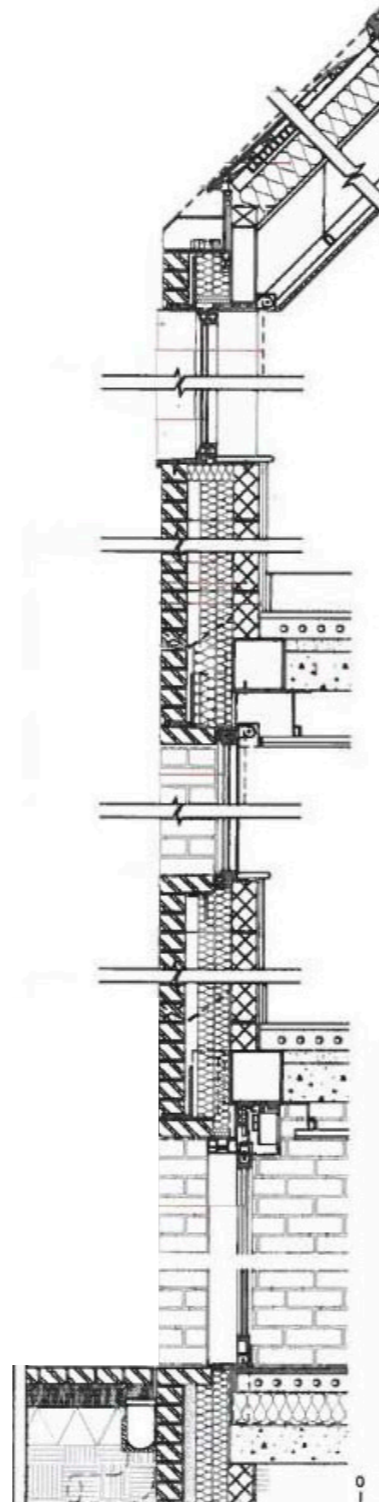
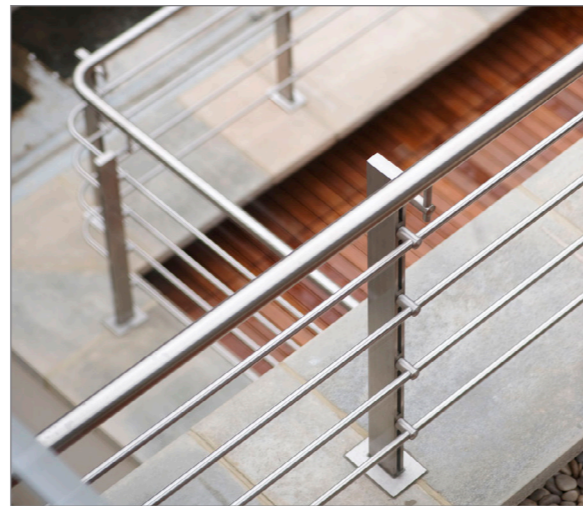


