

# Schedules & Accommodation

86

Residential Buildings																
Floor	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)	GIA (SQ.M)	GIA (SQ.ft)
	building A	building A	building B	building B	building C	building C	building D	building D	building E7	building E7	House (x6)	House (x6)	Total	Total		
Ground floor	1002	10786	825	8880	1665	17922	739	7955	385	4144	281	3025	4897	52711		
First floor	1098	11819	838	9020	1665	17922	750	8073	394	4241	291	3132	5036	54208		
Second floor	1098	11819	838	9020	1665	17922	750	8073	377	4058	282	3035	5010	53928		
Third floor	915	9849	838	9020	1665	17922	651	7007	0	0	0	0	4069	43799		
Fourth floor	600	6458	838	9020	1481	15941	506	5447	0	0	0	0	3425	36867		
Fifth floor	0	0	838	9020	1192	12831	0	0	0	0	0	0	2030	21851		
Sixth floor	0	0	551	5931	0	0	0	0	0	0	0	0	551	5931		
	<b>4,713</b>	<b>50,731</b>	<b>5,566</b>	<b>59,912</b>	<b>9,333</b>	<b>100,460</b>	<b>3,396</b>	<b>36,555</b>	<b>1,156</b>	<b>12,443</b>	<b>854</b>	<b>9,192</b>	<b>25,018</b>	<b>269,294</b>		

## Teddington Riverside - Net Sales Area

	Building A		Building B		Building C		Building D		Building E7		House E		Total	
	NSA (sq.m)	NSA (sq.ft)	NSA (sq.m)	NSA (sq.ft)	NSA (sq.m)	NSA (sq.ft)	NSA (sq.m)	NSA (sq.ft)	NSA (sq.m)	NSA (sq.ft)	NSA (sq.m)	NSA (sq.ft)	NSA (sq.m)	NSA (sq.ft)
Ground	643	6,921	637	6,857	1,112	11,970	542	5,834	296	3,186	267	2,874	3,497	37,642
First	917	9,871	740	7,965	1,371	14,757	646	6,954	349	3,757	276	2,971	4,299	46,274
Second	917	9,871	740	7,965	1,371	14,757	646	6,954	332	3,574	267	2,874	4,273	45,995
Third	761	8,191	740	7,965	1,371	14,757	551	5,931		0		0	3,423	36,845
Fourth	505	5,436	740	7,965	1,201	12,928	406	4,370		0		0	2,852	30,699
Fifth		0	740	7,965	974	10,484	0	0		0		0	1,714	18,449
Sixth		0	464	4,994		0		0		0		0	464	4,994
	<b>3,743</b>	<b>40,290</b>	<b>4,801</b>	<b>51,678</b>	<b>7,400</b>	<b>79,654</b>	<b>2,791</b>	<b>30,042</b>	<b>977</b>	<b>10,516</b>	<b>810</b>	<b>8,719</b>	<b>20,522</b>	<b>220,899</b>

SITE AREA	sq.m	sq.ft
	18600	200210.4

DENSITY	Unit/Ha	HBR/Ha
	118	409

These areas are approximate. They relate to areas of the building at the current state of design and are reliant upon the information available.

They may vary because of survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

Any decisions to be made on the basis of these predictions should include due allowance for variation inherent in both the design development, building survey, rights to light survey and the building process.

**Proposed New Build - Schedule of Unit numbers.  
Teddington Riverside**

Building 'A'	1 bed apartments		2 bed apartments		3 bed apartments		4 bed apartments	
		HR		HR		HR		HR
Ground	2	4	3	9	2	10	0	0
First	5	10	2	6	4	20	0	0
Second	5	10	2	6	4	20	0	0
Third	1	2	4	12	3	15	0	0
Fourth	2	4	0	0	3	15	0	0
Fifth	0	0	0	0	0	0	0	0
<b>Total units</b>	<b>15</b>	<b>30</b>	<b>11</b>	<b>33</b>	<b>16</b>	<b>80</b>	<b>0</b>	<b>0</b>
<b>Total Habitable Rooms</b>	<b>143</b>							
* includes Disabled Units								

Building 'B'	1 bed apartments		2 bed apartments		3 bed apartments		4 bed apartments	
		HR		HR		HR		HR
Ground	1	2	1	3	4	20	0	0
First	0	0	2	6	4	20	0	0
Second	0	0	2	6	4	20	0	0
Third	0	0	2	6	4	20	0	0
Fourth	0	0	2	6	4	20	0	0
Fifth	0	0	2	6	4	20	0	0
Sixth	0	0	0	0	4	20	0	0
<b>Total units*</b>	<b>1</b>	<b>2</b>	<b>11</b>	<b>33</b>	<b>28</b>	<b>140</b>	<b>0</b>	<b>0</b>
<b>Total Habitable Rooms</b>	<b>175</b>							

