

5.2.10 MID 2014 CONSULTATION

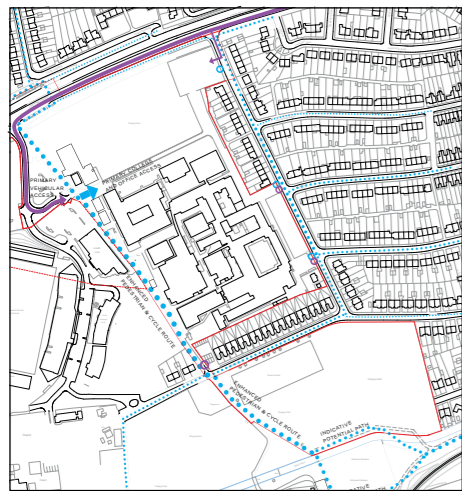


DIAGRAM 5.2.25
MID 2014 - ACCESS

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,

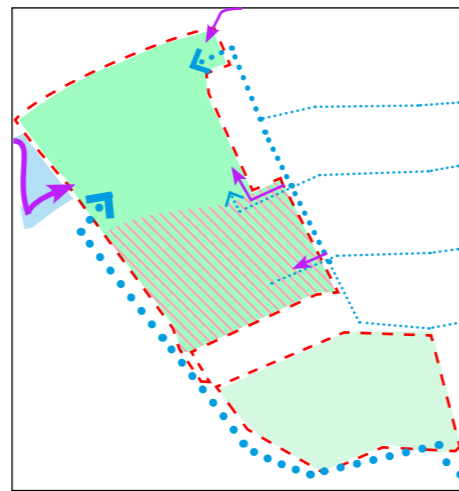


DIAGRAM 5.2.27
MID 2014 - SCHEMATIC DIAGRAM

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

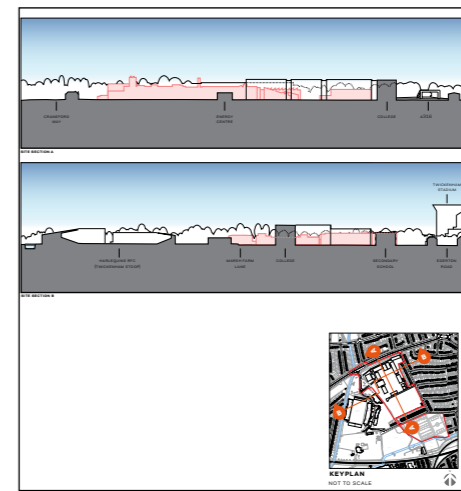


DIAGRAM 5.2.29
LATE 2014 - SECTIONS

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

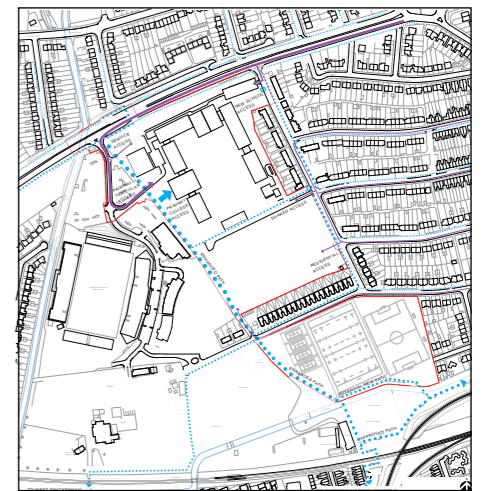


DIAGRAM 5.2.30
LATE 2014 - ACCESS

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

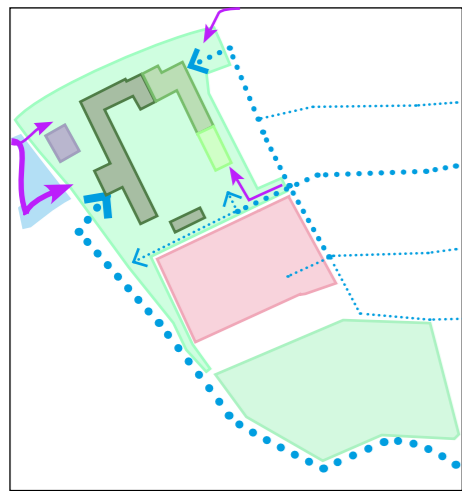


DIAGRAM 5.2.31
LATE 2014 - SCHEMATIC DIAGRAM

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.

