

SECTION 2 DEVELOPMENT ZONES

2.1 SITE OVERVIEW

This planning application divides the site into a series of Development Zones.

2.1.1 DEVELOPMENT ZONES

The site is divided into the following five Development Zones:

1. College Development Zone
2. Tech Hub Development Zone
3. Schools Development Zone
4. Residential Development Zone
5. College Playing Fields Development Zone

The extent of each of these zones is identified on the Development Zones Parameter Plan PL-03, as reproduced in diagram 2.1.1.

These Development Zones are discussed in detail in sections 2.2-2.7.

The College Playing Fields Development Zone is occasionally referred to as the Playing Fields Site. The area of the first 4 Development Zones are collectively referred to as the Main Site. The Main Site is subdivided into two areas: the *Residential Site* (which matches the Residential Development Zone) and the Richmond Education and Enterprise Campus Site or *REEC Site* (which contains the College, Tech Hub, and Schools Development Zones).

2.1.2 PARAMETER PLANS

These Development Zones' Parameters are defined in Parameter Plans as follows:

1. College Development Zone (PL-07, PL-08)
2. Tech Hub Development Zone (PL-09, PL-10)
3. Schools Development Zone (PL-11, PL-12)
4. Residential Development Zone (PL-13, PL-14, PL-15)
5. College Playing Fields Development Zone PL-16

Detail on these Parameters is provided in sections 2.2-2.8.

2.1.3 BUILDING ZONES

Each of these Development Zones include areas where buildings can be located. These are termed Building Zones. These are defined in Parameter Plans (PL-07, PL-09, PL-11 and PL-13) via a series coordinates (*northings & eastings*), with key setbacks are indicated in Parameter Plan PL-04. Additional detail on these Building Zones is provided in sections 2.2-2.7.

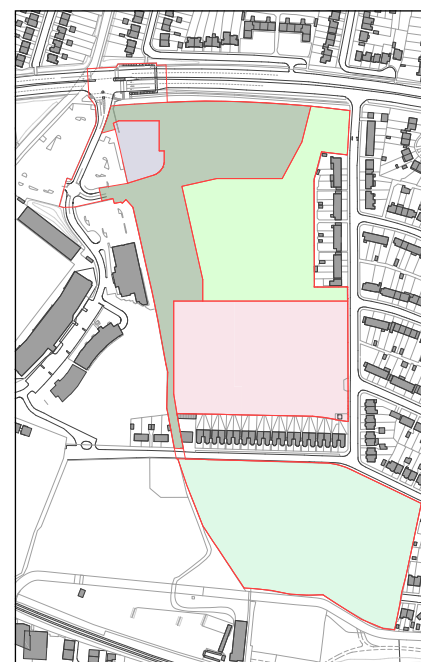
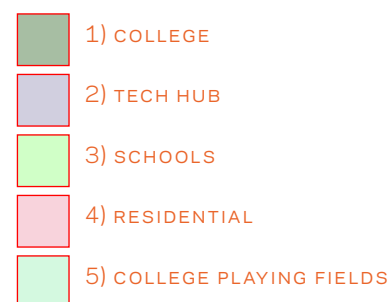


DIAGRAM 2.1.1
DEVELOPMENT ZONES



2.2 COLLEGE DEVELOPMENT ZONE

The College Development Zone incorporates a number of key features, including parameters specific to this zone.

2.2.1 LOCATION

The College Development Zone occupies the majority of the north-western area of the Main Site.

2.2.2 ACCESS

The College site should be provided with access via the A316 in order to minimise impacts on the existing neighbourhood, in accordance with the policy set out in the *RuTC Planning Brief SPG*. Access is illustrated in diagram 2.2.2, whilst Streets and Paths in the redevelopment are defined in detail in section 3 of this document.

2.2.2.1 PEDESTRIAN & CYCLE ACCESS

Pedestrian and cycle access to the College Development Zone should be possible from a number of directions via the A316 and Marsh Farm Lane.

