



QUANTUM GROUP

# FORMER IMPERIAL COLLEGE LONDON PRIVATE GROUND

**UDNEY PARK ROAD, TEDDINGTON TW11 9BB**

Full Application  
Statement of Community Involvement

**Date: August 2017**





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## 1.0 EXECUTIVE SUMMARY

This document provides a record of the pre-application stakeholder and local community engagement conducted on the proposals for the former Imperial College London Private Ground, Udney Park Road, Teddington, TW11 9BB.

The proposed scheme will see the site regenerated as a mixed-use development that will deliver high-quality sports, leisure and community facilities, alongside new public open space, affordable care led accommodation for older people and a new GP surgery.

### 1.1 OVERVIEW OF COMMUNITY ENGAGEMENT

Meetings and discussions with local stakeholders regarding the proposed development began in January 2016. The process of consultation involved the following activities:

#### **January 2016 – July 2017**

One to one meetings with local stakeholders, residents, businesses, groups, schools and associations.

#### **March-May 2016**

Public consultation started with the opening of a community hub.

#### **July and September 2016**

Community update newsletters sent to over 8,000 residents and businesses in Teddington and Hampton Wick Wards.

#### **November 2016**

Website launched.

#### **December 2016**

3 day public exhibition showing initial proposals, attended by nearly 300 people.

#### **March 2017**

Launch of Teddington Community Sports Group Community Interest Company (TCSG CIC).

#### **March 2017**

Community update newsletter to over 8,000 residents and businesses in Teddington and Hampton Wick Wards.

#### **June 2017**

Final public exhibition prior to submitting formal planning application, attended by over 280 people.

Over **1500** local stakeholders have been directly engaged in the process and communication was ongoing with over **8000** local stakeholders in the Teddington and Hampton Wick wards throughout the process.

### 1.2 OVERVIEW OF FEEDBACK

Feedback was encouraged and gathered both through one to one engagement with key stakeholders and through the stages of public consultation carried out to date.

A range of different comments have been raised throughout the consultation process and a high level summary of the most frequently received comments, in no particular order, include:

#### **Positive Comments**

- Previously underutilised private land is at long last being opened up to the community.
- It will provide much needed sports facilities for everyone.
- As well as sports, provision of good community space is welcomed.
- Elderly care and retirement living is needed in the area.
- A new GP facility is needed for Park Road Surgery in the local area.
- Benefits provided to the community will outweigh the loss of open space.

#### **Concerns**

- Impact on the local area with an increase in traffic and proposed access.
- Impact of having a doctors surgery in the area.
- Proposed scale and density.
- Impact of community sports facilities and public open space on the surrounding residential area.
- Impact of construction in the surrounding area.
- Loss of any playing fields - it should not be built on.
- The land should not have been sold to Quantum.



Some of the consultation feedback to date

### 1.3 RESPONSE TO FEEDBACK

A number of areas were identified through the consultation process where proposals have changed in response to feedback. The table below outlines the key recurring concerns raised through the consultation process and how the project team have responded.

ISSUE	RESPONSE
Loss of open space	While the land is mainly open space it is, and always has been been, private land. Proposals protect and enhance the majority of this land in the long term - whatever happens with policy in the future - and provides <u>new public open space</u> and community facilities forever.
Assurance that the land will be available to the community	Subject to planning permission, 9.5 acres of land will be gifted to the Teddington Community Sports Ground Community Interest Company (TSCG CIC), in perpetuity, as part of our commitment to create a community, leisure and sports facility for everyone to use and enjoy indefinitely - irrespective of age, ability or income.
Scale and density	The number of proposed homes has been reduced to 108 from 134 and the proposed 80-bed care home has been removed.
Loss of views	Amendments to the proposed designs have minimised loss of views across the site.
Height	Proposed heights are in keeping with the surrounding area and are no taller than the neighbouring Fullerton Court. Where possible, top floors of proposed buildings have been set back.
Traffic/parking/access	All the proposed parking is located within the site and is policy compliant. Changes to access have been made where possible in response to consultation feedback.

## 2.0 INTRODUCTION

### 2.1 PURPOSE OF THIS DOCUMENT

This Statement of Community Involvement (SCI) has been produced by Quantum Group (the applicant) and sets out how and with whom Quantum Group has consulted and how it will continue to consult with local residents, the wider community and key stakeholders in the future. It provides a clear record of the pre-application consultation carried out from January 2016 to the end of June 2017.

### 2.2 QUANTUM GROUP'S COMMUNITY ENGAGEMENT

Quantum Group is committed to engaging and consulting with the community. We have our own dedicated community engagement team who have years of experience and can demonstrate a significant track record of success. Our team has proved its value time and time again by building trust with local communities and addressing potential concerns.

Our community engagement team tackles political, environmental and community concerns through one to one engagement with local residents, businesses, ward councillors, local MPs and associations – prior to submitting any planning application.

Community engagement is now at the forefront of government planning policy (as reviewed below). In accordance with these requirements and best practice, this report documents the consultation Quantum Group has undertaken to date, explains how it has been taken into account during the formulation of the outline proposals and proposes a post application strategy to continue to seek feedback and involve all elements of the community.

Quantum Group has fully complied with the Government's National Planning Policy Framework (NPPF) which states the following: *'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.'*

The NPPF also highlights that *'good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes from the community.'*

London Borough of Richmond upon Thames (LBRuT) Council's current policy on a Statement of Community Involvement states:

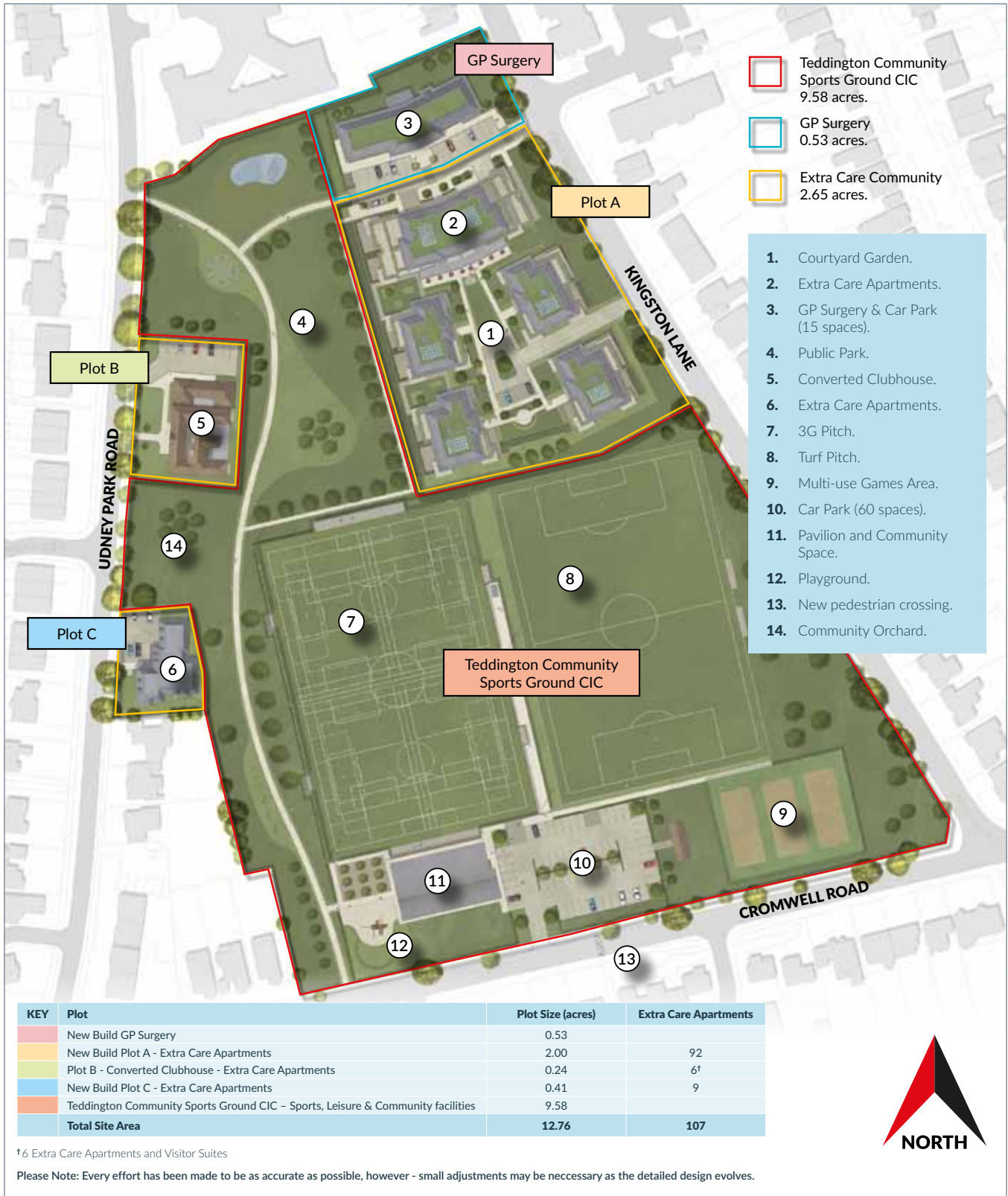
*'The approach will vary according to the developer or landowner, but the Council encourages pre-application discussions and community involvement from the outset. Seeking community views on the acceptability of proposals, especially before an application is finalised, strengthens people's ability to exert influence and provides an opportunity for problems to be ironed out, thus reducing the potential for later confrontation. There is however a need to recognise and maintain the distinction of the roles and responsibilities of the applicant on the one hand and the local planning authority representatives on the other. For this reason, Council officers generally leave developers to pursue their own methods of consultation at this stage, using their own resources, so that officers can remain at 'arm's length' from discussions, meetings, exhibitions and information distribution. Officers will, however, ask for feedback on how pre-application consultation has been conducted and what the outcome has been. Whether prospective applicants embark on community involvement at this stage or not, officers recognise the importance of respecting a developer's confidentiality, especially where this concerns commercially sensitive information.'* - LBRuT Statement of Community Involvement (Adopted June 2006).

