

# Teddington Broad Street TW11



## Legal:

This has been produced to inform local residents of the current design being discussed by XXX for Broad Street.

Please note that this study has been made without access to some surveys, site investigation, rights of light, sunlight and daylight assessments, archaeology, *etc.*, all of which may affect design.

Metropolitan Workshop shall not be responsible for the use of this report or its contents for any purpose other than that for which it was intended.

This report should not be relied upon by any third party and Metropolitan Workshop take no professional liability or warranty for its use by third parties.

Metropolitan Workshop retains all copyright.

# Contents

## A Vision for Teddington Broad Street

Broad Street, Teddington, is a commercially thriving street despite the challenges it has faced during the pandemic. The local community is strong and loyal to the street and the shops and services it provides. However, despite its ongoing popularity, the street is suffering from a number of problems. Pavements are narrow, and the road is very busy, which makes for a rather unpleasant pedestrian and cycling experience. There are few places to dwell, and those areas which could support enjoyable public realm offer very little pleasurable amenity. Some buildings, the Tesco in particular, are overbearing, and detract from the public realm. The street is also very hard. The road dominates, even in areas where more space could be afforded to people. If left unattended, there is a risk that these conditions could harm the vitality and long term viability of Broad Street.

Metropolitan Workshop have been commissioned to help the Council identify opportunities for short term (phase 1) and long term (phase 2) improvements. This consultation document sets out the negotiated phase 1 ideas for Broad Street, focusing initially on the key brief of 'urban greening'. The ideas have been developed in collaboration with stakeholders, whose local intelligence, enthusiasm and support will help to secure the long term future of the street.

### 1. Site

Existing Condition & Key Issues

### 2. Phase 1

Proposed Interventions (with summary plan)

Western Public Realm

Eastern Public Realm

Central Public Realm

Engraved Pavers

Street-Wide Parking (before & after)

### 3. Phase 2

Eastern Public Realm

Central Public Realm

Artist Precedents

# 1

## Site



# Existing Condition and Key Issues



- ↔ Key Crossing
- Spur Road
- Parking Spaces
- Junction
- Bus Stop
- Narrow Pavement
- Problematic Facade
- Area of Deeper Pavement

# 2

## Phase 1



# Proposed Interventions (with summary plan)

## Western Junction

- 1 Rain gardens book-end parking. Placed on top of road surface with no requirements for change to surfacing/drainage This creates sense of reclaiming public realm and better defining the parking zones, while increasing urban greening
- 2 Inset cast pavers referencing local culture and aid wayfinding
- 3 Staggered crossing retained and resurfaced with coloured aggregate topping/chippings to clarify junction and create threshold to Broad Street
- 4 Living pillars added to lamposts on the north side of the street to introduce biodiversity where pavement space is limited
- 5 Retained railings repainted and public realm de-cluttered to create more pedestrian friendly junction with existing bike stands integrated within rain garden
- 6 Shrub planting to island and corner junctions in modular raised metal planters and timber street furniture.
- 7 Small species tree in above ground planter to north of junction

## Central Junction

- 1 Rain gardens book-end parking. This creates sense of reclaiming public realm and better defining the parking zones, while increasing urban greening
- 2 Inset cast pavers referencing local culture and aid wayfinding. Potential to be re-used if the public realm is resurfaced in the long-term
- 4 Living pillars added to lamposts on the north side of the street to introduce biodiversity where pavement space is limited

## Eastern Junction

- 1 Rain gardens to book-end parking.
- 2 Inset cast pavers referencing local culture and aid wayfinding.
- 4 Living pillars added to lamposts on the north side of the street to introduce biodiversity where pavement space is limited
- 8 Relocate bike parking to existing linear parking at road edge near bus stop and on eastern corner where railing is being removed
- 9 Modular raised metal planters and timber street furniture.
- 10 Crossing resurfaced with coloured topping/chippings to clarify junction and create threshold to Broad Street
- 11 Public realm de-cluttered from railings and signage, with bins, bike parking and street furniture replaced/relocated to rationalised positions.
- 12 Planting enhanced in existing tree pits and planters
- 13 Bus stop build out made permanent works/design by TFL

