

Proposed Residential Redevelopment

Broom Road, Teddington TW11 9BE

Teddington Riverside

Environmental Statement Part 1 – Non Technical Summary



TEDDINGTON RIVERSIDE

ENVIRONMENTAL STATEMENT - PART 1 NON-TECHNICAL SUMMARY

INTRODUCTION

This Non-Technical Summary presents the simplified results of a detailed assessment of the potential environmental effects arising from the development of a residential development at Teddington Riverside.

Environmental Statement Availability and Comments

This ES is available for public viewing during normal office hours at London Borough of Richmond Planning Department. Comments on the planning application should be forwarded to:

London Borough of Richmond upon Thames

Development Control
Civic Centre
44 York Street
Twickenham
TW1 3BZ

The ES may be purchased in Volumes, while stocks last, the costs for which are set out below:

- NTS – Free of Charge
- Vol 1: Main Volume – £20.00
- Vol 2: Technical Appendices - £160.00

Copies of all documents can be obtained on CD for £10. For copies of any of the above please contact CgMs at the following address:

CgMs Consulting
140 London Wall
London
EC2Y 5DN

THE SITE

The application site comprises a 1.86 hectare area of land to the south of the River Thames adjacent to Teddington Lock and approximately 1km to the east of Teddington Town Centre.

The site is broadly rectangular in shape and slopes down gradually to the north towards the river. With the exception of trees around the north, east and west perimeter, there is very little greenery and no public amenity space. The existing buildings sit in the centre of the site and to the east of the site and comprise of studios and office space, with car parking to the west and north sides.

The existing buildings on site has expanded gradually through piecemeal development since the Studio's founding in 1910 so as such, are marked by a variety of different architectural styles and heights. The buildings however are all tired and are unsuitable for conversion to another use. With the exception of the locally listed Weir Cottage to the west of the site, there are no notable buildings.

The existing structure relates poorly to its context, displaying inactive or minimal facades and providing no direct public access or views down to the river. To the south the site is bordered by Broom Road and to the east by the gardens and conference/leisure facilities of the 4* Lensbury Hotel.

There is a small amount of car parking to the front of the studios building along Broom Road, separated from the public footway by low walls and planting. This is accessed by wide dropped curbs. The main vehicle and servicing access is achieved from the west side directly off Broom Road, which follows the western perimeter round the site towards the main car park to the rear. There are a total of 350 car parking spaces currently on the wider site.

THE DEVELOPMENT

The proposal is for:

"Demolition of the existing buildings with the exception of Weir Cottage and the erection of part four/part five/part six/part seven storey buildings to provide 213

flats, erection of 6 three storey houses to Broom Road frontage, use of Weir Cottage for residential purposes, provision of 258 car parking spaces at basement and ground level, closure of existing access and provision of two new accesses from Broom Road, provision of publically accessible riverside walk together with cycle parking and landscaping”

PLANNING AND ENVIRONMENTAL IMPACT ASSESSMENT

Planning Policy

The proposal accords with national and local planning policies.

Environmental Impact Assessment

The Environmental Statement presents the assessment of the environmental impacts likely to result from the construction and operation of the scheme. It identifies how the surrounding environment could be affected by the proposals and suggests mitigation measures that will avoid, minimise or offset any negative effects.

The Environmental Statement has been prepared following consultation with the London Borough of Richmond Upon Thames, statutory consultees (such as the Environment Agency) and other key organisations. Specialist consultants in a wide range of disciplines have been employed to carry out environmental studies and assessments, summarised below and detailed in the Environmental Statement.

ENVIRONMENTAL CONSIDERATIONS

Socio-Economic

The proposal will represent a change in how the site is occupied and used with a transformation from an employment base to a residential one. The exiting jobs on site will however not be lost, instead being relocated.

There will be socio economic impacts arising from this through construction jobs created, indirect jobs created in other sectors to meet the purchasing needs of the new residential population and changes in demand on services such as health and education.

Where there is additional demand on services these can all be addressed through the level of financial mitigation through the S106 process and agreed in the draft Heads of Terms. These contributions are based upon the Council formula for such mitigation.

Ground Contamination

We have considered the geology and ground conditions of the application site given the proposed change of use to a more sensitive use and the sites relationship to the River Thames. The initial work undertaken has not identified any significant risk from developing the site for residential purposes. Further investigations are however required to ensure any localised contamination is adequately addressed as part of the construction of the scheme. These can be conditioned as part of the grant of planning permission.

