improve design and viability of scheme.	1
Opening up the site will detract from the ambience for residents and their privacy.	1
Please include on-site parking as there are existing problems with parking on surrounding roads from Haymarket employees.	1

## **APPENDIX M**

General comments made at second exhibition

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## General comments raised at the second exhibition – detailed plans

### Traffic and Parking:

- Concerned about parking on local roads
- Still short on car parking spaces, 265 spaces for 215 properties allows very little visitor parking and assumes that only 40 out of 215 properties, i.e. 20% have more than one car
- Still a bit concerned about how many cars will park locally
- Big problem – 400 extra Haymarket employees in the short term
- Underground car parking must be flood proof otherwise there will be unacceptable impact on parking on surrounding roads in time of floods
- Impact of increased traffic on school children traveling on Broom Road
- Lesser density of dwellings and greater provision of parking are very welcome
- Very pleased to see that there is adequate parking on site. Essential no resident has to park in any adjacent road (Leader of the Teddington Society Roads and Transport Group)
- Main concern relate to lack of parking and impact on traffic flow at peak times / rush hour – there is likely to be more traffic leaving the area whereas at present the flow is mixed with residential flow away from the area and business flow into the area
- If enough parking is not provided then parking (non-controlled) will become busier in local side streets
- Traffic along Broom road and at the traffic lights. At times traffic is already congested
- Need to increase the number of parking spaces for two cars per household otherwise they will park on Broom Water West. Please suggest development is excluded from any residents parking area
- Because of increased traffic / cars something would need to be done with Ferry road junction. Already driving from Teddington can be a nightmare
- I objected to the original proposals due to the large number of residential units planned and poor access to the site along Broom Road which is already congested at peak times – school buses and children on bikes. Envisage grid lock of traffic at peak times
- There are not enough car parking spaces for the number of housing units. Teddington roads are already jam packed with parked cars and the cannot take anymore
- Broom Road is too narrow to accommodate the increase in traffic that will be generated by the development and the junction of Broom Road and Ferry Road, which is a tight 90 degree bend with poor visibility and is a danger to all road users now, without the inevitable increase in traffic. The problem is exacerbated by the fact there is parking on one side of Ferry Road which pushes traffic further out into the centre of the road when entering Broom Road. Whilst we fully appreciate the use of the existing buildings has been a television studios and latterly, Haymarket Media Group, the traffic generated by the 'industrial use' was still too high for the road network in the immediate vicinity

**Riverside access:**

- A continuation of public access across the front of the Anglers would be highly desirable
- Maximum public access to the riverside is welcome in Teddington, with all the private riverside gardens we have very little
- Suggestion for a café or restaurant to make riverside public space more viable
- Link to Teddington Lock footbridge in front of Anglers would be a benefit
- Greater access to the river will be a benefit to local residents and visitors
- The proposed housing scheme layout, set back from the river with extensive public open space is good
- Like access to the river and open pathways, wondering about the impact on prices on local apartments?
- Creating vistas / views through to the river although I have concerns that car parking and trees may clutter the space
- Extra access to the river and open tree lined areas along the riverfront of the development as long as they are public are very welcome
- The river amenity space needs careful detailing of public / private division, although the raised ground floors do help

**Design / scale / materials:**

- Suggestion for a green roof to encourage biodiversity would be a benefit
- More information on materials to be used when planning application is made so that development will not be out of keeping with local area
- Like the 'wharf' based design approach, but the design is a bit bland and the long facades lack articulation
- I like the lower housing on Broom Road although at three storeys high on top of flood plain (raised ground floor) these might look very high upon the street
- The river elevation is very disappointing in mass and design. I don't get the wharf look at this part of the River Thames. The massing should reduce and soften to the river (as proposed on Broom Road with the lower housing)
- The palette of materials looks ok but hasn't been used to best effect with regards to massing maybe the outer buildings should have brick to the same level and then change above, similar to the central block
- Better than first proposal
- Much improved from first version
- Fairly happy with the proposals
- With smaller, lower buildings are you intending to provide more, smaller apartments?
- Development appears correct in scale compared to previous office buildings

- Overall a significant improvement on the original plans
- Flats look a bit 'blocky' though I like the yellow brick
- In general the proposals represent an improvement to the present site and the local amenity and the new proposals have added to that improvement
- The architectural facades are bland and lack any character

#### **Affordable housing:**

- A good level of affordable housing is necessary in the Borough. Please do not try to avoid it!
- Provision of affordable housing, rather than social housing
- Important to have some affordable housing included
- Hope affordable housing is provided on site, rather than off-site, and certainly not by financial contribution
- There is not spare land in Teddington for social housing and so this development should have some social housing. Just making a financial contribution is not good enough. Teddington should not only be a place for very wealthy people to live

#### **Local infrastructure:**

- Your contribution to local enhancements beyond the site might include modest improvements to the end of Ferry Road
- The schools in the area are already at 'bursting point'. Whilst developers are more often than not required to pay, not inconsiderable, sums as S106 contributions, including Education, Teddington School has only recently been completely rebuilt and there is little room for further expansion and the nearest infant/primary school, St John the Baptist is at present under reconstruction (on a relatively small site). Collis Primary School is greatly over-subscribed and with many children having to attend other schools

#### **Density**

- The overall number of homes. I appreciate that the number has reduced from 250 to 215, but with only 12 townhouses and the rest flats, we feel the density is still far too high for the environment in which it is being proposed.
- I still think the development is too large for the site

#### **Ham Hydro:**

- Not in favour of Ham Hydro and think future residents of Teddington Riverside won't be either
- Ham Hydro will devalue the development and Haymarket should object



- Are you aware of Ham Hydro and its likely modifications?

**General:**

- The extra jobs that will be provided by Haymarket's growth are welcome
- Shame that Teddington will lose a major employment site of some diversity, but accept it is inevitable that housing will go on a riverside site and at least employment will be retained in the Borough if Egerton Road proposals go ahead
- Looking forward to seeing the new plans for the RuTC site
- I am sorry that the company (owned by a former Conservative MP) has included a letter to me suggesting that they will become involved in an educational project on the other side of the Borough if the Broom Road proposals are agreed