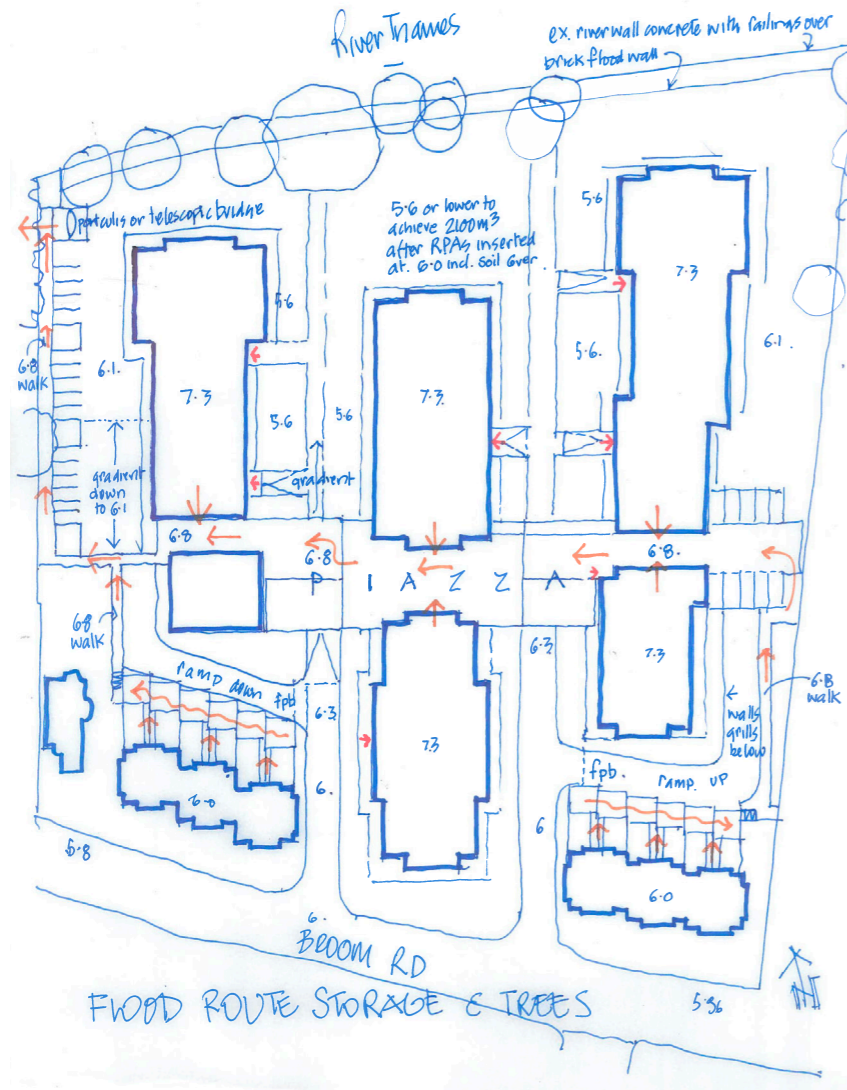
Pitched Roof Precedents..... Broom Road



Above: Stainless steel mesh screens specified for selected Ground floor opening windows as part of a robust Secure By Design approach



Architect and Landscape Architect have worked closely together on this shared vision of a parkland like green/civic local destination and their specialist landscape contribution is set out on the following pages. Both have also worked closely with the Flood Risk Consultant and below is the flood storage and safe egress/access strategy. The northern half of the site will perpetuate the existing 2100m³ capacity of the present layout in terms of flood water storage. This part of the site could, in the extreme one hundred year cycle explored in the FRA, be under over 1.0m of flood and to be policy compliant safe access and egress must be maintained and these routes are shown by the arrows converging onto the safe 6.8 AOD level central piazza. The corridor common parts of the apartment buildings are normally of limited travel with the locked doors preventing intercommunication, only to be released by the onsite management in fire evacuation emergency or flood management plan conditions.



Above: north of the piazza could have over 1.0m of flood water stored on it. All apartments are in emergency accessible off the piazza, so while the northern entrances can be sealed off, daily life can continue with access and egress coming off the piazza. The piazza also provides access to the Broom Road properties.



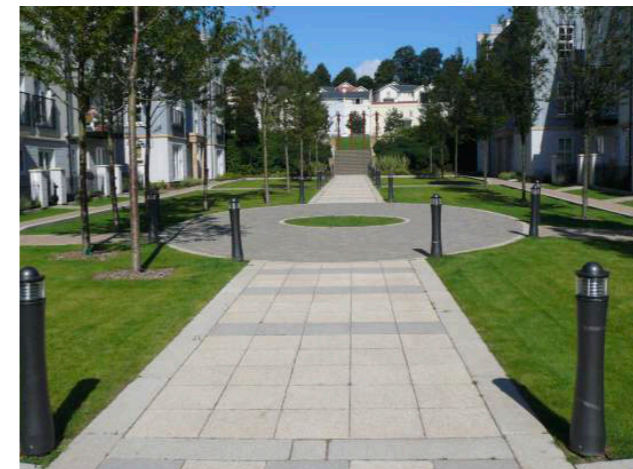
Introduction

The design of the external spaces seeks to provide an integrated transition between the buildings and place within which they sit. The design of spaces reflect the quality and character of the new buildings and acknowledge the importance of the riverside setting, the heritage associated with Teddington Lock and adjacent Conservation Area as well as the relationship between the adjoining Metropolitan Open Land.

