

2.1 SITE LOCATION

The redevelopment is located on the site of Richmond-upon-Thames College, in Twickenham, in the London Borough of Richmond-upon-Thames.

2.1.1 LONDON BOROUGH OF RICHMOND-UPON-THAMES

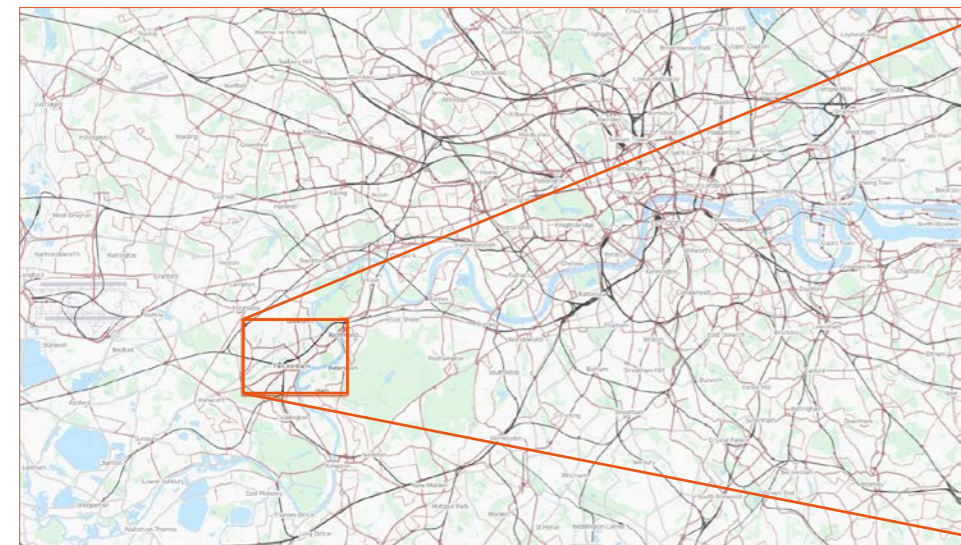


DIAGRAM 2.1.1 LOCATION OF THE BOROUGH WITHIN GREATER LONDON

Source: Open Street Map

The London Borough of Richmond-upon-Thames¹ is located in south-west London.

The Borough forms part of outer London.

The Borough is located to the south of the boroughs of Hounslow and Ealing, to the north of Kingston upon Thames, and west of Hammersmith & Fulham and Wandsworth.

Heathrow Airport is to the west, and the flight paths to the airport pass over the borough.

The borough is primarily residential and home to some of the most affluent districts of London such as Barnes, Richmond and East Sheen. The main suburban developments are Hampton and Teddington in the south, Twickenham, St Margarets and Whitton in the central area west of the River Thames, with the more central districts of Richmond, Kew, Mortlake and Barnes following the loop of the river.

The proposed project site is located in Twickenham.

2.1.2 TWICKENHAM

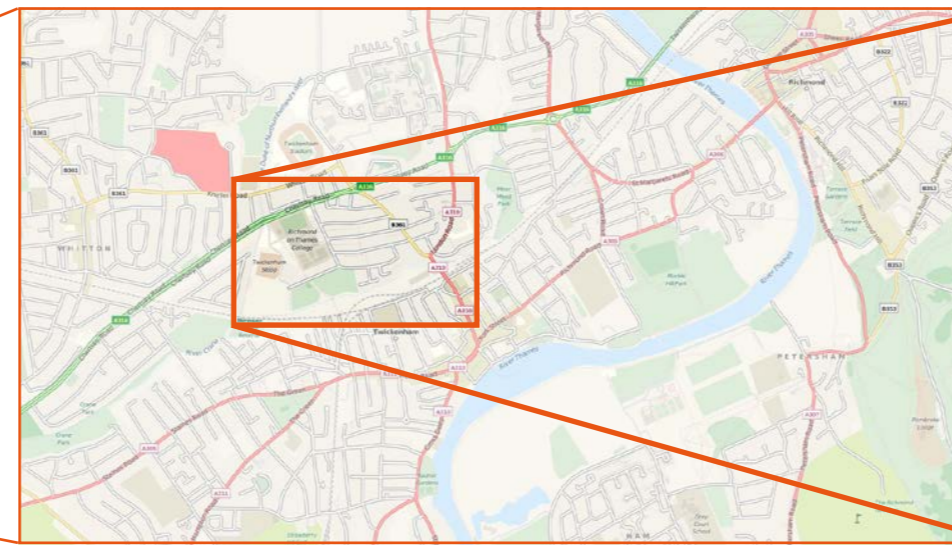


DIAGRAM 2.1.2 LOCATION OF TWICKENHAM WITH THE BOROUGH

Source: Open Street Map

Twickenham is a large suburban town 10 miles (16 km) south-west of central London. It is the administrative headquarters of the London Borough of Richmond-upon-Thames and one of the locally important district centres identified in the London Plan.

The town is bordered on the south-eastern side by the River Thames and Eel Pie Island. To the south of Twickenham lies Strawberry Hill, home to St Mary's University College. To the north and west lies the town of Whitton. St Margarets lies immediately to the east of central Twickenham, across the river from Richmond.