The aim of our community consultation is to engage with local residents, stakeholders and other interested parties; inform them of the investment we are making in their community and identify any significant local issues and ensure these are addressed in an inclusive manner.

### 2.3 OVERVIEW OF PROPOSED DEVELOPMENT

For reference purposes and to help understand the themes shared and discussed in this document, the drawing shown opposite represents the principal layout of the proposed development as presented at the final public exhibition on 23rd and 24th June 2017.





Plan presented at the final public exhibition - 23rd and 24th June 2017



*Proposed view from playing fields as presented at the final exhibition - 23rd and 24th June 2017*

The proposed scheme will see the former Imperial College London Private Ground regenerated for a mixed-use development that will deliver high-quality sports, leisure and community facilities, alongside new public open space, affordable care led accommodation for older people and a new GP surgery . This triple approach secures a sustainable, inclusive future for the site, the benefits of which underpin national and local planning policy.

With the creation of the Teddington Community Sports Ground Community Interest Company (TCSG CIC), three areas will be established :

1. Older people's extra care accommodation and new GP surgery;
2. Leisure and community facilities - parkland, community orchard and outdoor gym;
3. Community sports facilities.

The proposed community sports facilities will comprise the following: -

- A full-size Third Generation artificial grass pitch (3G AGP)
- Natural grass playing pitch provision
- Tennis courts / Multi-use games area (MUGA)
- Community pavilion containing changing rooms, kitchen, bar and server, flexible-use community rooms and crèche

## **2.4 PROJECT TEAM**

For the purpose of this document, the core team members who have been involved in engaging with the community and may be referenced in this report are:

### **Architect & Project Manager**

Quantum Group - Sam Hobson, James Cheyne, Melany Wood.

### **Community Engagement Team**

Quantum Group - Kate Greatrix, Naomi Shinkins, Tracy Melling, Christine O'Grady, Simon Hammond.

### **Planning Consultant**

Barton Wilmore.



## 3.0 CONSULTATION PROCESS

### 3.1 CONSULTATION AIMS

The objectives throughout the process of consultation with the local community have been to:

- Research and identify all relevant individuals, interested groups and parties.
- Encourage as much input as possible from the local community, including residents, interest groups, councillors and businesses.
- Provide the community with genuine, well publicised opportunities to provide feedback to the proposed scheme.
- Identify and address where possible any issues or concerns highlighted by the community and stakeholders.
- Be clear about what can be changed and what cannot and explain why.
- Be inclusive, accessible, transparent and engaging.
- Clearly communicate all feedback from the local community to the project team.

### 3.2 PROCESS OVERVIEW

Public consultation for the proposed site and development began in January 2016. Prior to this a number of meetings were held with key identified stakeholders from September 2015.

The process of public consultation was designed to coincide with and inform the key stages of design development and present the evolution of the design in a clear and informative manner that enables the community to contribute and respond in an informed way.

Three principal stages of pre-application consultation were held to discuss the site and the design proposals. The consultation exhibitions were delivered from March 2016 to June 2017, introducing Quantum Group, generating ideas for the site and sharing the design development from design concept through to final proposals.

#### **Stage 1 Consultation: March - May 2016**

The initial stage of public consultation focused on raising awareness of the vision for the site and provided an opportunity to collect community feedback to understand local issues. This was carried out through meetings with local stakeholder groups and the opening of a consultation hub, held at the clubhouse on site. Feedback was proactively collected to help inform progression of the proposals for the site.

#### **Stage 2 Consultation: December 2016**

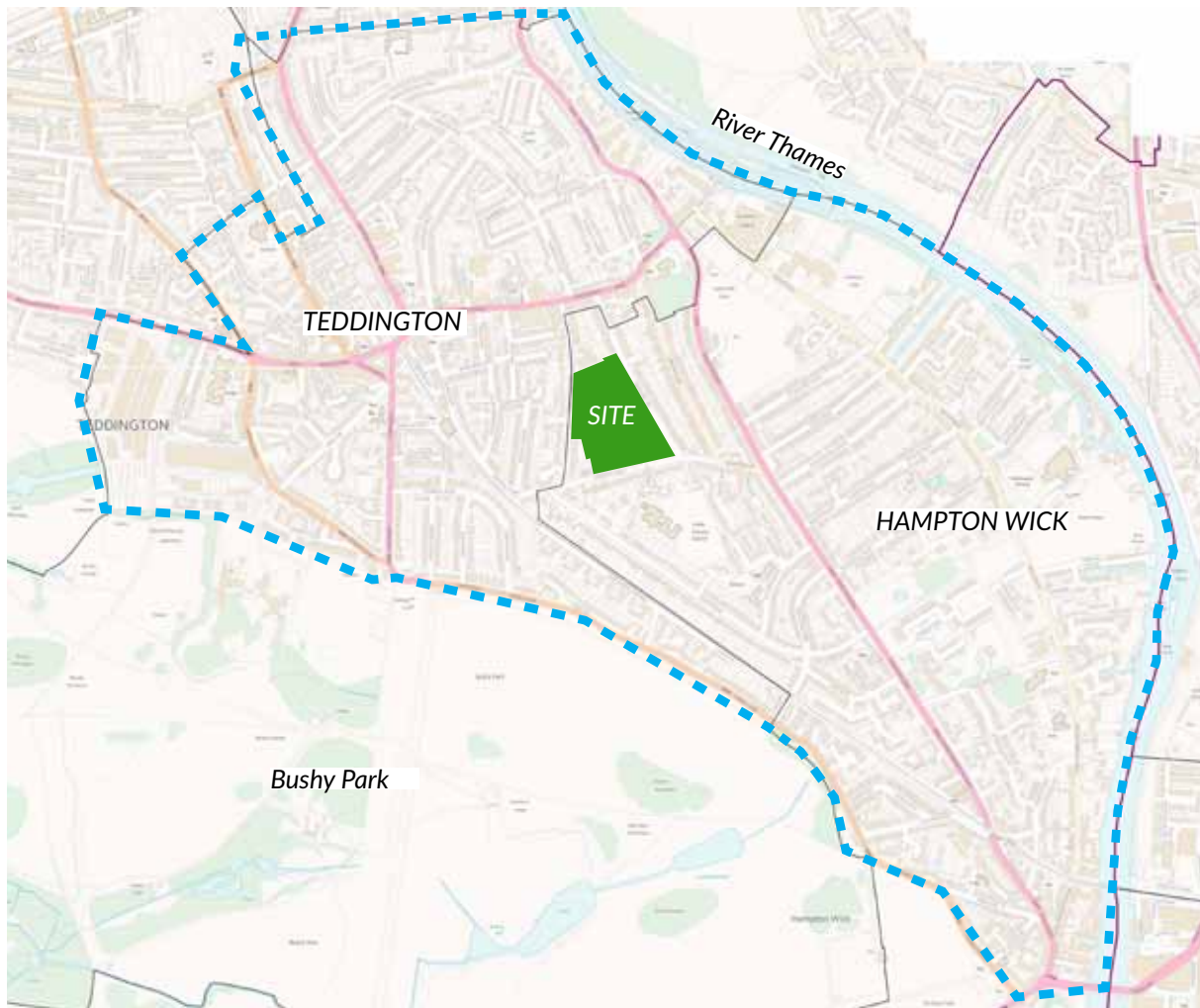
Following Stage 1, a public exhibition was held in December 2016, where feedback on early ideas and designs was collected to help inform further design development and progression of scheme.

