

7.2 VEHICULAR ACCESS

The design of the illustrative scheme provides a number of benefits and improvements with regards to vehicular access, in particular a reduction in impact of traffic on the Heatham Estate.

A NEW SIGNALISED JUNCTION TO THE A316

The design of the new signalised junction should provide the following benefits:

- Vehicular access to the College, Tech Hub, and Residential Sites, as well as the harlequins Site and Council Depot.
- Reduced traffic from redevelopment site through the Heatham Estate.
- A more inclusive local pedestrian and cycle network.
- A right-hand turn off Langhorn Drive onto the A316 Eastbound.
- Reduced travel times for and emissions from eastbound traffic.
- Reduced queuing times for vehicles existing along Langhorn Drive.
- Provide for construction access to the redevelopment.

A NEW REROUTED RIGHT-OF-WAY

Rerouting the existing right-of-way should provide the following benefits:

- Keep vehicles, car parking, and servicing to the periphery of the REEC site.
- Limit conflicts between pedestrian/cyclists and vehicles.
- Enable a coherent car-free REEC campus to be developed away from the noise of the A316.
- Ensure an appropriate offset of new buildings from the existing mature trees along the A316 is retained.
- Retain the benefits of the existing cross-site right-of-way.

ROADWAY ALONGSIDE MARSH FARM LANE

A roadway alongside this part of Marsh Farm Lane should provide the following benefits:

- Vehicular access to the College, Sports Centre, and Residential Site via the A316 and Langhorn Drive.
- A reduction in traffic from redevelopment site through the Heatham Estate.
- Construction access to the Residential Site to be via the A316, limiting impact on the Heatham Estate.
- Additional activity and passive supervision of Marsh Farm Lane encouraging its safe use.

NEW RESIDENTIAL STREETS

The design of the new Residential Streets should provide the following benefits:

- A street pattern that respects the existing street pattern of the Heatham Estate.
- A street-oriented enabling residential redevelopment with legible and secure boundaries and that benefits from passive supervision.
- New views and east-west pedestrian permeability across the site.
- Distributed street-side car parking around the perimeter of the Residential Site.
- Off-street car-parking located beneath a podium with shared amenity spaces above.



ACCESS OFF EGERTON ROAD (N)

Retaining the existing access point off of the northern part of Egerton Road should provide the following benefits:

- Distinct and separate vehicular access to the Secondary School via the A316.
- Reduced traffic from redevelopment site through the Heatham Estate.
- Retain the benefits of the existing cross-site right-of-way.
- Keep vehicles, car parking, and servicing to the periphery of the REEC Site.
- Provide for construction access to the redevelopment.

ACCESS OFF EGERTON ROAD (S)

Providing an access point off of the southern part of Egerton Road should provide the following benefits:

- Distinct and separate vehicular access to the SEN School.
- Reduced traffic from redevelopment site through the Heatham Estate by ensuring only the SEN School has vehicular access through the estate.
- Keep vehicles, car parking, and servicing to the periphery of the REEC site.

REMOVED VEHICLE ACCESS

Removing two existing vehicular access points should provide the following benefits:

- Reduced the impact of traffic from the redevelopment on the Heatham Estate.
- Additional on-street car parking places on Egerton Road for existing residents.
- Reduced conflicts between vehicles, pedestrians & cyclists.

7.3 PEDESTRIAN & CYCLE ROUTES

The design of the illustrative scheme provides a significant improvements to the local pedestrian and cycle network, in particular through upgrades to Marsh Farm Lane, as well from new access routes across the site.

ACCESSIBILITY IMPROVEMENTS AT THE A316

The design of the new at-grade crossing should provide the following benefits:

- A more inclusive local pedestrian network by providing an alternative to using the footbridge.
- A more accessibility designed connection to Marsh Farm Lane, through making the existing ramped approach less steep.
- A more practical crossing for cyclists.
- Purpose-designed connections to TfL's proposed cycle route along the A316.
- Improved connections to local pedestrian network to either side of the A316.
- Improved access to bus routes along Whitton Road (north of A316).
- Retaining the footbridge, particularly for use on match and event days.

