

4.4 CRANE VALLEY SPG

A positive policy of environmental improvement, improved access and sympathetic development will be applied to the River Crane “area of opportunity” as shown on the proposals map.

Source: Crane Valley SPG,
page 3

4.4.1 OVERVIEW

The Crane Valley Planning Guidance covers the development of the College Main Site, the Harlequins Site, the Council Depot, the Craneford Way playing fields (east and west) and the former Post Office sorting office site.

4.4.2 VISION

To develop the area to the highest environmental standards based around an improved riverside, a riverside walkway and improved open spaces, meeting the housing, recreational and educational needs of the area.

4.4.3 DEVELOPMENT OBJECTIVES

- To maximise the opportunities for improvements by ensuring that the area is planned in a comprehensive manner;
- To protect and enhance the natural environment of the River Crane, the Duke of Northumberland River and their banks as part of the wider west London Green Chain and Blue Ribbon network as identified in the London Plan;
- To improve the appearance and recreational value of the open space including the provision of a river walk and the associated pedestrian/cycle linkages, taking account river corridor ecology;
- To ensure that new development is compatible in scale and character with the local area, minimising any adverse impacts including flood risk;
- To minimise traffic and other impact on the surrounding area, particularly on the Heatham estate, to reduce severance and to improve pedestrian and cycle linkages within the area and to the surrounding area;
- To seek to secure improved sports facilities and possible improvements but not a significant expansion of student numbers at the College;
- To contribute towards meeting a range of housing needs
- To ensure the provision of appropriate local community facilities including for education and health and the community use of buildings and playing fields;
- To ensure that developers take account of the Council's Planning Contributions Strategy.

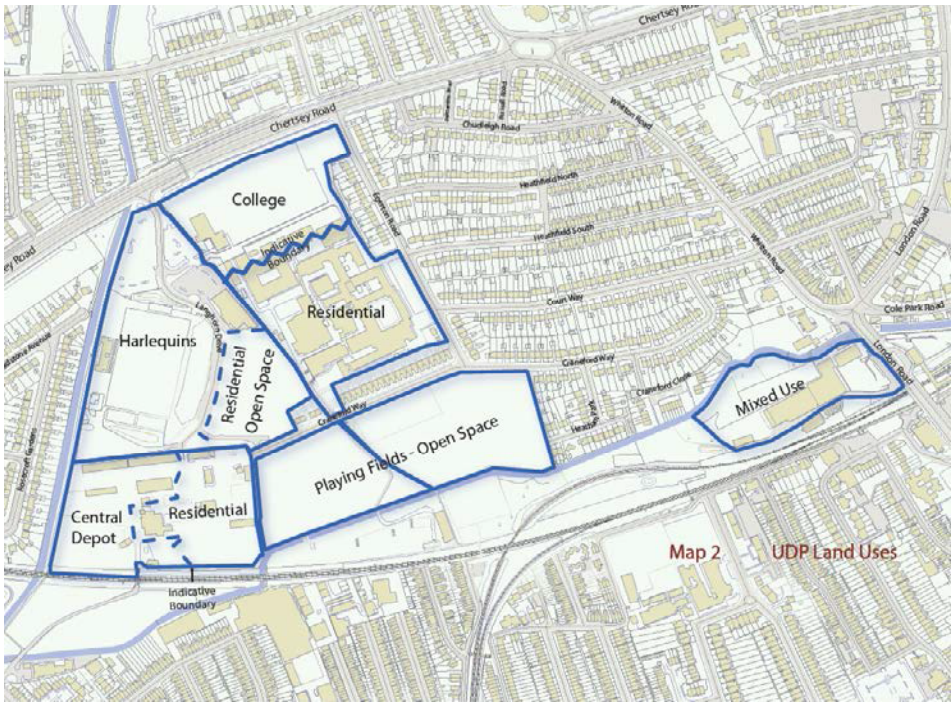


DIAGRAM 4.4.1 PLANNED LAND USES
(Source: Crane Valley Planning Guidelines)

4.4.4 KEY GUIDANCE

The guidance within the brief pertains to:

- Traffic and transport
- Land Use
 - Open Space
 - Education
 - Housing
 - Sports Stadia
 - Other Community Facilities
- Employment
- Waste and Recycling
- Urban Design - Layout Principals
- Urban Design - Building Height and Design Principles
- Connections and Access
 - Transport Assessment
 - Travel Plan
 - The Movement Framework
 - Vehicular Access
 - Public Transport and Bus Access
 - Non-Vehicular access
- Flood Risk and River Restoration

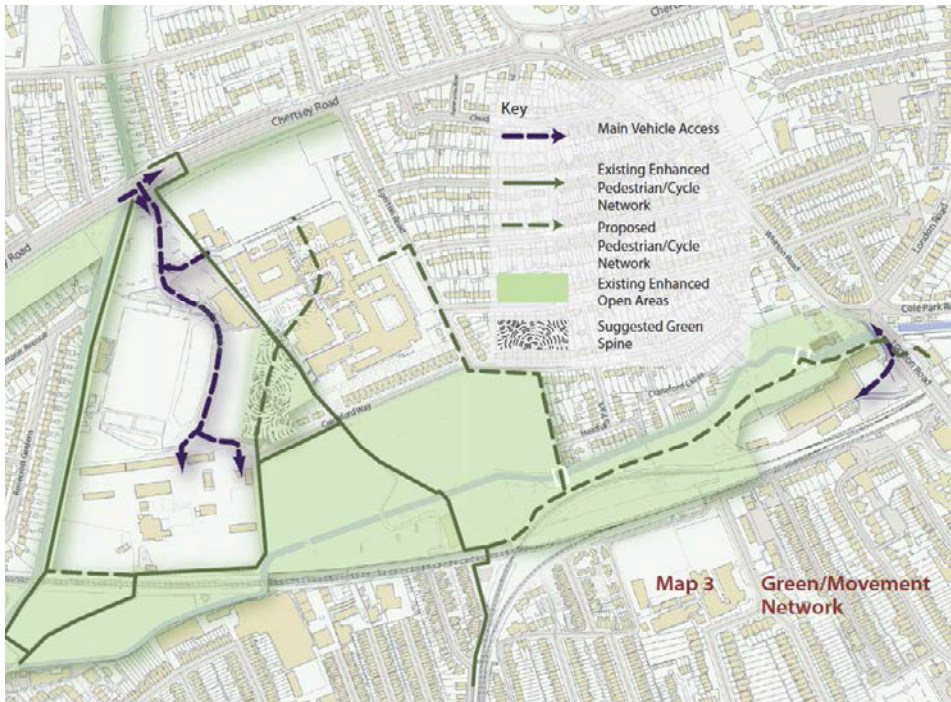


DIAGRAM 4.4.2 PLANNED GREEN MOVEMENT NETWORK
(Source: Crane Valley Planning Guidelines)

4.4.5 COLLEGE SITE

The Crane Valley Planning Guidance covers the College site in less detail than the Richmond-upon-Thames College Planning Guidance. There is substantial overlap between the two.

The most notable area covered in greater detail than in the RuTC Guidance are that the Crane Valley Guidance clearly indicates an extent of Residential Development that may be acceptable, and speaks at greater length about non-vehicular access routes.

The Crane Valley SPG proposes additional pedestrian/cycle routes to the College site as identified in diagram 4.4.2.

4.5 RUTC PLANNING BRIEF SPG

The Richmond-upon-Thames College Site is covered by a specific planning document - which sets out useful guidelines for any future project on the College Site.

4.5.1 FORWARD

As the Planning Brief was specifically directed towards the redevelopment of the site for a new College it does not explicitly provide for all the different educational uses now being promoted. However, it remains very relevant particularly in relation providing for an educational/residential mixed use approach and to matters such as building heights & massing and access & movement.