#### **Stage 3 Consultation: June 2017**

Following the initial designs a third public exhibition was held in June 2017, where feedback on design development and the final plans was collected.

#### **Future engagement**

It is the intention of Quantum Group to continue to engage with neighbours to further discuss specific issues and maintain an ongoing dialogue beyond the planning application submission. Quantum Group will also continue to work with the TCSG CIC and Park Road Surgery to ensure respective elements of the design proposals are delivered.



Consultation boundary - Not to scale

### 3.3 METHODS AND TOOLS OF ENGAGEMENT

Numerous methods were used to raise awareness of the project and public consultation as follows:

#### **Consultation Boundary**

A consultation boundary was established in the early stages of the project. The consultation boundary comprises over 8000 residents and businesses and was used as a basic distribution area for the consultation material, such as newsletters and invitations.

#### **Letters/Newsletter**

Regular newsletters have been sent to residents within the consultation boundary informing them of the progress of the project and updating on the consultation process to ensure anyone interested is kept fully informed of matters relating to the project.

#### **Website**

In November 2016, a project website was launched, dedicated to the consultation and engagement process. The website is updated with key information on the proposed development, notice of exhibitions and how to have your say. A section is also provided where pdf documents of all consultation material and exhibition boards can be downloaded. The website can be accessed at <http://quantumcommunity.co.uk/former-icl-private-ground>.

## **Consultation Database**

A consultation database was used to keep a record of people who have expressed an interest in being involved or informed about the project. The database was built up using the following methods:

- People who contacted Quantum directly.
- People directly contacted by visiting at home.
- People who completed feedback forms on the proposals requesting to be kept informed.

## **Stakeholder Meetings**

Face to face meetings were directly offered to key local stakeholder groups at all the relevant stages of the project to keep them informed of the progress of the project. These discussions helped the project team to understand more about local views and priorities for the area.

## **Engaging with Local Residents and Businesses**

Quantum Group have engaged with residents and businesses individually both in the immediate vicinity of the site and the wider Teddington and Hampton Wick Wards to:

- Meet as many local residents and business owners as possible to introduce the applicant and the vision for the site.
- Ensure residents and businesses surrounding the site are aware of the consultation process.
- Engage with local residents, businesses and stakeholders who could not attend public consultation events.
- Provide local residents and businesses the opportunity to engage with Quantum Group on a one to one basis.
- Provide Quantum Group the opportunity to listen and respond to feedback from stakeholders.

## **Public Exhibitions**

Public exhibitions were held as part of the consultation process. These exhibitions were held in the existing clubhouse on the site and were staffed by Quantum Group's community engagement and design team.

Exhibition boards were used to describe the proposals and the primary consultation tool at the public exhibition was a feedback form. This was used to seek feedback on specific aspects of the proposals that the design team would like input on and offered further space for people to record their own views.

## **Publicity**

The following methods were used to publicise the public exhibitions and events:

- Over 8000 invitations and flyers distributed to homes and businesses within the consultation boundary.
- Posters displayed in the local area and on-site banners.
- Adverts on the project website.
- Email invitations to the project consultation database.
- Newspaper advertisements in the Richmond and Twickenham Times and TW11 Magazine.
- Event notices sent to local websites, e.g Totally Teddington, LBRuT website.

## **Collecting Feedback**

An important part of the consultation process is to analyse and report back on the findings from the public consultation exhibition and meetings. These findings were fed into the design process and kept the project team updated on any topics or issues which have been raised.

## 4.0 STAKEHOLDER MEETINGS

### 4.1 STAKEHOLDER MEETINGS

60 local and borough-wide stakeholder groups have been engaged to date in order for the community engagement team to understand any local issues and to inform the various stages of design. In addition to the list below, a number of meetings were held with individual residents close to the site who may be affected by the proposed development to understand any specific concerns. Stakeholders in the wider area were also invited to attend the public exhibition.

#### Local Groups & Associations

- Teddington Society
- Richmond Chamber of Commerce
- Friends of Udney Park Playing Fields
- British Legion
- Christ Church
- Holly Lodge Centre
- Teddington 800

#### Elderly

- Elleray Hall Social Centre
- Teddington and Hampton Wick Voluntary Care Group
- Age-UK Richmond
- Greenwood Centre
- U3A
- Community Partnership
- Victoria Foundation

#### Health & Disability

- Park Road Surgery
- Park Road Surgery PPG
- Park Road Pharmacy
- Richmond CCG
- League of Friends of Teddington Memorial Hospital
- Richmond Aid
- Community Partnership
- Down's Syndrome Association
- Healthwatch Richmond
- RUILS
- Cross Roads Care

#### Schools

- Collis Primary School
- Turing House School
- Sacred Heart School
- Thomson House School

#### Sport & Amenity

- London Sport
- Sport Richmond
- Rugby Football Union
- St Mary's University
- Teddington AFC
- Teddington Rugby Club
- Harlequins Rugby Club
- Hearts of Teddlothian FC
- Twickenham Tigers FC
- Duke Street FC
- Kingston College FC
- Teddington Cricket Club
- Richmond Cricket Club
- Teddington Swans Netball
- ICL Alumni RFC
- NPL Sports Group
- England Sports Group
- Teddington Bowls Club
- Charing Cross Westminster Med Staff CC
- Surbiton Hockey Club
- Lions Sports Academy
- Fat Dad's Football
- 3rd Teddington Scout Group
- National Physical Lab
- Teddington Pilates
- Cover Coaches
- Playball
- Park Lane Stables
- London Rugby League Foundation
- The Athlete Factory
- Teddington Community Sports Ground  
Community Interest Company

## 4.2 STAKEHOLDER FEEDBACK

In general feedback from the listed stakeholders has been positive and the proposals to deliver enhanced sporting and community facilities, new public open space, care-led accommodation for older people and a new GP Surgery have been well received. However the Teddington Society Planning Group and the Friends of Udney Park Playing fields have noted they are against any development on the site. The following is a summary of the feedback received from local stakeholder groups that Quantum Group has engaged with:

### Existing Site

- The grounds were not available previously for general public use.
- It is great the previously private ground will be opened up for community use.

### Proposed Sporting Facilities

- Sports facilities for community use are welcomed.
- Ensure sporting facilities are available for all local groups and schools in the area and are affordable.
- Provide modern, multi-use facilities that will meet the needs of many different sports for local clubs and schools in the area.
- Provide all-weather facilities that can be used all year round.
- Ensure sports facilities are well managed and access is available fairly for all.
- Ensure as many local groups as possible are catered for.
- Provide 'pay and play' facilities for sports such as tennis.
- Provide sporting facilities for older residents.

### Proposed Community Facilities

- Community facilities are needed in the area and are welcomed.
- Provide community facilities such as :
  - Include provisions for a much needed additional community centre or hall on the site.
  - Provide space for local groups to meet - not just sporting facilities.
  - Provide space where community events can be held such as the village fair.
  - Provide facilities that will be available for elderly groups in the area.
  - Provide open space that will be publicly available.
  - Include play space for children in any open space.
  - Provide space to meet the recreational needs of teenagers and young people.

### GP Surgery

- Park Road Surgery is in desperate need of a new facility.
- A new GP facility will benefit the local area.
- Ensure enough parking is provided.

### Older People's Community

- Suitable housing for older residents in Teddington is needed.
- Ensure facilities for residents are opened up to other elderly groups in the local area.
- Currently not much provision of affordable extra care accommodation in the local area.
- Mix of retirement living and community sports will allow young and old to integrate and prevent older residents from being isolated.

### Other

- Acceptance that some development is required to provide community and sporting facilities that will benefit wide cross-section of people in Teddington - young and old.
- Involve local groups and stakeholders in the design process going forward.



## 5.0 STAGE 1 CONSULTATION: PUBLIC EXHIBITION 1- INTRODUCTION

Initial consultation and engagement with the local community focused on informing residents and stakeholders about the vision for the site and to collate ideas of what type of facilities the community would like to see provided. It also provided the opportunity to understand any issues or concerns and answer any questions local residents and stakeholders might have regarding the overall vision for the site. The analysis of this feedback informed the initial design proposals.

### Stage 1 Consultation included the following activities:

- Introduction to Quantum Group and its existing developments, whilst sharing information about the consultation process going forward and next steps.
- Approaching key stakeholders to develop a database of organisations, associations and individuals with an interest in the project and site.
- Collecting feedback on the initial vision for the site to help inform the first design stages of the scheme.