AN UPGRADED MARSH FARM LANE

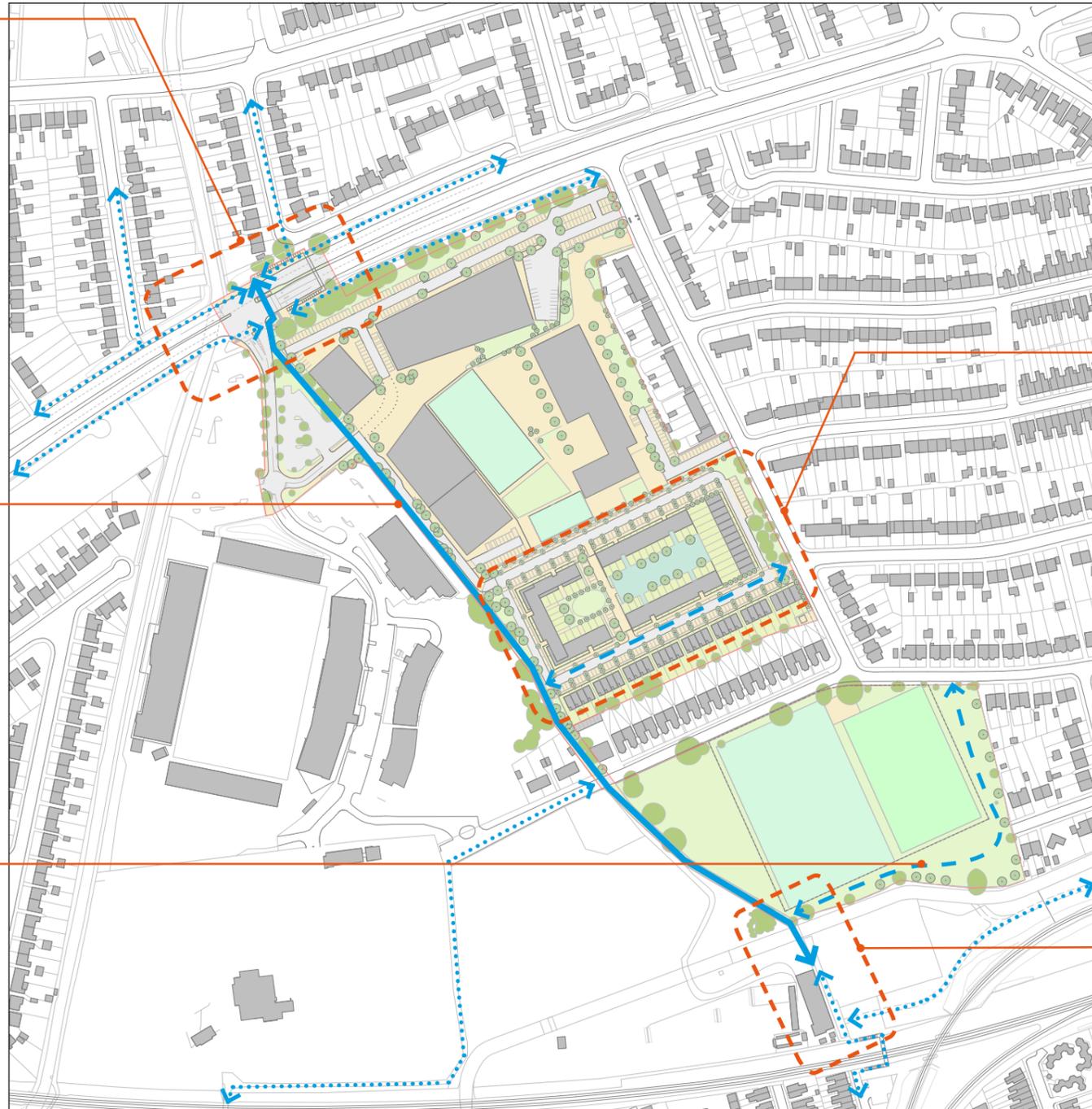
Upgrading Marsh Farm Lane should provide the following benefits:

