

To the north and west of the College site are the A316 and the Harlequins Site. These areas are not currently well engaged with their surroundings.



2.5.4 VIEWS NORTH AND WEST OF THE COLLEGE SITE (A316 AND HARLEQUINS / TWICKENHAM STOOP)



1. VIEW OF LANGHORN DRIVE SHOWING TWICKENHAM STOOP (CENTRE- RIGHT) NUFFIELD HEALTH CENTRE (CENTRE-LEFT) AND COLLEGE SPORTS HALL (BEHIND TREES AT LEFT).



2. VIEW OF TWICKENHAM STOOP TO THE WEST OF THE MAIN SITE.
(Source: Creative Commons)



3. VIEW ALONG THE A316 FROM THE PEDESTRIAN OVERPASS SHOWING THE PROTECTED TREES TO THE NORTHERN BOUNDARY OF THE MAIN SITE.



4. NEW MIXED-TENURE HOUSING ALONG LANGHORN ROAD TO WEST OF THE MAIN SITE, WITH PROTECTED OPEN LAND IN THE FOREGROUND.



5. VIEW FROM TWICKENHAM STOOP SHOWING TWICKENHAM STADIUM DOMINATING THE VIEW NORTH FROM THE AREA.
(Source: Creative Commons)

3.1 ACCESS

The College site can be easily accessed by foot, cycle, public transit, and private vehicle.

3.1.1 VIEWS OF SITE APPROACHES

There are currently 5 access points to the main College site. The appearance of the different approaches varies substantially.



DIAGRAM 3.1.1 SITE ENTRANCES
(Source: RuTC Planning Brief)