Pedestrian and cycle access to the College Site should be encouraged, and should be designed to maximise the benefit of improved connections to the town centre, particularly via Marsh Farm Lane and the new footpath through Twickenham Rough to the Rail Station and Town Centre being delivered by unrelated projects.

2.2.2.2 VEHICULAR ACCESS

The College Development Zone should incorporate access connections onto the site from the A316 via Langhorn Drive as shown in Parameter Plan PL-02. This connection should provide access to the College, Tech Hub and Schools Development Zones. This connection should link up to the Cross-Site Right-of-Way and to those parts of Marsh Farm Lane with limited vehicular access.

2.2.3 EXTERNAL AREAS

2.2.3.1 ENTRANCE AREA

The College should be provided with a generous entrance plaza to serve as both a place of arrival on the College site and as the principal gathering place for the College. It should be designed as a pedestrian priority predominantly hard-surfaced area with high-quality surfaces and street furniture appropriate to its important position as an extension of the Public Realm. Design Guidance on this area is provided in section 4.3. This area is illustrated in diagram 2.2.3.

2.2.3.2 GARDEN AREA

The College Development Zone should incorporate a secure educational open space with a landscape garden character, as illustrated in diagram 2.2.3. Design Guidance on this areas is provided in section 4.4.

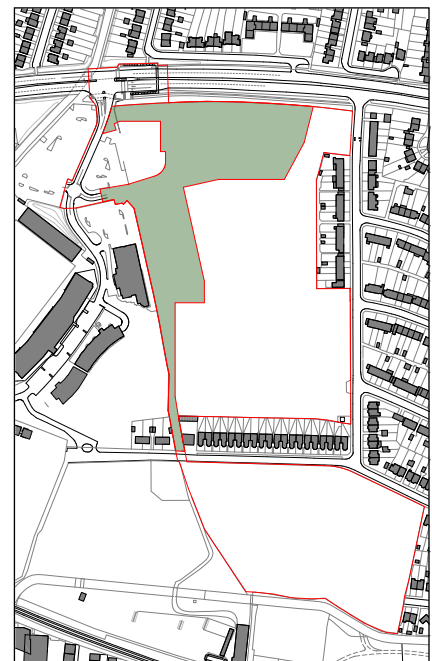


DIAGRAM 2.2.1
COLLEGE DEVELOPMENT ZONE

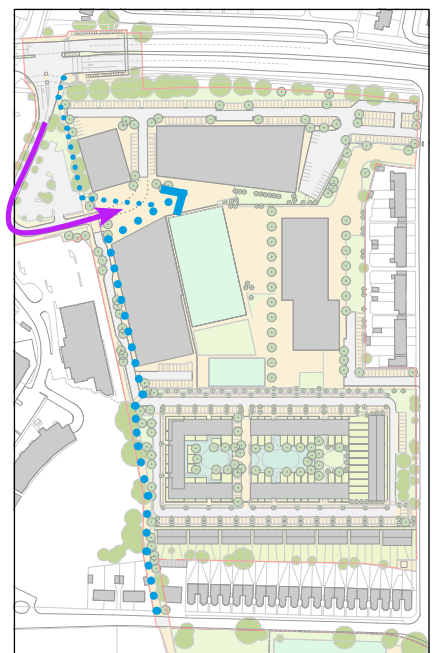


DIAGRAM 2.2.2
ACCESS

2.2.3.3 LANDSCAPE / HABITAT AREA

The College Development Zone should incorporate a landscape area along the A316, in particular to protect the existing row of mature trees in this location, as illustrated in diagram 2.2.3. Design Guidance on this area is provided in sections 4.8 & 4.9.

2.2.3.4 MARSH FARM LANE

The College Development Zone should include the entirety Marsh Farm Lane (north of Craneford Way) and its associated landscaping, excepting the stretch of the lane that is in the Tech Hub Development Zone. Design Guidance on this area is provided in section 3.3. Marsh Farm Lane is illustrated in diagram 2.2.4.

