

Richmond Education & Enterprise Campus

College Main building Phase 1C

Reserved Matters Application

STATEMENT OF COMMUNITY INVOLVEMENT

www.reec.org.uk



Contents

1.0 The consultant team	3
2.0 The current site	5
3.0 Purpose of community involvement	7
4.0 Stakeholders	9
5.0 Outline planning approval and Reserved matters consultation	10
6.0 Results	12
7.0 Issues and how we responded	15
Appendix 1	18
Appendix 2	19

1.0 The Consultant team

The reserved matters application has been produced by CGMS (Town planning advisors), Cascade (The Environmental Impact Assessment and Environmental Statement Authors) and Atkins Global Ltd (Design team). The consultants responsible for the traffic and transport elements are the Transport Planning Practice (TPP).

Town Planning consultant

Mark Buxton

CgMs Consulting

Part of the RPS Group PLC

140 London Wall, London, EC2Y 5DN

0207 583 6767

Environment Impact Assessment Consultant

Anne Fairhead

Senior Environmental Scientist

Cascade Consulting

Enterprise House

Manchester Science Park

Lloyd Street North

Manchester

M15 6SE

0161 227 9777

Design Team

Nick Coulson

Atkins Global Ltd

Euston Tower

286 Euston Road;

London

NW1 3AT

0207 121 2305

Traffic and Transport consultants

Corey Russell

The Transport Planning Practice

70 Cowcross Street,

London

EC1M 6EL

0207 608 0008

2.0 The current site

The site proposed for the REEC development is the current site of Richmond Upon Thames College at the junction of Egerton Road and Chertsey Road within Twickenham.

The existing site is as shown within figure 1

Figure 1 – current site



This Statement of Community Involvement has been prepared as a continuation of the SCI for the approved outline planning application that covers the entire REEC site.

Specifically, this statement is only intended to provide an update to the original SCI for phase 1C, the college main building facing the A316.

4.0 Purpose of Community Involvement

This 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 Richmond upon Thames College on Egerton Road in Twickenham.

This document details the results of a pre-application community involvement programme and intends to be an update to the original SCI provided with the Outline planning application. It identifies the key themes which emerged and the responses of the project team.

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.

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 reserved matters application application
- Gain feedback and be informed about progress and outcomes.

Before commencing the community involvement programme, we reviewed Richmond Council's Statement of Community Involvement (adopted June 2006). Section 8 of this document sets out the Council's expectations in relation to the local community in significant planning applications. "The approach will vary according to the developer and landowner, but the Council encourages pre-application discussions and community involvement from the outset. Seeking community views on the acceptability of the proposals, especially before an application is finalised, strengthens people's ability to exert influence and provides an opportunity for problems to be ironed out, thus reducing the potential for later confrontation."

Therefore, the College, supported by all partners involved in the Richmond Education and Enterprise Campus, aimed to create a collaborative programme of consultation and engagement activity to inform and empower stakeholders, to create goodwill and build consensus towards a common vision for the future of the site.

5.0 Stakeholders

An extensive stakeholder database was established for the entire REEC development 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

6.0 Outline Planning Approval & Reserved matters consultation

The scheme gained a resolution to grant in February 2016, which was followed by approval by the GLA and the NCPU. The section 106 was signed in May 2016. A reserved matters consultation process was completed in March 2016 (after the London Borough of Richmond Upon Thames resolved to grant approval to the application in February 2016).

Methodology of consultation:

Feedback was gathered using an online questionnaire. A copy of the questionnaire can be found at appendix 2.

The questionnaire was hosted on the Council's consultation portal and signposted from the following websites:

www.richmond.gov.uk

www.reec.org.uk

www.rutc.ac.uk

A public drop-in session was held on 7th March 2016 to provide residents with the opportunity to see the changes to the proposals since the last consultation and to discuss the proposals with representatives of Richmond upon Thames College and to give their views in order to help shape the

plans as they evolve. Over 50 people attended this drop-in event. The feedback from this event has been collated and the key themes can be found at Appendix 1.

Paper copies of the surveys were also made available at the drop-in session and on request.

