



Above: The application site as shown on survey information prepared for the application

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Background Introduction

4

... "redevelopment would help underpin our move" ...

Public Consultation Information banner 2

The form of redevelopment chosen for the application site is a residential one, comprising residential accommodation, both for the affordable and open markets and both in the form of houses and a range of generously sized apartments, complimented by a very open landscape, giving access to the riverside for both residents and for the first time, the wider community.

The concept is one of a green, quasi, "parkland" character; a local destination for recreation, set in a high quality apartment led setting, combining high quality public landscape of both a hard and soft nature based on two sunlit avenues or boulevards leading to a tree lined promenade walk overlooking the river.

The site owner's and applicants are **The Haymarket Media Group**. They have assembled a comprehensive multi-disciplined team to undertake all the complex tasks implicit in such a major proposal, which is seen as key to facilitating their wider ambition of consolidating elsewhere in the borough their specialist media and information companies.

Output	Producer
Architect & Urban Designers	tp bennett
Planning Consultant	CgMs
Heritage Consultant	CgMs
Archaeology Consultant	CgMs
Transport Consultant	Savill Bird and Axon
Flood Risk Assessment & Foul Sewerage Consultant	Hydro-Logic
Sustainability Consultant	Cundall
Landscape Architect	Allen Pyke
Statement of Community Engagement	GKA
Ground Contamination Consultants & Structural Engineers	Campbell Reith
Services Consultant	Cundall
Residential Advisors & Project Managers	Savills
Ecology Advisors	Catherine Bickmore Associates
Noise & Vibration Consultants	Moirhands Acoustic
CDM Consultant	Leslie Clark
Air Quality Consultant	AQ Consultants
Micro Climate Consultant	RWDI
Daylight & Sunlight Consultant	Savills
Construction Management Plan	Wates Construction

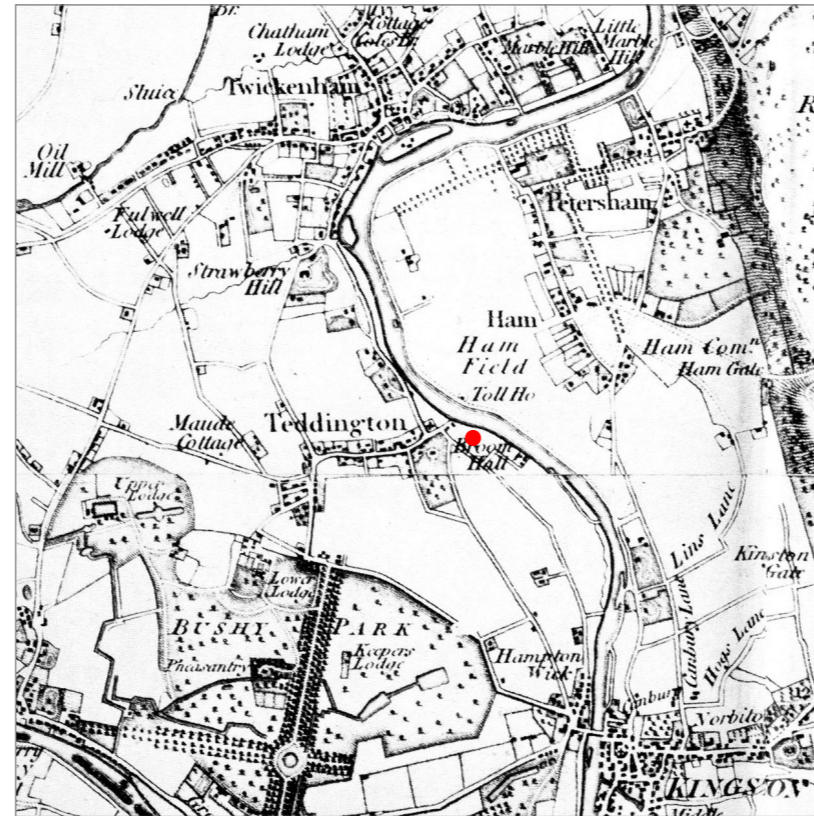
Above: the comprehensive team assembled for the project by The Haymarket Media Group

History

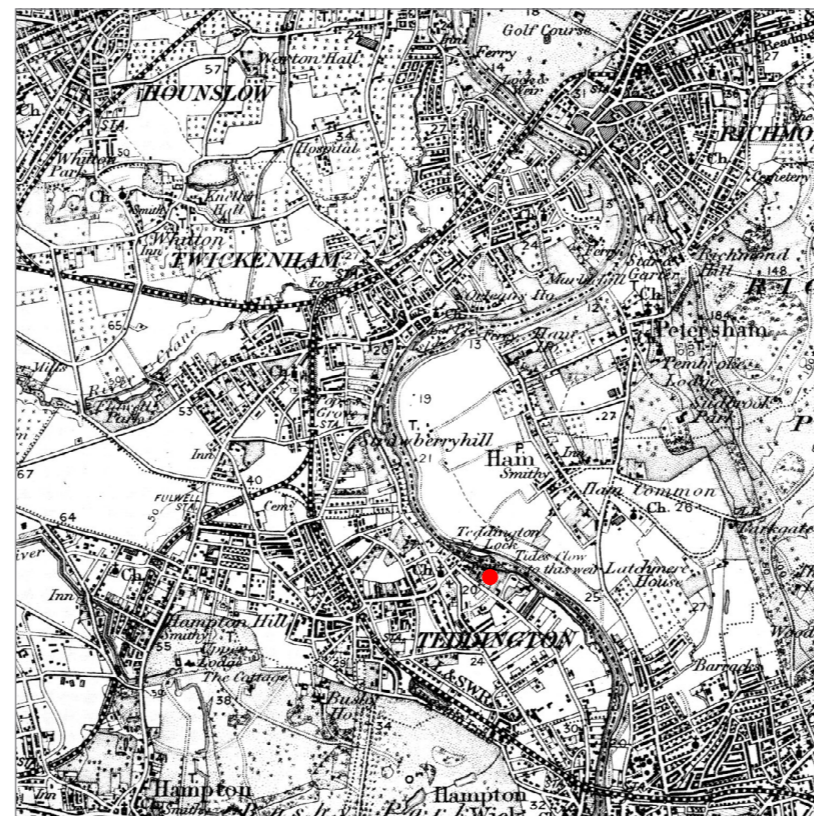
Good architectural and urban design is informed by policy and specialist input and shaped by area analysis and local built-form audit. Understanding the historic evolution of a locality and what were, and are, its key stages of development, is a vital part of understanding the present, and indeed appraising latter day local character. Enhancing that local character is a key requirement of good design. The creation of carefully crafted contemporary regeneration that fits positively into its surroundings and improves the quality of life for the occupiers of the area, both on site and in the wider vicinity, is central to the project philosophy.