2.2.3.5 CROSS-SITE RIGHT-OF-WAY

The College Development Zone should incorporate an east-west vehicular connection across the site providing the main vehicular access to the REEC Site as well as a second means of egress from the Harlequins Site, as illustrated in diagram 2.2.4. Design Guidance on this area is provided in section 3.4.

2.2.3.6 SERVICE ACCESS & DELIVERY AREA

The College Development Zone should incorporate a *Service Area* for the College and Schools sites, as well as access to a separate area for the Tech Hub. These areas should be accessed off of the Cross-Site Right-of-Way. Design Guidance on these areas is provided in section 3.2. These are illustrated in diagram 2.2.4.

2.2.3.7 CAR PARKING

The College Development Zone may incorporate several areas of car parking. These should be accessed from the A316, and should be provided to the north and north-west of the College Buildings. An additional car parking area may be provided to the south of College Building Zone 3. In total, the College should have no more than 150 car parking places, including 8 accessible spaces and 1 minibus parking places. Design Guidance on these areas is provided in section 3.6. These areas are illustrated in diagram 2.2.5.

2.2.4 BUILDING ZONES

The College Development Zone incorporates three Building Zones, as illustrated in diagram 2.2.6. These are defined in Parameter Plan PL-07, with key setbacks indicated in Parameter Plan PL-04. These building zones are anticipated to be delivered in two phases, with College Building Zone 1 delivered before Zones 2&3. A detailed description of anticipated phasing and maximum area of buildings is provided in the Development Specification.

2.2.4.1 BUILDING ALIGNMENT

Whilst it is expected that any buildings in the College Building Zones should be predominantly in line with the geometry indicated in the Parameter Plans, variation from this geometry should be allowed provided the building(s) do not exceed the boundaries of their Building Zones.

2.2.4.2 BUILDING HEIGHTS

The maximum heights of buildings in the College Building Zones are indicated on Parameter Plan PL-08. These heights reflect the opportunity for higher buildings to the north and east of the site, reflecting the urban grain of the context as identified in the *RuTC Planning Guidelines SPG*.