## 5.1 STAGE 1 PUBLIC EXHIBITION

The first stage of consultation was held from the 9th March to the 26th May 2016 and provided an overview of the site, the context of the proposed development and information about the overall vision for the site. 10 exhibition boards were presented, covering the following information.

- Introduction to Quantum.
- Retirement living for the future – Platinum Skies and Encore Care.
- Examples of Quantum Group developments.
- Site context.
- History of the site.
- Vision for the site – sporting and community facilities.
- Feedback and next steps.

The exhibition was manned by the community engagement team who were available to answer any questions visitors had.

### Consultation Hub Public Exhibition

The exhibition was held on site at the Clubhouse, Udney Park Road, Teddington, TW11 9BB.

### Dates and Times:

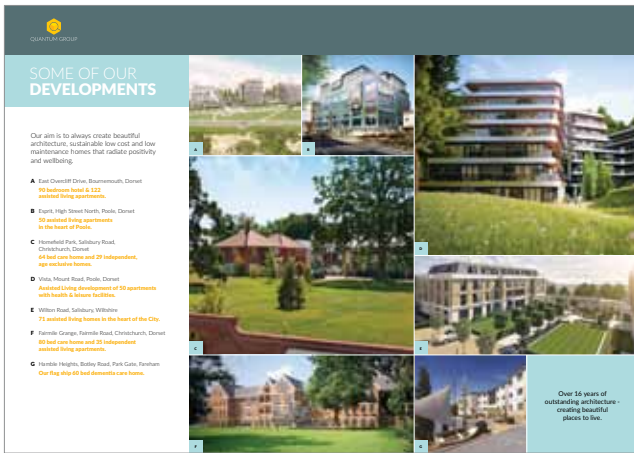
9th March to 26th May 2016

- Every Wednesday - 4 - 8pm
- Every Thursday - 12 - 3pm
- Saturday 2nd, 9th and 23rd April - 10am - 2pm

### Total number of visitors:

The consultation hub had over 225 visitors from across the borough.

Visitors were encouraged to complete a feedback form to record their ideas, concerns and general comments. The forms allowed considerable space for all comments to be made enabling both positive and negative feedback. A summary of feedback received can be found in the following pages of this report and a copy of the consultation material can be found in the appendix.



Sample of boards from Public Exhibition Stage 1

**5.2 STAGE 1 PUBLIC EXHIBITION FEEDBACK**

The following summary provides an account of feedback received during the initial stage of consultation. Key recurring topics and comments received, in no particular order are as follows:

**Suggestions**

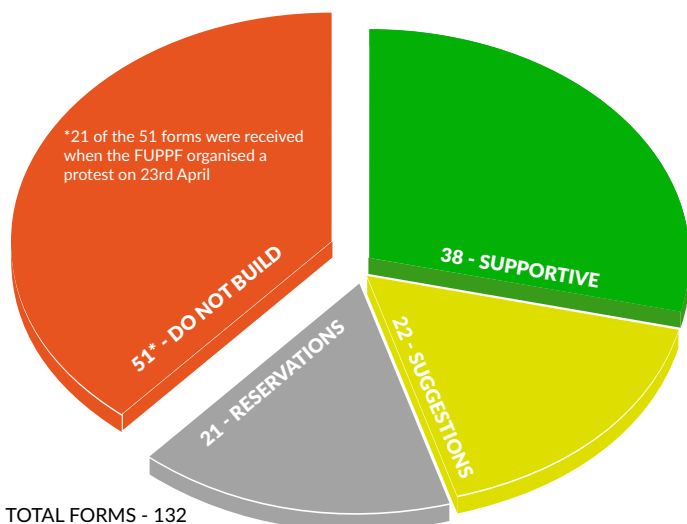
- Ensure sporting facilities are accessible and affordable for all.
- Provide multi-use pitches where a number of different sports can be played.
- Provide sporting facilities that can be used publicly and not just by schools and clubs.
- Provide publicly accessible open space and not just formal playing fields.
- Provide play space for children as there is currently not enough provided in the area.
- Provide space for recreational activities for teenagers and young people as there is currently not enough provided in the area.
- Provide space for community activities and meetings, there is currently a high demand for this in the local area.

**Concerns**

- Assurance that proposed sporting, leisure and community facilities are provided and will remain so permanently.
- Who and how will the sporting, leisure and community facilities be managed in the long term?
- Proposed designs and whether they will be in keeping with the local area - particularly scale, density and height.
- Parking, traffic, access and the impact on the local area. Particular concerns regarding congestion caused by and safety for Collis Primary School, during construction and in the long term.
- Construction process and management, particularly traffic, access and the impact on the local area.

## FEEDBACK FROM COMMENT FORMS

Comment forms were used to collect feedback at the consultation hub. Attendees were asked to submit forms to provide feedback on our vision for the site, including what facilities they think should be part of the sporting, leisure and community space to be provided. A total of 132 comment forms were received throughout the initial stage of consultation. Of these 51 respondents noted they did not want to see any development on the site, 21 of which were received on Saturday 23rd of April, when the Friends of Udney Park Playing Fields organised a demonstration during the hours of the public consultation. Most of these forms were received from residents living around or close to the site. The remaining 81 forms provided comments regarding our vision for the site and facilities they would like to see provided as part of the sporting, leisure and community space.

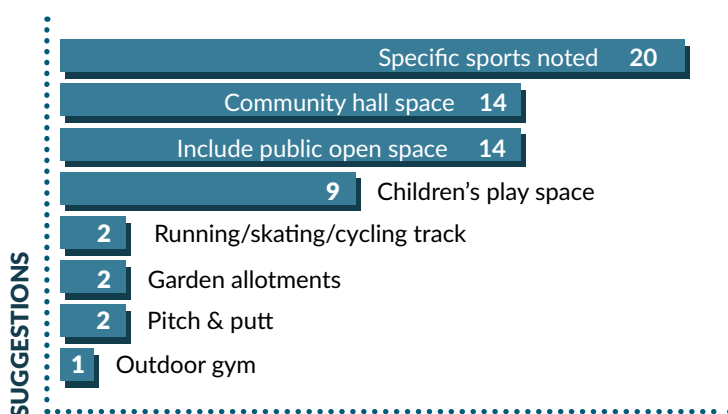


TOTAL FORMS - 132

81 FORMS PROVIDED SUPPORT, SUGGESTIONS & CONCERNS

### Comment Form Results

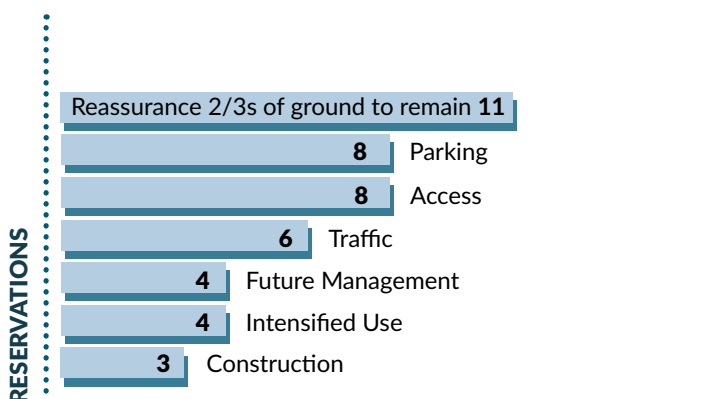
The pie chart shows a breakdown of the 132 comment forms received. Supportive forms received were from people who agreed with our vision to provide two-thirds of the ground as publicly accessible sporting, leisure and community facilities, felt there was a need for elderly care and retirement living in the area or were interested in buying a home when they are built.



### Suggestions

A number of suggestions received noted specific facilities for sports such as football, rugby, hockey, tennis, badminton, and bowls should be provided. Suggestions to provide community space, indoor and outdoor, were mentioned 14 times. Outdoor space where local events could be held and indoor space for local groups to meet and engage in activities are currently in demand in the local area.

Other most frequently noted suggestions were to provide some form of public open space and a children's play space.



### Reservations

The most frequently noted reservation was how could Quantum Group assure that proposed facilities will be provided and be available to the community in perpetuity.

Parking, access and traffic were also frequently noted.

Other concerns include the future management of the sporting facilities and the impact on the local area if sporting use is intensified.

## Suggestions for the Site

A number of suggestions were received regarding ideas for the site in the 81 comment forms provided. A summary of these suggestions can be found below.