2. EGERTON ROAD OFF CHERTSEY ROAD - SECONDARY VEHICULAR ACCESS



3. LANGHORN DRIVE - PRIMARY VEHICULAR ACCESS



1A. EGERTON ROAD - PEAK HOURS PEDESTRIAN ACCESS



1B. EGERTON ROAD - PRIMARY PEDESTRIAN AND VISITOR ACCESS



4. CRANEFORD WAY (ADJOINING MARSH FARM LANE) - LINK TO CRANEFORD WAY SITE

3.1.2 PEDESTRIAN ACCESS

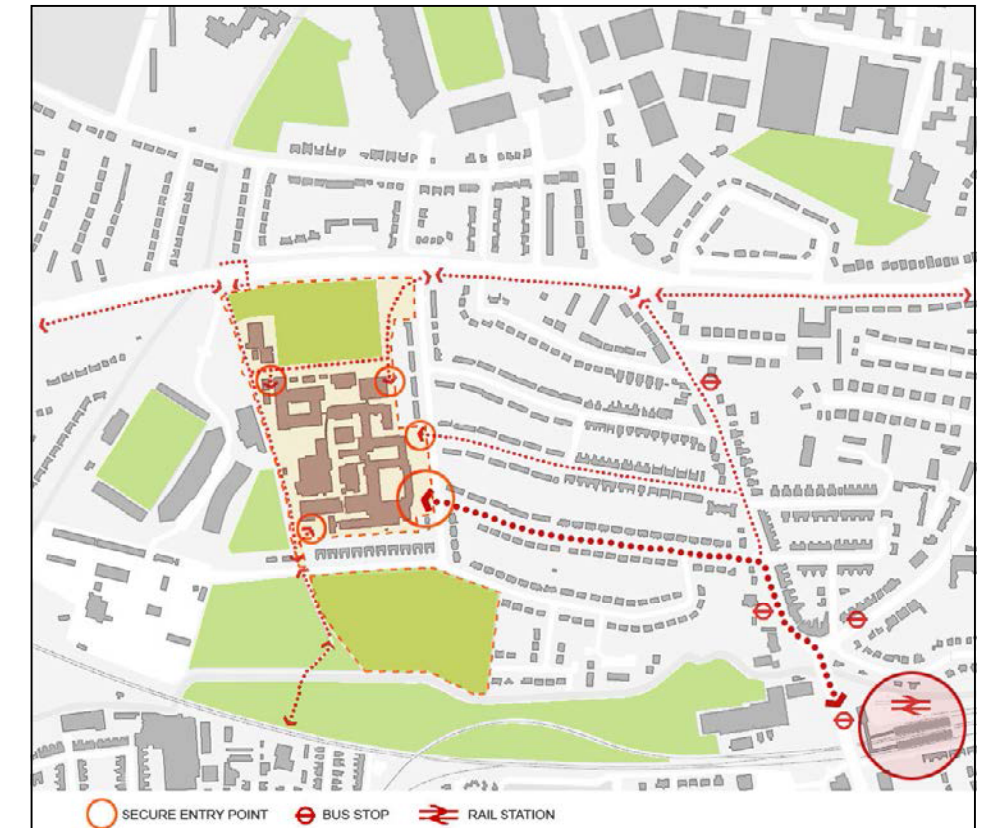


DIAGRAM 3.1.2 PEDESTRIAN ROUTES AND ACCESS
(Source: RuTC Planning Brief)

Pedestrian access is primarily off of Egerton Road. The vast majority of pupils approach from Twickenham Rail Station. The College currently patrols this route during busy times.

The Marsh Farm Right right-of-way to the west of the site is locally important, and could benefit from up-grading.

The Council has a long term ambition of providing a pedestrian access from the rail station to the site along the River Crane. It is anticipated that this link will be actualised in the foreseeable future.

3.1.3 CYCLE ACCESS

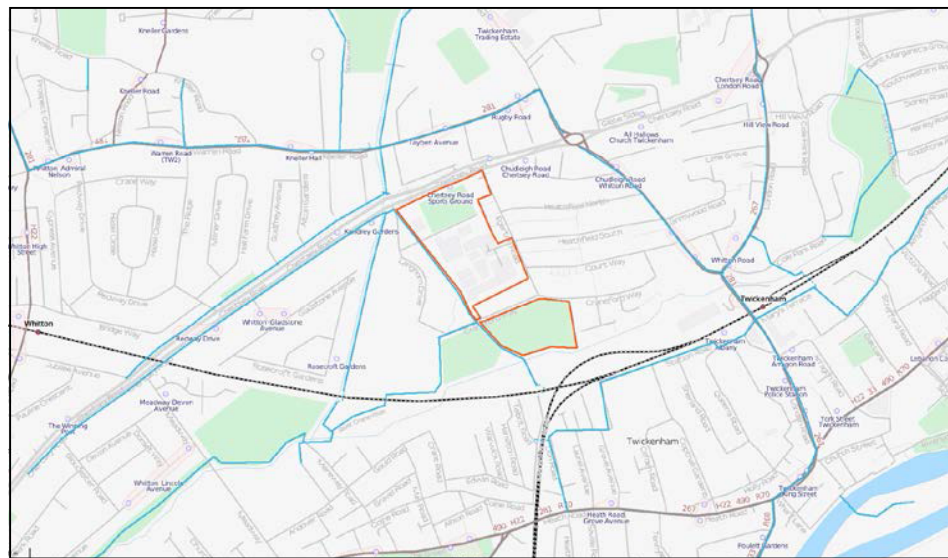


DIAGRAM 3.1.3 CYCLE ROUTES AND ACCESS
(Source: TfL, Openstreetmap)

The College is well-connected to the local cycle network.

There is a good provision of cycle parking distributed around the site, and the College recently received planning permission to increase provision.

Connections to the local cycle network could be improved by upgrading - including widening - of the Marsh Farm Lane right-of-way, the creation of improved connections along the River Crane, and step free connections over the railway south of the River Crane and over the A316.