The London suburb of Isleworth lies to the north of Twickenham and St Margarets.

Twickenham is the home to two Rugby stadia: Twickenham Stadium, the home of English Rugby & the RFU, and Twickenham Stoop, the home of London Harlequins.

Twickenham is also the home of Richmond-upon-Thames College², the proposed *Redevelopment Site*. The College is located to the north-west of Twickenham town centre and rail station. The College occupies a site divided into two adjacent plots, which for the purposes of this report are labelled the *Main Site* and the *Playing Fields Site*.

2.1.3 RICHMOND-UPON-THAMES COLLEGE



DIAGRAM 2.1.3 LOCATION OF THE COLLEGE WITHIN TWICKENHAM

Copyright: Google, Bluesky

The Main Site is approximately 58,750m² or 14.5 acres (5.9 hectares). It is a splayed rectangular shape, roughly 330m north-south, tapering from 240m wide to 180m in the south. The site is divided by a private road into northern (roughly 1/3 of the area) and southern sections (roughly 2/3). The northern section is occupied by a 4 court sports hall with associated facilities, a grass sports pitch, and a car park in the north-east corner. The southern section of the Main Site is occupied by a collection of buildings housing the College's academic and workshop facilities. The Main Site is largely level. To the west is the *Harlequins Site*, through which the vehicular access to the College is proposed.

The Playing Fields Site is approximately 26,700m² (6.6 acres / 2.7 hectares) in area, designated as *Metropolitan Open Land (MOL)*. It is broadly rectangular in shape, bent across the centre of the site, and approximately 240mx160m. The site is bounded to the south by a strip of Environment Agency (EA) land adjoining the River Crane, to the west by a right-of-way that crosses the River Crane, to the north by Craneford Way (a public road), and to the east by private housing. The site is open and slopes gently towards the southern end. The southern half of the playing field site lies within a flood zone.

1. The London Borough of Richmond-upon-Thames is abbreviated in this report as "the Borough" or as "LBRuT".

2. Richmond-upon-Thames College is abbreviated in this report as "the College" or as "RuTC".



AERIAL VIEW FROM NORTH SHOWING RICHMOND-UPON-THAMES COLLEGE, AND THE LOCAL PUBLIC TRANSPORTATION NETWORK

2.2 WIDER CONTEXT

The redevelopment occupies a distinct place in the wider context of Twickenham, as can be seen from its relationship to the surrounding movement and landscape networks, and the urban grain of the wider area.

2.2.1 MOVEMENT NETWORK

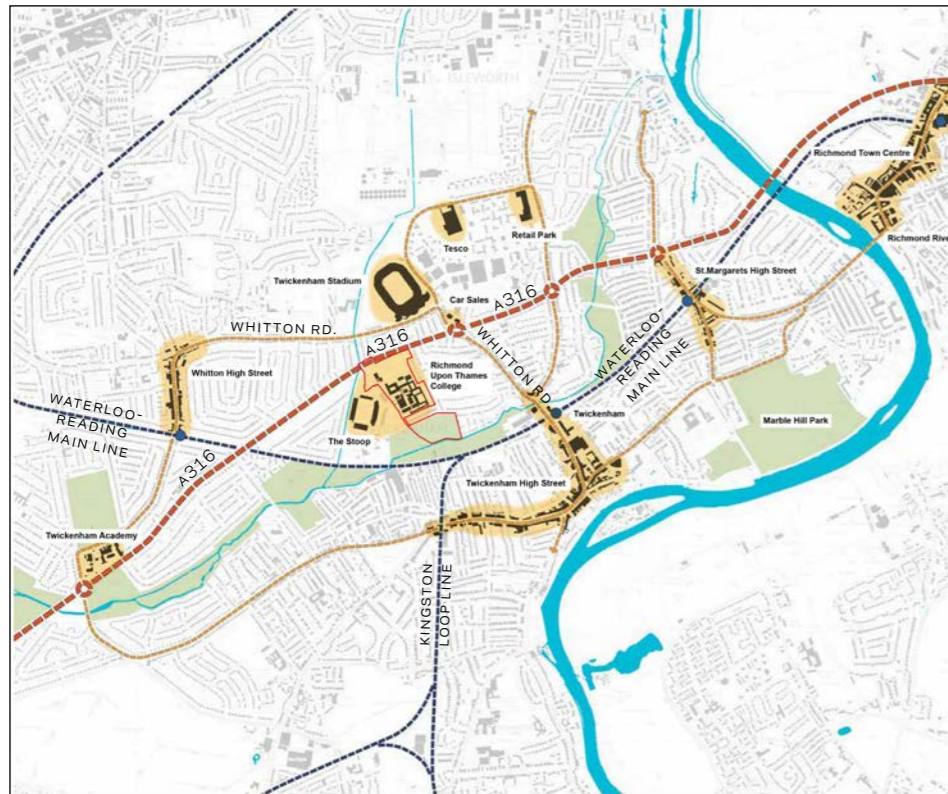


DIAGRAM 2.2.1 LOCAL AREA MOVEMENT NETWORK ¹

The Redevelopment Site is located to the north of the Waterloo-to-Reading Line railway, and to the south of the A316.