THEME	SUGGESTIONS
<b>Sports facilities to be provided</b>	<ul style="list-style-type: none"> <li>• Community sports for all ages, abilities and the physically impaired.</li> <li>• Ensure use of facilities by local clubs and schools.</li> <li>• Provide sports facilities that are publicly accessible and not only for use by clubs and schools.</li> <li>• Provide publicly accessible open space where informal sport and activities can be played.</li> <li>• Include multi-use pitches to allow a variety of sports to be played.</li> <li>• Suggestions for formal playing fields include all weather pitches for rugby, football, hockey; multi-use pitches so a number of sports can be played; netball; tennis courts (particularly for pay as you play); squash courts; putting green/pitch &amp; putt; cricket square; badminton courts; bowling lawn.</li> <li>• Provide a track around the site for running, cycling and skating.</li> <li>• Provide outdoor exercise equipment.</li> <li>• Provide suitable facilities for clubs and groups including a new clubhouse, changing facilities and parking.</li> <li>• Provide indoor space for exercise classes and gym facilities for the elderly that is not private and is affordable.</li> </ul>
<b>Existing Club House</b>	<ul style="list-style-type: none"> <li>• Refurbishment of the existing club house for use by local groups for community use or other facilities such as a catering centre.</li> </ul>
<b>Community Use</b>	<ul style="list-style-type: none"> <li>• Provide community facilities such as: <ul style="list-style-type: none"> <li>- Green space open to all.</li> <li>- Natural areas, use of existing trees for nesting birds, wild flower meadows and woodland space.</li> <li>- Garden areas with seating that are peaceful to sit in.</li> <li>- Sensory garden suitable for young and older users to create a mix of ages.</li> <li>- Allotment and food growing areas.</li> <li>- Water features such as a paddling pond as provided at Dukes Meadows.</li> <li>- Children's playground, particularly for school children in the area to use.</li> <li>- Clubhouse to include a community hall or a purpose built community hall that can be used by local groups.</li> <li>- Space for community events, such as firework displays and village fairs to be held.</li> <li>- Medical facilities for new residents and the local community.</li> </ul> </li> </ul>
<b>Elderly Care and Retirement Living Provision</b>	<ul style="list-style-type: none"> <li>• Allow facilities provided for elderly care and retirement living to be used by existing local residents in the surrounding area.</li> <li>• Provide integrated living that does not segregate age groups.</li> <li>• Provide a mix of house types for residents with private and communal open space.</li> <li>• Provide tranquil environments with no disturbance from potential community spaces and high quality facilities for residents.</li> <li>• Provide a mix of facilities.</li> <li>• Creative use of open space to link the residential areas to the sports ground.</li> </ul>

## Reservations

A number of reservations were also noted in the 81 comment forms received. As detailed plans were not exhibited many of the concerns noted are in response to design related uncertainties and have been considered in pre-application designs. A summary of these comments can be found in the following table.

THEME	RESERVATIONS
<b>Reassurance that the proposed open space will be retained for sporting and community use</b>	<ul style="list-style-type: none"> <li>• Concerns for the loss of some of the existing playing fields</li> <li>• Assurance required that the majority of the site will be retained for sporting, leisure and community use, and remain so.</li> </ul>
<b>Increased sporting use</b>	<ul style="list-style-type: none"> <li>• Concerns if sporting use is improved and increased it will have a negative impact on the area – traffic congestion, access, parking, noise, floodlights and possible related disruptions.</li> <li>• Concerns regarding the effect on the current playing fields if other sports are introduced – possible overuse and loss of certain sports currently catered for.</li> <li>• One suggestion noted access to sporting facilities should be limited to recognised sporting groups and not open to the public.</li> </ul>
<b>Management of sporting, leisure and community facilities</b>	<ul style="list-style-type: none"> <li>• Ensure playing fields are maintained and managed appropriately, particularly security where there will be public access to facilities.</li> <li>• Who and how will sporting, community and leisure facilities be managed?</li> </ul>
<b>Scale and density</b>	<ul style="list-style-type: none"> <li>• Concerns about the scale and density of the proposed elderly care and retirement living development will be.</li> </ul>
<b>Access and traffic</b>	<ul style="list-style-type: none"> <li>• Due to parking issues, road width, proximity to Collis Primary School and existing congestion there are concerns regarding access to and from the site for both retirement living and sports facility traffic.</li> <li>• Some concerns about access from residents living on all three roads around the site.</li> <li>• Some concerns regarding access for construction vehicles, particularly on Cromwell Road during school hours.</li> </ul>
<b>Impact on services</b>	<ul style="list-style-type: none"> <li>• Concerns a new retirement and elderly care community will impact the local GP surgeries.</li> </ul>



## Other Comments

A number of other comments were also received via feedback forms and by email as noted below. In total 2 emails were received, one which was supportive of the proposed vision for the site and one which did not want to see any development on the site.

### Sporting Facilities

- Suggestions for a specific number of pitches to be provided depending on which sport they were involved in. Suggestions were for 2-3 pitches.
- Ensure as much space as possible is provided for sporting use and not just specific sports such as rugby or football.
- Some attendees noted they would accept floodlights as part of a community sporting facility, however others noted this would cause some concern.

### Proposed Vision & Design

- It is a great opportunity with exciting potential.
- Support for the proposed vision of approximately one-third elderly care and retirement living and two-thirds sporting and community use.
- Support for the provision of elderly care and retirement living but on less than the approximate one-third proposed as part of the vision for the site.
- Ensure the site retains an open feel by locating proposed buildings closer to existing buildings.
- Provide high quality landscaping and tree planting to compensate for any loss of open space.
- Ensure design is in keeping with the local area.
- A number of people suggested where access should be located, which included Kingston Lane and Cromwell Road.
- Provide railings instead of closed fencing to ensure the site is opened up visually.

### Housing Need

- Personal experiences of not being able to find a suitable home for later life living.
- Interest in buying a new proposed home for retirement living when they are built.
- Provide a mixture of house types to meet different needs.
- Some concerns there is not a need for more elderly care and retirement living in the Borough.

### Other

- 10 feedback forms received specifically noting support for the development should a community hall type facility be provided for use by local groups such as the 3rd Teddington Scout group.
- Disappointment the site has been sold to Quantum Group and do not want to see the loss of any playing fields.
- Allow for a groundsman to live on-site.



Public Exhibition Stage 2 - Project team discussing initial proposals with consultees



*Public Exhibition Stage 2 - Project team discussing initial proposals with consultees*

## 6.0 STAGE 2 CONSULTATION – INITIAL PROPOSALS

The second phase of public consultation on the proposed development presented initial details for the scheme. Stage 2 consultation activities included:

- Presenting the proposed scheme to engage in dialogue with local people and understand any concerns.
- Collecting feedback on the initial design proposals to inform further design and progression of the scheme.

### 6.1 STAKEHOLDER ENGAGEMENT

Following the first round of consultation, the team continued to engage with local residents and keep people updated on progress through community update newsletters and ongoing stakeholder engagement. Further to the ongoing stakeholder engagement (described in section 4 of this report) and prior to the second public exhibition, key local stakeholder groups were invited to meet with the project team to preview exhibition material. At this stage, meetings were held with representatives of the following stakeholder groups:

- Teddington Community Sports Ground Community Interest Company.
- Friends of Udney Park Playing Fields.
- The Teddington Society.

### 6.2 PUBLIC EXHIBITION STAGE 2

The second public exhibition was held on the 8th, 9th and 10th December 2016. 20 exhibition boards were presented covering the following information:

- |   |                             |
|---|-----------------------------|
| • Introduction to Quantum – who we are and what we do | • Design Principles         |
| • Examples of Previous Developments                   | • Design Development        |
| • Summary of Consultation to Date                     | • Benefits to the Community |
| • About the Site                                      | • Next Steps                |



Sample of boards from Public Exhibition Stage 2

**Exhibition Location:**

The exhibition was held on site at the Clubhouse, Udney Park Road, Teddington, TW11 9BB.

**Dates and Times:**

- Thursday 8th December - 11am - 4.45pm
- Friday 9th December - 2pm - 8pm
- Saturday 10th December - 10am - 2pm

**Total number of visitors:**

The public exhibition had nearly 300 visitors over the 3 days.

Visitors were encouraged to complete a feedback form to record their views, concerns and general comments. The forms allowed considerable space for all comments to be made enabling both positive and negative feedback. A summary of feedback received can be found in the following pages.

A copy of the consultation materials can be found in the appendix and were available online after the event.





Public Exhibition Stage 2 - Consultees providing feedback

### 6.3 STAGE 2 PUBLIC EXHIBITION FEEDBACK

Attendees were asked to complete a feedback form on the proposals to record their level of agreement or otherwise on the key aspects of the scheme, in order to obtain structured feedback. The forms also allowed space for more detailed personal comments and feedback.

53% of visitors to the event completed a feedback form. The following analysis is drawn from the 158 feedback forms completed. Although this feedback is based on forms provided by approximately half of the attendees, it is considered to be representative of the verbal feedback and overall response provided through discussions at the events.