4.5.2 OVERVIEW

The planning brief identifies the playing fields to the north of the site as being allocated for redevelopment, and the College playing fields on Craneford Way as Metropolitan Open Land ("MOL"). The site is not within a conservation area, and contains no listed buildings, nor any of particular townscape interest. The planning brief describes the existing buildings as being "incoherent and poor quality" and advocates their replacement.

RESIDENTIAL DEVELOPMENT

Residential development on the site as a secondary aspect of delivering improved educational and sporting facilities would be in accordance with the Council's UDP policy T29. This would have to be distinct from the College and with separate road access. The report envisages residential development on the southern end of the site. This would be expected to accord with Council policies on residential development including affordable housing.

COLLEGE PLAYING FIELDS

The planning brief identifies the opportunity for a small sports pavilion on the College Playing Field Site.

4.5.3 OBJECTIVES

The planning brief identifies the following key objectives for the site:

- For the purposes of access to the College and the desirability of screening residential development from the A316, it is anticipated that College buildings will be located on the northern part of the site.
- Building design, massing and height should be appropriate to the site's characteristics, setting, civic function, importance, setting and location in the townscape.
- The highest densities and storey heights will be appropriate opposite Twickenham Stadium and next to Harlequins Rugby Ground. Heights should be lower next to existing two-storey housing;
- Gateways should mark out the transition to the site and where appropriate may take the form of a landmark building;
- The College playing fields, to the south of Craneford Way, should be upgraded and designed to encourage natural surveillance;
- The main vehicular access to the College should be from the A316 via Langhorn Drive;
- The trees fronting the College should be protected;
- Development should protect and enhance Metropolitan Open Land and the west London Green Chain; and
- Development in the floodplain should ensure that flood storage is not reduced and should not increase flood risk elsewhere.

4.5.4 CONSTRAINTS

The planning brief identifies the following key constraints of the College site:

- The layout of the buildings on site is inefficient and the buildings themselves do not currently provide a suitable level of accommodation;
- The southern and eastern parts of the site are located next to an area of low density, two storey residential development;
- The main College campus requires a secure boundary because of the presence of 14-16 year old students on the site;
- The site requires access from a number of directions, which will influence the design in terms of the location of the main entrance or entrances;
- The main approach to the site for vehicles differs from the main approach to the site for pedestrians;
- The main pedestrian approach to the College is via residential streets;
- Current car parking on site is operating over-capacity; and
- Parts of the site are potentially in the River Crane floodplain, which may restrict the type of development which can be accommodated on the site.

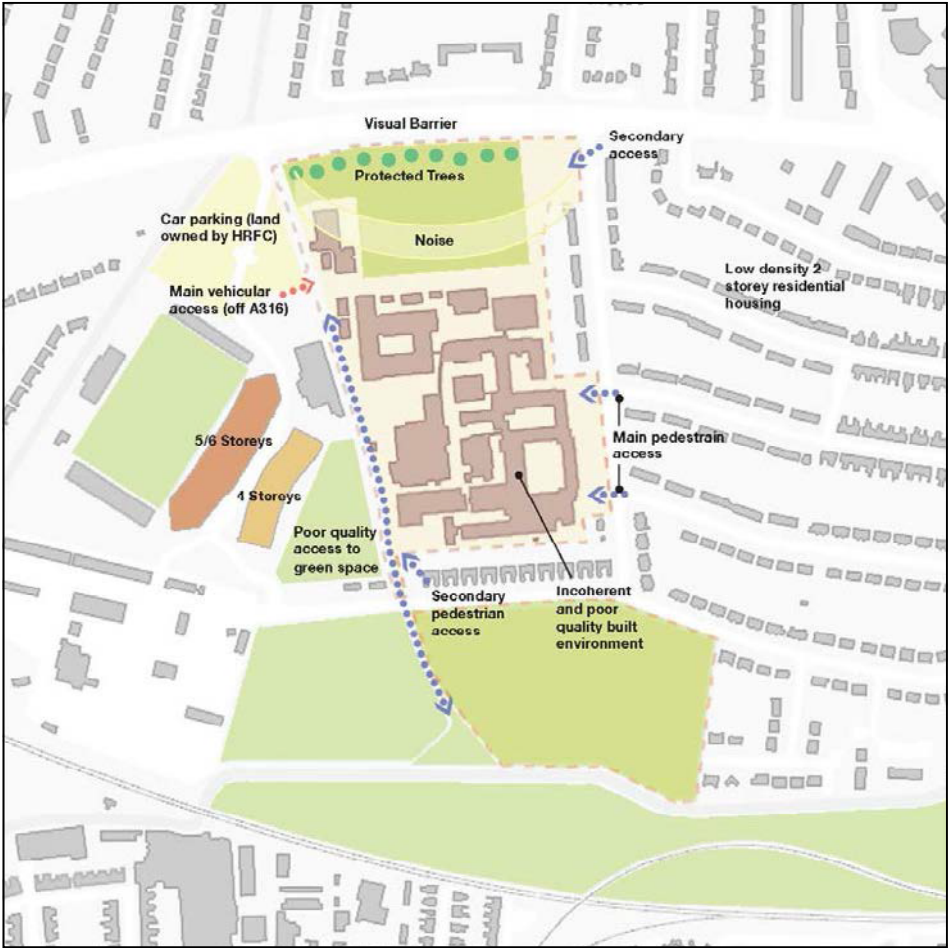


DIAGRAM 4.5.1 PRINCIPAL SITE CONSTRAINTS
(Source: RuTC Planning Brief)

4.5.5 OPPORTUNITIES

The planning brief identifies the following key opportunities of redeveloping the College site:

- Improve facilities for education, including sports facilities, and create a coherent and high quality College campus;
- Ensure that the College continues to play an important role in the community, by providing opportunities for community use of facilities and sports pitches;
- Increase the sustainability of the College buildings and operations;
- Potential to contribute towards the provision of market and affordable housing in the Borough of high quality sustainable architecture and urban design
- Ensure that the development fits within the existing townscape and visual character of the surrounding area, in terms of building heights and density, especially on the western boundary to include 'gateway' buildings or markers, development sites in the area and areas of public open space;
- Create and enhance views into and from the site being visually permeable with a range of building footprints;
- Improve the frontage along the A316, whilst retaining the line of protected trees;
- Create gateways to mark the transition to the site, at the main vehicular and pedestrian access points;
- Improve accesses to the site from the A316 via Langhorn Drive, as the main access point for vehicular traffic;
- Improve cycle linkages into the site to help encourage bike use;
- Minimise traffic impacts along residential streets to the east of the College;
- Reduce car parking requirements for the College and need to provide car parking off site at Harlequins;
- Improve the existing Public Right of Way running along the western edge of the site;
- Maintain access for possible future provision of a new Public Right of Way along the River Crane; and
- Create natural surveillance and improve security, through design of buildings and greater use of open space and Public Rights of Way.