The Waterloo-Reading Line provides rail services to Twickenham rail station, from which most staff, students and visitors to the existing College arrive. Trains also arrive to Twickenham via the Kingston Loop Line, which also provides

connections to trains on the Shepperton Branch Line.

The A316 is the primary vehicular route in the local road network, and a major highway into London. It connects to a variety of smaller roadways in the area, most notably the Whitton Road, which serves to connect the College and adjoining Heatham Estate to Twickenham and the wider local road network.

1. Note that the Red Line in the diagram matches proposed Red Line boundary for the project, not the College property boundary as shown elsewhere in this section.

2.2.2 LANDSCAPE NETWORK



DIAGRAM 2.2.2 LOCAL OPEN SPACE AND LANDSCAPE NETWORK ¹

The chain of green spaces along the River Crane provides the backbone of the local landscape network. This locally important tributary to the Thames forms part of the Blue Ribbon Network of waterways.

Along the River Crane are a series of open spaces that run from Hounslow Heath in the west and form part of the All-London Green Grid. There are ambitions to enhance and connect these spaces

to create a metropolitan scale park. The approved pathway through Twickenham Rough will further these ambitions and unlock a new route to the Redevelopment Site.

Addition green spaces can also be found along the Duke of Northumberland's River, at Twickenham Green, and at the margin to the A316 near Rosebine Avenue (which doubles as a car park).

2.2.3 URBAN GRAIN



DIAGRAM 2.2.3 FIGURE GROUND MAP ¹

The figure/ground map of the wider context around the redevelopment site highlights distinct differences in the urban grain around the Redevelopment Site.

To the south and south-west of the site lies a denser area of building running along Twickenham High Street and up the Whitton Road. This corresponds with the older parts of Twickenham, and broadly reflects the area of Twickenham Town

Centre and Twickenham Green. This is interrupted by the open spaces along the River Crane, to the north of which are less dense areas that become increasingly widely spaced from east to west.

Exceptionally within this context are a number of very large buildings to the north and north-east of the site, as well as on the Harlequins Site directly west of the Redevelopment Site.

2.3 SITE CONTEXT

A brief summary of the local context, with a particular regard to the differing organisation, scale, form, function, and character of the principal sites surrounding the College.

2.3.1 OVERVIEW OF SURROUNDING AREA

The residential neighbourhood to the east of the site is known as the Heatham Estate. The majority of this area was developed during the 1930s, though part of it dates from the 19th Century, and parts were developed more recently. Though predominantly east of Egerton Road, a small portion of this estate is on the western side along with the College.

The northern boundary of the Main Site is the A316, also known as the Chertsey Road, which is a major dual carriage-way into London from the south-west. The College is west of the Whitton Road Roundabout, and only has access from the westbound side of the A316. Along the A316 and across the Duke of Northumberland's River is an area of open land known as the Rosebine Car park, which is predominantly used on match/event days only.

The residential area across the A316 is similar to the Heatham Estate, though somewhat less coherent in age, character and organisation. To the north of this residential area is Rugby Football Union's Twickenham Stadium.

Immediately west of the College is a public right of way known as Marsh Farm Lane. Marsh Farm Lane runs from the A316 past the College's Main Site, through the

open spaces on Craneford Way, across the River Crane, and over the Rail line.

Twickenham Stoop, also referred to as the Harlequins Site, lies just beyond Marsh Farm Lane. Nuffield Health occupies an area of the Harlequins Site.

To the south-west of the Main Site, part of the Harlequins Site is an area of open land, covered by Public Open Space and Other Open Land of Townscape Importance (OOLTI) designations, beyond which lies an apartment building.

Further to the south-west of the Main site is the Council Depot.

The western edge of both the Council Depot and Twickenham Stoop is the Duke of Northumberland's River. Across the river lies the Dene Estate which is a conservation area characterised by low-scale semi-detached bungalows.

The eastern edge of the Council Depot borders an area of Public Open Space in Borough ownership known as Craneford Way open space. This land is Metropolitan Open Land.

The open space to the east of Marsh Farm Lane, called the College Playing Field Site, is in the College's ownership save for a small strip abutting the River Crane which is in the Environment Agency's ownership.

This area is likewise Metropolitan Open Land.

To the south of the Craneford Way sites the River Crane runs in a man-made canal, dating from the 1950s. The river forms part of London's Blue Ribbon network which is protected under the London Plan.

The River Crane connects a series of open spaces to the west and east of the College area. These include Hounslow Heath to the west, Kneller Gardens and the Crane Park immediately the west of the Duke of Northumberland's River, the Mereway Nature Park south of the Council Depot, the Craneford Way open spaces, Twickenham Rough and the Moorhead Recreation Ground further east.

The National Rail Waterloo-Reading Mainline towards Staines runs south of the River Crane, crossing over it immediately south of the pedestrian path on this side of the Council Depot.

To the south-west of the site lies Twickenham Rail Station and Brewery Wharf (the former Post Office sorting office site), which is being redeveloped predominantly for housing. As part of this redevelopment, a new pathway near the River Crane and passing along Twickenham Rough has been enabled as part of related planning approvals.