The design has evolved with an emphasis placed on both visual and physical permeability which will create a new and positive relationship between the buildings and the River Thames. This will be expressed through the creation of two publically accessible pedestrian boulevards connecting Broom Road with the riverside walkway and gardens.

The existing site contains no green open space though some trees are found along the boundaries and within the carpark alongside the river. The proposed development will see a significant increase in the amount of green, open space and the choice of plant species will provide an attractive setting to the development and residents and visitors will be able to enjoy the seasonal changes associated with specific trees and plants. An emphasis on the use of native species and those that attract wildlife will help to enhance the nature conservation value of the development and respond to the wildlife such as bats and birds found along the river corridor.

Due to the proximity of the site to the River Thames a detailed analysis of water movement relating to both rainwater and potential flood scenarios has been undertaken. The proposed level changes across the site have been carefully considered to address the future potential flood risk and includes routes at higher levels to allow access from buildings to nearby high elevated land. Other measures incorporated into the design include the refurbishment of the existing flood wall; the introduction of safe elevated routes which would only be used in case of emergency and the incorporation of a void between the building and underground car park which will provide a route for water movement under the buildings and out into the open spaces.



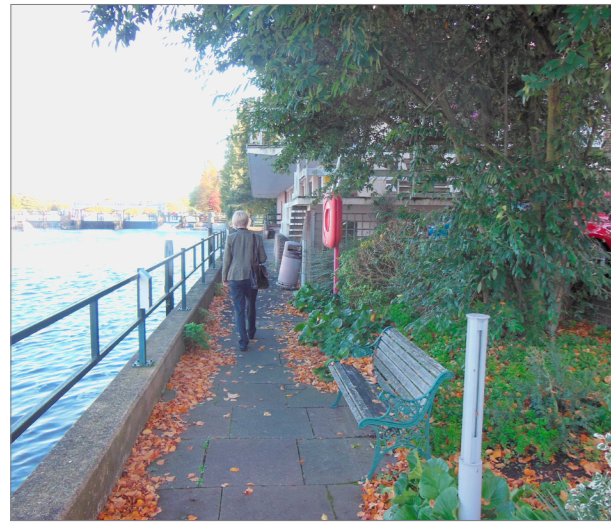
Landscapes



A number of ramshead carvings survive from the original Weir House and will be integrated into the Heritage Trail being developed by the Landscape Architects.



A heritage trail will incorporate salvaged blue plaques and stone carvings from the former Weir House that survive in the present day fabric as illustrated above.



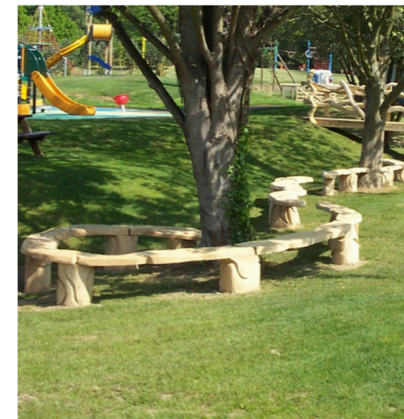
A riverside walk would be integrated into the project between the waterside wall, where new railings would be installed and the retained / refurbished flood defence wall to the right of picture



Above: the parkland setting. The front handrail is at the very water edge, while the wall and steps beyond rework the flood defence walls that are perpetuated under the proposal. This involves delicate calculation and even the area beneath the steps is utilised to perpetuate flood risk criteria defences - 70% of units will be dual aspect and none of the single aspect residences are north facing.