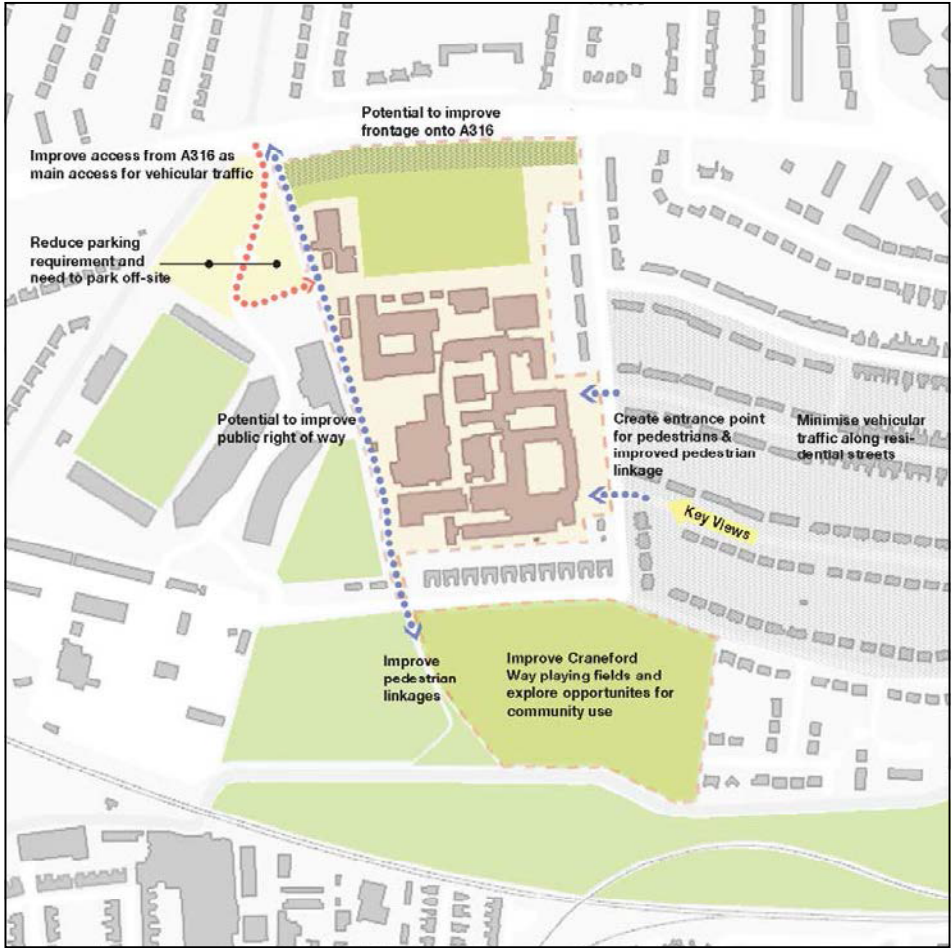


DIAGRAM 4.5.2 PRINCIPAL SITE OPPORTUNITIES
(Source: RuTC Planning Brief)

4.5.6 HEIGHTS AND MASSING

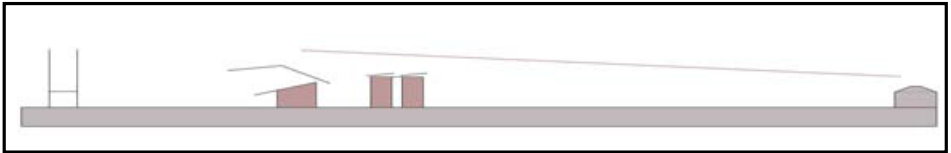


DIAGRAM 4.5.3 BUILDING HEIGHTS
(Source: RuTC Planning Brief)

The planning brief provides specific guidance on the heights and massing of the redevelopment:

6.10 Building heights and massing within the area surrounding the site varies and reflects the mix of uses in the area. In contrast to the low-rise 2 storey residential development to the east are the 4 storey apartment block to the west and the 5-6 storey Harlequins Rugby Ground.

6.11 Building heights and massing increase from east to west. The design of the redeveloped College would seek to reflect this pattern, increasing in height from the residential scale of Egerton Road to wards the A316 and the Harlequins site. The exception to this general rule may be two marker buildings as referred to in paragraph [6].12. Any residential development should also reflect this pattern depending on its location on the site, particularly the scale of properties on Craneford Way.

6.12 It is envisaged that the site could accommodate a mix of heights generally 2-4 storeys up to a maximum of 5 storeys in an appropriate location, such as 'gateway' entrance to the North West corner of the adjacent Harlequins site. The design, height and massing of the College buildings will be appropriate to their setting, function, importance and location in the

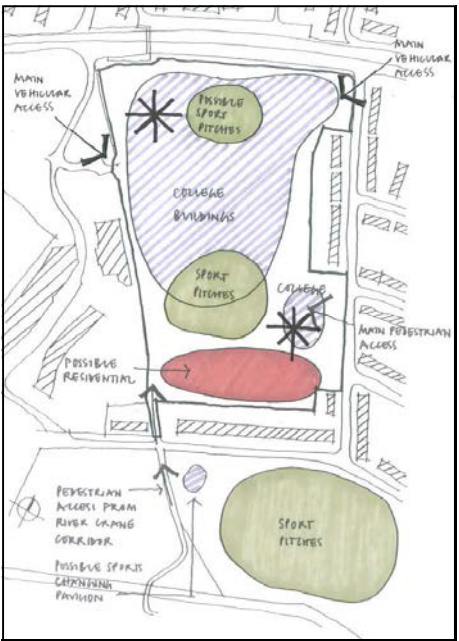


DIAGRAM 4.5.4 OPPORTUNITIES
(Source: RuTC Planning Brief)

townscape, so as to not negatively impact on neighbouring uses. Another 'gateway' location exists at the end of Court Way where a replacement building can act as a marker for the main pedestrian entrance to the College. Where residential development relates or abuts existing housing it should reflect the existing scale and grain of the residential area.

4.6 HOUSING GUIDANCE

A number of planning regulations and guides will impose specific expectations, including density expectations and design standards, upon the enabling residential component of the project.

4.6.1 LONDON PLAN

As referenced in section 4.1, the London Plan contains specific policies relating to housing. These have helped shape the proposed enabling residential redevelopment.

Policy 3.4, Optimising Housing Potential, in particular identifies the scale of redevelopment that should be provided on the site. This policy sets out a range of densities, described in habitable rooms per hectare, that are expected in developments in different circumstances (suburban, urban, central) depending on their public transit access level (PTAL).

While these densities do not prescribe a particular built form, given the PTAL and existing context of the proposed enabling development (near a mixture of uses, large open spaces and large & small buildings), they suggest a range of appropriate development densities that correspond to a dense suburban or smaller urban redevelopment; in built-form terms these densities would typically suggest a mid-rise development.

Policy 3.5, Quality & Design of Housing Developments, sets expectations on the standards, including minimum sizes of new housing. These expectations correspond with those of the London Housing Design Guide which is intended to exemplify the standards set out in the London Plan and London Housing Strategy.

Other policies in the London Plan affect the open space expectations and the mix of residences that will be expected, in terms of both size and tenure. These include targets for shared amenity spaces, including children & young people's play spaces, which should be provided (taking into account the existing open space network) as part of the proposed residential redevelopment.

4.6.2 LONDON HOUSING STRATEGY

The overriding aim of the London Housing Strategy is to increase the supply of well-designed housing of all tenures. To meet this goal the current draft version of the policy proposes various policies, including:

1. Targets for affordable housing, including expected mix of tenancies;
2. Expectations that all housing meets or exceeds the London Housing Design Guide Standards;
3. Expectations that at least 10% of housing be wheelchair housing.

These policies contained within the London Housing Strategy should be reflected in the design of the proposed residential redevelopment.

4.6.3 LONDON HOUSING DESIGN GUIDE

As mentioned in 4.6.1, the London Housing Design Guide (LHDG) is intended to illustrate the exemplary application of the standards in the London Plan and London Housing Strategy. The LHDG incorporates other standards, including Lifetime Homes, Building for Life, Secure by Design, Code for Sustainable homes and Wheelchair Housing. It includes both firm requirements and strongly recommended standards.

Many of the requirements are too specific for consideration in an outline application, though they will be required where detailed proposals are submitted. Nevertheless the illustrative masterplan incorporates LHDG standards relating to open space, density, housing mix, car/cycle parking, space standards, and climate change mitigation/adaptation.