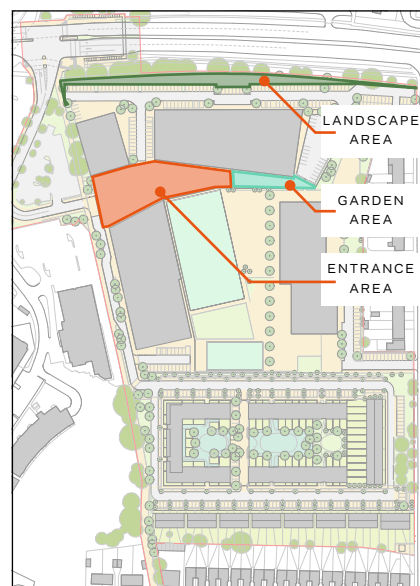


DIAGRAM 2.2.3

EXTERNAL AREAS

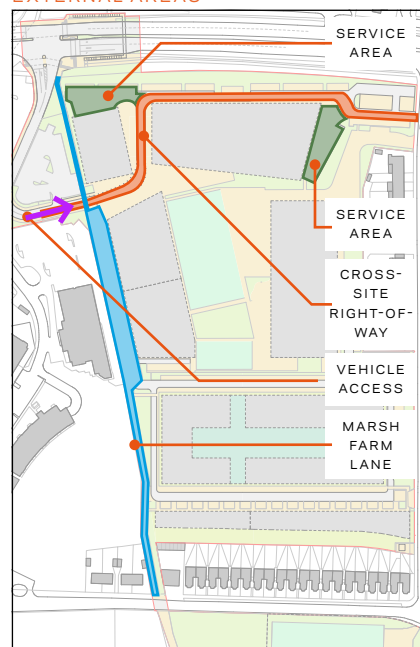


DIAGRAM 2.2.4

ACCESS ROUTES ON COLLEGE SITE

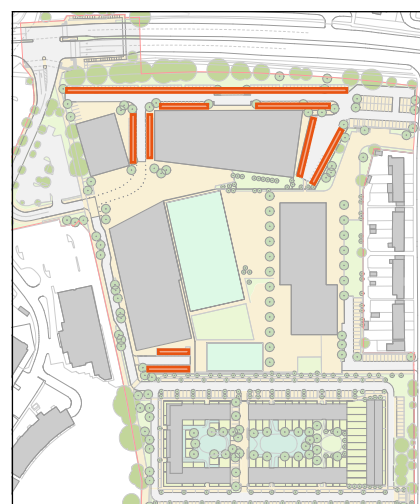


DIAGRAM 2.2.5

COLLEGE CAR PARKING AREAS

2.2.4.3 COLLEGE BUILDING ZONE 1

The minimum setbacks required for College Building Zone 1 are indicated in Parameter Plan PL-04. The minimum setback to the north is measured from the property boundary adjoining the A316. The minimum setback from the east is measured from the existing boundary wall. The minimum setback to the south is measured from the Schools Building Zone. All other setbacks are measured from the boundaries of Development Zones.

The permitted extents, including maximum and minimum heights, of College Building Zone 1 are indicated on Parameter Plan PL-08. The permitted height is to accommodate a maximum of 5 storeys of educational development.

2.2.4.4 COLLEGE BUILDING ZONE 2

The minimum setbacks required for College Building Zone 2 are indicated in Parameter Plan PL-04. The minimum setback to the west is measured from the existing boundary wall along Marsh Farm Lane. This setback should ensure that the width of the lane at this point is suitable to accommodate the proposed uses in this area and to ensure that the building zone is not too close to the edge of the site. There is no setback to College Building Zone 3 in order to allow these buildings to be joined. All other setbacks are measured from the boundaries of Development Zones.

The permitted extents, including maximum and minimum heights, of College Building Zone 2 are indicated on Parameter Plan PL-08. The permitted height is to accommodate a maximum of 5 storeys.

2.2.4.5 COLLEGE BUILDING ZONE 3

The minimum setbacks required for College Building Zone 3 are indicated in Parameter Plan PL-04. The minimum setback to the west is measured from the existing boundary wall along Marsh Farm Lane. This setback should ensure that the width of the lane at this point is suitable to accommodate the proposed uses in this area and to ensure that the building zone is not too close to the edge of the site. There is no setback to College Building Zone 2 in order to allow these buildings to be joined. All other setbacks are measured from the boundaries of Development Zones.

The permitted extents, including maximum and minimum heights, of College Building Zone 3 are indicated on Parameter Plan PL-08. The permitted height is to accommodate a maximum of 5 storeys.

2.2.4.5 LANDMARK ELEMENTS

The redevelopment site occupies an important location in the arrival into Greater London from the west. College Building Zone 1 should feature in long views along the A316 from the west: because of its prominence and visibility the north-west corner of the College in particular should be designed to reflect the role it will serve as a Landmark in the Public Realm. Similarly, the southern end of College Building Zone 3 should be highlighted in the important approach to the site from the South and should be designed accordingly. The main entrances to the College Buildings should also be distinct and visible in order to assist in wayfinding and placemaking. Refer to diagram 2.2.7.

Design Guidance on Landmark Elements is provided in section 5.11.