Natural play elements using logs and felled trees sourced from the site



Sculptural timber seating around existing trees



Natural play area incorporating various sized boulders, timber logs, fixed pebbles, and sand



1 - Broom Road Frontage

It is proposed to widen the pavement to approximately 2.5m along Broom Road. The buildings will be set back allowing for private gardens which will be bounded by railings with gates and low hedge planting to provide a robust, secure and visually consistent treatment to the development frontage. An area of open space to the front of the central apartment block will be planted new street trees and with a lawn gently banking back towards the building with a formal line of shrubs and herbaceous planting around the periphery of the building.

2 - Shared Surface Boulevards

Connecting Broom Road with the Riverside walkway, the two pedestrian boulevards form key elements of the design. The boulevards can be divided into two zones – the first a shared surfaced route and the second a pedestrian route through areas of lawn and planting. The shared surface section, to the south-east, incorporates the pedestrian path which runs alongside the vehicular routes off Broom Road. This area will be paved using a similar high quality block paving with the pedestrian routes defined by a wide flush kerb in contrasting colour.

3 - The Piazza

At the junction between the shared routes and pedestrian routes a paved 'plaza' is proposed. This will be at an elevated level (part of the exit arrangements in times of flood) and again the use of a high quality surface paving material will assist in acting as a transition point at the junction between a number of routes and framed by several of the new buildings.

4 - River View Boulevards

The two pedestrian boulevards linked across the 'plaza' will lead people to and from the riverside gardens. The paths will run centrally through a formal area of lawn, with planting adjacent to the buildings. Some planting will be within raised planters which will assist in addressing the interface with the building façade and the adjacent lower lawn area. Part of the boulevards will be located above the underground carpark and the design will incorporate levels which sensitively address the requirements of the on-site flood and water management.

The paths will be of a generous width of some 3m and will be surfaced in a bound aggregate finish in a gold/buff to complement the colour of the brickwork on the buildings. Edged with a flush conservation style kerb, the paths will sit a slightly elevated level from the adjacent lawns. Beyond the underground car park, a formal avenue of trees will be planted within the open ground alongside both paths which will frame views and reinforce the connection with the riverside gardens.

5 - Riverside Gardens and Promenade

The area adjacent to the River Thames will become a destination for both visitors and residents, providing a new publically accessible garden and access to the river front. The boulevard paths will provide access to this space and will connect in a central space that incorporates formal planting and seating. A bank of wide steps will connect with the riverside promenade and are designed to allow views out over the river from both the gardens and new riverside apartments. Formal in layout the steps will integrate with the existing flood defence wall at the required height of 6.1m AOD. The lower level area will be designed to include seating adjacent to the flood defence wall. The existing flood defence wall will be retained and refurbished and the path will be paved in high quality slabs and with new railings incorporated on both the riverside wall and flood defence wall. The requirement for the flood defence wall to be a minimum of 16m away from the buildings means that to the north-east, the riverside wall will be raised to 6.1m allowing the adjacent gardens to grade back down to the level of the riverside path. The riverside promenade will address the planning policy requiring new development to provide access to the river.

A number of existing trees will be retained along river frontage which will positively contribute to the character of the new development. Elsewhere, new trees will be planted in the gardens.

Young children's play will be creatively incorporated into the gardens and will include both natural play features and timber play equipment which will be set, where required, within reinforced grass, safety surface.

6 - Communal Residents Gardens

Residents will have access to communal gardens to the east and west of the development. To the east, the gardens will combine areas of lawn, shrub planting and a serpentine path will connect two areas of seating. The boundary with the Lensbury will include a new timber fence, shrub planting and the area will benefit from the existing trees.

To the west, the communal area will include ground level car parking, paths and a linear garden with shrub planting, lawn and seats. Both gardens will be secured with managed access for residents only and a railing with hedge will restrict access from the riverside areas.



Planting Strategy

Trees and plants will be specifically selected to complement the development providing year round visual interest and enhancing nature conservation, particularly in respect of the river corridor. Species have also been selected for their tolerance of wet conditions. Along some of the building facades, a raised planter is proposed and elsewhere shrubs and ground cover will be planted on banks. A native species hedge will be planted along the boundary with the Lensbury Club.