3.1.4 PUBLIC TRANSPORTATION

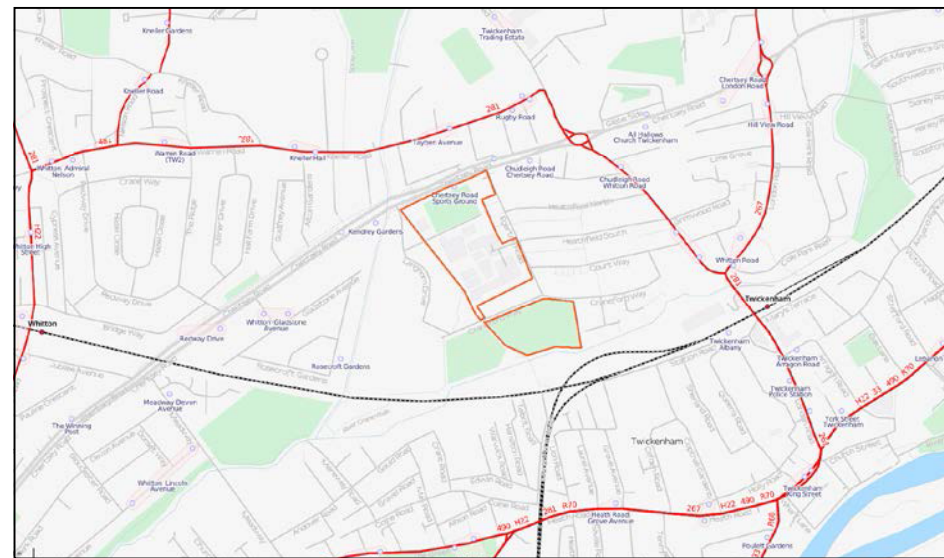


DIAGRAM 3.1.4 LOCAL PROVISION OF PUBLIC TRANSIT
(Source: TfL, Openstreetmap)

There is good public transport access to the site. Public Transport is provided by bus and rail with Twickenham Rail Station providing high quality connections to a variety of locations. Almost all pupils and

the majority of staff arrive onsite by public transit. The vast majority use Twickenham Rail Station, which is a short walk away from the College Site. Whilst the PTAL rating of the site is only 2, this masks the quality of the connections available, and improvements already approved.

Access to public transport

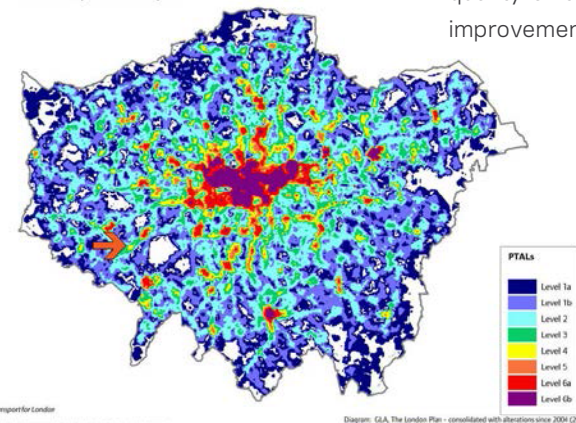


DIAGRAM 3.1.5 PUBLIC TRANSPORT ACCESS LEVELS (PTAL) ACROSS LONDON
(SOURCE: TFL)