The consultations were promoted in emails to 1,000 residents that have signed-up to receive regular e-updates on the Richmond Education and Enterprise Programme (via www.reec.org.uk), leaflet drops to local residents, social media via @LBRUT Twitter account, and an article in the Richmond and Twickenham Times.

7.0 Results

Four responses were received; three from local residents and one from a local community group.

Question 1 *The consultation document shows the proposed design of the College buildings and gives details of materials and architectural features. Please give your views on these or any other aspects of the design.*

There were two responses to this question:

- Concern about access during the construction and effects on residents and other users;
- Comment that the proposed design is 'industrial' for a predominately residential area and that the materials are not in keeping with the surrounding brick buildings;
- Comment that it will be important to retain the mature trees surrounding the building to soften its impact;

Question 2 *The College proposal aims to create a feature atrium, where the majority of teaching and staff accommodation wraps around. What are your views on the internal layout of the building?*

There were three responses to this question:

- Accommodation 'overcrowded';
- Accommodation looks modern, but the building is too large and looks like a 'corporate office block';
- Positive – 'It looks good';

Question 3 *Landscaping around the new College building is important. The proposal aims to create a vibrant and characterful, distinct identity for the College whilst maintaining a cohesive, united feel across the campaigns. Please give your views on this aspect of the design.*

There were three responses to this question. Comments included:

- Landscaping needs to take into account the surrounding houses and access to the playground next to the sports field;
- Layout ‘overcrowded’;
- Positive comment regarding the incorporation of ‘green spaces’ – more of these should be included where possible;

Question 4 *The outline planning application includes a general plan for construction across the whole Campus development. Within this consultation we look at the construction issues specifically for the main College building in more detail. What are your views on this element of the proposals?*

There were three responses to this question. Comments included:

- Concern about access during the construction and effects on residents and other users;
- Concern about the impact of building works on neighbouring properties, particularly noise and hours of construction;
- Query around Construction Management Plan (CMP);
- Query around proposed hoardings (whether they would be noise reducing);
- Query around hours of construction;

Question 5 *Please tell us if you have any other comments about the proposals.*

There were three responses to this question. Comments included:

- Concern around car parking and congestion in surrounding roads;
- Query around which elements are covered by the current consultation and which will be covered in future consultations;
- Positive comment regarding playing fields, in particular the retention of a natural grass pitch and removal of hardstanding thereby increasing 'green space';
- Comment that the 'ball stop' fence should be of open wire design to mitigate its visual impact and discourage graffiti;
- Comment that the mature trees must be retained to reduce the impact of the proposals;
- Comment that the colour of the artificial pitch should match the surrounding grass and be permeable;

8.0 Issues and how we responded

The process of engagement has influenced the design and scheme. The following table is a summary of our reaction to the consultation process;

You Said	We Did
1. Effect of construction	
<p>Concern about access for construction and effect on residents. Noise, hours of work, the need for a CMP, hoardings.</p>	<p><i>The Outline planning approval provides a commitment via a condition and section 106, that all construction traffic to phase 1C is accessed via Langhorn Drive. The college phase 1C site is effectively a green field site and dust and demolition is not an issue.</i></p> <p><i>The noise of the construction works is governed by a planning condition within the approved OPA, so too hours of work. A construction management plan will be updated to satisfy the current planning condition in this regard.</i></p> <p><i>The EA completed at the time of the OPA submission, does not identify the need for acoustic hoardings for the college 1C building works, only for the School phase 1C building works (these hoardings have been erected during the course of the phase 1B demolition works.)</i></p>
2. Architectural design	
<p>Industrial Design, not in keeping with the</p>	<p><i>The elevational design is not suited to a</i></p>

surroundings	<i>brickwork elevation due to the amount of storeys required. Consultation with planning officers has concentrated upon a street scene that is not dominated by one architectural style and is overwhelmed by the concrete nature of the Twickenham main stadium. It is deemed that a cladding that compliments the colour of the school elevations is attractive.</i>
It will be important to retain the trees on the A316	<i>The trees along the A316 are to be retained in line with the OPA approvals. In addition, there is a tree protection zone as a planning condition.</i>
Internal Layout is overcrowded	<i>The design of the internal building is set around a central atrium and is therefore more spacious than a standard classroom block. All rooms are planned in accordance with the Skills Funding Agency guidance on floorspace management.</i>
Landscaping needs to reference surrounding houses and incorporate green spaces	<i>The majority of landscaping area within the college ownership is adjacent to Langhorn Drive (within this reserved matter application for phase 1C). The main area of public landscaping is the entrance plaza. The reference to the surrounding houses is more relevant to the adjacent schools reserved matters application, and is addressed within their design.</i>