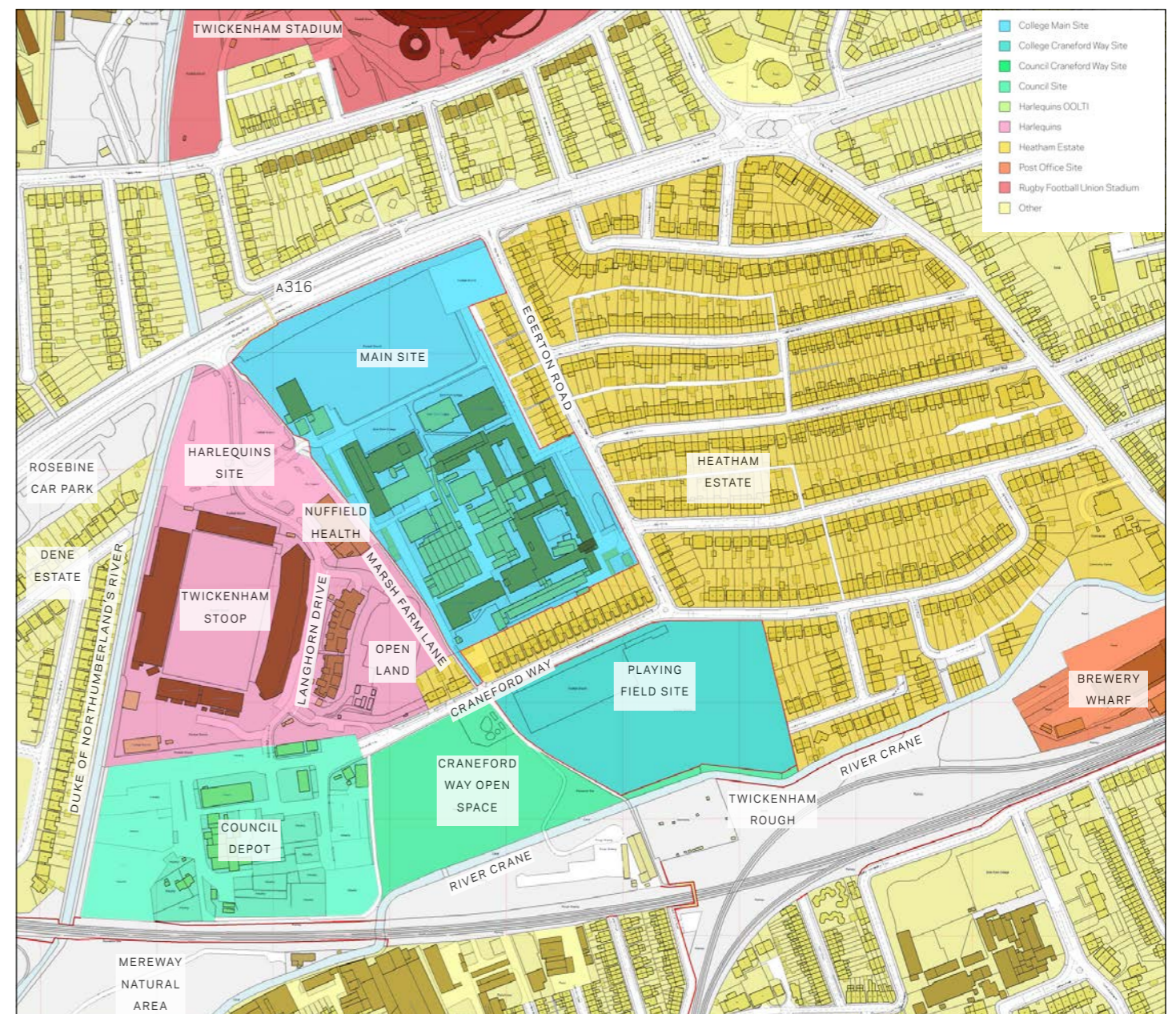


DIAGRAM 2.3.1 PRINCIPAL SITES SURROUNDING THE COLLEGE

2.3.2 URBAN GRAIN

The Heatham Estate, is of a regular and consistent scale, linearly organised along a number of parallel east-west streets leading from the town centre & rail station.

The north of the Main Site is defined by a row of large, protected Horse Chestnut trees adjoining the A316. The urban grain across the A316 is similar to that east of the site, though somewhat less coherent in character and organisation. The views to the north are dominated by Twickenham Stadium.

The grain to the west of the Main Site is of a sharply different character to that east of the site - consisting of a few large buildings with little coherence in their physical relationships, activities, timing of use, and type and number of users. In addition to the rugby stadium, the Harlequins Site hosts a sports centre, a large parking area, a 4-storey apartment building, and an area of protected open land.

South of the Harlequins Site is the Council Depot which is predominantly open air storage and parking. This in turn is bounded by the rail line, a natural area and the River Crane.

The western edge of both the Council Depot and Twickenham Stoop is the Duke of Northumberland's river.