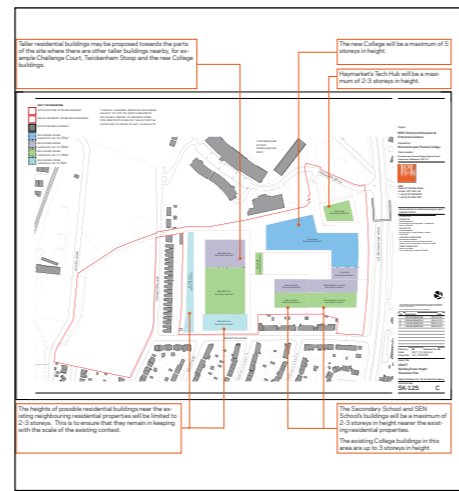


DIAGRAM 5.2.33
EARLY 2015 - BUILDING HEIGHTS PLAN

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

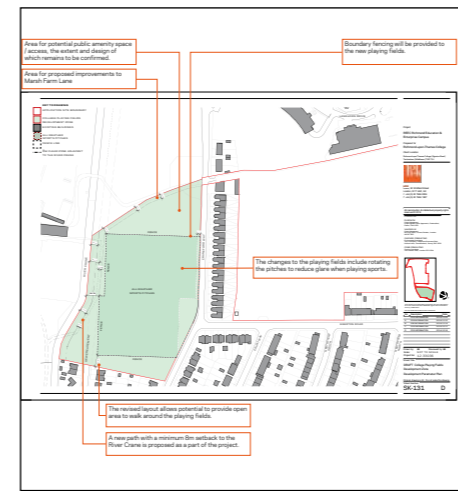


DIAGRAM 5.2.34
EARLY 2015 - BUILDING ZONE PLAN

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

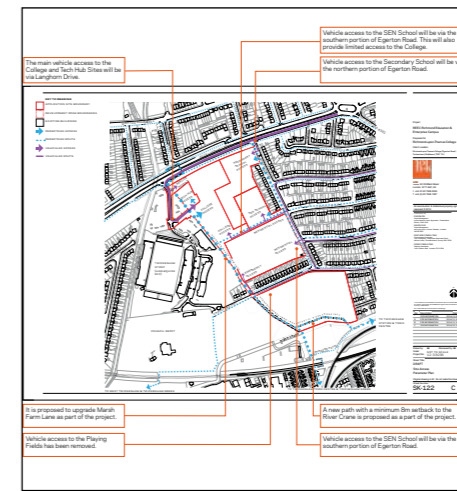


DIAGRAM 5.2.35
EARLY 2015 - ACCESS PLAN

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.

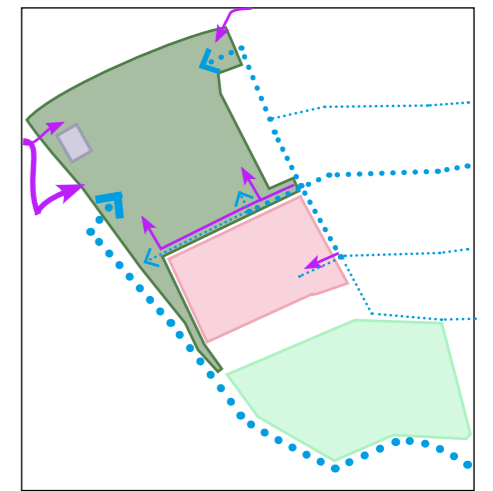


DIAGRAM 5.2.36
EARLY 2015 - SCHEMATIC DIAGRAM

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.