- Re-orientation of the College to maximise benefits of this improvement and reduce its impacts on the Heatham Estate.
- Transformation of a neglected and unsafe path into an important part of the public realm.
- Substantial improvements in the attractiveness, capacity and safety of the existing route.
- Width increased to a minimum of 3m width at all points, and 5m where appropriate and where space is available.
- A pedestrian-priority shared-use surface for pedestrians and cyclists (or alternatively a segregated pedestrian and cycle paths where space allows).
- Pedestrian priority at all crossings to improve safety.
- Reduced conflicts between pedestrians, cyclists and vehicles.
- Maximimised benefits of other improvements to the local pedestrian network by completing an off-road pedestrian and cycle route from the Rail Station to the College.
- Improved accessibility by appropriately-designed level changes.
- Improved access to open spaces along the River Crane and to Twickenham town centre from the redevelopment and the wider area.
- Improved safety through design encouraging greater use, improved visibility and greater passive surveillance through being designed to be overlooked.
- Increased pedestrian capacity to College and for match and event days.

INFORMAL PATH AROUND PLAYING FIELDS

The redesign of the College Playing Fields to create an informal path should provide the following benefits:

- Access to open space and habitat areas for local residents.
- A new pedestrian route, particularly attractive for casual use, such as dog-walking.
- Reduced conflicts between sporting and other uses, and in particular reduced fouling of the sports pitches.
- Increased areas appropriately-designed and set aside for habitat enhancement.



RESIDENTIAL STREET LAYOUT

The design of the redevelopment to provide residential streets should provide the following benefits:

- Integration of the new residential area with the existing context.
- New pedestrian routes across the site.
- Improved connections between the Heatham Estate and other part of the local pedestrian, cycle, and open space networks.

CONNECTIONS TO NEW FOOTPATHS

Upgrading Marsh Farm Lane to connect to other improvements in the local pedestrian and cycle network that are being made and are proposed, - in particular the approved River Crane Footpath - should:

- Reduced College foot traffic through the Heatham Estate by providing attractive new means of access from the Rail Station.
- Improved access to bus routes along Heath Road.
- Reduced conflict between pedestrians, cyclists and vehicles.

7.4 PUBLIC REALM

The design of the illustrative scheme provides significant new areas that will function like public realm, in particular streets, paths, open spaces and a major new entrance plazas for the College. Additionally there will be significant new active frontages facing these spaces.

DRAWING KEY

- STREETSCAPES
- PEDESTRIAN/CYCLE PATHS & ENTRANCE SPACES
- ACTIVE FRONTAGES

MARSH FARM LANE

Once upgraded to provide a wide, attractive, and safe route, Marsh Farm Lane will be used by increasing numbers of users - in particular College students - and will become a significantly more important part of the local public realm.

COLLEGE / TECH HUB ENTRANCE PLAZA

This pedestrian-priority predominantly hard-landscaped space will become a major new open space in its context and by virtue of its use will be active and civic in its character.

ACTIVE FRONTAGES

New buildings will be designed to overlook the public realm at ground floor level - these will also allow passers-by to see activities in the buildings. Where practical these will be encouraged to 'spill-out' of buildings to activate and engage with the public realm. This will promote activity, interest and passive supervision thereby ensuring the redevelopment engages with its context and increase safety and security. Where active frontages are not be provided, attractive & secure boundaries will provide a clear edge to the public realm.

NEW RESIDENTIAL STREETS

The design of the new residential streets should provide a street-oriented development that respects the existing street pattern of the area, and is defined with legible and secure boundaries that are overlooked by dwellings provided with front gardens. These streets will provide new views and permeability across the site, while street-side car parking will discourage high traffic speeds and limit the amount of ground-space required for car parking.