3.1.5 VEHICULAR ACCESS

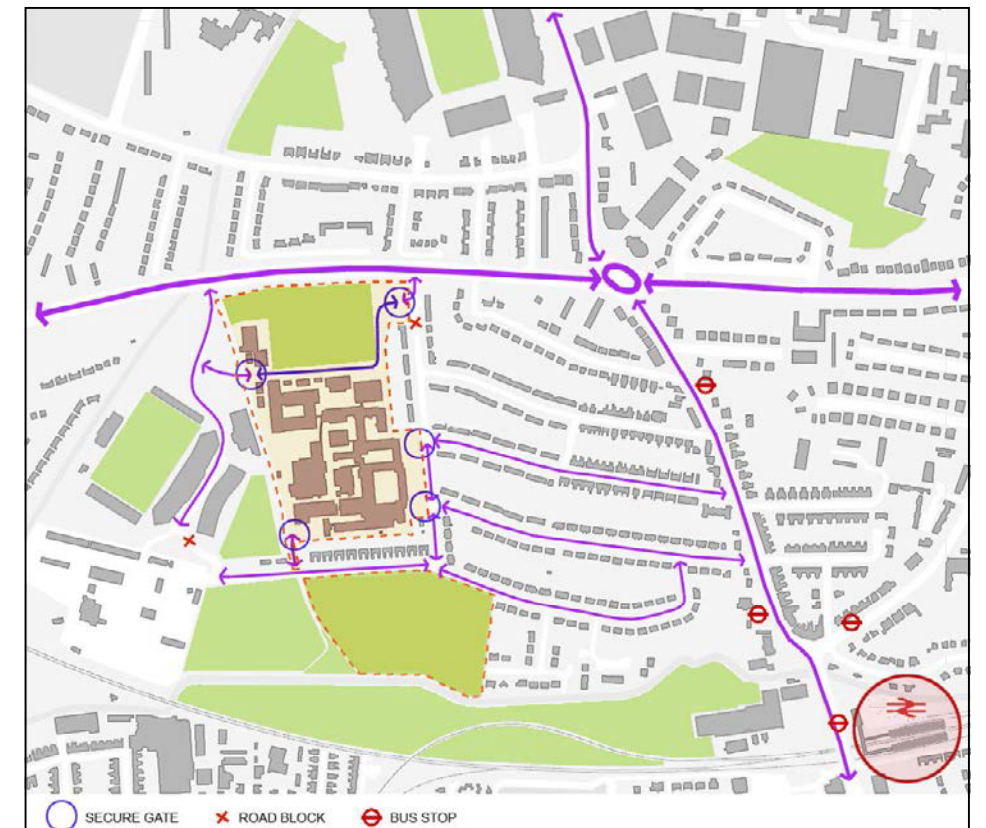


DIAGRAM 3.1.6 VEHICULAR ROUTES AND ACCESS
(Source: RuTC Planning Brief)

Primary Vehicular Access to the College is off of the A316. Secondary access is off of Egerton Road via Court Way and Craneford Way. The A316 is subject to congestion/tailbacks during event days at HFC and RFU.

The RuTC Planning Brief encourages future provision to be off of the A316. On site parking (approximately 260 spaces)

is supplemented by a further 240 spots available at the Harlequins Car Park. The College's Green Travel Plan seeks to reduce the use of off-site parking.

Access to the Depot is via Langhorn Drive, with secondary access off of Craneford Way. There is also an access via Mereway Lane to the south, though this does not seem suitable for larger vehicles.

3.2 ORGANISATION

The College Buildings are clustered in one area of the Main Site. The College has been haphazardly developed over a long time with little regards to overall organisation. As a consequence, the buildings are incoherent and difficult to understand and operate.

3.2.1 BUILDING FORM

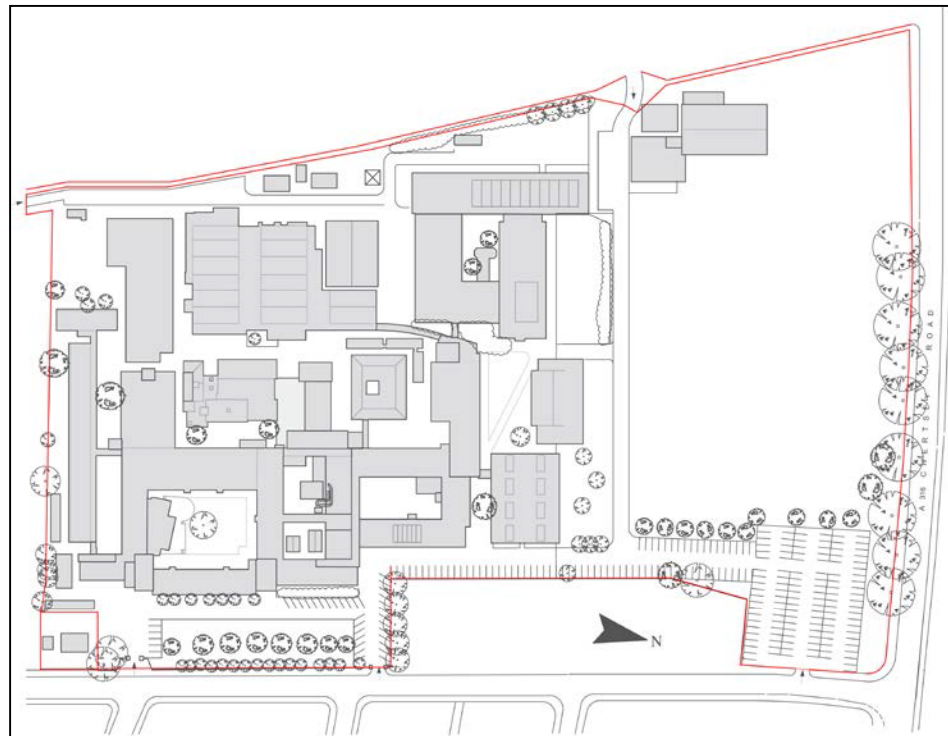


DIAGRAM 3.2.1 FORM OF COLLEGE BUILDINGS

The larger southern piece of the Main Site is densely occupied by buildings of varying ages and conditions, which are incoherent in their planning and design.