### Phase 1

- 1 Artist Collaboration to Tesco Walls

- 2 Wayfinding proposal around meter cabinets and above existing planter wall at eastern junction corner
- 3 Retrofit wall top bench to existing planter wall incorporated in wayfinding proposal
- 4 Artist collaboration to Boots wall & soffit, as well as, stone floor mosaic
- 5 New Sculpture

### Phase 2

*Please note: Phase 2 is currently being designed and will go to consultation later in 2023.*

# Proposed Interventions (with summary plan)



Having explored the challenges presented by the existing condition of Broad Street, we have identified a shortlist of 'quick win' interventions which will help swiftly transform Broad Street into a more welcoming pedestrian environment. These interventions are identified on this map,

with a corresponding description on the facing page. This shortlist has been developed from an original longlist (see appendix), and honed following discussions with local businesses, councillors and the council. The subsequent pages explore each site in more detail.

- Parking Spaces
- Rain Gardens
- Living Pillars
- Artist Installations
- Planting and Planters
- Crossings Resurfaced

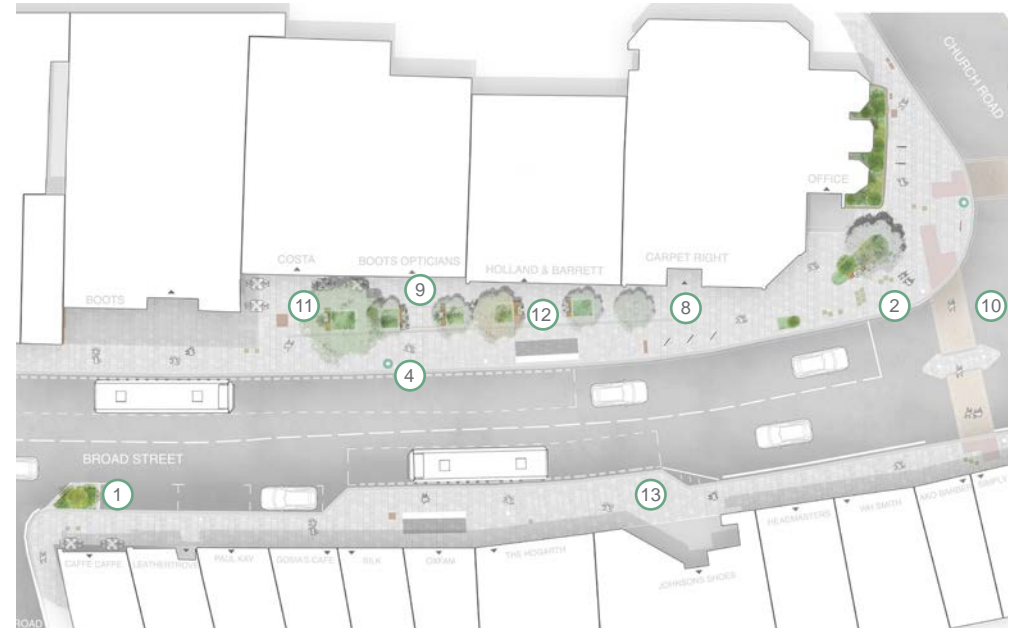
# Western Public Realm



- 1 Rain gardens book-end parking. Placed on top of road surface with no requirements for change to surfacing/drainage. This creates sense of reclaiming public realm and better defining the parking zones, while increasing urban greening.
- 2 Inset cast pavers referencing local culture and aid wayfinding.
- 3 Staggered crossing retained and resurfaced with coloured aggregate topping/chippings to clarify junction.
- 4 Living pillars added to lamposts on the north side of the street to introduce biodiversity where pavement space is limited.
- 5 Small species tree in above ground planter to north of junction.
- 6 Railings repainted and public realm de-cluttered to create more pedestrian friendly junction with existing bike stands integrated within rain garden.
- 7 Shrub planting to island and corner junctions in modular raised metal planters and timber street furniture.