#### SUMMARY OF FEEDBACK

The following is a high-level summary of all the feedback received from the stage 2 public exhibition. Key recurring topics and comments noted, in no particular order are as follows:

##### Positive Comments

- Great that the facility will be open to everyone to use.
- The site is at long last being opened up to the community.
- Provide much needed sports facilities for everyone.
- As well as sports, provision of good community space is welcomed.
- Elderly care and retirement living is needed in the area.
- Health care facilities are needed in the local area.

##### Concerns

- Will there be an increase in traffic and congestion on roads?
- Is there enough car parking for residents, GP surgery and sports facilities?
- What about disruption and noise from construction?
- Too many proposed new homes.
- Increased use of the sports facilities will have a negative impact on the area.
- Don't build anything on the site – it should be left as it is.



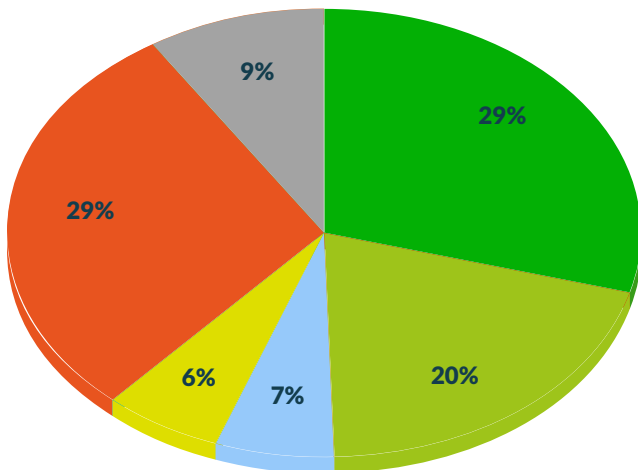
## DETAILED ANALYSIS FROM COMMENT FORMS

A total of 158 comment forms were received from the public exhibition. The majority of forms were collected at the event but some were received by post after the exhibition.

The following is a detailed analysis of the feedback received based on information provided on the comment forms submitted. Consultees were asked to answer a total of 9 questions. Questions 1-6 were closed-ended questions and questions 7-9 were open-ended questions to allow consultees to provide more information and suggestions.

### Q1.

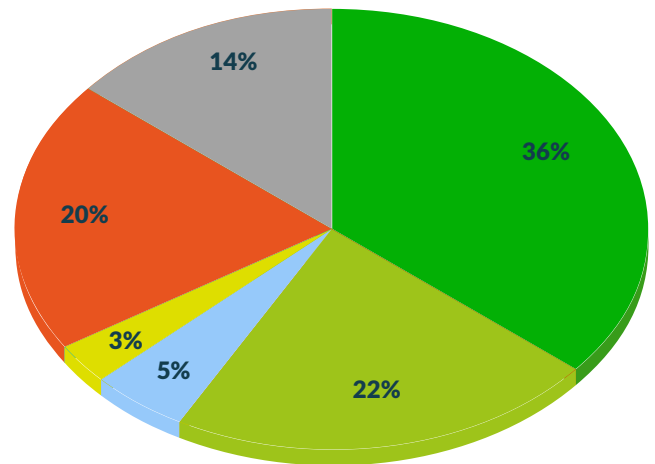
**Our plan is to gift the majority of the site to the community for sports, leisure and community use for everyone in Teddington to use and enjoy. The remainder of the site will be used to create a Continuing Care Retirement Community and healthcare facilities. Do you agree with this proposal?**



From the feedback forms received 143 answered this question and 15 (9%) chose not to comment. A total of **49%** either agree or strongly agree with the overall proposal for the site, **7%** were neutral and **35%** disagree or strongly disagree.

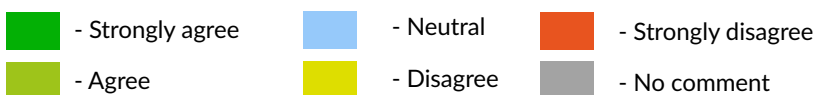
### Q2.

**New public open space will be provided as part of our proposals. Do you agree with this?**

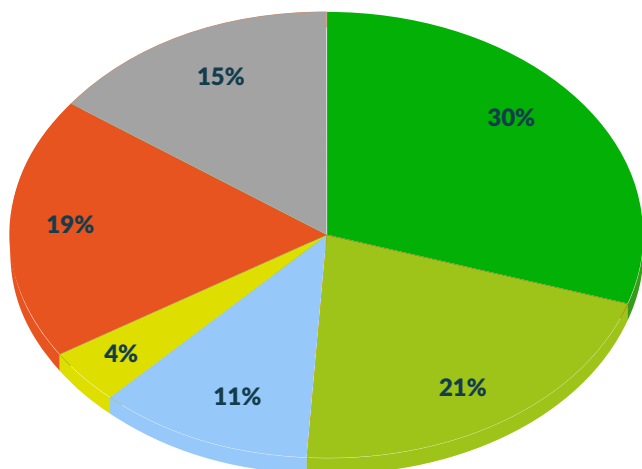


From the feedback forms received 136 answered this question and 22 (14%) chose not to comment. A total of **58%** either agree or strongly agree with providing new public open space as part of proposals, **5%** were neutral and **23%** disagree or strongly disagree.

#### KEY

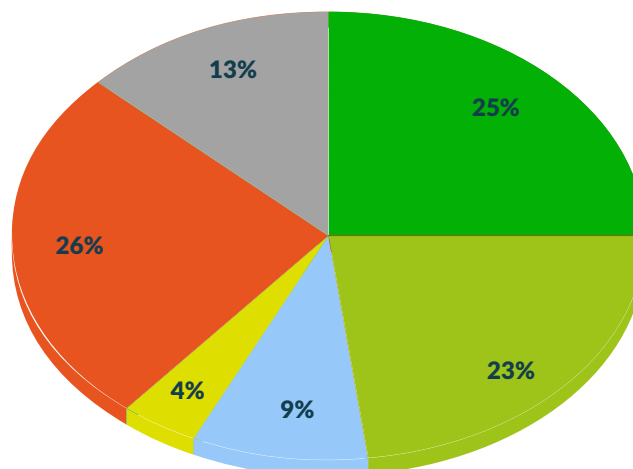


**Q3. New community facilities, for example community hall space within a new clubhouse and a children’s playground, will be provided as part of our proposals. Do you agree with this ?**



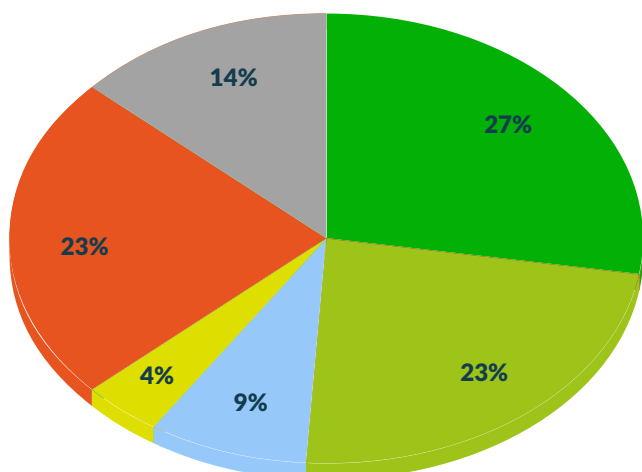
From the feedback forms received 134 answered this question and 24 (15%) chose not to comment. A total of **51%** either agree or strongly agree to provide new community facilities as part of our proposals, **11%** were neutral and **23%** disagree or strongly disagree.

**Q4. The Continuing Care Retirement Community will include a mix of extra care apartments, extra care houses, communal facilities and a care home. Do you agree with this proposal?**



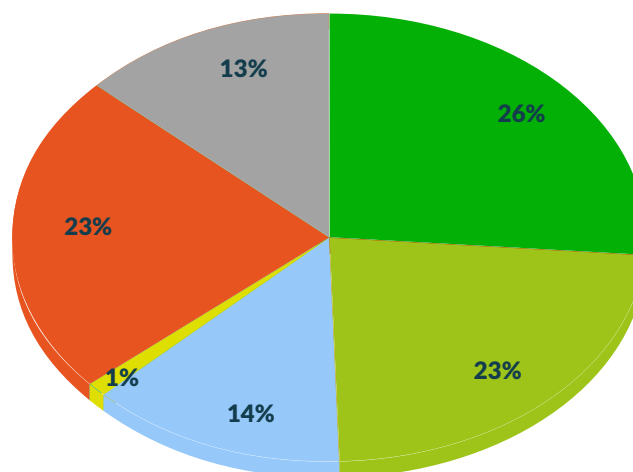
From the feedback forms received 138 answered this question and 20 (13%) chose not to comment. A total of **48%** either agree or strongly agree with the mix of accommodation to provided, **9%** were neutral and **30%** disagree or strongly disagree.