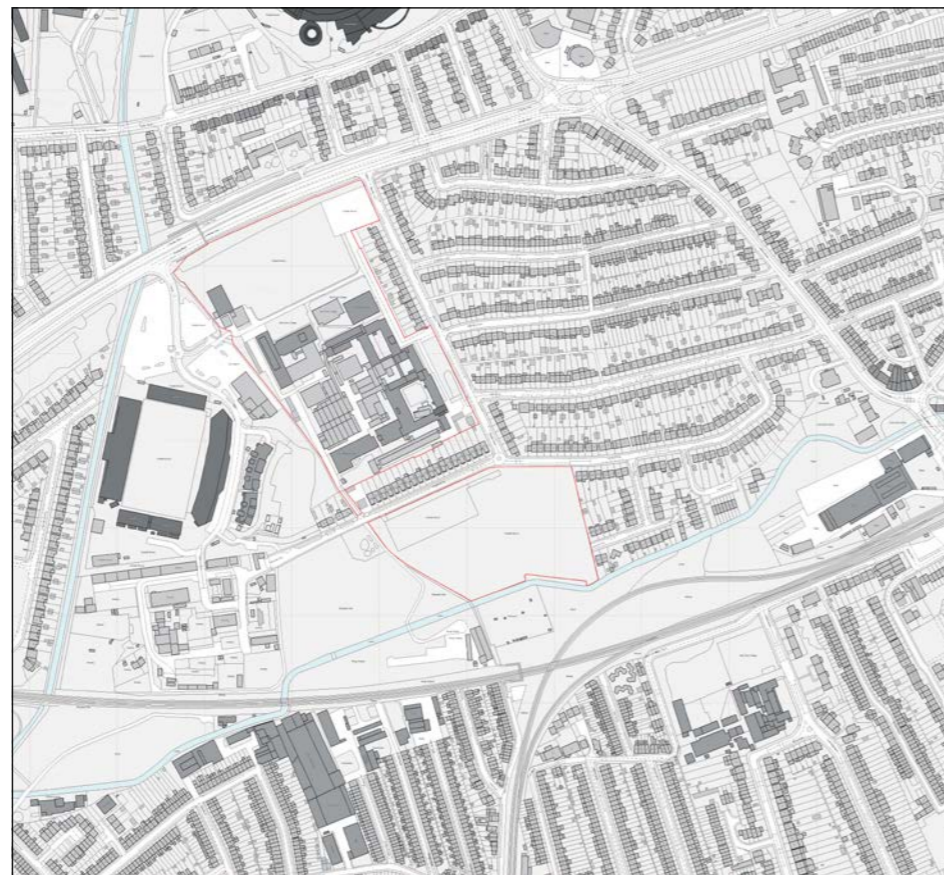


DIAGRAM 2.3.2 BUILDING FABRIC SURROUNDING THE COLLEGE SITE (DARKER BUILDINGS ARE TALLER)

The south of the area is defined by the openness of the River Crane area and railway route, beyond which is dense terrace housing and light industrial buildings. The Craneford Way fields are separated from the Main Site by a row of semi-detached houses, and is similarly overlooked to the east by private housing.

The existing urban grain of the College Site itself is much more complex and dense than its surroundings. In terms of building size it is more similar to the larger building footprints to the west, though with much greater site coverage and far less space between buildings.

2.3.3 BUILDING HEIGHTS

The existing buildings on the Main Site range in size and scale. The tallest points are around 5 storeys in height, but the majority are 2 to 3 storeys in height. The existing College buildings are discussed in greater detail in Section 3.

As described in the RuTC Planning Brief, the buildings to the east and north of the College are largely 2-storey with pitched roofs. West of the site lie a 4-storey apartment block and Twickenham Stoop (5-6 storeys in height). The planning guidance for the site indicates that - except for landmark features - any new buildings on the site would be expected to fit into the slope defined by these buildings.

Significantly taller buildings can be found in Twickenham Town Centre to the south and south-west, and to the north of the College where Twickenham Stadium is particularly out of scale with its context.

Subsequent conversations with the LPA have suggested that the intention of this guidance is for the boundaries of the site to be sympathetic in scale to the adjoining properties, but that a linear slope across the site would not be expected.



DIAGRAM 2.3.3 EXISTING BUILDING HEIGHTS SURROUNDING THE COLLEGE SITE

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 TOWARDS THE A316 AND THE HARLEQUINS SITE. THE EXCEPTION TO THIS GENERAL RULE MAY BE TWO MARKER BUILDINGS [AT THE NORTH-WEST CORNER AND AT THE END OF COURT WAY]. ANY RESIDENTIAL DEVELOPMENT SHOULD ALSO REFLECT THIS PATTERN DEPENDING ON ITS LOCATION ON THE SITE, PARTICULARLY THE SCALE OF PROPERTIES ON CRANEFORD WAY.

Source: RuTC Planning Brief, section 6.11

2.4 HISTORY OF SITE DEVELOPMENT

The College has developed alongside its surroundings from the 1930s onwards.

2.4.1 HISTORICAL MAPS OF THE COLLEGE SITE



DIAGRAM 2.4.1
1871 MAP

Prior to the 20th Century, the College sites (red), Craneford Way open space (green), the Council Depot (orange), the Harlequins site (pink), and their surroundings were part of the Marsh Farm and other farming properties.

