



**DEVELOPMENT
SPECIFICATION**

**RICHMOND-ON-THAMES
COLLEGE,
EGERTON ROAD,
TWICKENHAM,
TW2 7SJ**

**RICHMOND upon
THAMES COLLEGE**

June 2015

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Author:
Huw Williams**

**Approved by:
Mark Buxton**

**Report Status:
Submission Document**

**Issue Date:
29 June 2015**

**CgMs Ref:
HW/17043**

© CgMs Limited

No part of this report is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information, however, CgMs Limited cannot be held responsible for errors or inaccuracies within this report.

**© ORDNANCE SURVEY MAPS REPRODUCED WITH
THE SANCTION OF THE CONTROLLER OF HM
STATIONERY OFFICE.**

Licence No: AL 100014723

CONTENTS	PAGE(S)
1.0 FOREWORD	4
2.0 THE PURPOSE AND STRUCTURE OF THIS DEVELOPMENT SPECIFICATION	8
3.0 THE OUTLINE PLANNING APPLICATION	9
4.0 DEVELOPMENT CONTENT	12
5.0 PARAMETER PLANS	14
6.0 PHASING	24

APPENDIX 1 – Phasing Scheme

1.0 FOREWORD

- 1.1 This Foreword has been prepared to explain the various documents submitted with the Outline Planning Application being made by Richmond-upon-Thames College (RuTC) for the redevelopment of the existing College site at Egerton Road, Twickenham.
- 1.2 The Outline Planning Application includes a number of documents that are submitted for approval ('the Primary Control Documents'), whilst others will provide background, illustrative and supporting information ('the Secondary Control Documents'). These are submitted to assist the London Borough of Richmond (LBRuT) and Greater London Authority (GLA) to reach a decision on whether to grant consent for the proposed development.
- 1.3 This Foreword explains the relationship between the application documents and is included to help the planning authority, consultees, stakeholders and other interested parties navigate the planning application.

The Primary Control Documents

- 1.4 The Primary Control Documents comprise the following:
- (i) **Red Line Boundary Plan**, [Plan Ref PL01] which identifies the extent of the Application Site within which development is proposed.
 - (ii) The **Development Specification** (this document). This essentially sets out *what is proposed in the outline planning application*. It describes the principal components of the proposed development and defines the form and content of the outline planning application. This will then inform the assessment of effects of the proposed development - during the various phases of its construction and when operating when the development is complete. It will also provide the framework within which applications for the approval of reserved matters for each element of the scheme will need to be sought.

(iii) The **Parameter Plans** show *how the proposed development can be accommodated on the site*. Collectively they define:

- the extent of the proposed uses (the Development Zones);
- the extent and scale of the proposed buildings within these zones against allowable deviations/tolerances (the Building Zones);
- the proposed access arrangements to/from the site, and between the development and building zones; and
- the potential treatment of the spaces between these zones, buildings and accesses.

(iv) The **Design Code** sets out *what the proposed development is expected to look like*. It sets out the general design principles for the proposed development. It provides a set of illustrated design rules and requirements, which will inform the detail design and appearance of the both the buildings and landscape of the individual development zones and the site as a whole. The Code is not meant to be prescriptive, but establishes a 'benchmark' for the future design of all aspects of the proposed development and against which applications for approval of reserved matters involving appearance will be assessed. It also demonstrates how the application proposals comply with prevailing design guidance – including that on Lifetime Homes and Wheelchair housing.

Secondary Control Documents

1.5 The following documents are also submitted in support the Primary Control Documents to provide information to help the planning authority determine the outline planning application. These Secondly Control Documents comprise:

- (i) **Planning Statement** prepared by CgMs Consulting which explains the relationship between the proposed development and the policies of the

development plan¹. It also sets out why the proposed development is being promoted and what benefits are expected to flow from it.

- (ii) **Design & Access Statement** prepared by HOK Architects explains the design evolution of the proposed development and is organised in three parts. The first part explains the context for the application, identifying constraints and opportunities that have informed the proposals. The following parts explain how the proposals have responded to and evolved from that contextual analysis to define the *development parameters* for which planning permission is sought. The final part of the Design & Access Statement explores one way (but, importantly, not the only way) in which the scheme might be delivered and includes an *Illustrative Masterplan for the development*.
- (iii) This **Illustrative Masterplan** [Plan Ref PL-\17] is also submitted to demonstrate how a scheme of the scale proposed might fit within the parameters for which permission is being sought. It is not submitted for approval, but shows one way in which development of the type and scale proposed could comply with the Primary Control Documents referred to paragraph 1.4 above;
- (iv) **Environmental Statement** and Non-Technical Summary prepared by Cascade Consulting, which presents the findings of the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents referred to above, and, where appropriate, also test the Illustrative Masterplan. The ES takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents and is based on the 'worst case scenarios' (which may vary from topic to topic).
- (v) **Transport Assessment** prepared by Transport Planning Practice (TPP);
- (vi) **Energy Assessment** prepared by NDY;
- (vii) **Sustainability Appraisal** –prepared by Cascade;

¹ As defined in Section 38(6) of the Planning & Compulsory Purchase Act

- (viii) **Flood Risk Assessment** – prepared by ESI;
- (ix) **Draft Heads of Terms** for the Proposed Legal Agreement(s) prepared by the applicant; and
- (x) **Statement of Community Involvement** prepared by RuTC.

The information contained in these Secondary Control Documents does not form part of the development for which approval is sought, but has been submitted with the aim of assisting in the evaluation of the proposals. Where these documents make commitments and recommendations in order to make the proposed development acceptable and/or mitigate any unacceptable effects, it is clearly stated, along with the mechanism for securing the commitment (e.g. through a planning condition).

2.0 THE PURPOSE AND STRUCTURE OF THIS DEVELOPMENT SPECIFICATION

- 2.1 This Development Specification describes, and defines, the principle components of the proposed development and the parameters that:
- (i) Will inform the assessment of effects of the proposed development during both construction and in its final operational state; and
 - (ii) if planning consent is granted, will provide the framework within which applications for the approval of reserved matters for each element of the scheme will need to be sought.
- 2.2 Section 3 describes the application site and the form of the outline planning application as well as the material supporting it.
- 2.3 Section 4 then describes the content of the Outline Planning Application including the floorspace and the range of uses proposed, together with the number and mix of residential units envisaged as part of the 'enabling development' for the College redevelopment scheme.
- 2.4 Section 5 sets out the parameters of the proposed development with reference to the Parameter Plans which are also Primary Controlled Documents being submitted for approval as part of the outline planning application.