# Eastern Public Realm



- 8 Relocate bike parking to existing linear parking at road edge near bus stop and on eastern corner where railing is being removed.
- 9 Modular raised metal planters and timber street furniture.
- 10 Crossing resurfaced with coloured topping/chippings to clarify junction.
- 11 Public realm de-cluttered from railings and signage, with bins, bike parking and street furniture replaced/relocated to rationalised positions.
- 12 Planting enhanced in existing tree pits and planters.
- 13 Bus stop build out made permanent works/design by TFL.





Reddington, England

Google Street View

May 2022

[See more dates](#)



2

12

9

4

12

8

10

Google

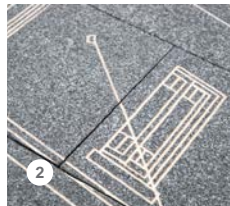
# Central Public Realm



1 Rain gardens book-end parking. Placed on top of road surface with no requirements for change to surfacing/ drainage This creates sense of reclaiming public realm and better defining the parking zones, while increasing urban greening

2 Inset cast pavers referencing local culture and aid wayfinding. Potential to be re-used if the public realm is resurfaced in the long-term.

4 Living pillars added to lamposts on the north side of the street to introduce biodiversity where pavement space is limited



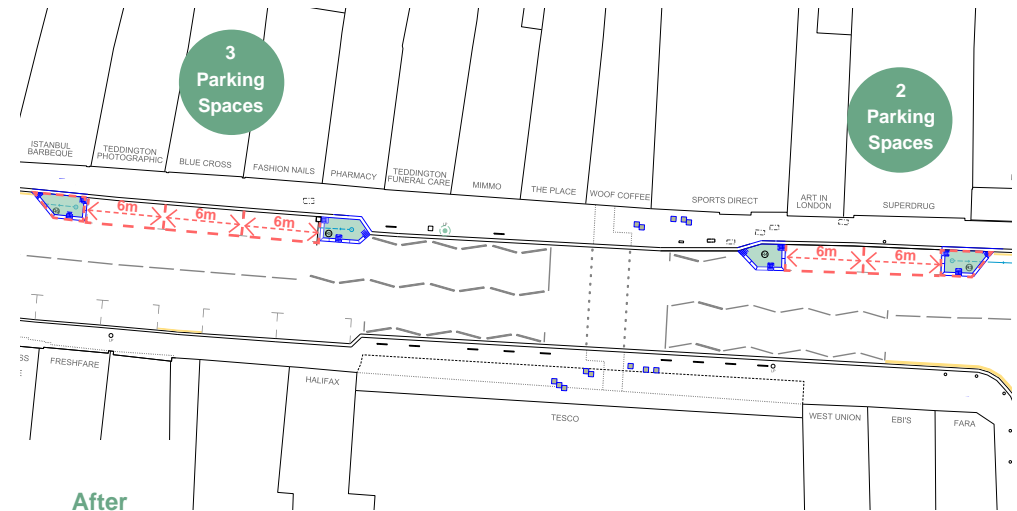
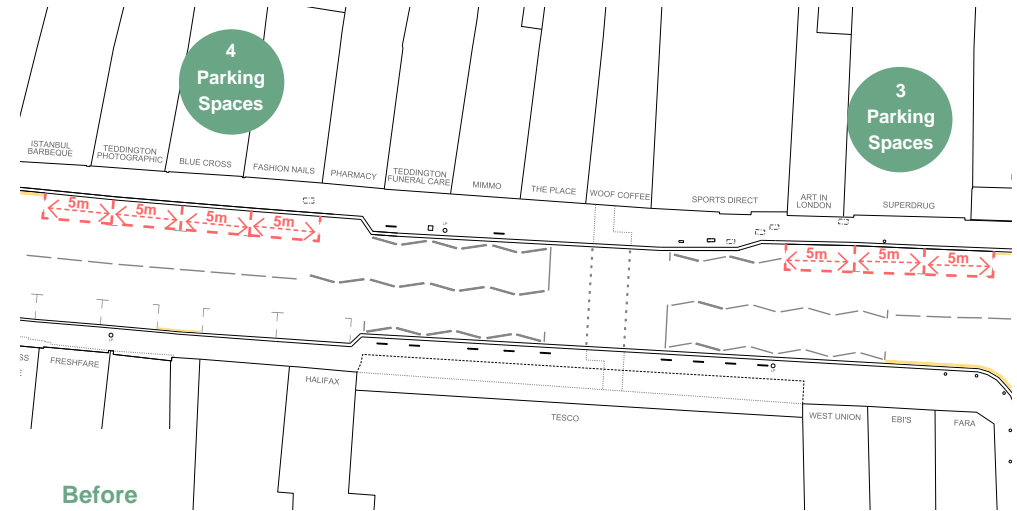
# Engraved Pavers

- ① Single inset cast pavers with engraved silhouettes referencing shows filmed at Teddington Studios. The design could both reference the shows, films, musicians, building and equipment. The pavers will match the existing pavement modules.
- ② Examples of these are : The Avengers (1960), Mr Bean, The Morecomb and Wise Show, The IT Crowd, The Office, The Beatles, The Spice Girls. These sillhouettes are so recognisable and iconic they require no labels however some could include quotes and dates.
- ③ Wayfinding pavers dotted between the iconic silhouette pavers directing towards key places in Teddington. Examples include: Teddington Station, Teddington High Street, Elleray Social Centre, Bushy Park, Teddington Lock and Landmark Art Centre.



# Street-Wide Parking (before & after)

- ① For the entirety of Broad Street we are proposing a net loss of 2 parking spaces to accommodate the urban greening.
- ② The existing spaces range between 5 and 5.5m and we are proposing an increase to add accessibility and add rain gardens along the street.
- ③ To maximise the greening and add accessibility, we are proposing a loss of 2 spaces, leaving a large amount of parking on the street and in Tescos.



# 3

## Phase 2

Please note: Phase 2 is currently being designed and will go to consultation later in 2023.

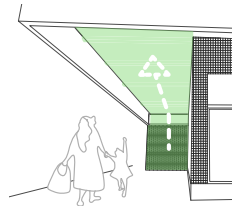


# Western Public Realm

Please note: Phase 2 is currently being designed and will go to consultation later in 2023.



- 1 Wayfinding proposal around meter cabinets and above existing planter wall
- 2 Wall top bench to existing planter wall incorporated in wayfinding proposal
- 3 Artist collaboration to Boots wall & soffit, stone floor mosaic
- 4 New Sculpture



# Central Public Realm

Please note: Phase 2 is currently being designed and will go to consultation later in 2023.



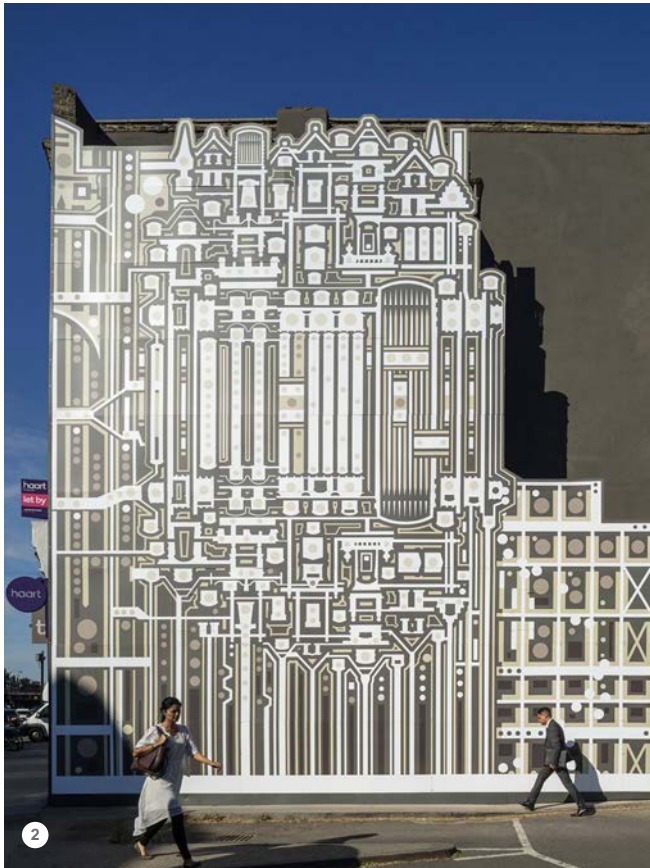
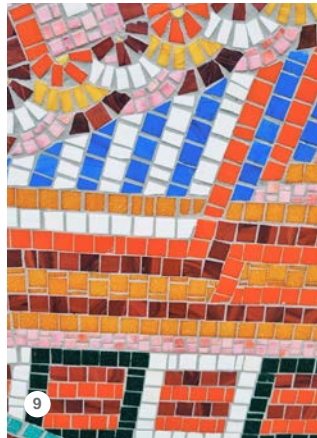
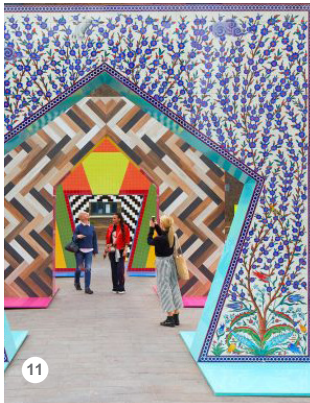
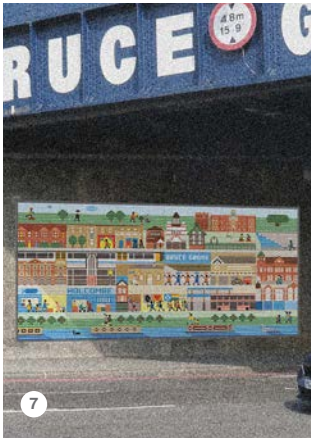
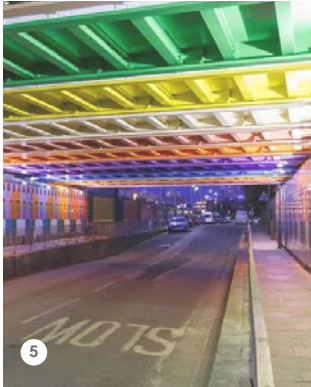
- 1 Artist Collaboration to Tesco Walls

Note: Artist mural indicative



# Artist Precedents

- 1 The Nunhead Welcome Mat, Rob Turner
- 2 'Ugly Wall', Tod Hanson
- 3 Mint Street Mosaic, Michael Anastassiades
- 4 Newington Community Centre, Rob Turner
- 5 Yinka Llori, Happy Street
- 6 Yinka Llori, Happy Street
- 7 Pride in Bruce Grove, Office S&M
- 8 The Wood Street Altarpiece, Eleanor Hill
- 9 A Thousand Streams, Adam Nathaniel Furman
- 10 Elliptical Switchback, Stories Todd Hanson
- 11 Gateways, Adam Nathaniel Furman
- 12 Trading Words, Gordon Young



# Metropolitan Workshop

Architecture + Urbanism

## London

14-16 Cowcross Street  
London EC1M 6DG  
United Kingdom

+44 (0)20 7566 0450  
Info@metwork.co.uk

## Dublin

Tower 2, Fumbally Court  
Fumbally Lane  
Dublin D08 N2N8  
Ireland

+353 (0)1 531 4889  
Info@metwork.ie