4.6.4 RESIDENTIAL DEVELOPMENT STANDARDS

LBRuT has specific Residential Development Standards SPD which is intended to guide and promote high quality sustainable design. It seeks to balance needs and impacts to achieve good design in residential developments.

The standards relate to neighbourliness; privacy; amenity space; space standards; parking, landscaping & recycling; and sustainable design.

Generally the standards can be considered best practice and non-prescriptive. While there are specific space standard expectations, these are generally lower than those in the LHDG, although the expectations for the principal living space are in some cases greater.

4.6.5 AFFORDABLE HOUSING

LBRuT's specific affordable housing expectations are indicated in the Affordable Housing SPD, adopted in 2014. While in some cases these may not appear to correspond with the expectations in the London Housing Strategy, the London Plan provides flexibility in affordable mix to meet local needs, therefore these requirements are in line with London Plan.

The proportion of the affordable housing tenure expected in the local SPD is 80% social rent and 20% intermediate housing, while within the London Plan the ratio is 60/40 (Policy 3.11). Both indicate expectations of 50% as a basis for determining affordable housing levels, though the final figure should be determined based on affordability calculations, taking into account other community benefits proposed by the redevelopment.

The Affordable Housing SPD indicates that the need in the borough is weighted towards larger social rent units.

The level of affordable housing that will be required will impact the valuation of the enabling residential redevelopment.

5.1 OVERVIEW OF CONSULTATIONS

The following section provides a brief summary of pre-application consultations that have been undertaken. A more detailed account of pre-application consultations is presented in the Statement of Community Involvement.

5.1.1 PURPOSE

The Statement of Community Involvement (SCI) describes the various activities that were undertaken to ensure that the local community was fully and closely involved in planning the future of the redevelopment. It details the results of a pre-application community involvement programme that extended over an approximate two year period.

From the outset, Richmond-upon-Thames College adopted an approach that ensured that residents, local interest groups, social infrastructure providers and businesses could input their views at an early stage in the planning process. All partners in the REEC partnership aim to achieve exemplary practice in community involvement.

5.1.2 OBJECTIVES

The objectives set for the community involvement programme were to ensure that stakeholders could:

- Have access to information about the scheme;
- Put forward their own ideas
- Comment on proposals as they were refined in preparation for the submission of a planning application
- Gain feedback and be informed about progress and outcomes.

5.1.3 STAKEHOLDERS

An extensive stakeholder database was established which included:

- REEC Local Community Forum - which represents local groups and organisations.
- Local residents in the area surrounding the College
- Residents who have signed up for more information on the reec.org.uk website
- Residents who would be interested in attending the College, or parents of prospective students
- The wider community i.e. residents who live beyond the surrounding area of the College site
- Parents of current and prospective pupils of Clarendon School
- Parents of prospective pupils of the secondary school
- Staff at Richmond College / Haymarket / Harlequins and the Council
- Councillors - particularly local ward councillors

5.1.4 CONSULTATION STRATEGY

In order to reach such a wide range of stakeholders, a consultation strategy employing a variety of engagement methods was used. This included:

- Direct distribution of booklets in the local area outlining the proposals;
- Flyers
- Media Briefings
- Articles in the local newspapers
- Information on Richmond College and Richmond Council's websites as well as on a website made specifically for the redevelopment
- Consultation displays in the Civic Centre and at the College
- e-newsletters
- Information posted at Twickenham Library and Civic Centre
- Public Meetings
- REEC Local Community Forum with representatives of key interested parties in particular residents associations and the Friends of the River Crane.

5.1.5 OUTCOMES & RESPONSES

Within section 5.2 we seek to identify how the proposals evolved in response to concerns and key themes identified throughout the consultation process.

These feedback received during consultations has influenced both the form and content of the Outline Planning Application, including the quantum of redevelopment proposed. In particular the proposed design and access strategies for the redevelopment have changed significantly in response to the consultations undertaken - a description of this evolution is provided in section 5.2 of this Design & Access Statement.

For detailed information on each individual consultation and the outcome of the consultations please refer to the Statement of Community Involvement which is provided as a separate document.

5.1.6 FUTURE CONSULTATIONS

Following submission and registration of the application, it is envisaged that the applicant's consultant team will continue to liaise with the local planning authority, GLA, other statutory consultees as well as the local community to address any queries concerning the proposal and its impacts.

5.2 EVOLUTION OF THE PROPOSALS

Proposals for the College redevelopment have evolved in response to changing context and ambitions, formal planning guidance, and - in particular - stakeholder feedback.

5.2.1 OVERVIEW

A number of redevelopment proposals and SPGs for the College site have been prepared and consulted on in recent years, and it is instructive to review the various proposals and the evolution of programme and design thinking in the intervening period in order to understand the current proposals. Each proposal and SPG presented in this section is illustrated by a standardised and simplified schematic diagrams in order to ease comparison of the schemes.

It should be understood in advance that the financial, market and educational contexts that each of the proposals were produced in differed, and this is reflected in the scale of the proposed College and residential elements. In particular, the College circa 2005-2009 had more than 1.5 times as many FTE pupils as the current proposals, and post-secondary funding at points was more generous than today, resulting in fluctuations in the size of the proposed College and the enabling developments that have been proposed in order to realise the redevelopment of the College.

It is also noted that the planning context has evolved over time; consequently, older guidance should be considered in light of evolving policy and needs - in particular with regards to education and housing.

5.2.2 EXISTING SITE



DIAGRAM 5.2.1
EXISTING SITE - AERIAL PHOTO

In advance of introducing the various proposals for redeveloping the site it is worthwhile to consider the existing site layout. A detail description of the existing context can be found in section 2, whilst a detailed description of the site itself can be found in section 3. Nevertheless a few points are worth revisiting.

The existing College buildings do not relate in scale to adjoining development to any of its boundaries. To the south and east, the existing College buildings are significantly taller than their neighbours, while to the west and north the College is of an inconsistent scale. There is similarly little coherence between the character and scale of the surrounding context on different sides of the College.

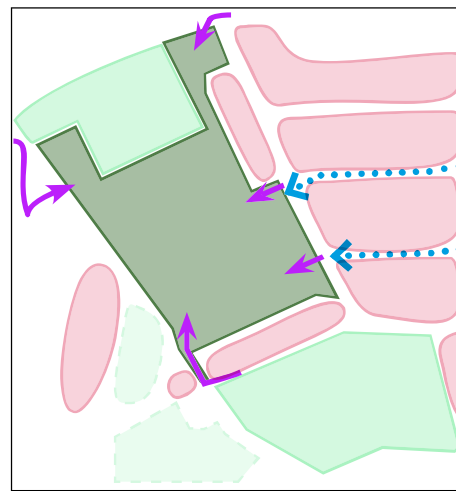


DIAGRAM 5.2.2
EXISTING SITE - SCHEMATIC DIAGRAM

The existing arrangement of the site is characterised by a chaotic and dense agglomeration of buildings, with two open areas used for playing fields at the northern end of the Main Site and on the Playing Field Site.

The majority of the Main Site is used for buildings and car parking, leaving only an area at the north of the site unencumbered. The College buildings are generally 3 storeys tall with some 1-2 storey buildings and a 5 storey tower aligned with Court Way in the southeast of the Main Site. Much of this estate is inefficient to run, poor quality & in a poor state of repair.

This arrangement has remained constant across the period that all of these studies have taken been undertaken.

5.2.3 2005 CRANE VALLEY SPG (2005 SPG)



DIAGRAM 5.2.3
2005 SPG - SITE USE

A detailed description of the 2005 Crane Valley SPG (2005 SPG) can be found in section 4.4, but it is worth revisiting several key points relating to guidance for the design of the Redevelopment Site as they influence the various subsequent design proposals.