As can be seen in the diagram above, there is little apparent logic to the organisation of the buildings, or of the spaces that they enclose. Consequently, wayfinding on site is less than ideal.

Additionally, the campus, clearly developed without a masterplan, only possesses a few internal links between buildings - and those links are distinctly awkward. As a result, circulation patterns commonly require combining internal and external access routes that conflict with onsite vehicular servicing routes.

3.2.2 BUILDING SCALE

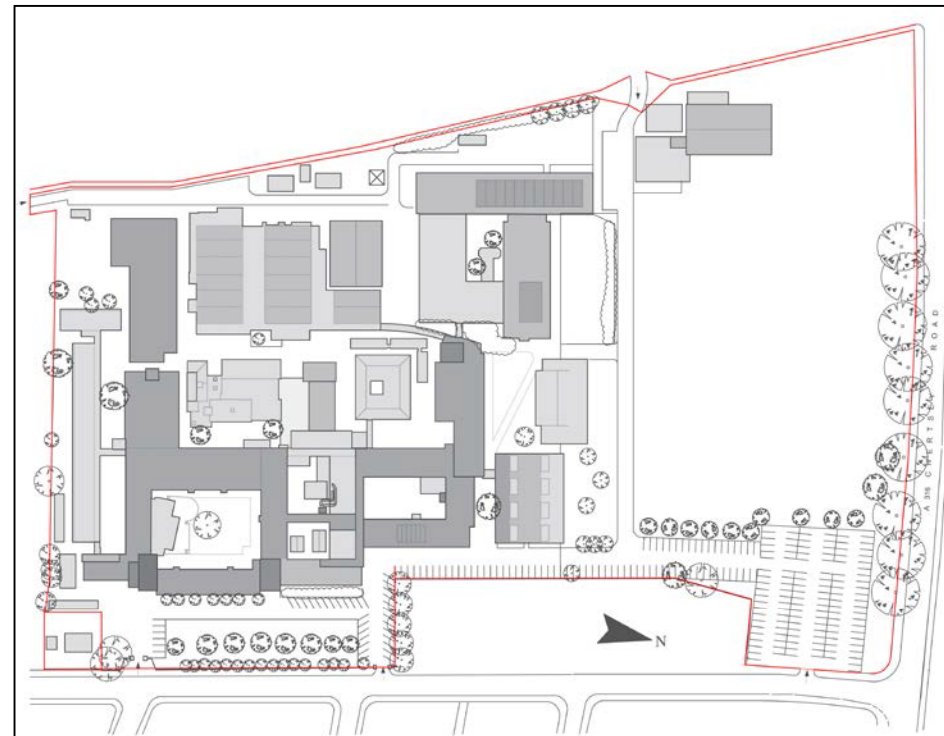


DIAGRAM 3.2.2 HEIGHTS OF COLLEGE BUILDINGS (DARKER = TALLER)

The heights of the existing buildings generally varies from 1 to 3 stories, excepting the tower on the main College building which is occupied on 5 floors. The mass of the buildings is focussed in the main College building in the south-east corner of the site.

Diagram 3.2.2 reveals how the main building is organised around a series of courtyards with a few clear appendages and a great multitude of haphazard single-story accretions.

The main building houses the majority of academic and administrative spaces of the College, as well as central plant and a range of specialist facilities (such as performance halls). The wings on the main building tend to house additional administrative and specialist teaching facilities, such as space for science and for teaching staff.

The ancillary buildings include the College canteen as well as a large number of temporary buildings and storage units.

3.2.3 ORGANISATION OF BUILDINGS



DIAGRAM 3.2.3 ORGANISATION OF COLLEGE BUILDINGS

In addition there are a variety of distinct buildings (or sets of buildings) each of which generally accommodates a discreet component of the College's activities.

To the west of the site (top of the diagram) these tend to be vocational and housed in industrial one-two storey buildings to the west of the site. A number of specialist teaching blocks are located to the north of the site, while additional specialist areas - including for supported learning - are housed at the southern end of the site.

- Main Building
- Wings on Main Building
- Ancillary Buildings
- Harrop Building
- Vocational Workshop Buildings
- Art and Design Building
- Music and Learning Resource Centres
- Sports

KEY TO PLAN INDICATING ORGANISATION OF COLLEGE BUILDINGS