3. Other items	
Concern over parking and congestion on surrounding roads.	<i>The section 106 agreement for the OPA confirms a commitment for the college to complete a study relating to the need for additional residential parking restrictions.</i>
Ball stop fence for the playing pitches	<i>The playing pitches will come forward as a separate reserved matter application. The ball stop fence will be open mesh design.</i>
Colour of the artificial pitch to match the colour of grass	<i>The playing pitches will come forward as a separate reserved matter application. The pitch will be grass coloured.</i>

Appendix 1 – The Richmond upon Thames College Reserved Matters Consultation Drop-in Session (7th March 2016) Feedback

	RuTC building	General
Local residents	<ul style="list-style-type: none"> • +ve. liked the materials and contemporary look • +ve. liked local fencing around sports pitches rather than the entire playing field • +ve. retention of existing mature trees along Craneford Way and Chertsey Rd • -ve. concern over the number of pupils, litter and anti-social behaviour in local streets 	<ul style="list-style-type: none"> • +ve. great looking scheme which will bring lots of positives to the local community • +ve. Craneford Way playing fields are currently under used so the additional pitch would be beneficial • +ve. improved sport provision and community offer • +ve. felt that concerns voiced regarding transport links had been taken into account and mitigated by changes to Langhorn Drive • +ve. happy to see different educational buildings together on the same site • -ve. the site is being too intensely developed • -ve. consultation process not managed well and not enough time to respond
Staff / students of RuTC	<ul style="list-style-type: none"> • +ve. greater parking provision than originally envisaged • +ve. an exciting, 21st century building – ‘fit for the future’ 	<ul style="list-style-type: none"> • -ve. concerns over how the College would operate during the construction period. Worried that the decanting process would impact the quality of teaching

Appendix 2 – The Richmond Upon Thames College Reserved Matters Consultation Questionnaire

Confidentiality

All the information you provide will be treated in strict confidence and will not be used to identify you personally. It will not be passed on to anyone else and will only be used for the purposes of this consultation. The analysis is done on an anonymous basis under the guidelines of the Data Protection Act.

Please ensure you have read the consultation document before completing the survey.

Your views

Thinking about the proposals presented regarding Richmond College, please give us your comments on the elements of the proposals below.

Please limit your answer to each question to no more than 150 words.

1 The consultation document shows the proposed design of the College buildings and gives details of materials and architectural features. Please give your views on these or any other aspects of the design.

2 The College proposal aims to create a feature atrium, where the majority of teaching and staff accommodation wraps around. What are your views on the internal layout of the building?

3 Landscaping around the new College building is important. The proposal aims to create a vibrant and characterful, distinct identity for the College whilst maintaining a cohesive, united feel across the campuses. Please give your views on this aspect of the design

4 The outline planning application includes a general plan for construction across the whole Campus development. Within this consultation we look at the construction issues specifically for the main College building in more detail. What are your views on this element of the proposals?

5 Please tell us if you have any other comments about the proposals.

6 If you would like to be kept informed about developments following this consultation please give us your email address:

7 In what capacity are you responding to this consultation? (Please select all that apply)

- Live in the borough
- Work/study in the borough
- Visitor to the borough
- Other, please specify:

8 What is your postcode?

About you

The information provided in this section is used to ensure that services are developed that meets the needs of all the community. You do not have to complete this section, but please provide as much information as you can.

10 Are you:

- Male
- Female

11 What was your age last birthday?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 75+

12 Do you consider yourself to have a disability?

- Yes
- No

13 How would you describe your ethnic group?

- White
- Mixed/multiple ethnic groups
- Asian or Asian British
- Black/African/Caribbean/Black British
- Other ethnic group, please specify: