




# Welcome

## Bringing a modern, sustainable enterprise park to the former LGC site

Welcome to our public exhibition, where you'll find information on the plans to deliver a best-in-class, sustainable, multi-let development at the former home of the Laboratory of the Government Chemist (LGC).

Today, you will be able to:

-  Learn more about the proposals
-  Speak to members of the project team and ask any questions
-  Share your feedback with us



Aerial view of the LGC site

### Project team

Developer

**GRAFTONGATE**

Planning consultant

**BeFirst**

Architect

**umc**  
architects

Landscape architect

**aspect**  
landscape planning

Transport consultant

**mode**  
transport planning

Engagement consultants

**LCA**

**GRAFTONGATE**

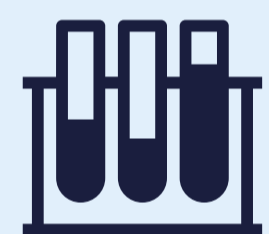
# The site and context



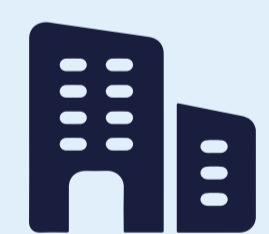
The site is approximately 7.9 acres and is located to the southwest of Teddington town centre, to the west of Queens Road, and to the north of Bushy Park.



It is divided into two main parts by an east-west access road (New Kelvin Avenue), with the main laboratory buildings to the north and a surface-level car park and storage to the south.



It is currently in use as a laboratory and office with storage. LGC is relocating as the existing buildings are no longer fit for purpose, with facilities that are outdated, inefficient, and no longer meeting operational needs. They are establishing a new site in Guildford and are expected to fully vacate the current LGC site by early 2026.



The main laboratory buildings stand at up to four storeys in height onto New Kelvin Avenue and three storeys in height along Coleshill Avenue.



The site sits within a Council-designated employment area and is recognised for its importance locally in providing job opportunities and meeting business needs.



# Our proposals

With the decision taken by LGC to relocate, this is an opportunity to deliver modern and sustainable space which will positively benefit the local economy and provide new job opportunities.

The design of the wider site will enhance much of the existing landscaping and take into account the neighbouring streets and homes, seeking to minimise impacts.



## Key Principles

### Creating best-in-class employment spaces



- Demolition of the existing buildings to deliver 16 high-quality, flexible spaces of varying sizes.
- Spaces could support a variety of small and medium-sized occupiers from local businesses to companies in research and development and artisan production.

### A thoughtful, high-quality design



- Building heights will be lower than the existing laboratory buildings.
- Carefully considered design, layout, and orientation of buildings will minimise any noise, light, and visual impacts on the surrounding area.
- Retention of Building 39, a non-designated heritage asset.

### Providing new job opportunities



- Supporting employment across a variety of sectors in line with the Council's designation of the site as a key employment area.
- Located in a prime position for job creation with excellent transport links by road and rail, providing easy access to London and the southeast.

### Enhancing the site's landscape and biodiversity



- Preserving the majority of existing trees and increasing planting along the site's boundaries to improve the visual appeal and integration with the local area.
- Enhancing the site's ecological value by through native tree planting, hedgerows, wildflower meadows and habitat features such as bat boxes.

# Designing with our neighbours in mind

By closely replicating the existing layout and sizes of the current buildings, as well as enhancing much of the existing landscaping, the development would be undertaken in a way which respects our neighbours and the surrounding area.

1

## Building heights

The proposed buildings will be lower than the existing laboratory buildings.

2

## Reduced massing

The massing of the proposed buildings will be less than the existing buildings.

3

## Visual break

The proposed building arrangement creates a visual break, enhancing the overall appearance along Coleshill Road.

4

## Noise control

A combination of inward-facing service yards—where most operational noise is generated—along with building specifications, tree planting, and acoustic fencing along the site boundary, will help minimise noise impact on the surrounding area.

5

## Light control

With the units facing into a central service yard and the removal of windows onto Coleshill Road and Queens Road, light spill onto neighbouring properties will be minimised.

6

## Ecological enhancement

Native tree planting, hedgerows, wildflower meadows and habitat features such as bat boxes will enhance the existing landscape.



