



This revised edition has no change to the narrative general text or the illustrations alongside the text. The only changes from the original is that the landscape drawings have been updated with minor revisions along with the schedule of drawings and application drawings.

Preface... in the beginning

TEDDINGTON RIVERSIDE

WELCOME...

Haymarket Media Group is one of the UK's biggest independently owned specialist media and information companies.



We are proposing to redevelop our Teddington Studios site and are keen to share our initial thoughts on redevelopment and seek the views of the local community.

Following this initial consultation, the proposals will be worked up further, which we plan to share at a future consultation event later in the year. Only then will a planning application be submitted to the Council.



WHY WE ARE BRINGING PLANS FORWARD

We are a major employer in the Borough and have 650 staff based at Teddington Studios, which we have 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 studio facilities such as Teddington continues to diminish. Pinewood has instead maintained its commitment to the studio sector by investing heavily in its Pinewood and Shepperton facilities.

We have been considering our options in light of the departure of Pinewood and the need for significant investment in the site. We have now decided to relocate our London based staff from Teddington and Hammersmith to a new single UK headquarters elsewhere in the Borough, where we have strong links dating back over 30 years.



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 residential development that better reflects the character of the surrounding area. The redevelopment would also help underpin our move, thereby securing our long term future in the Borough.

We anticipate moving to our new headquarters in three to four years' time. In the meantime, our 450 staff currently based in Hammersmith will temporarily relocate to our Teddington site pending the final move.

TEDDINGTON RIVERSIDE

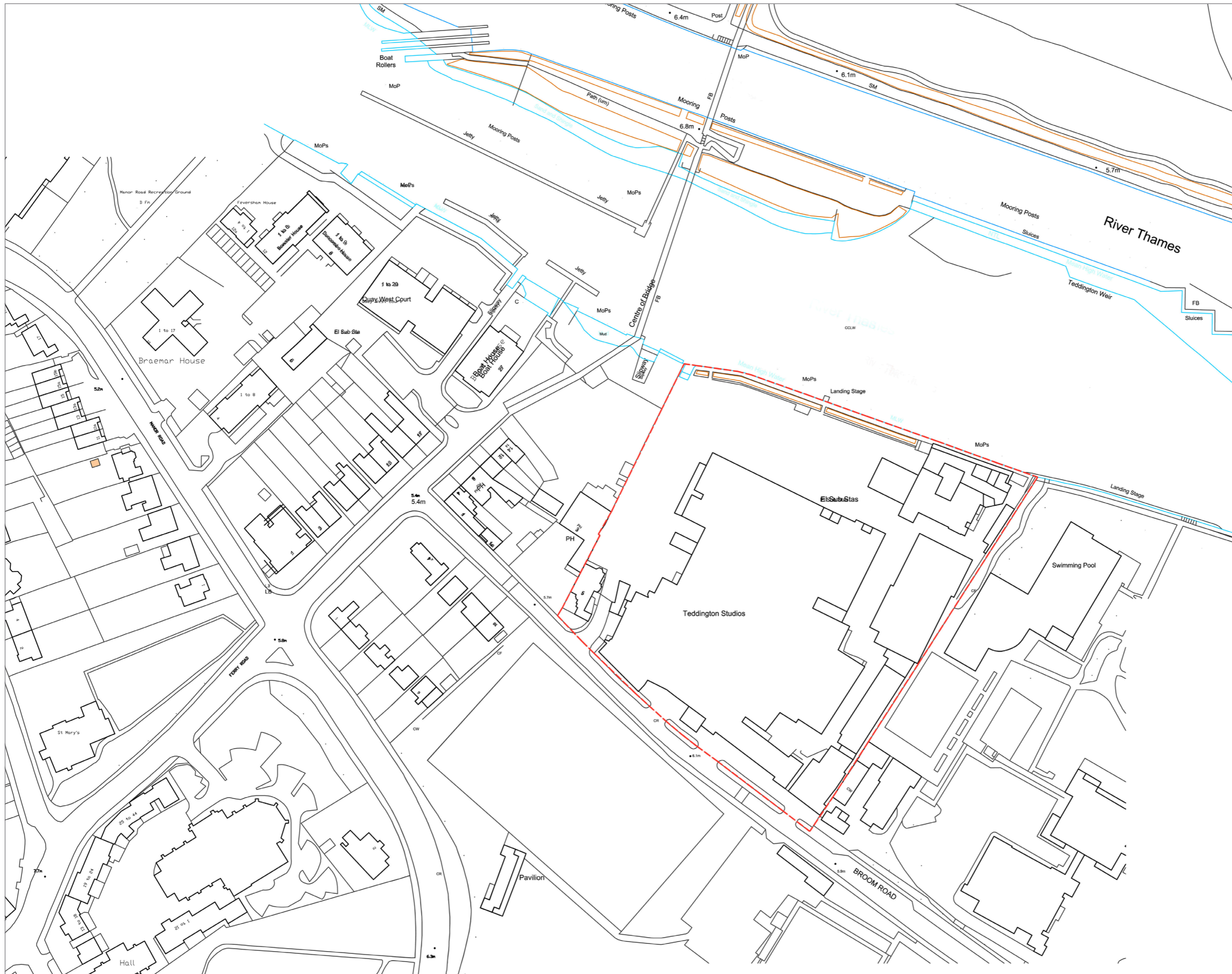
This is a Design and Access Statement (DAS) to accompany a major planning application for the redevelopment of the former Teddington Studio site on Broom Road Teddington. It arises in part from the planned departure of one of the site's major tenants and the aspiration of the site owners, **The Haymarket Media Group** to consolidate its present two site operation onto one new site elsewhere in the Borough of Richmond upon Thames, and one that would be more readily accessible for business use.

As a major employer in the borough, sharing such ideas, aspirations and plans with the wider community and its administrators is especially important. Opposite are reproduced two of the exhibition banners from the initial public consultation, when the ideas were first shared with the public in July 2013, following the launch of the website for the project and following even earlier briefing to local administrators.

As that text informs us....

"Haymarket Media Group ... are a major employer in the Borough and have 650 staff based at Teddington Studios.... Redevelopment would help underpin our move, thereby securing our long term future in the Borough... our 450 staff currently based in Hammersmith will temporarily relocate to our Teddington site pending the final move"....

This DAS should be read in conjunction with the application drawings, technical documents, and Environmental Impact Assessment that accompanies the application. It is a DAS that envisages relocation of business space from the application site to elsewhere in the borough and redevelopment of this application site primarily for residential purposes.



Above: Site location – the two church buildings (bottom left) form the key landmark buildings of the locality



Above: The site from the air looking North West – The site has developed incoherently over the last century