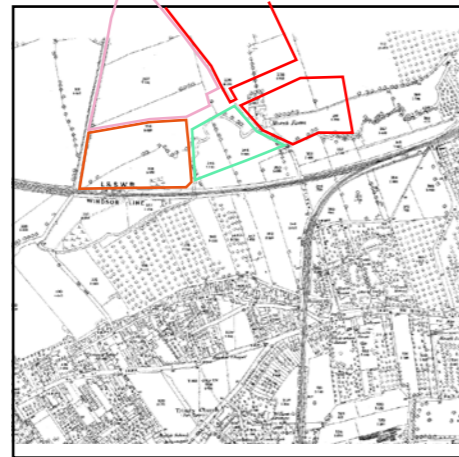


DIAGRAM 2.4.2
1896 MAP

By the turn of the century, there is further evidence of development in Twickenham, but the study sites remain essentially unchanged. By this point the crossing under the Railroad to the Council Depot from the south has been clearly established.

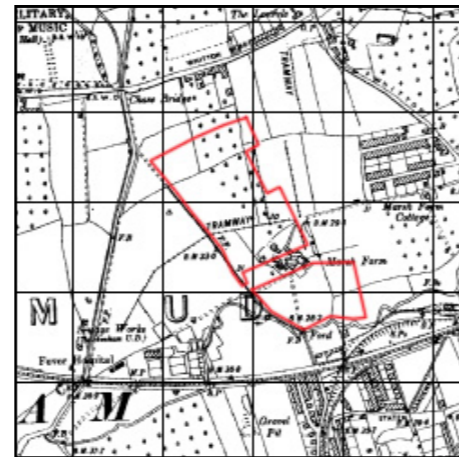


DIAGRAM 2.4.3
1898 MAP

By 1898 we can see the earliest residential development in the Heatham Estate area - here labelled Marsh Farm Cottages.

At this point the first sewage works and a fever hospital has been built on the Council Depot.

Marsh Farm Lane has been established as a footpath with a ford across the River Crane. The first part of the Heatham Estate is appearing - here labelled Marsh Farm Cottage. This part of the heatham estate is of a slightly different character than the newer parts.

The 1898 Map suggests that tramways have been established, including one crossing the College site providing access to the sewage works, though these do not appear in future maps.