**Q5. The proposed health and well-being facilities will be made available to the local community and may include a GP surgery . Do you agree with this proposal?**



From the feedback forms received 136 answered this question and 22 (14%) chose not to comment. A total of **50%** either agree or strongly agree to provide a GP surgery as part of our proposals, **9%** were neutral and **27%** disagree or strongly disagree.

**Q6. The Continuing Care Retirement Community has been designed to be outward facing and integrated into the proposed public open space. Do you agree with this approach?**

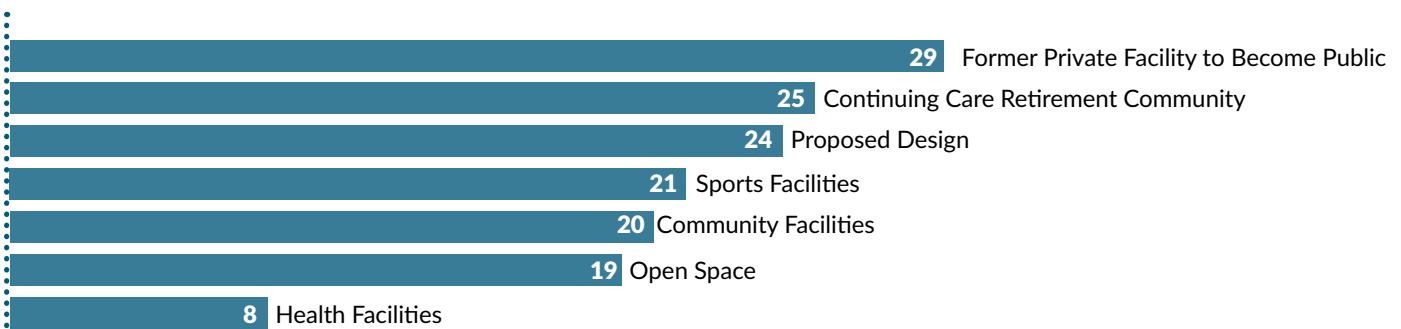


From the feedback forms received 137 answered this question and 21 (13%) chose not to comment. A total of **49%** either agree or strongly agree with this principle, **14%** were neutral and **24%** disagree or strongly disagree.

KEY

- Strongly agree
- Neutral
- Strongly disagree
- No comment
- Disagree
- Agree

## Q7. What aspects of our proposals do you particularly like?



### Q7 Summary - Aspects particularly liked

A total of 125 people answered this question with 33 choosing not to comment. Multiple answers were provided and a total of 22 people specifically noted they did not like any aspect. A summary of comments made under specific themes is as follows:

#### Former private facility will be available to the community

- The site, which was previously inaccessible, will at long last be opened up to the community and will be available for everyone to use.
- The land is currently underutilised - a site of this size needs to be used by people.
- Good the site will be become more open.
- There is commitment to providing a long term sustainable facility.
- Great community focus - gifting of 8 acres to the community and setting up of the CIC to ensure community use is great.
- *'We have lived here for 50 years and the site has always been private.'*
- *'The ground has never been particularly useful for the community of Teddington, this will change that dramatically.'*
- *'As it wasn't open to the wider community previously and is managed properly I see no reason to not like what is being proposed.'*

#### Continuing Care Retirement Community

- High quality care for the elderly is much needed and welcomed - this is a good location and good use of the site.
- Phased retirement accommodation with increasing levels of care is needed.
- Outward facing integration of care and community facilities is great and very important.
- Will be open and not a gated community.
- Broad range of accommodation options.
- Interest in purchasing one of the proposed homes.

#### Proposed Design

- Inclusive approach - good mix and a balanced use of land.
- Impressive design - good use of space.
- Aspect particularly liked include- underground parking; proposed heights in keeping with surrounding buildings; proposed landscaping; multiple access points.
- Built element well located - kept to one end, which maximises the site for sporting and community use.
- Public thoroughfares are welcomed.
- Much of the open space is retained.

#### Sports facilities

- Provision of much needed sports facilities and new clubhouse that are open to the community.
- Retention of the sports focus and facilities.
- Pleased area for open space and sports facilities has increased since initial vision.

#### Community Facilities

- New much needed community facilities in a prime location, including a children's play facilities.

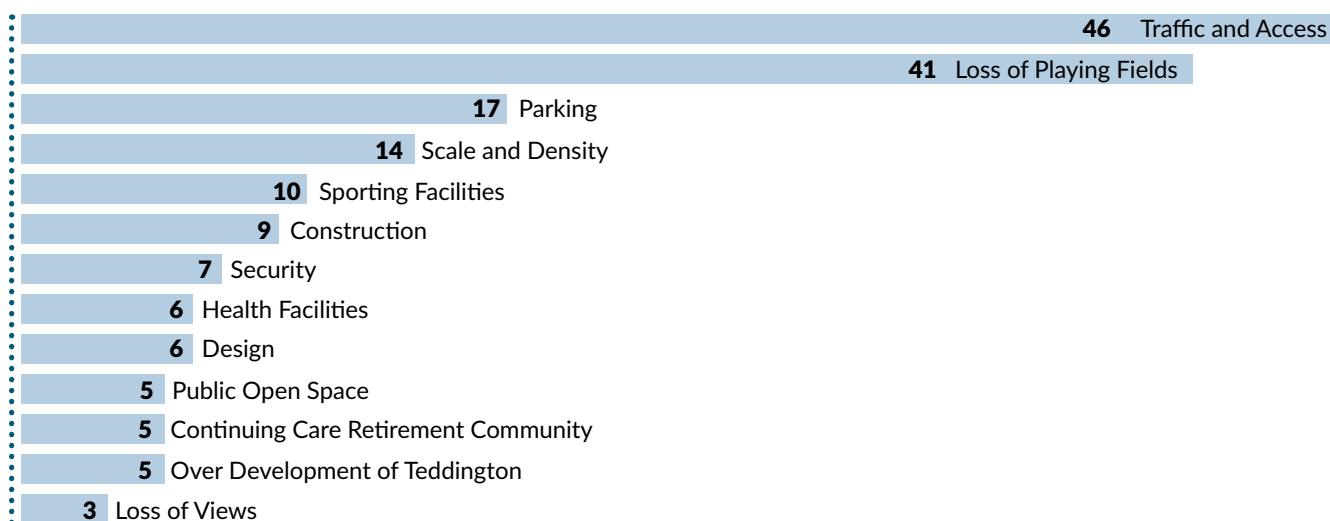
#### Open space

- Open space for public use - much of the open space is retained.
- Commitment to keeping proposed open space in perpetuity that will be looked after.

#### Health facilities

- New much needed health and well being facilities available to the public such as GP surgery.

## Q8. Do you have any reservations about our proposals?



### Q8 Summary - Reservations noted

A total of 131 people answered this question with 27 choosing not to comment. Multiple answers were provided and 10 people specifically noted they did not have any reservations. A summary of comments made under specific themes is as follows:

#### Traffic and access

- Possible increased congestion around the site and concerns for safety of children walking to school.
- Access off all three roads surrounding the site.

#### Loss of playing fields

- The site should be used for sport only.
- It would be good to have access to grounds but not at the cost of development.

#### Parking

- Not enough parking for the proposed continuing care community, sports facilities and the GP surgery.

#### Scale and density

- Too many homes provided.
- Mass is considered out of character with the area.

#### Sports facilities

- Possible impact of increased sporting use such as noise, lights, parking and that a clubhouse does not always sit well in a residential area.
- The area for sports is too small.

#### Construction

- Impact of construction on the surrounding area including noise and traffic, particularly for underground parking.
- Construction safety, particularly related to Collis Primary School.

#### Security

- Possible anti-social behaviour with new sporting facilities and open space and concerns for security of existing residents living around the site.

#### Health Facilities

- A new GP surgery will not relieve pressure on existing surgery due to demand of new residents.
- Some consider Park Road Surgery's current location to be better as it is close to the station.

#### Design

- Plans may change after planning permission is received.
- Architectural style and height.

#### Public open space

- Public open space will encroach on the sports ground.
- Possible noise from a children's play space.



Public Exhibition Stage 2 - Consultees providing feedback

**Continuing Care Retirement Community**

- The proposed retirement living and care home will not be affordable.
- Retirement living and elderly care is not needed in the area.
- Impact of an increased elderly population on local services.

**Over Development of Teddington**

- Impact on the area with other housing developments, Cross Rail in Hampton Wick and Heathrow expansion.