SCHOOL ENTRANCE AREAS

The entrance spaces for the Secondary School and SEN School will be secure spaces for safeguarding, but will at times serve as practical extensions of the public realm, creating places for students, staff and visitors to the school to meet and provide places for the Schools to engage with their surroundings. These spaces also serve to ensure that the boundaries to the neighbouring dwellings are controlled and secure.

7.5 LANDSCAPE & HABITAT AREAS

DRAWING KEY

LANDSCAPES & HABITAT AREAS

The design of the illustrative scheme provides a range of landscape and habitat areas, protecting the significant existing trees and habitat areas while providing new connections between existing open spaces.

FRONTAGE TO THE A316

Already an important feature of the approach to London from the west, the mature trees fronting onto the A316 will be protected and will become a key feature as this area becomes a more important area of public realm as a consequence of improvements relating to this redevelopment and TfL's proposed new cycle route along the A316.

LANDSCAPE SPACES ALONG MARSH FARM LANE

Alongside Marsh Farm Lane a new series of landscape spaces will be provided; these will contribute to and tie together different parts of the local open-space network and create a new habitat corridor.

LANDSCAPE SPACES AROUND THE COLLEGE SPORTS PITCHES

Space around the sports pitches will provide new areas to which public access is proposed, including an informal path around the perimeter of the site, while preserving the open character of the College Playing Field Site, and providing habitat enhancements. The redesign of this open space will allow for better protection, reduced maintenance and improved use of the upgraded sports pitches.



LANDSCAPE BOUNDARY TO REEC

The illustrative scheme provides a landscape area along the southern edge of the REEC Site. In addition to providing an attractive and secure boundary this creates a habitat corridor connecting open spaces across the redeveloped site.

LANDSCAPE SPACE ALONG EGERTON ROAD

The existing landscape space along Egerton Road will be retained to protect the existing trees and the habitat and aesthetic amenity they provide. This space will be overlooked by new houses, and will provide an important shared amenity space for residents, as well as an attractive setting for the residential redevelopment.

7.6 PRIVATE SPACES

The design of the illustrative scheme includes significant generously sized private open spaces as part of the Richmond Education and Enterprise Campus and the Residential Site. Together with the new landscape and public realm spaces, these provide an additional acre of open space when compared to the existing site.

DRAWING KEY

- REEC PLAY SPACES
- SCHOOLS ENTRANCE SPACES
- REEC GARDEN SPACES
- PRIVATE GARDENS
- SHARED AMENITY SPACES

COLLEGE GARDEN

The College will be provided with an area with landscape garden character, where quiet activities can be accommodated and planned for. This space will provide soft boundaries between the different parts of the REEC Site.

SCHOOLS PLAY AREAS

These play areas form the heart of the educational redevelopment. Sheltered by the buildings of the College and Schools, they are designed to provide a series of vibrant and characterful parts accommodating a wide range of activities, including:

- Spill-out activities related to internal functions
- Outdoor dining
- Social areas
- Hard and soft play areas
- Formal sports areas / Multi-Use Games Area (MUGA)
- Outdoor learning spaces
- Landscape and natural areas