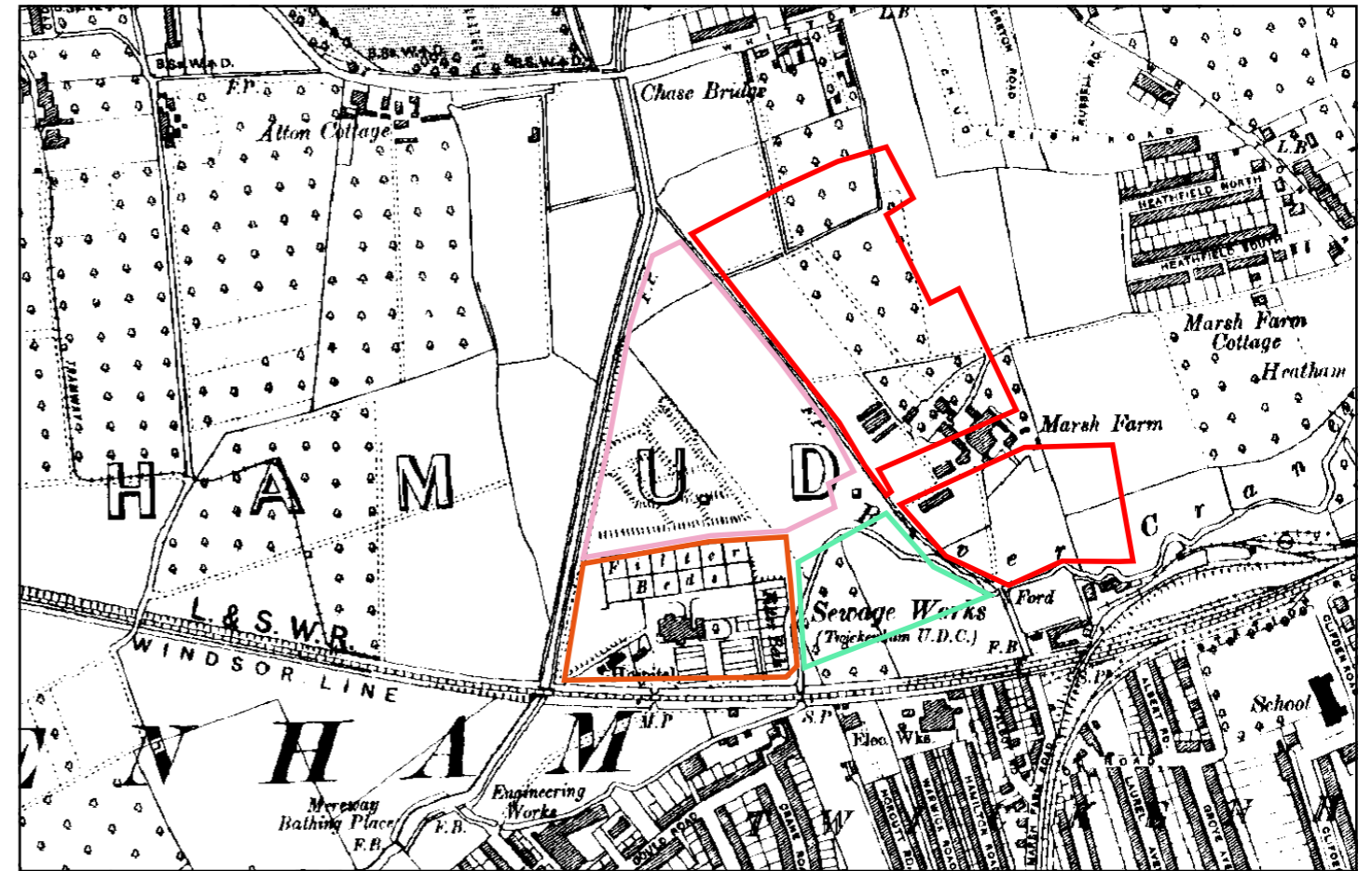


DIAGRAM 2.4.4
1915 MAP

By 1915 we can see the sewage works on the Council Depot have expanded through the creation of additional filter beds. The plans suggest that the excavated spoil may have been placed in mounds on what is now the Harlequins site.

Marsh Farm Lane has been extended as a footpath to connect with the area around where Twickenham Stadium now lies, where additional development appears to be planned/occurring.

From these plans we can see that some of the buildings associated with Marsh Farm have been built on both of the College's sites.

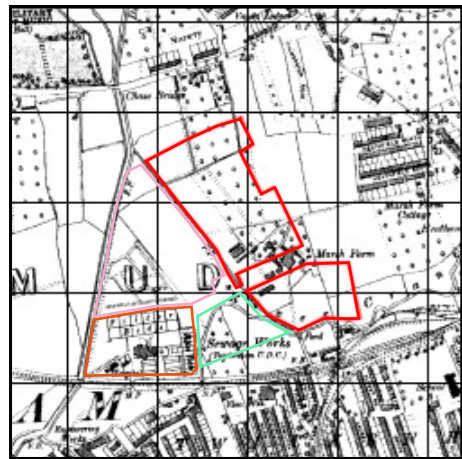


DIAGRAM 2.4.5
1920 MAP

Prior to the 1920s we can see that there remains little development in the area of Twickenham north of the railway tracks. However, the area of Twickenham south of the railway is largely complete.



DIAGRAM 2.4.6
1934 MAP

The early 1930s see the development of the Great Chertsey Road, though by this point it has not reached the College site or Duke of Northumberland's river.

The eastern half of the Heatham Estate has been substantially developed at this point in time.

The 1934 map suggests that some form of development is planned or has occurred on the Harlequins site, which appears to be further filtration beds for the sewage works, though this is unclear. There is conflicting evidence of this development in future maps. An area of the Harlequins site is set aside as allotment gardens.



DIAGRAM 2.4.7
1938 MAP

By 1938 the College has taken form, though it does not appear to have developed the Craneford Way Site by this time.

The western half of the Craneford site appears to be slated for redevelopment at this point in time. The area of cottages to the west of the Harlequins site is indicated as being planned for development.

Marsh Farm no longer appears on the map, though the historic path to the house from the ford over the River Crane is still present.



DIAGRAM 2.4.8
1949 MAP

In 1949 we can see that the College remains in its original condition, and that little additional development of the area has taken place. The Heatham Estate does not appear fully developed, but the majority of the site context had been established.



DIAGRAM 2.4.9
1966 MAP

By 1966 we can see the rerouting of the River Crane into its current channel, the establishment of the bridge crossing the River Crane at the location of the old ford, the closing of the sewage works, the establishment of the Council Depot, the establishment of playing fields along Craneford Way, and the construction of the various buildings to the rear of the College site.

It appears that by this point in time the Playing Fields at the north of the Main Site and on Craneford Way have been incorporated into the College site.

It is understood that Twickenham Stoop was started in 1963, but it does not appear on this map.



DIAGRAM 2.4.10
1975 MAP

Through 1975, the College continues to expand towards the rear of its site.

By this point we can see Twickenham Stoop has been constructed, completing all of the principal elements in the local context.

2.5 VISUAL CHARACTER

The area to the east of the College, known as the Heatham estate, is of regular and consistent scale, and primarily suburban in character.