Services

We have considered the effect on existing services. New supplies will need to be brought into the site and new substations will be required for electricity with a new gas intake room associated with the CHP energy centre. All services within the development will be sized to accommodate the development components so there will be no impact on existing local residents.

Flood Risk

We have considered the potential impact of development for a flood sensitive use in a location adjoining the River Thames. To mitigate the potential effects various measures are proposed to safeguard the site and the future occupiers. These range from physical measures through to electronic warning systems to safeguard further residents.

Whilst the site has not flooded from the River Thames with the recent heavy and prolonged rainfall, the proposal will nevertheless make provision for the enhanced flood defence levels required under TE2100 (Thames Estuary 2100) set by the Environment

Agency and proposed floor levels are set 300mm above the 1 in 100 year (+20% climate change) level.

There are also options available for a dry means of escape from the development.

Archaeology

The site is located adjacent to an Area of Archaeological Potential designated by the Council. A mitigation strategy is therefore proposed that can be secured by condition attached to the grant of planning permission to safeguard any archaeological assets.

Ecology

We have considered the effect on the ecology of the site given its relationship with the River Thames and the existence of a number of trees of varying quality. The existing site has a relatively low ecological value. Integration of a nature conservation strategy into a landscape management plan will ensure the improvement in the level of biodiversity of the site together with the retention of some existing beneficial features for the long term.

Enhancement of the level of biodiversity is integral to the landscaping approach to the new riverside walkway and the context within which the development sits.

Built Heritage

A sliver of the site to the north west is within a designated Teddington Lock Conservation Area and the site contains a Building of Townscape Merit (BTM) – Weir Cottage – that is to be retained. The removal of the existing buildings from the site will be beneficial to both and also to the wider setting of the listed Teddington Footbridge. The new buildings have all been designed with these assets in context and therefore provide an enhanced setting for the riverside area generally.

Development of the site is therefore considered to be beneficial to the built heritage assets of the locality.

Noise

We have considered the effects of the proposal in terms of noise. The proposed use of the site is not a noise generating use and the existing use is not particularly noisy so the overall effect on the noise climate will be neutral.

Appropriate glazing specification for the new development will address any external noise in the area in order to safeguard the living conditions of future residents.

Air Quality

We have considered the effects of the proposal on existing air quality levels. It is not considered that there will be any adverse effect on air quality as a result of the proposal.

Landscape, Townscape and Visual Quality

We have considered the effects of the proposal on the landscape and on identified visual receptors. The site is visible from a number of locations and the development as proposed will therefore change the view from these, although from some the change will be negligible or imperceptible.

It is considered that the proposed development will see the site change from being dominated by a mix of larger scale commercial buildings and areas of hard standing to an area of residential blocks with increased visual permeability towards the river. Together with access to the river and high quality landscaping and quality materials there will be an overall beneficial enhancement of the site.

Transport

We have considered the effect of traffic related to the development. The conclusion is that there will be a net reduction in the number of vehicular trips generated by the site which is likely to improve conditions on the local highway network.

Wind

We have considered the effects of the development in terms of wind disturbance. There are no effects off site.

On site even in the windiest season the wind microclimate at ground level will be suitable for leisure walking, standing and sitting. In the summer the site is expected to be comfortable for sitting in the garden areas and along the waterfront.

This will provide a pleasant environment within which to enjoy the riverside and its setting.

Sunlight/Daylight

We have considered the effects of the development in terms of sunlight/daylight both within the development and also on adjoining relevant buildings. There are no adverse impacts in this respect arising from the proposed development.

Sustainability

We have considered the effects of the development on energy needs and sustainability. The design of the development includes for sustainable construction methods and for the provision of renewable energy sources that will result in a reduction in carbon emissions. It will achieve Code Level 4 under Code for Sustainable Homes (CfSH).

Cumulative Effects

Finally we have considered the cumulative effects of the development on the environment. We do not consider that there are any adverse cumulative effects of the development or in conjunction with the proposed Ham Hydro scheme.

Any effects that do arise from the development are capable of mitigation as indicated in this main Environmental Statement Chapters. There will be no residual effects to the site or to the environment.

Conclusion

We therefore conclude that the site can be developed as proposed without adverse effect on the environment of the area.