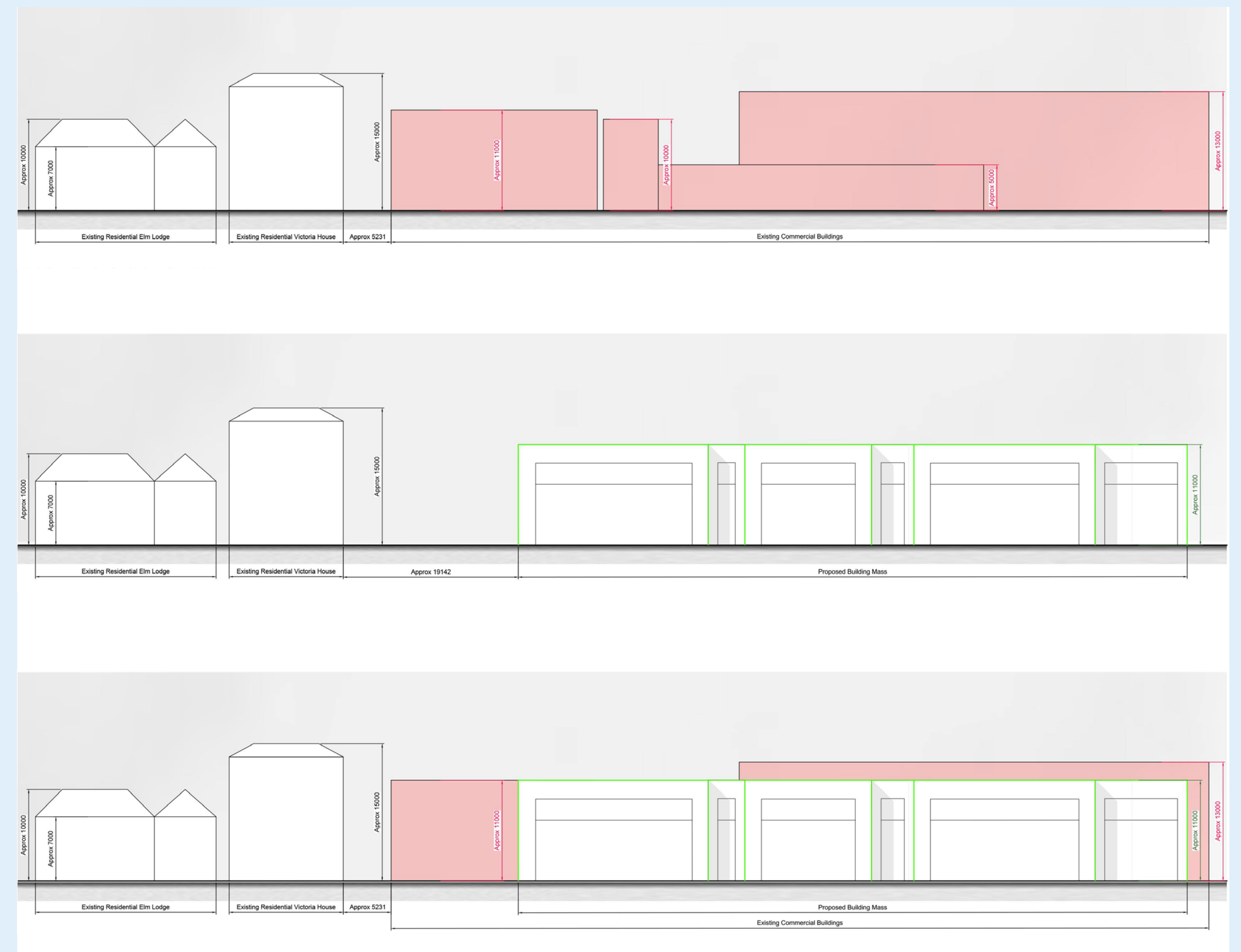
# Designing with our neighbours in mind

With the proposed design, the new buildings will be further set back from Coleshill Road and Queens Road, and their massing will be reduced.