3.0 THE OUTLINE PLANNING APPLICATION

The Application Site

- 3.1 The Application Site comprises 9.4 hectares. The existing Richmond upon Thames College site is bounded to the north by the A316 (Chertsey Road), Egerton Road to the East, residential properties on Craneford Way to the South and by a pedestrian footpath known as Marsh Farm Lane and The Stoop/Langhorn Drive to the West. The remainder of the Application Site includes the existing College sports fields south of Craneford Way. These are bounded to the east by residential properties located on Heatham Park Road. The southern boundary is formed by the River Crane whilst western boundary is formed by a second sports field and area of public open space including a childrens' play area. The two sports fields are separated by an unnamed footpath (an extension of Marsh Farm Lane) which runs from north to south providing access from Craneford Way to allotments and buildings located to the south of the River Crane.
- 3.2 The site is currently accessed from the North West off Langhorn Drive, from the North East and from the East by three accesses/exits off Egerton Road and from the south from Craneford Way. The first of these is located approximately 30 metres south of the junction with Chertsey Road and the others further south – the first opposite Heathfield South (a one-way road eastbound) and the second opposite Court Way.

The Outline Planning Application

- 3.3 The planning application seeks outline planning permission for the proposed development. However, the application includes detailed plans for all the proposed vehicular access points onto the site (whether these involve new arrangements or alterations to existing access to /exits from the site) and seeks approval of these details as part of the consent.
- 3.4 The design of the internal access arrangements, including layout to facilitate movement and circulation between and within each development zone will be submitted as reserved matters.

3.5 All the following matters are 'reserved' for subsequent approval - namely:

(i) Layout

3.6 This is defined DMPO as

"...the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development".

3.7 Although the detailed layout of the proposed development is reserved for subsequent approval, in order to demonstrate that the application site is capable of accommodating the quantum of development proposed in an acceptable manner, the application includes a series of parameter plans that define specific Development Zones within which the various built elements of the proposed development will be located.

3.8 These parameter plans also establish the principles that will then govern the overall layout, orientation of the buildings within each Development Zone as well as the relationship between these buildings and those nearby.

(ii) Scale

3.9 This is defined in the DMPO as meaning

"...the height, width and length of each building".

3.10 In accordance with the DMPO, the application states, through the Description of Development, this Development Specification and the parameter plans, the maximum height, width and length of the buildings that may come forward within each of the defined Development Zones.

(iii) Appearance

3.11 As defined by the DMPO this means

"...the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture."

- 3.12 Details of the appearance of the buildings will be worked up for each of the Development Zones and will be submitted as reserved matters consistent with the outline planning consent.
- 3.13 The documents submitted for approval also include a Design Code; this establishes general design principles for the appearance of the proposed development.
- 3.14 Additionally, the Design and Access Statement submitted in support of the application also includes illustrative material showing how the completed development may look. This – along with the Design Code - provides both a framework for the preparation of the detailed scheme plans and a qualitative ‘benchmark’ against which future applications for the approval of reserved matters can be assessed.

(iv) Landscaping

- 3.15 As defined by the DMPO this
- "...means of treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated".*
- 3.16 Landscape details will be worked up for each Development Zone and are reserved within the outline planning application. Minimum areas of open space are defined in the Parameter Plans that form part of the application and in this Development Specification.
- 3.17 The Design Code also sets qualitative rules and aspirations for the overall landscaping scheme. Illustrative material within the Design and Access Statement demonstrates how the final landscaping may appear and also enables the environmental impact of the development to be tested in the Environmental Statement. These rules and aspirations, coupled with the indicative scheme, provide a framework for the preparation of detailed landscape schemes for each of the development zones plans as well as a qualitative ‘benchmark’ against which future applications for the approval of reserved matters can be assessed.

4.0 DEVELOPMENT CONTENT

DESCRIPTION OF DEVELOPMENT

4.1 An application for Outline Planning Permission is being made for:

The demolition of the existing college buildings, site clearance and groundworks together with the comprehensive redevelopment to provide:

- (i) *A new campus for education and enterprise – comprising:*
- *Replacement College (Use Class D1) of up to 16,000 sq metres GEA to accommodate up to 3,400 FTE day time students, as well as evening and weekend use;*
 - *A Science, Technology, Engineering and Maths (STEM) Centre (Use Class D1) of up to 6,100 sq metres GEA;*
 - *A new Secondary School (Use Class D1) of up to 7,000 square metres GEA for up to 750 students;*
 - *A new Special Education Needs (SEN) School (Use Class D1) of up to 4,000 square metres GEA for up to 115 students; and*
 - *A new ancillary 'Technical Hub' for Haymarket Media (Use Class B1) of up to 1,700 square metres (GEA); and*
 - *Replacement on-site sports centre (Use Class D2) of up to 3,900 square metres (GEA) to serve both the college, schools and the wider community;*
- (ii) *The upgrading of existing Craneford Way Playing Fields for use by the College, schools and the local community;*
- (iii) *Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 and minor realignment of Langhorn Drive as well as alterations of existing vehicular access points on Egerton Road and Craneford Way;*
- (iv) *Provision of on-site parking for up to 230 vehicles, open space and landscaping; and*
- (v) *New residential development (Class C3) of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping.*

SCHEDULE OF PROPOSED DEVELOPMENT

4.2 The principle components of the application are set out below:

Table 2: Schedule of Proposed Development

Use	Maximum Floorspace (GEA)
Within the College Development Zone	
<ul style="list-style-type: none"> • Replacement College (Use Class D1) 16,000 sq metres • STEM Building (Use Class D1) 6,100 sq metres • Sports Centre (Use Class D2) 3,900 sq metres 	
Sub Total	26,000 sq metres
Within the Schools Development Zone -	
<ul style="list-style-type: none"> • New Secondary School (Use Class D1) 7,000 sq metres • Clarendon School for Special Needs (Use Class D1) 4,000 sq metres 	
Sub-Total	11,000 sq metres
Ancillary 'Tech Hub' (Use Class B1)	1,700 sq metres
Residential Development (Use Class C3)	22,250 sq metres (including 5,000 sq metres podium parking area)
Car Parking	Up to 430 spaces for scheme as a whole
TOTAL GEA	60,950 sq metres

5.0 PARAMETER PLANS

(a) Site-Wide Parameter Plans

5.1 General site access arrangements for vehicular traffic (including servicing and deliveries), pedestrians and cyclists to the site as a whole are shown on the **Site Access Parameter Plan** (PL-02).