Broom Road

- Acer campestre 'Streetwise'
- Corylus colurna
- Carpinus betulus - clipped hedge

Boulevard

- Alnus cordata

Riverside and Communal Gardens

Trees -

- Acer negundo
- Alnus glutinosa
- Betula nigra
- Carpinus betulus
- Prunus serrula

Shrub and herbaceous -

- Amelanchier lamarkii
- Asplenium scolopendrium
- Cornus sp.
- Dryopteris affinis
- Dryopteris erythrosora
- Epimedium
- Fatsia japonica
- Hosta sp
- Iris sp
- Ligularia
- Polystichum setiferum
- Viburnum sp
- Vinca sp



Betula nigra



Prunus serrula



Alnus glutinosa



Corylus colurna



Carpinus betulus



Acer campestre 'Streetwise'



Carved logs for balancing



Rocking disks



Informal logs and stumps for climbing and seating, sourced from trees felled on site.



Informal play boulders

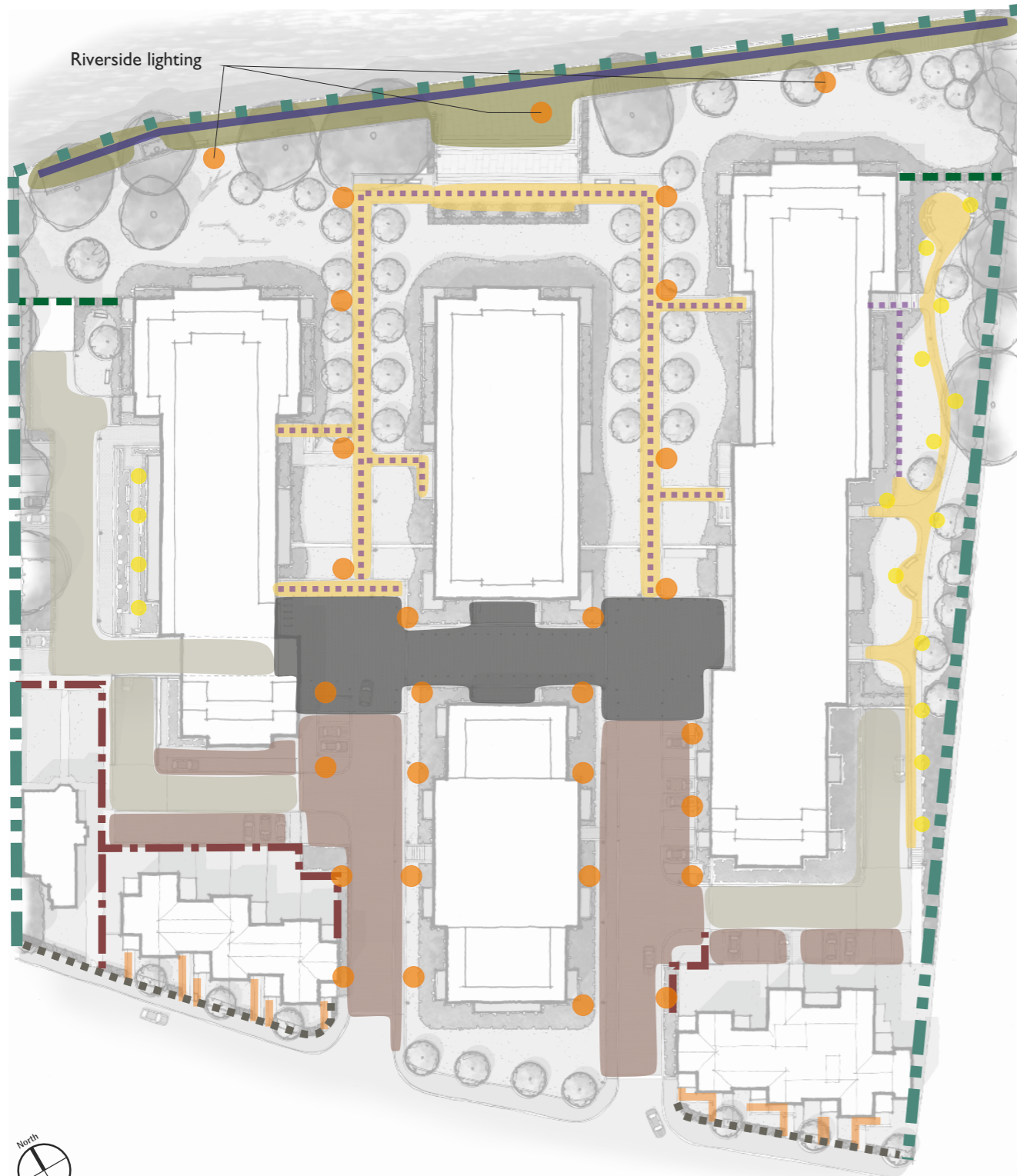
Play Strategy

The provision of playable space will be in both the communal gardens and the publically accessible riverside gardens. Providing a range of play experiences, 'natural' play features will be targeted towards younger children and will include play boulders and timber features set within a reinforced grass matting.

Hard materials and street furniture

A high quality palette of paving materials, fencing and street furniture is proposed to compliment the buildings and sensitively integrate within the public realm. Paving materials will be predominantly permeable and will include bound gravel paths to pedestrian areas and block paving to shared surfaces. The river walkway will be paved in a high quality natural stone paving slab. Seating will be limited to the riverside and communal gardens with complementary litter bins provided where required. Lighting will be low key but designed to ensure a safe level of pedestrian movement avoiding incursion of light to upper floor apartments. Care will also be taken along the river with any lighting being limited to avoid any detrimental impact to bats. Bollards will be used in shared surface spaces to identify pedestrian /vehicular movement and visitors cycle racks will be located throughout.