In response to the existing site arrangement, the Crane Valley SPG recognises the need to redevelop the College on the open land at the north of the Main Site.

The SPG aims to improve the character and coherence of the site and its surroundings by establishing a clear band of open space along the River Crane, surrounded by residential redevelopment that would be continuous with the existing



DIAGRAM 5.2.4
2005 SPG - MOVEMENT NETWORK

Heatham Estate. The SPG envisages the possibility of residential redevelopment on the College, Harlequins and Council Depots, and recognises the importance of residential redevelopment across the southern part of the Main Site to knit these new developments into the established urban fabric.

Whilst the Crane Valley SPG indicates a potentially large extend of residential redevelopment, this should be understood as indicative and not definitive. The SPG notes that intermingling of educational and residential uses would be appropriate, subject to security concerns being addressed. The site layout described in the SPG is illustrated in diagram 5.2.3.

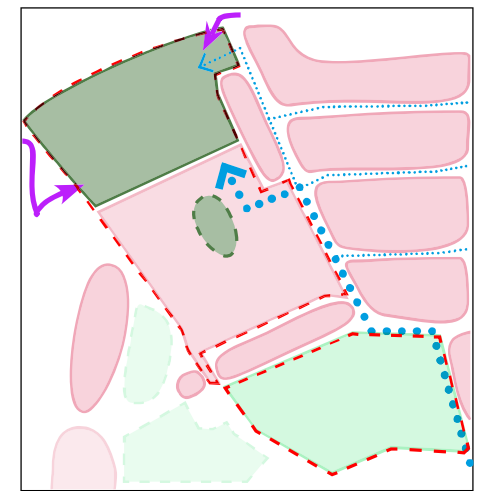


DIAGRAM 5.2.5
2005 SPG - SCHEMATIC DIAGRAM

Diagram 5.2.4 shows guidance on the potential green movement network, and in particular identifies the potential future link to the College via the proposed River Crane Footpath. This link is described as vital in the SPG, as it will become the shortest and most attractive route to the College from the Rail Station. It is illustrated with a dotted blue line in the schematic diagram 5.2.5.

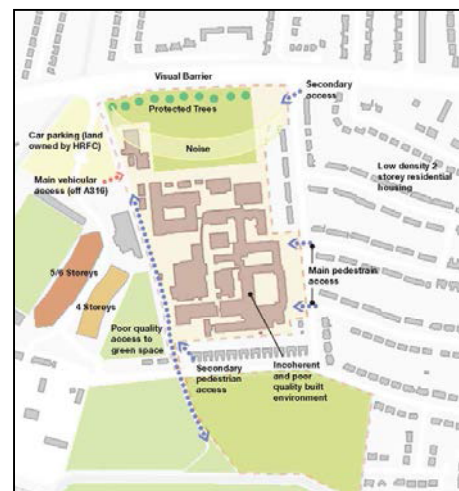
The Crane Valley SPG also identifies the primary vehicular access to the College being via the A316 as illustrated by the purple arrows in diagram 5.2.5. Residential access is not explicitly addressed in the SPG.

The 2005 Proposals included a large new College of over 30,000m² built across the open playing field at the north of the site and the portion of the eastern boundary behind the existing residential properties. As illustrated in the extract above, the majority of the educational site would have been occupied by buildings. Sports pitches were to be provided on the Playing Field Site, possibly supplemented by some use of the Craneford Way Open Space.

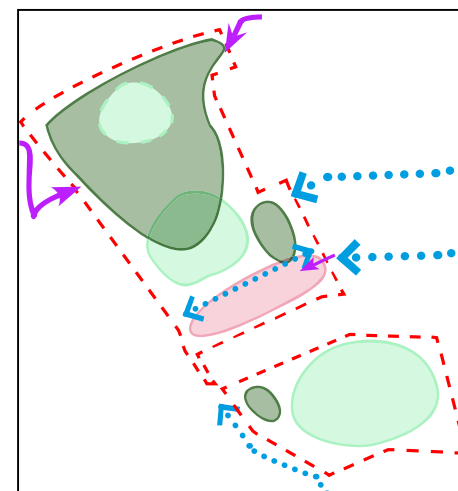
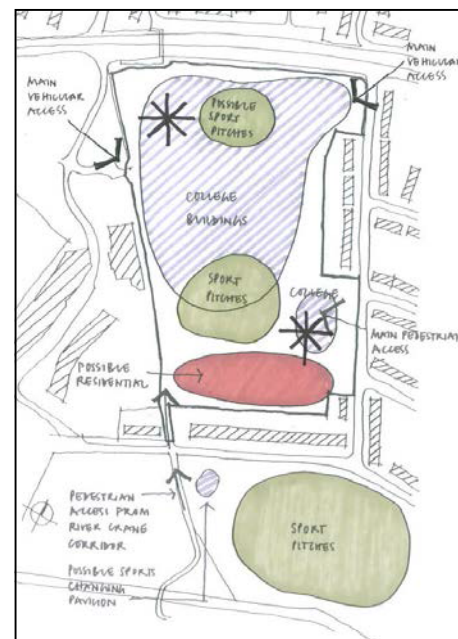
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The 2005 proposals rearranged the Playing Field Site to improve pitch orientation, provide an additional pitch, and a small sports pavilion.



The planning brief recognises and supports the potential to redevelop the site for educational and residential purposes.



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5.2.6 2009 PROPOSALS



DIAGRAM 5.2.13
2009 PROPOSAL - MASTERPLAN

The 2009 Proposals were for a larger College than in either the 2005 or in the current proposals. This was proposed to be delivered as one large and densely built first phase at the north of the Main Site, followed by a second phase for a very large sports building at the centre of the site. A small enabling residential redevelopment was proposed facing Egerton Road. The Playing Fields were also proposed to be upgraded.

Pedestrian access to the site was proposed to be mainly via the Heatham Estate at the current main entrance point on Egerton Road, whilst vehicular access would be via the A316 and Craneford Way, though this would appear to contradict the planning brief, as it would have created a

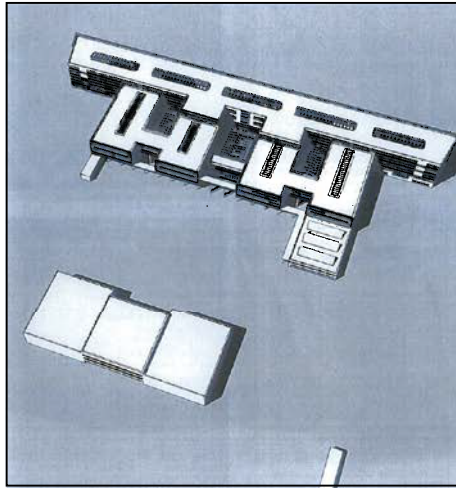


DIAGRAM 5.2.14
2009 PROPOSAL - SKETCH

connection through the site between the A316 and the Heatham Estate. Additional service access off of the 316 via northern end of Egerton Road was also proposed.

The proposals are much closer to the existing residential properties along Egerton Road than the illustrative scheme, particularly at the north-east corner of the site. Additionally, the buildings in this location would have been significantly taller than in the subsequent proposals.