5.2 The proposals also include:

- the upgrading of the existing junction of Chertsey Road (A316) and Langhorn Drive to provide a right turn onto the A316 from the site as well as an 'at grade' pedestrian crossing – as shown on Access Drawing Ref: 30713/AC/038;
- Amendments to the existing junctions to/from Egerton Road for the Secondary School - as shown on plan refs 30713/AC/40;
- Amendments to the existing junctions on Egerton Road for the SEN School – as shown on plan refs 30713/AC/41; and
- Alterations to existing access from Craneford Way – shown on plan ref 30713/AC/42.

5.3 The planning application then envisages the site being developed as a series of Development Zones – namely:

1. College Development Zone
2. Tech Hub Development Zone
3. Schools Development Zone
4. Residential Development Zone
5. College Playing Fields Development Zone

- 5.4 The extent of each of these zones is identified on the **Site Development Zones Parameter Plan** (PL-03).
- 5.5 A series of further parameter plans then define the general layout, extent and height of new buildings as well as open spaces within each of the identified Development Zones in line with the above Parameter Plans.
- 5.6 First, the zones within which an individual building, or buildings, will be located within each Development Zone and across the site as a whole are shown on the **Site Building Zones Parameter Plan** (PL-04).
- 5.7 Second the maximum height of any buildings within these specific building zones and across the site is then defined on the **Site Building Height Parameter Plan** (PL-05).
- 5.8 Third the extent of proposed open space, amenity space and landscaping within the individual Development Zones and across the site is shown on the **Site External Space Parameter Plan** (PL-06). This plan indicates the following:
- a) On the College and Schools Development Zones, the areas immediately near the buildings will be predominantly hard landscaping, and there will also be a hard landscape entrance area for each of the College, School and Special School. The entrance space for the College will also serve as an entrance space for the Tech hub.
 - b) The area at the centre of the College and Schools Development Zones will contain the Multi-Use Games Areas (MUGA) together with a mix of hard and soft landscaping.
 - c) The perimeter of the College and Schools Development Zones will contain a number of soft landscaped 'buffer' areas – including the existing mature trees along the A316 allowing these to be preserved and protected.
 - d) The College Playing Fields Development Zone will remain as open land but will be upgraded to provide a new artificial playing surface together with new grass playing pitch and training area. The edges of the College Playing Field Development Zone will remain predominantly soft landscaping. The western boundary will contain the upgraded footpath link to the existing

footpath alongside the River Crane and extend to link with the upgrade of Marsh Farm Lane to the north.

- e) There will also be open space within the Residential Development Zone. Although the precise disposition of this will be determined at Reserved matters stage it can be confirmed that the areas of the residential development zone directly adjoining existing private gardens will also be private gardens and not communal amenity space. Provision for private and shared amenity spaces, including areas for children's play, within the Residential Development Zone will be in accordance with the Design Code reflecting the requirements of prevailing policies.

5.9 Applications for the approval reserved matters for each of these Development Zones will need to accord with both the Site-Wide Parameter Plans described above as well as the additional Development Zone Parameter Plans described below and the Design Code which is also submitted for approval as part of the application.

(b) Development Zone Parameter Plans

5.10 A series of additional parameter plans for each of the individual Development Zones show are also submitted; they show the detailed access arrangements and the parameters for built development within each of the Development Zones.

1. College Development Zone

5.11 The application proposes the development of a replacement College (Under Use Class D1) of up to 22,100 square metres (GEA) to accommodate up to 3,400 FTE day-time students, as well as facilities for evening and weekend use. It will comprise a new college building of 16,000 sq metres GEA fronting the A316 together with a replacement STEM building comprising 6,100 sq metre GEA south of the entrance from Langhorn Drive.

5.12 The College Development will also accommodate a replacement on-site sports centre (Use Class D2) of up to 3,900 sq. metres to meet the requirements of the college curriculum and also provide sports facilities for use by the Secondary

School Sports to provide a coherent community sports centre offer. The facilities will operate autonomously during the academic day but in, accordance with the Heads of Terms for Community Use submitted with the application, will also be made available for community use on evenings, weekends and outside of term times.

- 5.13 Access to the College Development Zone will be in accordance with the general **Site Access Parameter Plan** (PL02). The principal point of access for vehicular traffic (including servicing and deliveries) to the College Zone will be from the North West via the improved junction off the A316 (the details of which are shown on Plan Ref 30713/AC/38). This improved junction will provide access to two areas of College parking providing up to 150 spaces along the northern boundary, between the College building and the Tech Hub and south of the Sports Centre. A vehicular exit from the College Zone will also be provided via an improved junction north of the existing barrier on Egerton Road.
- 5.14 Access for pedestrians and cyclists to the College Development Zone will be available from the west via Langhorn Drive and the A316, and from the south via improved pedestrian access route along Marsh Farm Lane. This route will provide pedestrian and cycle access via Craneford Way and an upgraded footpath/cycleway along the western boundary of the College Playing Fields Development Zone to link with the existing footpath along the River Crane. (This will, in turn, link with footpath/cycleway already approved through 'the Twickenham Rough'² and then through the Brewery Wharf development³, to Twickenham Station/town centre.)
- 5.15 The area within which buildings on the College Development Zone can be developed are shown on the **Site Building Zones Parameter Plan** (PL-04) which shows the minimum 'set back' of any new buildings from existing site boundaries and the adjoining Development Zones. The **College Building Zones Parameter Plan 1** (PL-07) additionally defines (using Ordnance Survey co-ordinates) the maximum extent of the proposed building zones.

² Application Ref: 13/1147/FUL

³ Application Ref: 12/3650/FUL

- 5.16 The **College Development Zones Building Parameter Plan 2** (SK129 Rev G) then defines the maximum and minimum block sizes and heights for the buildings within the two College Development Building Zones.
- 5.17 The parameters set out on all these plans reflect the building zones defined on the **Site Building Zones Parameter Plan** (PL-04) and the building heights shown on the **Site Building Height Parameter Plan** (PL-05) as well as indicative arrangement of open spaces as shown on the **Site External Space Open Space, Amenity Space and Landscaping Parameter Plan** (PL-06).
- 5.18 The total floorspace for education (Use Class D1) and ancillary sports use (Use Class D2) proposed in the College Development Zone will not exceed 26,100 sq metres. Development in this Zone will not, in combination with other floorspace proposed on the site, exceed the overall floorspace set out in the Description of Development and in the Schedule of Development Proposed set out in Table 2 above. Subsequent applications for the approval of reserved matters in the College Development Zone should also adhere to the Design Code which is also submitted for Approval as part of the application.