Boundary treatments will comprise timber fencing to the east and west. The river wall and flood defence wall will both include a railing in stainless steel. A 1m steel rail with clipped hedge behind, is proposed along Broom Road and a taller steel railing is proposed between the riverside gardens and communal gardens, with controlled gated access.



Surfaces



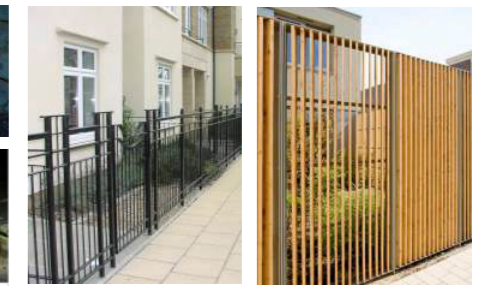
Permeable block paving to piazza with conservation kerb - eg graphite Mistral by Marshalls
 Permeable block paving to access roads, parking bays and pathways with conservation kerb - eg traditional Tegula by Marshalls
 Resin bound pedestrian routes with conservation pin kerb edging
 Yorkstone to riverside path
 Textured flag paving to private paths
 Permeable asphalt to car parks and undercroft car park access roads

Lighting



Approximately 5m high column lighting - directional lighting onto paths away from buildings
 Powder coated steel bollard lighting - Indicative area subject to design development.
 Ballustrade lighting
 Recessed ground lighting

Boundary Treatments



1100m high metal railings and gates to boundary with Broom Road.
 High quality hit and miss fence or slatted timber fence to communal gardens

Other Elements



1100mm high brick wall to compliment building with quality timber panel fence on top
 1100mm high railing to riverside walk and refurbished flood wall
 Slatted timber panel fence
 Car park ventilation
 Safe access/egress walkway
 Vegetated entrance to undercroft car park

NOTES
 1. All lighting numbers and locations are indicative and are subject to future design development and lighting engineer/designer specifications.
 2. Excludes any lighting fixed to buildings
 3. Granite setts to delineate thresholds and conservation kerb and pin kerb for edging