The significant extent of sports facilities in the 2009 Proposal are much greater than in the current proposals, and lead to a significantly more open area to the south of the Main Site. An additional open space at the centre of the redeveloped site was

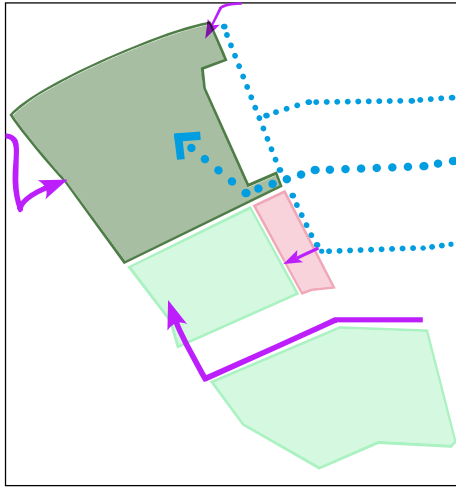


DIAGRAM 5.2.15
2009 PROPOSAL - SCHEMATIC DIAGRAM

proposed, suggesting that the Main Site would have become more open than it currently is, and much more open than the 2005 Proposals.

High costs and a failure to secure funding led to the 2009 Proposals being abandoned.

5.2.7 EARLY 2012 PROPOSALS



DIAGRAM 5.2.16
EARLY 2012 - ACCESS

By 2012, several important factors had changed leading to a different vision for redevelopment. The College continued to occupy deteriorating facilities, had undergone a dramatic reduction in student population, and was anticipating further pressures on enrolment due to increased competition - meaning the 2009 Proposals no longer provided a relevant vision for the College's future. At the same time, local demographic changes had resulted in a need for a new secondary school in the Twickenham area.

An initial study was undertaken to consider various options for how a new secondary school could be provided on the College Site, respecting planning and site constraints and the College's plans

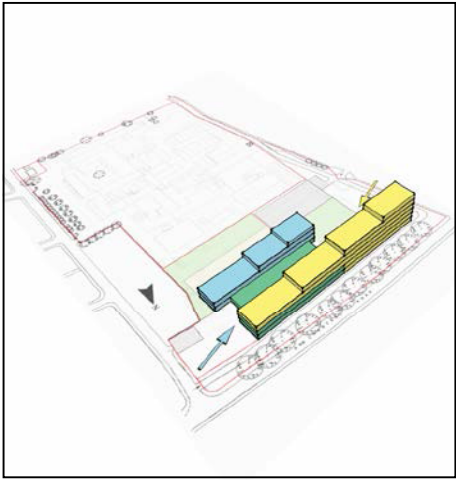


DIAGRAM 5.2.17
EARLY 2012 - SKETCH

for renewal. A vision was reached where the College and Secondary School could provide a unique learning opportunity and benefit from extensive shared facilities, whilst retaining for each institution a distinct identity and entrance.

By locating the Secondary School's entrance along the northern section of Egerton Road, local pupils would be able to filter through the Heatham Estate, while pupils from the College would be able to access a new College Entrance on the western side of the site via an upgraded Marsh Farm Lane and River Crane Footpath (which was anticipated to be enabled by unrelated proposals). This would provide College Pupils with a more direct route to the rail station and reduce

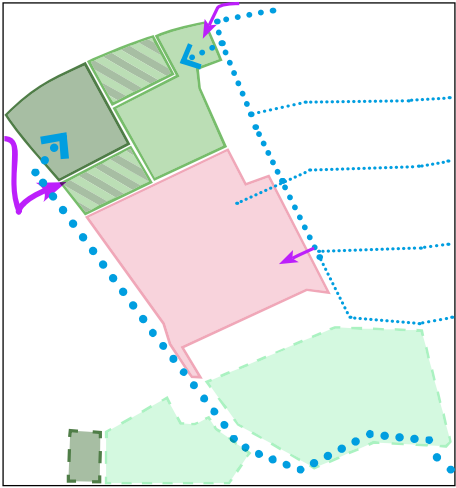


DIAGRAM 5.2.18
EARLY 2012 - SCHEMATIC DIAGRAM

impact on local residents, thereby minimising the impact of the redeveloped site on this area.

It was proposed that the remaining site area would be used for to provide necessary funding via an enabling residential redevelopment as the other available funding sources were inadequate to finance the project.

5.2.8 LATE 2012 PROPOSALS



DIAGRAM 5.2.19
LATE 2012 - ACCESS

Following on from the high-level Early 2012 Proposals, a detailed feasibility study was undertaken to provide a College, Secondary and SEN School on the Main Site.

The vision for the redevelopment was for the educational institutions to operate with significant sharing of facilities, in order to maximise learning opportunities and minimise space-needs. This resulted in a compact scheme developed at the north of the Main Site, with separate entrances for each School and College.

As with the Early 2012 Proposals, the access strategy sought to maximise safeguarding and minimise impacts on local residents. Access to the College would be at the western edge of the site via a



DIAGRAM 5.2.20
LATE 2012 - MASTERPLAN

new pedestrian route, with access to the Secondary School at the north-east and to the SEN School via the south-east of the Educational Site. Vehicular access was proposed to be from the A316, excepting for the SEN school which would be through the Heatham Estate.

The design used the new buildings to shelter the outdoor spaces from noise of the A316, whilst enabling a massing of buildings that increased in height from 2 to 5 storeys from east to west to relate to the context of the Redevelopment Site.

The Late 2012 Proposals also envisaged upgrades to the one of the open spaces on Craneford Way (subject to a then-undetermined Village Green Application), and considered locating the sports centre on

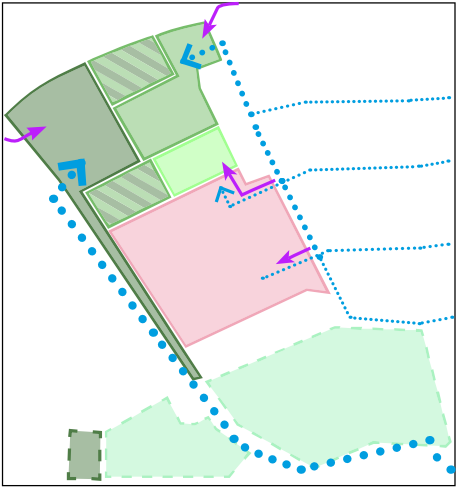


DIAGRAM 5.2.21
LATE 2012 - SCHEMATIC DIAGRAM

The late 2012 proposals sought to continue to make use of the extensive off-site parking on the Harlequins Site, a requirement which the current proposals seek to obviate.

In the 2012 proposals, it was proposed that most of the area of the site occupied by the existing College buildings would be sold off for an enabling residential redevelopment which would be accessed via the Heatham Estate.

5.2.9 EARLY 2014 CONSULTATION

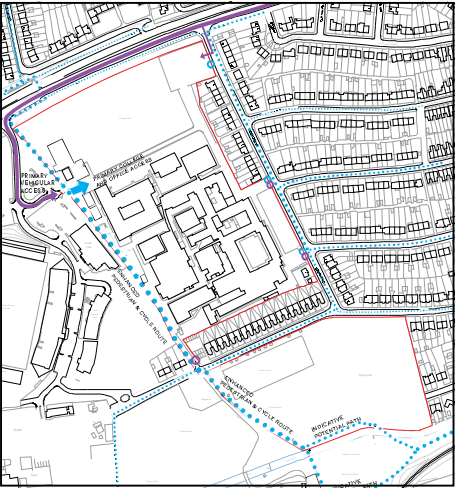


DIAGRAM 5.2.22
EARLY 2014 - ACCESS

By early 2014, a vision had coalesced to redevelop the College site as a campus for Education and Enterprise, and thereby enable the creation of College and Schools with a unique educational offering, but also to provide meaningful employment and pathways to employment on the College site. This was named the Richmond Education and Enterprise Campus (REEC).

The REEC proposal in early 2014 included the provision of the College, Secondary and SEN Schools, as well a new headquarters for the Haymarket Media Group.

Given the exciting new vision for the site it was decided to consult more widely on the proposed site development, and that in the first instances these consultations



DIAGRAM 5.2.23
EARLY 2014 - ORGANISATION

should focus on the principles of the redevelopment rather than any detail, and this is reflected in the amount of information in the plans presented.

Broad principles based on the Late 2012 studies were included in the scheme, including access to the education sites - though alternatives were tested and rejected.

Due to their scale as well as for commercial reasons, it was proposed to locate Haymarket's headquarters in the north-west of the site, with an as-yet undetermined area for enabling residential redevelopment somewhere towards the southern area of the Main Site. The possibility to include some areas to the northern half of the Harlequins Site were also

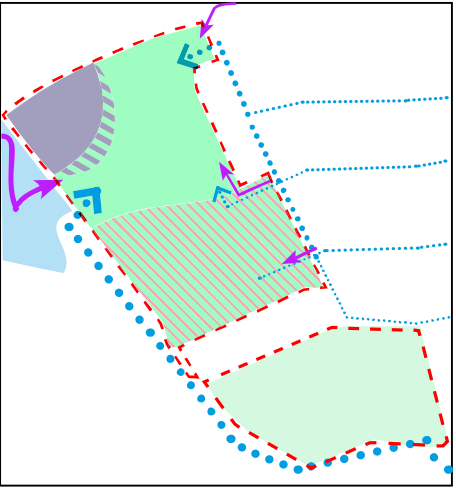


DIAGRAM 5.2.24
EARLY 2014 - SCHEMATIC DIAGRAM

Access to the Haymarket site was proposed to be via the A316, and the possibility of adapting the existing junction of the A316 was considered at this point, and formed part of the consultation.

Feedback on the principles of the redevelopment was generally positive, though concerns were raised in particular with regards to the commercial elements of the proposals, including the extent of facilities, the amount of traffic they would generate, and their relationship to the educational redevelopment.

5.2.10 MID 2014 CONSULTATION

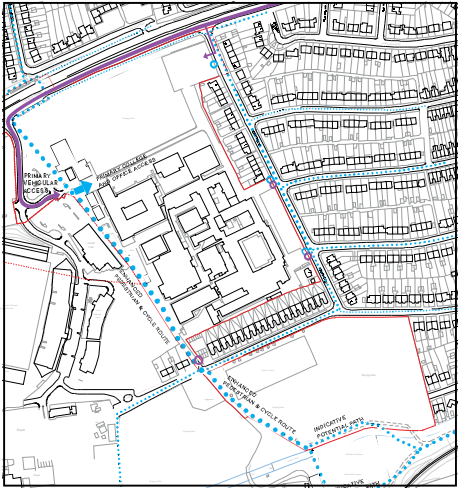


DIAGRAM 5.2.25
MID 2014 - ACCESS

By the middle of 2014 it was determined that the proposed inclusion of Haymarket within the REEC would be limited to their Tech Hub. This would be part of the REEC Site, and it would enable the redevelopment to capture many of the benefits of Haymarket's participation in the redevelopment, whilst reducing the overall scale of the proposals.

As a result of this change the Tech Hub's location would be determined by the overall masterplan for the entire REEC, alleviating a major constraint of the early 2014 Consultation masterplan, whilst responding to concerns about potential overdevelopment of the site and impacts on traffic.



DIAGRAM 5.2.26
MID 2014 - CONSULTATION PLAN

The determination that the College Playing Fields would not be designated as a Village Green provided additional certainty surrounding the scheme, allowing the College Playing Fields to be retained and upgraded. The decision was therefore made to use this site for sports pitches, and to provide the indoor sports facilities of the College and Schools on the Main Site. Consequently, no changes to the Craneford Way open space would be considered as part of the proposals from this point onwards.

Further, the proposed River Crane Footpath was approved from Twickenham Station through Twickenham Rough up to the Playing Fields and Marsh Farm Lane,

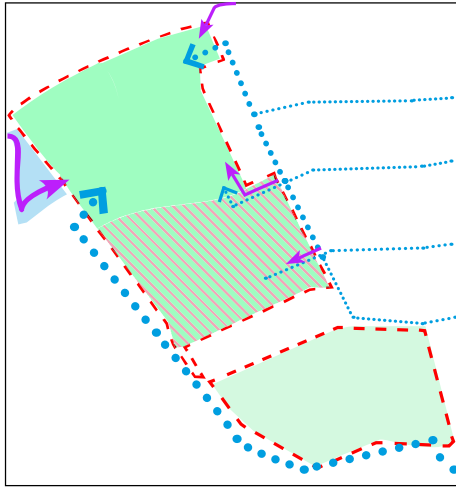


DIAGRAM 5.2.27
MID 2014 - SCHEMATIC DIAGRAM

removing a potential obstacle for the proposed access strategy.

Studies determined it would not be necessary or beneficial to incorporate extensive works on the Harlequins site, although small upgrades and replanning of the near edge of the Harlequins site - particularly the approach road to the College - were established as worth pursuing.

No changes to the proposed access to the site were proposed, nor was any further development of the Residential site undertaken at this point.

Public consultation indicated broad support for the scheme as presented, but the level of detail presented was considered inadequate.

5.2.11 LATE 2014 CONSULTATION



DIAGRAM 5.2.28
LATE 2014 - MASTERPLAN

Following the positive Mid-2014 Consultations, detailed options for the redevelopment were considered, aiming to retain the key features identified before, whilst addressing concerns that had been identified, particularly regarding the amount of information provided.

The late 2014 Consultation included an illustrative masterplan highlighting the proposed arrangement of the REEC and Playing Field Sites, whilst identifying an area within which residential proposals would be contained.

The layout of the REEC site in late 2014 proposed a series of interconnected buildings surrounding a large central open space. The buildings would be setback

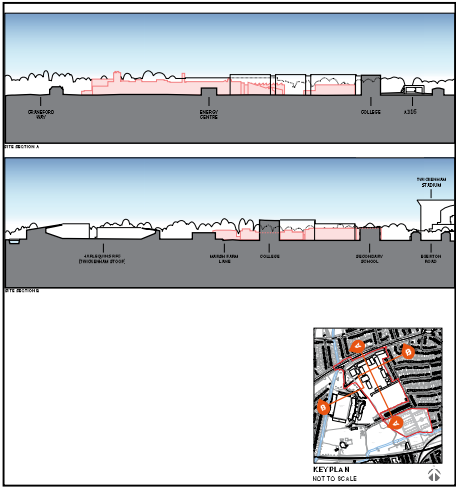


DIAGRAM 5.2.29
LATE 2014 - SECTIONS

from the site boundaries and provided with contextually-appropriate landscaping on all sides, retaining existing mature trees - in particular the row along the A316. An indicative open space strategy was presented, including appropriately sized entrance spaces were provided for each of the College and Schools, and an indication of how the REEC site and the Public Realm intend to interface.

Indicative sections for the proposed redevelopment formed part of this consultation. The indicative section showed that the heights of the proposed buildings would increase from east to west and south to north, as suggested in the planning brief. The tallest new buildings in the redevelopment would be the proposed

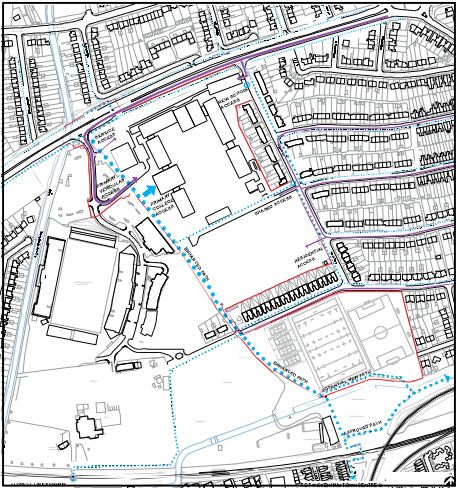


DIAGRAM 5.2.30
LATE 2014 - ACCESS

College buildings at the north-west corner of the site. A location for a potential sitewide FM building / energy centre was indicated.