2. Tech Hub Development Zone

- 5.19 The application proposes the development a new ancillary 'Tech Hub' for Haymarket Media (Use Class B1) of up to 1,600 square metres GEA within the Tech Hub Development Zone.
- 5.20 Access to the Tech Hub Development Zone will be from the same improved junction off the A316 used by the College – in accordance with the **Site Access Parameter Plan** (PL-02) and the detailed access plan ref 30713/AC/38. It will also provide access to up to 10 parking spaces for users of the Tech hub as well as delivery access to the Technical Hub. Access for pedestrians and cyclists to the Tech Hub Development Zone will be via Langhorn Drive, the A316 and also via the improved pedestrian footpath along Marsh Farm Lane.

- 5.21 The area within which the Tech hub building can be developed is shown on the **Site Building Zones Parameter Plan** (PL-04) which shows the minimum 'set back' of any new buildings from existing site boundaries and the adjoining Development Zones and the **Tech Hub Building Zone Parameter Plan 1** (PL-09) which defines (using Ordnance Survey co-ordinates) the maximum extent of the proposed building zone.
- 5.22 The **Tech Hub Building Zone Parameters Plan 2** (PL-10) then defines the maximum and minimum block sizes and height of the proposed Tech Hub. It reflects the building zone shown on the **Site Building Zones Parameter Plan** (PL-04) and the maximum building heights shown on the **Site Building Heights Parameter Plan** (PL-05) as well as indicative arrangement of open spaces as shown on the **Site External Parameter Plan** (PL-06).
- 5.23 The total floorspace for the ancillary 'Tech Hub' (Use Class D1) proposed in the Tech Hub Development Zone will not exceed 1,600 sq metres. When combined with floorspace proposed on the remainder of the application site, it will not exceed the overall floorspace set out in the Description of Development and in the Schedule of Development Proposed set out in Table 2 above. Where relevant applications for reserved matters in the Tech Hub Development Zone should also adhere to the Design Code which is also submitted for Approval as part of the application.

3. School Development Zone

- 5.24 Within the Schools Development Zone the application proposes:
- a new Secondary School (Use Class D1) of up to 7,000 square metres (GEA) providing five-form entry for up to 750 students aged 11-16; and
 - a new school (Use Class D1) of up to 4,000 square metres GEA providing spaces for up to 120 students between 11-16 with special education needs.

- 5.25 Access to the School Zone will be in accordance with the general **Site Access Parameter Plan** (PI-02); sole access for vehicular traffic to the Secondary School will be from an upgraded entrance at the northern end of Egerton Road (north of the existing barrier) – as shown on Access Plan Ref 30713/AC/40. This will also serve the car park for the school, providing up to 40 spaces for staff and visitors. All access for deliveries and for pedestrians and cyclists to the Secondary School will also be via the same access from Egerton Road.
- 5.26 Vehicular, cycle and pedestrian access to the SEN School will be from an improved access of Egerton Road (opposite its junction with Heathfield South) – as shown on access plan ref 30713/AC/41. This will also serve the dedicated area for mini-bus drop off and parking for 30 vehicles to serve the SEN School. While smaller deliveries to the SEN School can be made via this access, larger deliveries to the SEN School will share the access provided for the Secondary School via Egerton Road north of the existing barrier.
- 5.27 The area within which the School buildings can be developed is shown on the **Site Building Zones Parameter Plan** (PL-04) which shows the minimum ‘set back’ of the proposed buildings from existing site boundaries and the adjoining Development Zones and the **Schools Building Zones Parameter Plan 1** (PL-11) which defines (using Ordnance Survey co-ordinates) the maximum extent of the proposed building zone.
- 5.28 The **Schools Building Zone Parameter Plan 2** (PL-12) defines the maximum and minimum block size and height of the proposed School buildings. It reflects the building zone shown on the **Site Building Zones Parameter Plan** (PL-04) and the maximum building heights shown on the **Site Building Height Parameter Plan** (PL-05) as well as indicative arrangement of open spaces as a shown on the **Site External Space Parameter Plan** (PL-06).
- 5.29 The total floorspace of the Secondary School (Use Class D1) in the School Zone will not exceed 7,000 sq metres GEA and the SEN School will not exceed 4,000 square metres (GEA). Development in the School Zone will not, in combination with other floorspace proposed on the site, not exceed the overall floorspace set out in the Description of Development and in the Schedule of Development Proposed set out in Table 2 above. Where relevant, applications for reserved

matters in the School Development Zone should also adhere to the Design Code which is also submitted for Approval as part of the application.

5. Residential Development Zone

5.30 The planning application also seeks outline permission for up to 180 residential units in a range of types and unit sizes. The target dwelling mix of units is shown in Table 2.

Table 2: Proposed Mix of Residential Accommodation

	Percentage	Unit Numbers
One Bed (2 person)	25%	45
Two Bed Flat/Maisonette (4 Person)	45%	81
Three Bed Flat/House (5 Person)	20%	36
Four Bed Flat/House (6 Person)	10%	18
	100%	180

5.31 The level of affordable housing being provided as part of the scheme will be agreed with the local planning authority based on the viability assessment submitted with the application. 10% of the housing units proposed will have either wheelchair access or be adaptable for wheelchair access.

5.32 In accordance with the general **Site Access Parameter Plan** (PL-02), access for all vehicular traffic to the Residential Development Zone (including servicing, deliveries and emergencies) will be via the improved junction on the A316 (as shown on access plan 30713/AC/38) and a new internal road along the line of Marsh Farm Lane. The scheme will provide parking for up to 190 vehicles on site – 160 for residents, 20 for visitors and 20 disabled spaces.

5.33 Pedestrian and cycle access to the Residential Development Zone will be via this route as well as existing access points on Egerton Road (opposite Court Way).