Building 'C'	1 bed apartments		2 bed apartments		3 bed apartments		4 bed apartments	
		HR		HR		HR		HR
Ground	4	8	9	27	1	5	0	0
First	1	2	10	30	4	20	0	0
Second	1	2	10	30	4	20	0	0
Third	1	2	10	30	4	20	0	0
Fourth	3	6	8	24	3	15	0	0
Fifth	4	8	3	9	4	20	0	0
Sixth	0	0	0	0	0	0	0	0
<b>Total units*</b>	<b>14</b>	<b>28</b>	<b>50</b>	<b>150</b>	<b>20</b>	<b>100</b>	<b>0</b>	<b>0</b>
<b>Total Habitable Rooms</b>	<b>278</b>							
* includes Disabled Units								

Building 'D'	1 bed apartments		2 bed apartments		3 bed apartments		4 bed apartments	
		HR		HR		HR		HR
Ground	3	6	3	9	1	5	0	0
First	2	4	6	18	0	0	0	0
Second	2	4	6	18	0	0	0	0
Third	2	4	5	15	0	0	0	0
Fourth	2	4	3	9	0	0	0	0
Fifth	0	0	0	0	0	0	0	0
<b>Total units</b>	<b>11</b>	<b>22</b>	<b>23</b>	<b>69</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>0</b>
<b>Total Habitable Rooms</b>	<b>96</b>							

Building 'E7'	1 bed apartments		2 bed apartments		3 bed apartments		4 bed apartments	
		HR		HR		HR		HR
Ground	2	4	2	6	0	0	0	0
First	1	2	3	9	0	0	0	0
Second	1	2	3	9	0	0	0	0
<b>Total units</b>	<b>4</b>	<b>8</b>	<b>8</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Habitable Rooms</b>	<b>32</b>							

House 'E'	4 bed villas
	6
<b>Total units</b>	<b>6</b>
<b>Total Habitable Rooms</b>	<b>36</b>

1 bed unit	2 bed unit	3/4 bed unit
45	103	71
21%	47%	32%

<b>TOTAL UNITS</b>	<b>219</b>
<b>including Disabled</b>	

<b>TOTAL HABITABLE ROOMS</b>	<b>760</b>
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**NB.** Any floor sub-division will reduce NIA.  
All areas are subject to confirmation from survey.  
NIA Excludes: Basement, Substation (At Ground Floor Level)

These areas are approximate. They relate to areas of the building at the current state of design and are reliant upon the information available.  
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# Summary & CGIs

88 A carefully crafted proposal for residential redevelopment of this former studio site is being brought forward after extensive consultation and collaboration with local planning officers and administrators at both local and regional level. Public consultation has been extensive as befits this important site and a full EIA prepared in support of the design. The proposal has been carefully arranged above an entirely concealed underground carpark, which like all the residences is fully flood proofed and EA policy compliant.

The client, **The Haymarket Media Group**, has assembled a comprehensive team of consultants to ensure a most thorough and considered proposal is put forward. The scheme is just one “cog in the wheel” that is intended to see the client operation which employs over a thousand personnel consolidate its traditionally two borough wide operation onto one site elsewhere in the Borough of Richmond upon Thames. This would be on a site, better located for business purposes, than this, the application site. Redevelopment of the Broom Road site as proposed in this application would lead to a substantial reduction in car journeys to and from the site.

The proposal would make more effective use of previously developed land, while enhancing local character, heritage setting and established amenity. It has been designed to the highest standards and would be a major benefit to the wider community in providing a variety of homes, both open market and affordable, in a range of sizes and types.

In addition the scheme would provide extensive new public access to the riverside, one of the key aspirations of the Council for any waters edge site that comes forward for redevelopment.

The proposal is low slung, low rise, horizontally characterised in high quality materials to reflect a riverside wharfage ambience in a parkland like setting with two central pavilions of more contrasting aesthetic. It has a deliberately limited palette and a recessive subordinate quality, disciplined and “quiet”, so as to enhance local character at this sensitive locality of considerable heritage merit. A high quality public realm, “Sense of Place” character is integral to the concept and reflected in the overall design of buildings and landscaping, that has always placed wider community interest, public realm and place making at its heart.

**tp bennett**

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Right: View towards the proposed new development as seen from the ait.