Teddington was first documented in the 11th Century and takes its name from 'Tuda', a Saxon occupant of a farm "tun". It lies north of Bushy Park, one of the largest, but least well known of the Royal Parks, and south of Twickenham, a much older settlement, where both Roman and pre-Roman occupation has been found.

Teddington grew up around the church of St Mary and the nearby manor, and naturally first developed from a cluster there, then along a ribbon both westwards and eastwards to the Thames, which runs in a north west/south east direction at this point. A two mile frontage of riverside has ensured that Teddington has always been closely associated with the river and indeed the vicinity of the application site marks the extent of the tidal Thames, which until the coming of the railways was the superhighway to nearby Hampton Court. The maps opposite show the "explosion" of development in little less than one hundred years between 1816 and 1911. The application site is shown in red.



1816



1911



1861

● indicates application site location

Right: map extracts from "Village London"

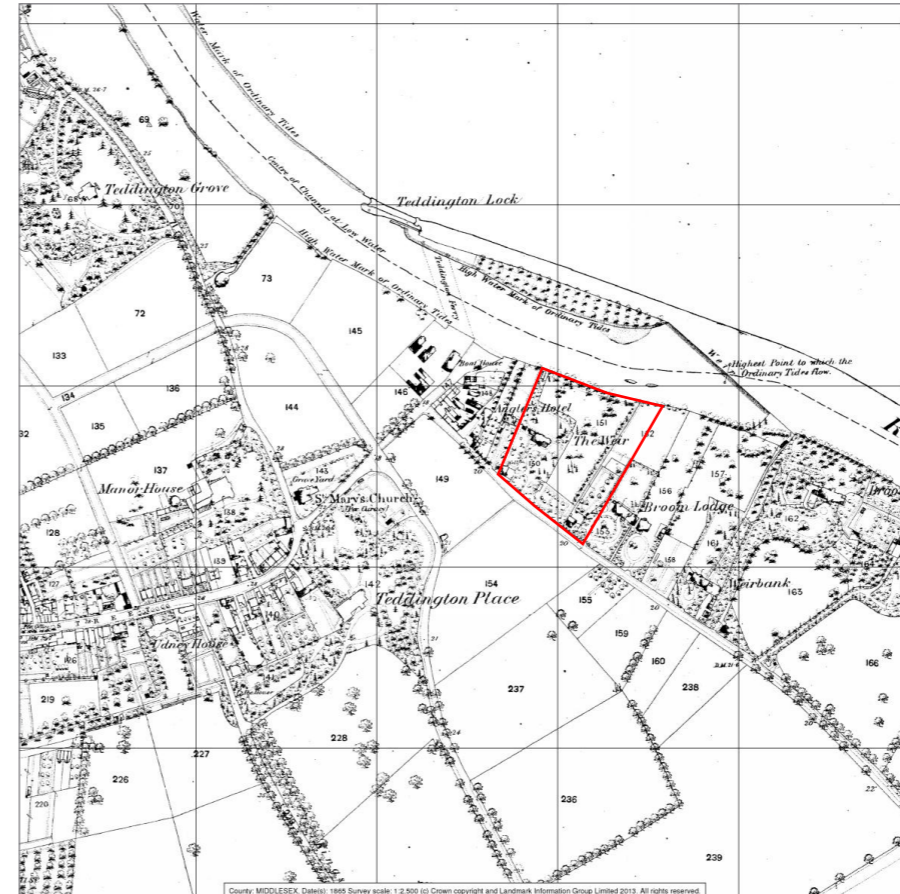
In greater detail the application site is shown opposite in maps from 1865, 1897 and 1943.

There had been a weir hereabouts as early as the Fourteenth Century and the lock was formed in 1811. The modern weir, which gave its name to Weir House (the original building on the application site), was formed at the same time. Both were later rebuilt in 1858 however, and the lock again, in 1904.



Above: Teddington Lock from "The Historic Thames" – By Hilaire Belloc, painting by Alfred Quainton painted in the last decade of the Nineteenth Century. This view is looking up river towards the application site.

Much of the land around the general location remained open heathland until inclosure from 1800 onwards, when the village first started to take on the inclosure that was in turn to lead to the later street patterns these emanated outwards from the original cluster and ribbon around the church and which by this time had taken on the guise of a typical "High Street".



Above 1865. The application site is outlined in red. Development along Broom Road cut off access to the river.