- 5.34** The area within which residential development can take place are shown on the **Site Building Zones Parameter Plan** (PL-04) which shows the minimum 'set back' of any new residential development from existing site boundaries and neighbouring properties on Craneford Way and along Egerton Road. The Plan also defines the minimum distances between any new residential accommodation and buildings in the College and Schools Development Zones. **Residential Building Zones Parameter Plan 1** (PL-13) also defines (using Ordnance Survey co-ordinates) the maximum extent of the proposed residential development plots.
- 5.35 The **Residential Building Zones Parameters Plans 2 and 3** (PL-14 and PL-15) defines the maximum and minimum block sizes and heights of the proposed residential development. These reflect the residential building zones shown on the **Site Building Zones Parameter Plan** (PL-04) and the maximum residential building heights shown on the **Site Building Heights Parameter Plan** (PL-05).
- 5.36 Details of open space provision within the Residential Development Zone will be dealt with at Reserved Matters stage. Although, as the **Site External Space Parameter Plan** (PL-06) shows, all open areas of the Residential Development Zone adjoining private gardens to the rear of properties on Craneford Way will be private gardens and not communal amenity space. Provision for private and shared amenity spaces, including areas for children's play, within the remainder of the Residential Development Zone will need to be provided in accordance with the provisions of the Design Code and prevailing policies.
- 5.37 Applications for reserved matters in the Residential Development Zone over both phases must not, individually or cumulatively, exceed the overall number of units or the floorspace set out in the Description of Development and in the Schedule of Development Proposed set out in Table 2 above. Where relevant they should also adhere to the Design Code which is also submitted for Approval as part of the application.

6. College Playing Fields Development Zone

- 5.38 The planning application also seeks consent for the upgrading and improvement of the existing College Playing Fields off Craneford Way – shown as the College Playing Fields Zone.
- 5.39 This entails the laying out of a new artificial playing surface for rugby and football, a new grass pitch for football, rugby and hockey as well as surrounding fencing. Outside this there will be a grass training area together with open space to which the public will have access for informal recreation use.
- 5.40 Access to the College Playing Fields Development Zone for users and maintenance vehicles only will be via an improved access off Craneford Way. In addition to the upgraded pedestrian and cycleway along the western boundary an informal pedestrian route will be available around the proposed pitches with a pedestrian access/exit at the eastern end of Craneford Way - as shown on the **Site Access Parameter Plan** (PL-02).
- 5.41 There are no buildings proposed in the College Playing Fields Development Zone; the **Playing Fields Development Parameters Plan** (PL-17) defines setbacks and sizes for the proposed pitches and training areas in accordance with the **Site External Space Parameter Plan** (PL-06).
- 5.42 The development proposed in the College Playing Fields Development Zone should accord with Description of Development. Where relevant applications for reserved matters within the College Playing Fields Development Zone should also adhere to the Design Code which is also submitted for Approval as part of the application.

6.0 PHASING

6.1 In order to allow continuation of the College's education activities and also to assist project funding, the proposed development will be undertaken a series of phases. Each is described below and shown on a series of phasing plans that are included as **Appendix 1**.

6.2 Subject to grant of outline planning consent, the aim is to initiate early works on the College rebuild, with the aim of providing the new Secondary School and the SEN school for opening for the Autumn 2017 term. It is envisaged that all College buildings will be completed by late 2018 and the remainder of the College development by the Spring of 2019.

Phase 1 A (Summer 2015)

6.3 In order to expedite development the College intend to redeploy Music, LRC, Science and those classes using (part of) A block and Z Block to existing accommodation elsewhere on the campus this summer in order to facilitate early demolitions of these areas once consent is granted.

Phase 1B (Autumn – Winter 2015/16)

6.4 Accommodation for the relocated Courses will be refurbished between September and November 2015 - allowing the College to decant classes in Music, LRC, Science and those classes using (part of) A block and Z Block to new areas over the Christmas break 2015/2016.

6.5 As soon as possible after consent is granted a 'haul road' will then be constructed between the existing College access from Langhorn Drive through to the existing entrance/exit at the northern end of Egerton Road. This will not only allow access for construction traffic but also continue to provide access for Harlequins RFC traffic through the site at all times.

6.6 The existing College Playing Fields will be re-lined in order to maintain existing sports facilities.

6.7 Following the completion of an asbestos survey, the College accommodation vacated in Phase 1B will be demolished⁴.

6.8 This will take place between February – March 2016 and is likely to be undertaken building by building working from Music into Block A. The contractor will have a site boundary away from the existing College buildings and is likely to use the existing playing field to the north (away from existing residential properties along Egerton Road) to allow for site set up, waste processing and storage, etc.

Phase 1C (Spring 2016 – Autumn 2017)

6.9 Construction of the new main College building, Secondary School and SEN School will then commence in April 2016.

6.10 The existing hardstanding on the College Playing Fields along Marsh Farm Lane will then be broken out and removed off site and the area will be top-soiled and seeded.

6.11 Both the College and the School will be accessed from Langhorn Drive and exited via the same route or via Egerton Road. The contractor's compounds will be located either north of the existing Sports Hall, adjacent to the A316, or north/north east of the existing KLM building. Contractors will use existing college parking adjacent to Egerton Road as existing college staff will be located off-site during construction works.

6.12 It is envisaged that by May 2017 the entrance to the Secondary School, the main school building, MUGA pitches and front external works will be complete. By the same date, the SEN School building will also be complete but access to it will, temporarily, need to be via the Secondary School entrance with a drop-off on Egerton Road.

6.13 The main College Building, as well as access and associated parking will be completed by September 2017.

⁴ Because Block A is only being partially demolished during this phase the north façade will require weather proofing as the remainder will continue to be in use until the completion of the College main building.

Phase 1D (Autumn 2017)

- 6.14 In September 2017, the College will start to decant into its new building. This is expected to take two months after which an asbestos survey of the vacated buildings will then take place.

Phase 1E (Winter 2017/2018)

- 6.15 Demolition of KLM, the remainder of A block, the Refectory and E Block as well as remaining out-buildings and the pumping station will take place between November 2017 – January 2018. All access/ egress will remain off of Langhorn Drive – with site restrictions on lorry movements during the start/finish hours of the College. The contractors' site compound will then be located south of the KLM Building / west of Block C.
- 6.16 The remaining College buildings will be accessed solely from Craneford Way during this period.

Phase 2A (Winter 2017-Autumn 2018)

- 6.17 Work on the construction of the STEM, Sports centre, the two further MUGA pitches and the external play areas for Clarendon School will commence in December 2017. The contractors' compound and storage areas will be located to the east of the proposed buildings
- 6.18 The works will also include the construction of the permanent entrance to the SEN School from Egerton Road as well as the new public footpath to Craneford Way (which will be left in readiness for the re-alignment of the junction to Langhorn Drive.) The installation of the 3G pitches on the College Playing Fields will take also place during the summer of 2018.
- 6.19 All these works will be complete by October 2018.

Phase 2B (Winter 2018 - 2019)

- 6.20 Following complete of demolition works in Phase 1E, works on the first phase of the residential element of the scheme will then take place. All construction traffic for this development will be via the residential access road / Langhorn Drive past the existing College buildings.

Phase 2C (Winter 2018)

- 6.21 Once the Sports and STEM buildings are complete The College will decant from their existing sports hall and remaining blocks into the completed facilities.