The Playing Field Site was proposed to be reorganised to provide for two pitches and a multi-use games area. In order to improve use, the pitches were reoriented to a more optimal NW/SE direction, and provided with all-weather surfaces to improve durability and extend the period of use. Area for upgrading Marsh Farm Lane and providing the new River Crane Footpath were provided, along with green spaces for public access and habitat areas around the perimeter of the Playing Field Site.

5.2.12 EARLY 2015 CONSULTATION

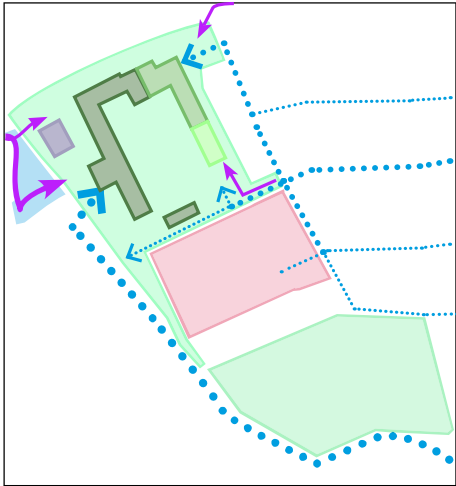


DIAGRAM 5.2.31
LATE 2014 - SCHEMATIC DIAGRAM

Access proposals followed the principles described for the Early and Mid 2014 Consultations with minor changes:

1. A service access off of Langhorn Drive was added to enable deliveries to avoid arriving on site via the College entrance plaza.
2. The proposed route of on-site roads were shown, including the rerouting of the existing right-of-way across the College site.
3. An access route separating the REEC and Residential Sites was indicated, enabling a second means of service access to the College site.

Public consultation indicated widespread support for the scheme as presented, with demands for additional detail on the residential proposals.



DIAGRAM 5.2.32
EARLY 2015 - MASTERPLAN

In early 2015, a further consultation was undertaken. This consultation built on the work of previous consultations, and presented an Illustrative Masterplan that incorporated feedback and presented a residential site layout for the first time. Additionally, consultations on the Outline Planning Application approach was undertaken for the first time.

The Illustrative Masterplan incorporated the following refinements on the previous scheme:

1. Removal of the MUGA on the Playing Field Site and the creation of an area around the pitch that would be accessible to the public.
2. Increased margins to the River Crane to accommodate potential future works by the Environment Agency.

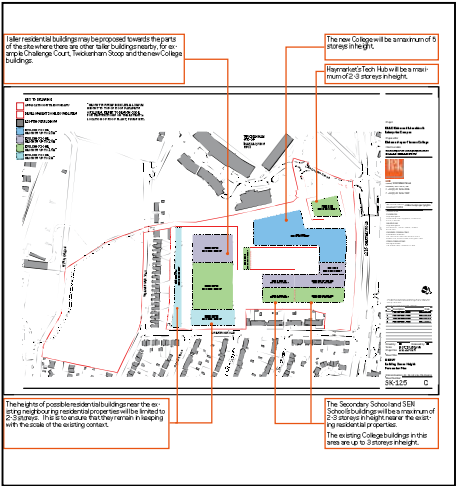


DIAGRAM 5.2.33
EARLY 2015 - BUILDING HEIGHTS PLAN

3. Refinements to the car parking around the site, including the provision of a second area of car parking for the College accessible via the Heatham Estate.
4. Minor changes to the layout of buildings, including an increased setback from the A316.
5. A revised layout for car parking for the SEN School, including the replacement of a bus drop-off loop with a secure multi-use area that would accommodate pick-up and drop-off.

An illustrative residential scheme was also shown on the masterplan. The residential scheme showed that buildings along Egerton Road would be in keeping with the character, scale and setbacks of existing properties on Egerton Road and the Heatham Estate. These would be

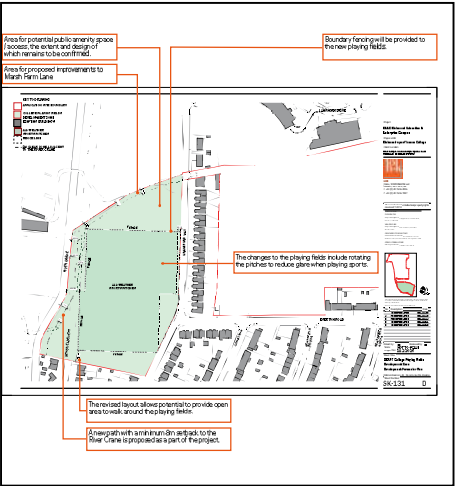


DIAGRAM 5.2.34
EARLY 2015 - BUILDING ZONE PLAN

provided with generous private gardens, reflective of their context.

Roads on the Residential Site would connect to and extend the existing street network of the Heatham Estate, stitching the residential site into the existing context and enabling a new porosity through the Residential Site.

At the center of the Residential Site a large shared open space was proposed, which would provide shared amenity space for the residents as well as play spaces for children and young people. This would be surrounded by apartment buildings, which would rise in scale from east to west, in accordance with the previously identified principles. Ground floor units

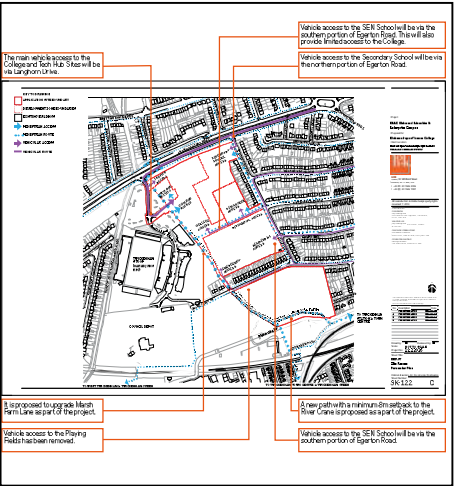


DIAGRAM 5.2.35
EARLY 2015 - ACCESS PLAN

would be provided with generous private external spaces, whilst upper level units would have balconies to provide external amenity areas.

Various Site-wide Parameter Plans were consulted upon, including a site-wide Building Heights Parameter Plan identifying how the scale of the proposals would be constrained. These Parameter Plans were provided with annotations to explain the approach and facilitate the understanding of the plans.

The Playing Fields Parameter Plan was used as an illustration of how the proposals seek to use defined zones with setbacks from their surroundings to ensure that development would only occur in suitable parts of the site.

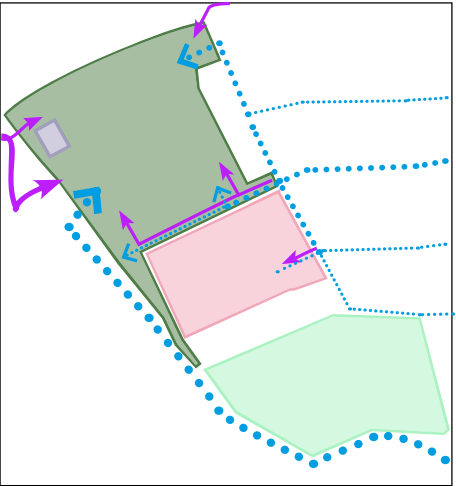


DIAGRAM 5.2.36
EARLY 2015 - SCHEMATIC DIAGRAM

Access to the site follows the principles previously consulted upon, with updates to reflect the increased degree of access to the College via the Heatham Estate. Detailed traffic analysis was also provided.

While significant support for the scheme as a whole remained, concerns about the impact of traffic on the Heatham Estate was expressed.