






Image © 2014 Bluesky



  
 0 100m

Note: All locations are approximate


 Drawing Source: HoK Number SK-042

Project Title:  
 Richmond Education and Enterprise Campus Development

Figure Title:  
 Site Context  
 For Information Only

Figure Number: Figure 3	Date: June 2015
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**Plate 1: Richmond upon Thames College**



**Plate 2: Langhorn Drive / A316 junction**



**Plate 3: College, sports centre and playing fields by A316**



**Plate 4: College playing fields south of Craneford Way**



**Plate 5: College entrance off Craneford Way with Marsh Farm Lane footpath (to left)**



**Plate 6: River Crane**



- 1.3.5 Planned and ongoing developments in the vicinity, including those for Twickenham Junction Rough and the Former Royal Mail Sorting Office near Twickenham station, will serve to increase public access via a footpath from Twickenham Station, linking into Marsh Farm Lane.
- 1.3.6 **Table 2** below defines potential receptors which may be affected by demolition and construction activities in the vicinity of the Richmond Enterprise and Education Campus development.

**Table 2 Receptors that may be affected by the Richmond Enterprise and Education Campus development**

<b>Receptor</b>	<b>Nearest approximate distance from the Site Boundary</b>
Residents in the immediate vicinity of the Site, including the Heatham Estate, properties on Craneford Way, Challenge Court, Dene Estate and properties north of the A316 Chertsey Road	Gardens of properties on Egerton Road to the east and Craneford Way to the south are immediately adjacent to the Site boundary
Existing Site users who will remain on Site during construction as part of the 'decant' strategy.	On-site
Future on Site schools staff and students, residents and workforce in the Tech Hub	On-site
Vehicle and cycle users of the adjacent road network, including Egerton Road, Craneford Way, Langhorn Drive, and the wider strategic network, including A316 Chertsey Road	10m
Workforce at Twickenham Stoop, Nuffield Health Club and Council depot	10-100m
Network of public rights of way , cycle networks and nearby open spaces: Craneford Way playing fields (designated Metropolitan Open Land) Craneford Way West playing fields and the area south east of Challenge Court (both public open space) A public right of way (Marsh Farm Lane) runs down the western boundary of the Site and provides access to the Craneford Way playing fields and River Crane to the south of the Site	Partly on-site  Adjacent to the Site boundary to the west and south west  On-site
Users of College Playing Fields	On-site
LB of Richmond upon Thames Air Quality Management Area	On-site
The Site overlies Kempton Park Gravel shallow principal aquifer and is in proximity to the River Crane and Duke of Northumberland's River. The majority of the Site is within low risk Flood Zone 1 and part of the College playing fields is located in medium risk Flood Zone 2.	Groundwater on-site and rivers are adjacent to the Site boundary to the south and west respectively.
Non-statutory designated conservations sites, including Sites of Borough Importance for Nature Conservation (Duke of Northumberland's River north and south of Kneller Road , River Crane at St Margaret's ) and Sites of Local Importance for Nature Conservation (SINC) (Twickenham Junction Rough).	10m from Twickenham Junction Rough Local SINC south of the Site to 450m from River Crane at St Margaret's Borough SINC to the east of the Site
Rosecroft Gardens Conservation Area and in the wider area Hamilton Road, Twickenham Green, Queen's Road, Amyand Park, Pope's Avenue and Twickenham Riverside.	50m to Rosecroft Gardens Conservation Area.
Grade 1 Listed All Hallows Church and Pope's Garden, a Registered Park and Garden.	490m
Locally listed views and protected vistas	None in proximity. The nearest protected vista is between Richmond Park and St Paul's Cathedral to the east of the Site.
Crane Valley Archaeological Priority Area	On-site

## **1.4 SUMMARY OF THE DEVELOPMENT**

1.4.1 The Richmond Education and Enterprise Campus development offers the opportunity to renew the College and introduce a new Science, Technology, Engineering and Maths (STEM) Centre and a new secondary school into the London Borough of Richmond upon Thames; re-provide the Clarendon School (a special educational needs secondary school) and upgrade the sports facilities and pitches. It integrates these developments within a shared campus on the existing college site, and incorporates a new technical media hub operated by Haymarket Media and a separate enabling residential development. Sale of the land for the residential development will provide an important source of funding for the College redevelopment.

1.4.2 The vision for the Richmond Education and Enterprise Campus is to create a new campus for education and enterprise; a college working in partnership with employers on-site, which will provide access to resources and work opportunities through work experience, apprenticeships and ultimately, jobs. The potential to completely redevelop the Site provides Richmond upon Thames College with an opportunity to create a flagship regional centre of excellence, as well as maintaining its strong commitment to the local community.

1.4.3 The proposed development will provide:

- A new campus for education and enterprise, comprising:
  - Replacement College
  - Science, Technology, Engineering and Maths (STEM) Centre
  - New Secondary School
  - New Special Educational Needs School
  - Tech Hub
  - Replacement on-site sports centre.
- Upgrading of the existing College playing fields south of Craneford Way for use by the College, schools and the local community;
- Alterations to existing access for vehicles, pedestrians and cyclists from Langhorn Drive and from Egerton Road as well as installation of a new signalised junction to allow a right turn from Langhorn Drive onto the A316;
- On-site parking for the College, Schools and Tech Hub for up to 230 vehicles, open space and landscaping; and
- New residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping.

1.4.4 To demonstrate that the development Site is capable of accommodating this amount of development, a series of plans known as **Parameter Plans** have been produced to show the maximum and minimum parameters (locations, height, width and length) of the buildings and other infrastructure, together with **Detailed Access**

**Plans.** These are accompanied by a **Development Specification** (that explains what the development is) and supported by a **Design Code** (that explains what it will look like). These plans and documents form the 'Primary Control Documents' for the Outline Planning Application.

- 1.4.5 An **Illustrative Masterplan** demonstrating one way in which the development could be built (**Figure 4**) and an **Illustrative Landscape Plan** to show how it could be landscaped (**Figure 5** and **Figure 6**) have also been produced.
- 1.4.6 Both the Parameter Plans and the Illustrative Masterplan were used in the Environmental Impact Assessment, where applicable, to ensure that the 'worst case' assessment was completed, identifying all likely significant effects. Providing the development when taken forward at 'reserved matters' stage remains within these parameters, the environmental effects should be no greater than assessed in this Environmental Statement.
- 1.4.7 The development will be built in phases, as the College has to continue to operate while the new development is being built. It will start with the construction of the new college building on the playing fields by the A316, then students will be moved from the existing buildings to the new buildings, and the existing buildings will be pulled down in stages. The demolition and construction work will be done in three main phases, as follows:
- **Phase 1 (2015-2017)** – Construction and commissioning of main College building, Secondary School and Special Educational Needs School / demolition of existing College buildings.
  - **Phase 2 (2017-2018)** – Construction and commissioning of Sports Centre and pitches / STEM Centre / completion of external works / construction of first phase of residential development and access road / demolition of existing sports facilities and remaining existing College buildings.
  - **Phase 3 (2018-2019)** - Construction of Tech Hub / improvements to A316 Langhorn Drive junction / construction of second phase of residential development / final landscaping works.
- 1.4.8 These sequential phases (and sub-phases) are illustrated schematically in **Figure 7** to show how each part of the existing College is demolished and the each elements of the new development are constructed.