Phase 2D (Winter 2018)

- 6.22 All remaining College buildings will then be demolished. These buildings are split across two parts of the site. The location of the first⁵ adjacent to the first phase of the residential site will require careful planning and co-operation between the College contractors and those undertaking the residential scheme to ensure there is no clashes of cranes, etc.
- 6.23 The second area comprises the sports hall north of the new College campus haul road. It is envisaged the area of the whole site that will be used for Haymarket to undertake their construction will be hoarded off from the public and movements kept to a minimum from main times of the College i.e. drop off/ collection. All sites will be accessed from Langhorn Drive.

Phase 3A (Winter 2018 - Summer 2019)

- 6.24 Works on the upgrading of the junction with the A316 will then commence along with construction of the Tech Hub; at the same the remaining external works on the College will be undertaken as well as the car park between the College and the Tech Hub.
- 6.25 External works for the car parking to the south of the new Sports building and the pitch for the SEN school will also be completed during this phase as well as the re-alignment of Langhorn Drive.

Phase 3B (Winter 2018)

- 6.26 The second phase of the residential development can then commence; as with the first phase it will be accessed exclusively via Langhorn Drive past the (by then completed) Sports Centre and STEM buildings. The contractors' compound will be located at the north-western corner of the residential site to manage access/exit to the site at appropriate times.

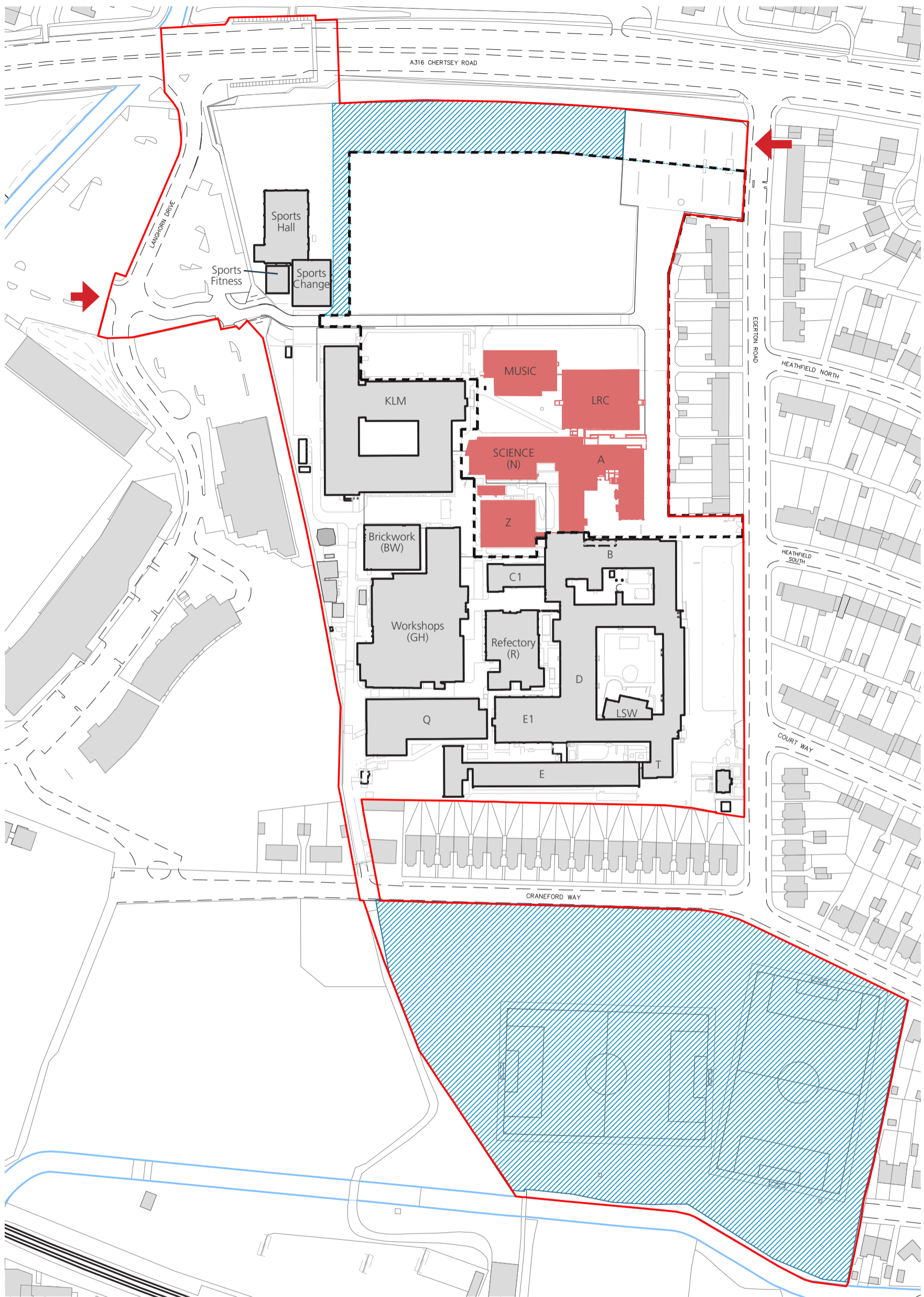
⁵ including Brickworks, workshops and Q Block

Phase 3C (Spring 2019)

- 6.27 The final phase will see the completion of the remaining footpath/cycleway link through the development site to link with Marsh Farm Lane to the south – allowing College students to access the new College buildings from the south.
- 6.28 The Environmental Statement accompanying the application has used this phasing scheme to assist in assessing the potential effects on identified receptors during each phase of construction of the proposed development. Moreover, it has also informed the draft Construction Environment Management Plan and draft Construction Logistics Plan submitted as part of the Statement - to explain how any significant environmental impacts arising during the construction of the development will be mitigated.