SEN SCHOOL GARDEN

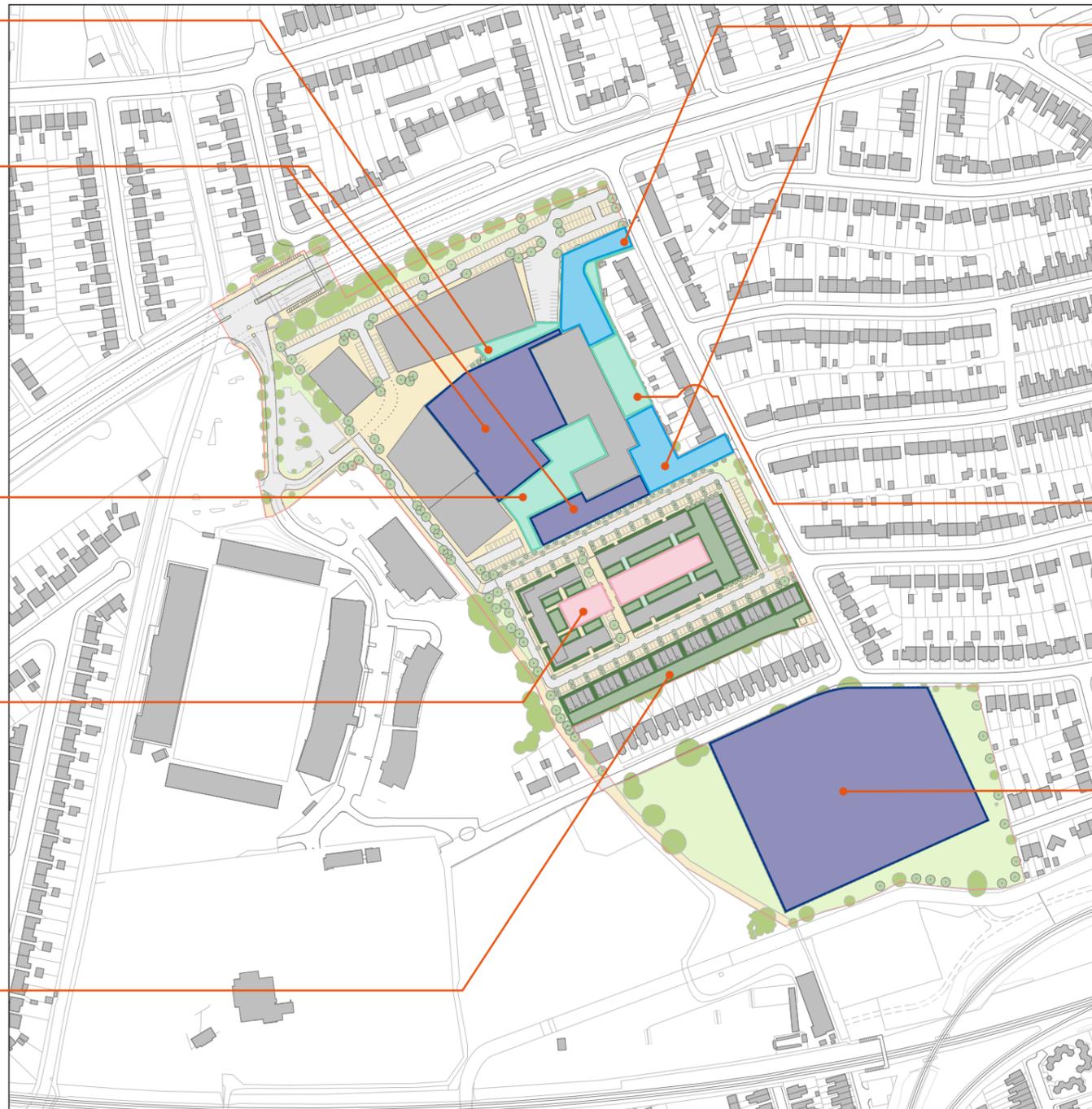
The SEN school garden area is designed to provide a safe and comfortable environments for pupils with a range of differing needs, and to accommodate a range of diverse activities including outdoor learning spaces, allotment gardens, sensory and experience gardens, natural and habitat areas, time-out spaces, quiet play and supervised activity areas.

SHARED AMENITY AREAS

The residential redevelopment includes large shared communal areas to provide residents with access to places to meet and relax, green and open spaces within easy reach of their homes. The amenity spaces are located centrally within the secure area of the residential site in order to ensure it is easily accessible from the majority of dwellings (and in particular those without private gardens) without crossing roadways, and within 100m of all dwellings. In order to foster a community for people of all ages, the space is intended to incorporate a range of spaces, including children & young people's play & informal recreation areas.

PRIVATE GARDENS

The illustrative scheme provides all ground floor dwellings with generous private gardens, as well as front gardens and direct access from the street. Upper level dwellings are provided with balconies or terraces.



SCHOOL ENTRANCE AREAS

The entrance spaces for the Secondary School and SEN School will be secure spaces ensuring safeguarding, and though they will at times serve as practical extensions of the public realm, for most of the day they will be used as important outdoor spaces for the schools. These spaces will provide for a range of supervised activities including outdoor teaching and dining spaces.

The SEN School entrance will also provide for secure areas for drop-off and pick-up of students.

SECONDARY SCHOOL GARDEN

The Secondary School will be provided with an area of a landscape garden character, where quiet activities can be accommodated. This space will provide a buffer to the private gardens of the adjoining dwellings to protect the amenity the gardens provide.

SPORTS PITCHES

The College Playing Fields have been redesigned to provide two sports pitches, including an all-weather pitch, properly-oriented and designed to provide a net improvement of provision when compared to the current sports pitches. To prevent potential harmful impacts on habitat, no flood lighting is proposed for the sports pitches on the College Playing Field Site.

7.7 SPORTS FACILITIES

The design of the illustrative scheme provides significantly expanded and upgraded sports infrastructure including a large new sports centre with an 8-court hall, and new all-weather sports pitch and games areas.

DRAWING KEY

- INDOOR SPORTS FACILITIES
- ALL-WEATHER SPORTS PITCHES & GAMES AREAS
- GRASS SPORTS PITCHES
- AREAS SUITABLE FOR INFORMAL SPORTS USE

MULTI-USE GAMES AREAS

The illustrative scheme provides for the equivalent of 5 formal all-weather multi-use games areas as part of the School Play Areas. As these new pitches are sheltered from existing residential dwellings and gardens as well as habitat areas, it is proposed that the use of this facility could be extended with appropriate lighting design to prevent light spill and glare.

Given the location of these facilities they could be made available for access outside of School and College hours as part of a significant new community sporting offer.

SHARED SPORTS CENTRE

The illustrative scheme combines the sports facilities of the College and Secondary School into a single facility that can be used separately or can be combined to function as part of a larger sports centre. This provides the potential for an 8-court sports hall, or two 4 court-halls, either of which would represent an unique new sports facility of borough-wide significance.

It is proposed that these facilities would be made accessible for community use outside of College and School hours.

The location of the new sports centre on the south western corner of the REEC Site is intended to minimise the distance between the sports centre and the sports pitches on the College Playing Field Site, which would be an improvement on the current situation. In addition, this will minimise negative impacts of the sports centre on the existing community by virtue of its location and by enabling access to the Sports Centre for pedestrians and cyclists via the upgraded Marsh Farm Lane and for people arriving by vehicles via the A316. The quality and accessibility of this access should ensure that the Sport Centre is readily accessible to the wider community without resulting in additional traffic through the Heatham Estate.

INFORMAL OPEN SPACE

The illustrative scheme includes a large area of informal open space on the Playing Field Site which will provide extensive opportunities for informal sports use, including games areas, warm-up and outdoor teaching areas.

SCHOOLS PLAY AREAS

The play areas for the Secondary School and SEN School provide extensive opportunities for informal sports use, including games areas, warm-up and outdoor teaching areas, as well as room for spectators and support activities.

SCHOOLS SPORTS FACILITIES

While most of the schools' sports facilities will be in the sports centre to maximise benefits of co-location, some facilities (particularly for the SEN school) will be in the schools' building. Insofar as is practical, these will be positioned to enable shared use and community access.

SPORTS PITCHES

The College Playing Fields have been redesigned to provide two sports pitches, including an all-weather pitch, properly-oriented and designed to provide a net improvement of provision when compared to the current sports pitches. Appropriately-sized areas have been provided for runoffs, spectators, and for outdoor teaching.

To prevent potential harmful impacts on habitat, no flood lighting is proposed for the sports pitches on the College Playing Field Site.