Section drawing showing reduced massing of the proposed buildings along Coleshill Road



Section drawing showing reduced massing of the proposed buildings along Queen's Road



# New jobs and business spaces

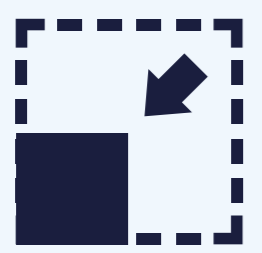
Our plans will ensure that the site continues to play a key role in supporting local jobs and business needs.



Provision of 11,698 sqm of modern, fit-for-purpose space across 16 units.



Creating jobs across multiple sectors.



Flexible units of varying sizes to meet demand from different small and medium-sized businesses.



Supporting employment in a designated area of the borough and helping to contribute to a diverse local economy.

Suitable for a range of occupiers in various sectors, including:

- Research and development, such as laboratories or small-scale incubators.
- Light industrial, such as small-scale manufacturing businesses, creative endeavours or artisan production.
- Storage and distribution, such as warehousing.



Potential future uses for the spaces



# Managing the enterprise park

In line with our ambitions to create a best-in-class multi-let development, we have carefully considered how we can manage construction and operations at the enterprise park to the highest standards while minimising impact on our neighbours.

Graftongate takes pride in being a long-term custodian and operator of the sites we create. Our commitment extends well beyond construction, ensuring that developments continue to thrive and deliver lasting economic benefits to local communities.



## Transport

- The site benefits from a **good level of connectivity to public transport** as reflected in its public transport accessibility level (PTAL) of 3. There are bus stops located within 500m of the site and Teddington railway station is located approximately 700m away.
- The site is also well connected by pedestrian and cycle links and the proposals would seek to take advantage of this with the **provision of 100 cycle spaces**, encouraging future workers and operators to adopt more sustainable modes of travel.
- **Site access will remain at the southeastern corner of the site** at the five-arm roundabout, with emergency access via Stanton Avenue on the western boundary of the site.
- A transport study of the site has confirmed that the proposed development will result in **fewer vehicle movements** to and from the site compared to its current use.
- **Parking will also be reduced** to 92 spaces from 225.



## Being a considerate neighbour during construction

An Outline Construction Logistics Plan (CLP) will be submitted as part of the planning application, which will provide detail on how the development will be a considerate neighbour to local residents throughout the construction phase and includes measures such as:

- The contractor would be an affiliate of the 'Considerate Contractors Scheme', which encourages best practices beyond basic requirements.
- Adherence to the Construction Logistics and Community Safety (CLOCS) Standard rating, with TfL's Direct Vision Standard for HGV's guiding vehicle selection.
- The restriction of goods vehicles to specific roads to minimise impacts and these will be included in the Contractor and Driver's Handbooks.
- Provide staff with relevant travel information during induction including sustainable travel options to encourage travel by non-car modes. There will also be limited on-site parking to discourage private transport, offer safe cycle parking, and promote car sharing. Any off-site parking will also be monitored.

# Next steps



Proposed design

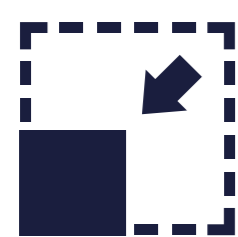
## A summary of our proposals



A thoughtful, high-quality design which respects the local character of Teddington.



Provision of 11,698 sqm best-in-class employment space across 16 units.



A variety of sized units to meet the needs of small and medium-sized businesses.



Enhanced landscaping and ecological improvements, helping to create a more welcoming and attractive enterprise park.



Supporting employment across a variety of sectors in line with the Council's designation of the site as a key employment area.

## Get in touch


If you have any questions for the team, do let us know in one of the following ways:

 Talk to a member of the team here today

 Fill out a feedback form

 [QueensRoadTW11.co.uk](https://QueensRoadTW11.co.uk)

 [QueensRoadTW11@thisisLCA.com](mailto:QueensRoadTW11@thisisLCA.com)

 0800 307 7990



## Timeline

### Early 2025

Consultation with the local community on our proposals

### Spring 2025

Target submission of planning application to the London Borough of Richmond upon Thames

### Late 2025

Target determination of planning application

### Q1 2026

Target start on site

### Q1 2027

Target completion