APPENDIX 1

Phasing Scheme



ENABLING WORKS

PHASE 1a

Existing rooms to be taken out of use for Decant

PHASE 1b

Existing rooms to be refurbished to accommodate new curriculum

Line out 2nr pitches to playing fields

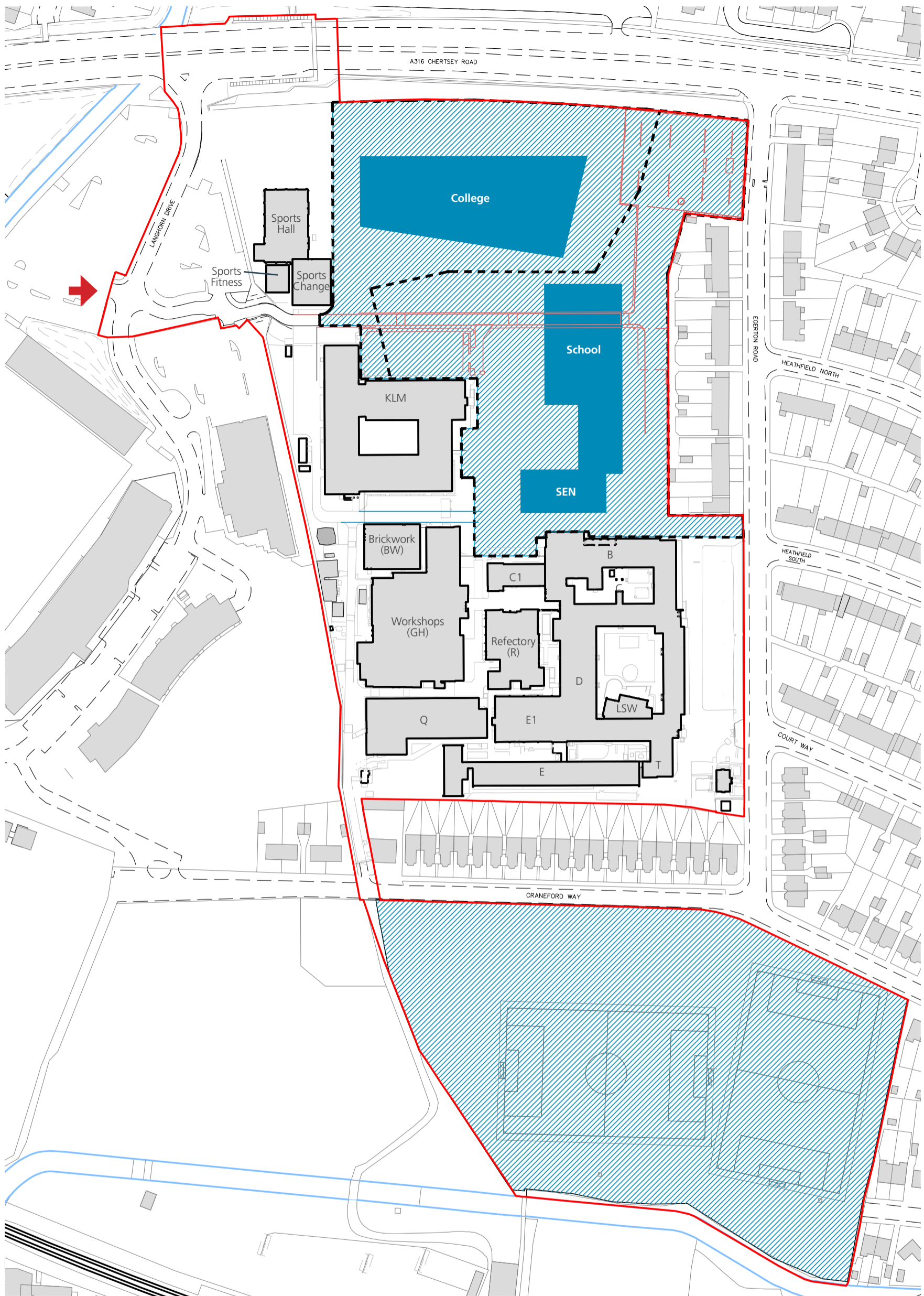
College move into decant area

Creation of haul road & preparation of access off Langhorn Drive and Egerton Road

Demolition of existing buildings (Music, LRC, Science and A block (part) and Z block)

Weatherproofing to the end of open end of Block A

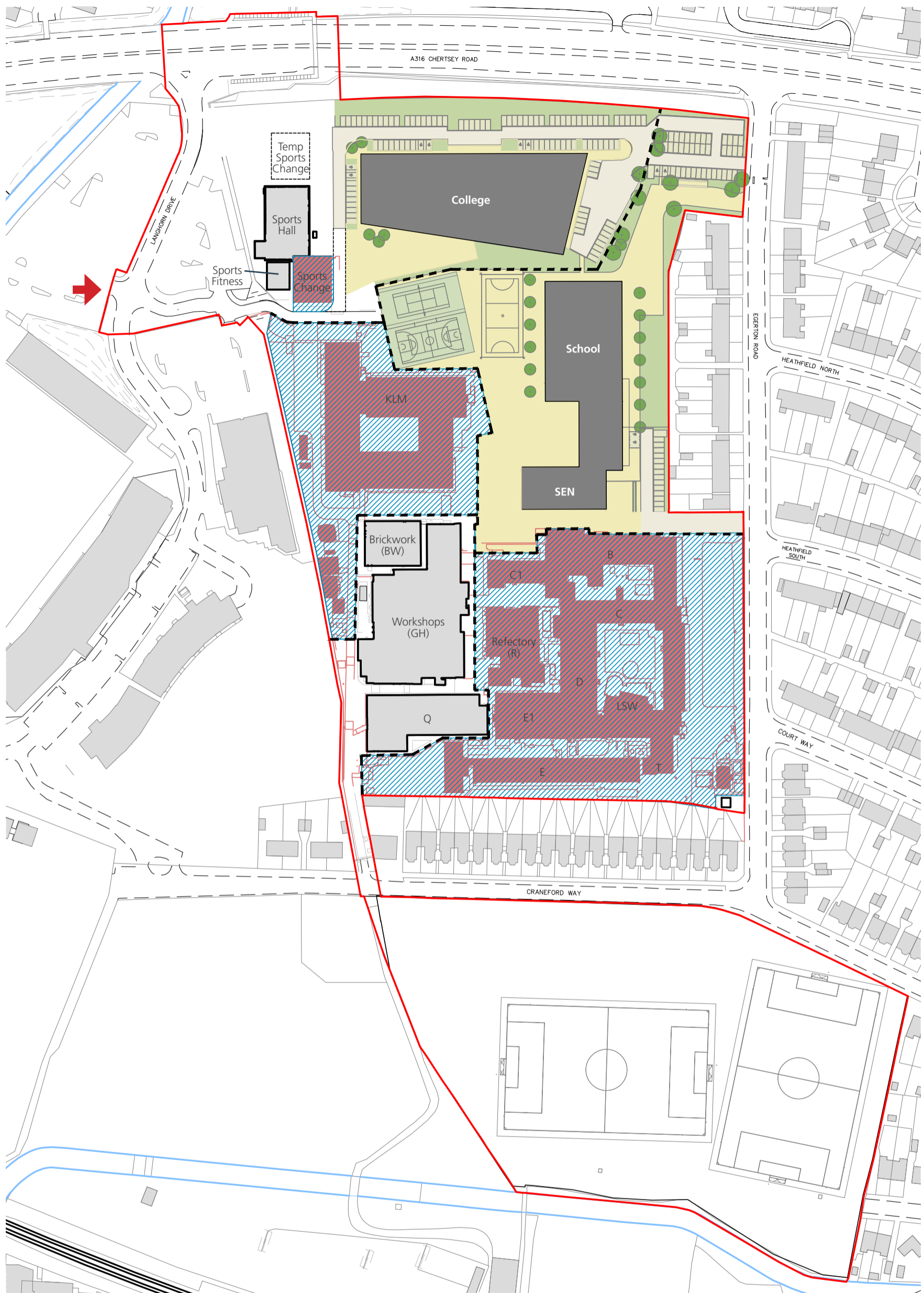
- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