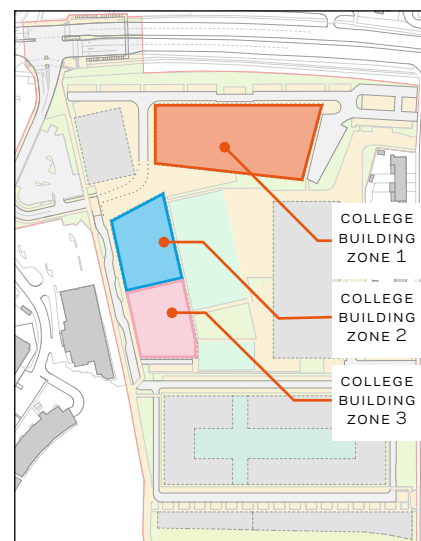


DIAGRAM 2.2.6
COLLEGE BUILDING ZONES

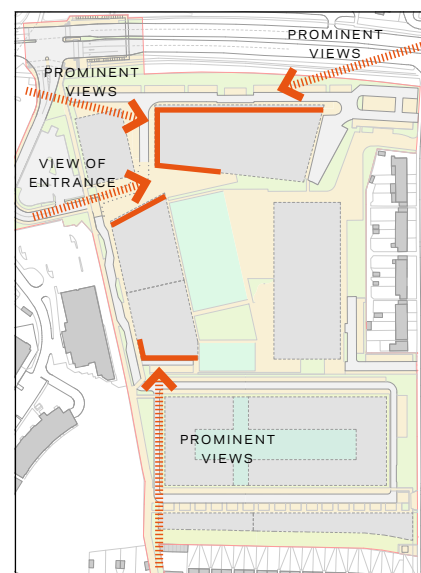


DIAGRAM 2.2.7
LANDMARK ELEMENTS

2.2.4.6 ENTRANCES & ACTIVE FRONTAGES

The main entrances to the College Buildings should be visible from the arrival point at the entrance area in order to ensure intuitive access to the buildings and to promote passive supervision and security of the site and its approaches.

The ground floors of buildings that front directly onto the Public Realm should be designed as *Active Frontages* wherever possible. The locations with Active Frontages would also be suitable locations for any additional entrances to the College that may be required.

Locations for main entrances and active facades in the College Development Zone are illustrated in diagram 2.2.8. Design Guidance on Entrances and Active Frontages is provided in section 5.

2.2.5 ZONE-SPECIFIC GUIDANCE

2.2.5.1 SUSTAINABLE DESIGN

The College buildings should achieve the requirements for BREEAM Excellent for Further Education.

2.2.5.2 DESIGN STANDARDS

The internal environment of the college buildings should be of a high standard appropriate to their context and intended use. Accordingly, they should be designed in accordance with recognised design standards including BS8233:2014, BS4142:2014 and BB93 for acoustics, BS EN 12464 and BS EN 5489 for lighting, and CIBSE Guide A for ventilation.

Staff accommodation should be designed in accordance with the Health and Safety Regulatory Standards Approved Code of Practice and guidance.

2.2.5.3 SPACE STANDARDS

The college buildings should provide space standards appropriate to their context and intended use. Accordingly, they should be designed to provide adequate floorspace for teaching in accordance with an assessment of planned student contact hours (known as guided learning hours) in accordance with the methodology set out in the LSC document "Guidance for Further Education Colleges on the Management of Floor Space."

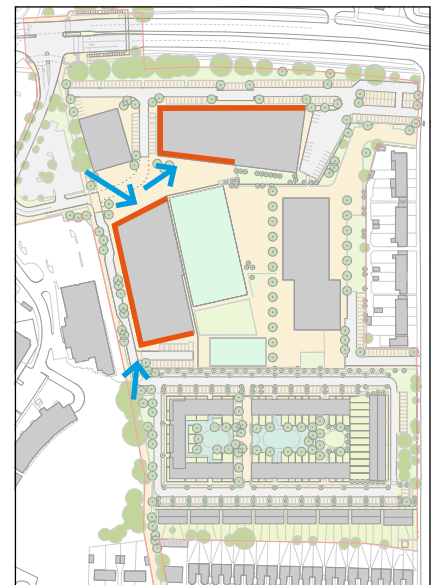


DIAGRAM 2.2.8
ENTRANCES & ACTIVE FRONTAGES