2.5.1 VIEWS EAST OF THE COLLEGE SITE (HEATHAM ESTATE)



1. VIEW ALONG COURT WAY TOWARDS COLLEGE, HIGHLIGHTING THE COLLEGE TOWER'S ROLE AS A LOCAL LANDMARK.



2. TYPICAL 1930S PRIVATE HOUSING OF THE HEATHAM ESTATE TO EAST OF COLLEGE SITE.



3. PRIVATE HOUSING ALONG EGERTON ROAD, SHOWING PASSAGE TO CAR PARKING BEHIND HOUSING.



4. VIEW ALONG CRANEFORD WAY FROM COURT WAY.

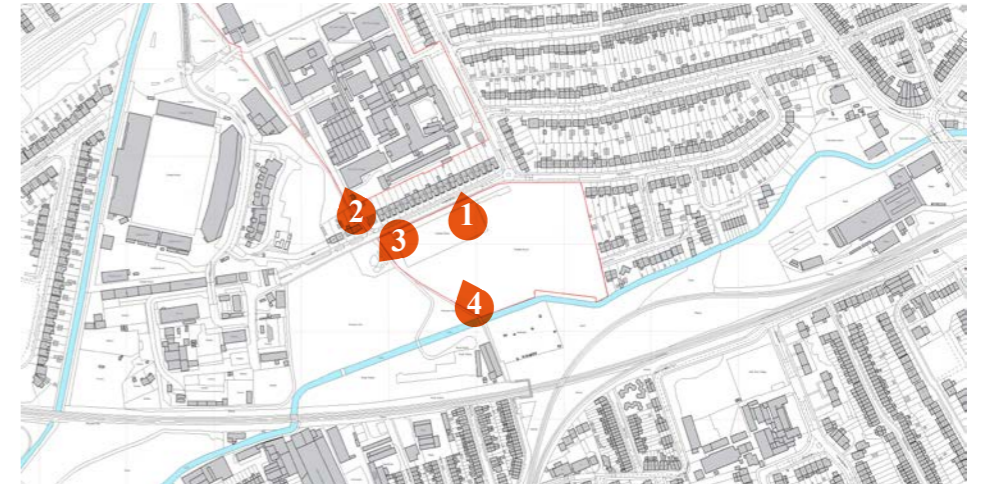


5. VIEW SHOWING MID-BLOCK PATHS, SHOWING TYPICAL PRIVATE HOUSING.



6. POSTWAR HOUSING ALONG EGERTON ROAD.

The area to the south of the College, is characterised by the playing fields along Craneford Way.



2.5.2 VIEWS SOUTH OF THE COLLEGE SITE (CRANEFORD WAY)



1. TYPICAL 1930s PRIVATE HOUSING ON CRANEFORD WAY.



2. MARSH FARM LANE ALONG WESTERN BOUNDARY OF THE MAIN SITE.



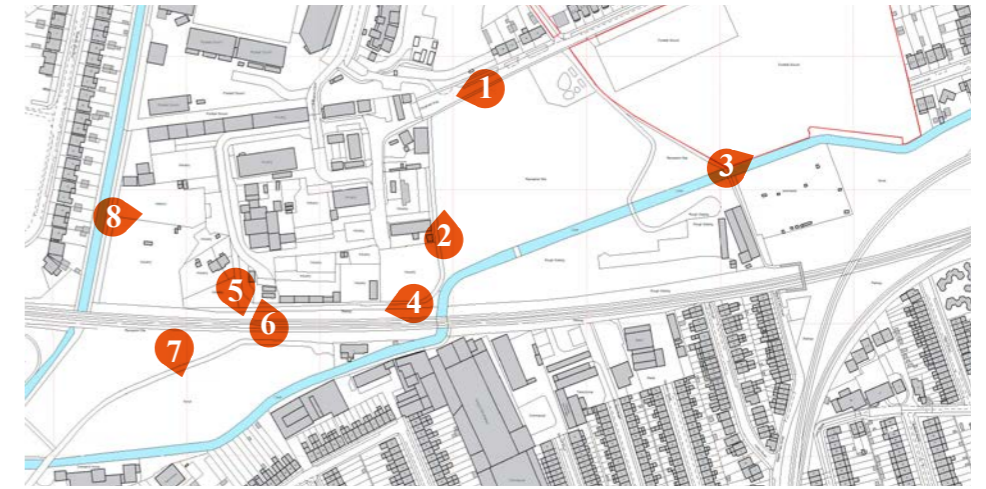
3. VIEW OF THE CRANEFORD WAY OPEN SPACE FROM THE CORNER OF CRANEFORD WAY AND MARSH FARM LANE.



4. VIEW TOWARDS RICHMOND-UPON-THAMES COLLEGE ACROSS THE COLLEGE PLAYING FIELDS, SHOWING MARSH FARM LANE (AT EDGES).

The areas surrounding the council depot are relatively wild, though important pedestrian routes pass the depot on all sides except to the north.

2.5.3 VIEWS SOUTH OF THE COLLEGE SITE



1. VIEW TOWARDS THE COUNCIL DEPOT TO THE WEST OF THE CRANEFORD WAY OPEN SPACES, SHOWING THE SOUTHERN ACCESS TO TWICKENHAM STOOP AT RIGHT.



2. PUBLIC FOOTPATH ALONG EASTERN BOUNDARY OF THE COUNCIL DEPOT.



3. VIEW OF THE CANALISED RIVER CRANE SOUTH OF THE PLAYING FIELD SITE.



4. PUBLIC FOOTPATH ALONG SOUTHERN BOUNDARY OF THE COUNCIL DEPOT.



5. VIEW OF THE PASSAGE UNDER THE RAIL-LINE SOUTH OF THE COUNCIL DEPOT.



6. VIEW OF THE ENTRANCE TO THE COUNCIL DEPOT FROM THE SOUTH.



7. VIEW OF THE NATURE RESERVE TO THE SOUTH OF THE RAILROAD, SOUTH OF THE COUNCIL DEPOT.



8. VIEW OF THE BOUNDARY TO THE WEST OF THE COUNCIL DEPOT, FACING THE DUKE OF NORTHUMBERLAND'S RIVER.

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)