PHASE 1c

Construction of College main building
 Construction of Secondary School and Special School
 Removal of hardstanding and seeding to playing fields

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



PHASE 1d

Phased move of KLM, remaining A block, refectory and E block into new College building
 Construct Temporary Changing facilities for Sports Hall
 Schools open

PHASE 1e

Demolition of KLM
 Demolition of remaining A block, refectory and E block (B, C, C1, D, E, E1, R, T, LSW)
 Demolition of out buildings and pumping station
 Demolition of Changing facilities for Sports Hall

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



PHASE 2a

Construction of Sports and STEM buildings & vehicle movement temporarily altered
 Completion of Schools external area (except works shown in Phase 3b)
 Creation of 3G pitch and grass pitch during summer holidays
 Marsh Farm Lane upgrade up to cross over point

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



PHASE 2b

Phase 1 of the residential starts on site.

Access to Phase 1 residential site controlled and managed by contractor.

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



Phase 2c

Decant into Sports and STEM building

Phase 2d

Demolition of Sports building and temporary changing building

Demolition of Brick, Conc, Engine, E Block and Q Block

Temporary route for residential site established and controlled by contractor

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



Phase 3a

Construction of Haymarket

Upgraded junction on to A316

Langhorn Drive road widening and realignment & Marsh Farm Lane from STEM to Sports, including SEN MUGA and Sports car park

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



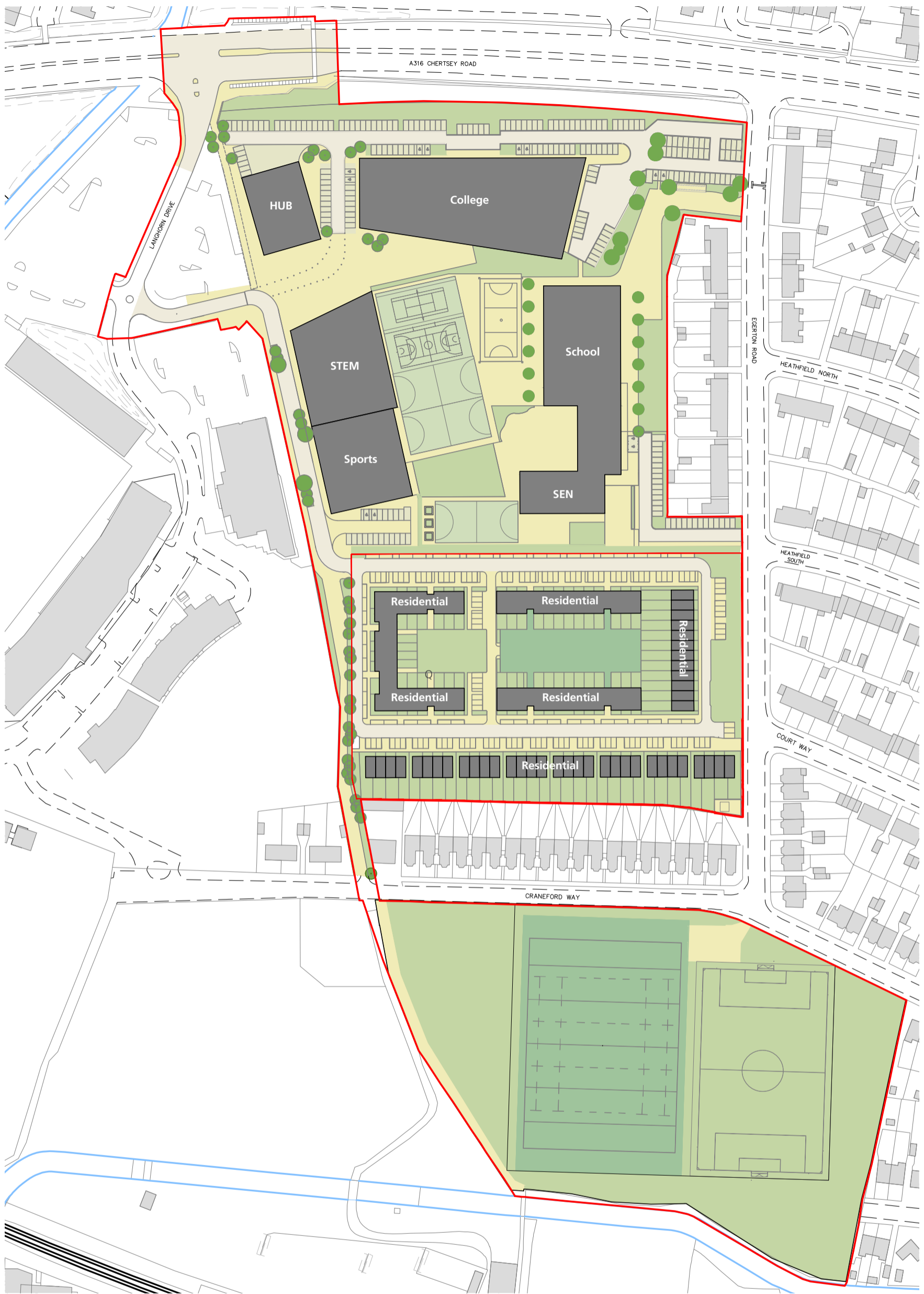
Phase 3b

Construction of Phase 2 residential.
Permanent residential access established.

Phase 3c

Marsh Farm Lane (playing fields to sports centre)

- Existing Buildings
- Buildings to be Demolished
- Buildings under Construction
- New Buildings
- Construction Area
- Construction Hoarding
- Construction Vehicle Access



Cgms

Cgms
www.cgms.co.uk