**Loss of view**

- Possible loss of view from existing properties, particularly Fullerton Court.

**Other**

- Shame so much had to be gifted to the local community, community use may impact future residents living there.
- Noise control levels will need to be enforced and proposed public open space will need to be supervised.
- Will the land will be sold to another developer?
- Do not want any building but if development is permitted, then the idea of height and style in keeping with the local area is welcomed.
- Site should be made available for Turing House School.
- Land should not have been sold to Quantum.
- Some feel the proposals will not benefit the community of Teddington.



## Q9. Do you have any other comments or suggestions?

### COMMENTS

#### Consultation

- Good to see effort to consult the local community, refreshing to be properly consulted.
- More detail required at next consultation event, some information difficult to understand such as access proposals.

#### TCSG CIC

- Reassurance needed that TCSG CIC will not just reflect the interest of the sports clubs they represent.
- How will TCSG CIC protect the interest of the community?
- Reservations about the accountability of the CIC.
- CIC should reinforce intent for the sports areas to be maintained to the highest standard.
- Viability of the CIC needs to be secured.
- Increase the area to be gifted to the CIC.

#### Parking & Access

- Provide more parking spaces.
- Provide more access points.

#### Sports facilities

- Multiple pitches are important for schools and the community. Football and rugby rarely coexist happily.
- Ensure sports facilities are for all ages - not just for club members and used by local recognisable groups.
- Work with other companies to get ideas of how to run sports facilities.
- Provide a hall for badminton for day use as well as evening use and include a 4G pitch.
- Locate club house away from residential areas.
- Drop off facilities required.
- Do not dilute sports area with play parks and paths.

#### Design

- Ensure buildings are not too high and are sympathetic to the area.
- Locate buildings closer to the centre so there is less noise during construction.
- Locate apartments on Udney Park Road and Kingston Lane.
- Access sports facilities from Cromwell Road only with parking on Kingston Lane.
- Put more trees between buildings and encourage wildlife.
- Keep high railings and fencing
- Use railings on Kingston Lane instead of fencing.
- Open railings may create noise pollution.

#### Continuing Care Retirement Community

- Ensure residents have some sole use of facilities.
- Integrate care with the community as per the Dutch model.
- Minimum age of residents should be 60.
- Provide a swimming pool for residents.
- Provide more extra care houses, possibly instead of some of the sports facilities.

#### Community Facilities

- Provide a new home for the Scouts.
- Provide large community clubhouse with café/ restaurant for everyone to use.
- Put the community hall facility where the proposed houses are.
- Parking will need to be provided for community hall space.
- Provide bungalows rather than houses.

#### Other

- If a mixed development scheme is not provided it will remain an underutilised piece of land.



*Public Exhibition Stage 3 - Project team discussing initial proposals with consultees*

## 7.0 STAGE 3 CONSULTATION – FINAL DESIGNS

The third phase of public consultation on the proposed development presented final designs for the scheme. Stage 3 consultation activities included:

- Working with Teddington Community Sports Ground CIC and Park Road Surgery to design respective elements of the proposals.
- Presenting the proposed scheme to engage in dialogue with local people.
- Collecting feedback on the final design proposals and understand any concerns.

### 7.1 STAGE 3 STAKEHOLDER ENGAGEMENT

Following the second round of consultation, the team continued to engage with local residents and keep people updated on progress through community update newsletters and ongoing stakeholder engagement. Further to the ongoing stakeholder engagement (described in section 4 of this report), engagement also included working closely with the Teddington Community Sports Ground Community Interest Company and Park Road Surgery to design the elements of the proposals they are involved in.

### 7.2 STAGE 3 PUBLIC EXHIBITION

The third public exhibition was held on the 23rd and 24th June 2017. The 23 exhibition boards presented covered the following information:

- Summary of feedback from the second public exhibition.
- Comments from the community.
- Our proposals.
- Final designs - extra care community and GP surgery.
- Final designs - Teddington Community Sports Ground and public park.
- Key benefits.
- Economical, environmental, social sustainability.
- Time line.

#### **Exhibition Location:**

The exhibition was held on site at the Clubhouse, Udney Park Road, Teddington, TW11 9BB.

#### **Dates and Times:**

- Friday 23rd June - 12pm to 8pm
- Saturday 24th June - 10am to 3pm

#### **Total number of visitors:**

The public exhibition had approximately 280 visitors over the 3 days.

Visitors were encouraged to complete a feedback form to record their views, concerns and general comments. The forms allowed considerable space for all comments to be made enabling both positive and negative feedback. A summary of feedback received can be found in the following pages. Materials from Stage 3 public exhibition can be found in the appendix and were available online after the event.

## FEEDBACK

Attendees were asked to complete a feedback form on the proposals to record their level of agreement or otherwise on the key aspects of the scheme, in order to obtain structured feedback. The forms also allowed space for more detailed personal comments and feedback.

67% of visitors to the event completed a feedback form. The following analysis is drawn from the 186 feedback forms completed. This analysis is based on written feedback provided by attendees and is considered to be representative of the verbal feedback and overall response provided through discussions at the exhibition.



Sample of boards from Public Exhibition Stage 3

### 7.3 STAGE 3 PUBLIC EXHIBITION FEEDBACK

The following is a high-level summary of the feedback received from the stage 3 public exhibition. Key recurring topics and comments noted, in no particular order are as follows:

#### Positive Comments

- Retirement living is welcomed and needed in the area.
- Great an underutilised space is being opened up to the community.
- Community sports facilities are needed and welcomed.
- Community facilities and open space will really benefit the area.
- A new facility for Park Road Surgery is sorely needed.
- Proposed design is well balanced and in keeping with the local area.

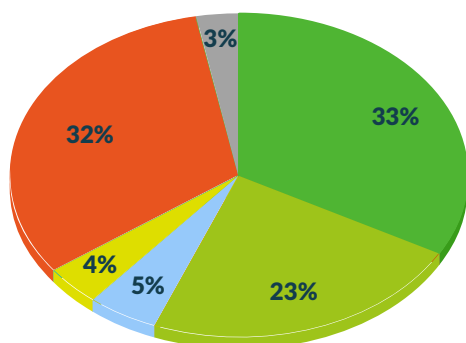
#### Concerns

- Impact on the local area with increase in traffic and proposed access.
- Location of proposed doctors surgery.
- Proposed scale and density.
- Impact of community sports facilities and public open space on the surrounding residential area.
- Construction and the impact on the surrounding area.
- Loss of any playing fields - it should not be built on.

### DETAILED ANALYSIS FROM COMMENT FORMS

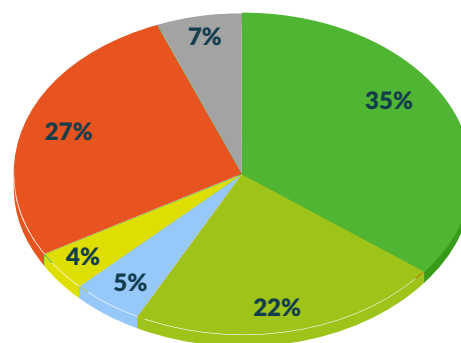
A total of 186 comment forms were received from the public exhibition. The majority of forms were collected at the event but some were received by post and email after. The following is a detailed analysis of the feedback received based on information provided on the comment forms submitted. Consultees were asked to answer a total of 7 questions. Questions 1-4 were closed-ended questions and questions 5-7 were open-ended questions to allow consultees to provide more feedback.

**Q1. Our vision is to deliver enhanced sporting and community facilities, new public open space, care led accommodation for older people and a new GP Surgery. Do you agree with this proposal?**



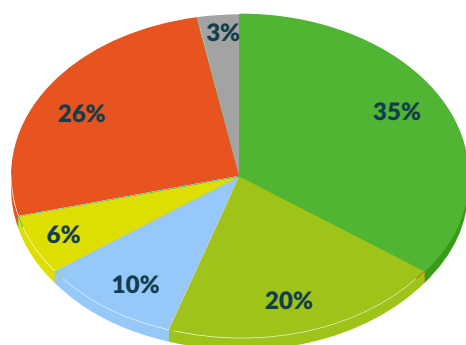
From the feedback forms received 181 answered this question and 5 (3%) chose not to comment. A total of **56%** either agree or strongly agree with the vision for the site, **5%** were neutral and **36%** disagree or strongly disagree.

**Q2. 9.5 acres will be gifted to the Teddington Community Sports Ground CIC for public sport, leisure and community use (subject to planning permission). Accessible to everyone, the 9.5 acres will provide a variety of sports, community and leisure facilities including public open space, children's playground, trim trail, crèche, café and picnic area. Do you agree with the proposed use of this space?**



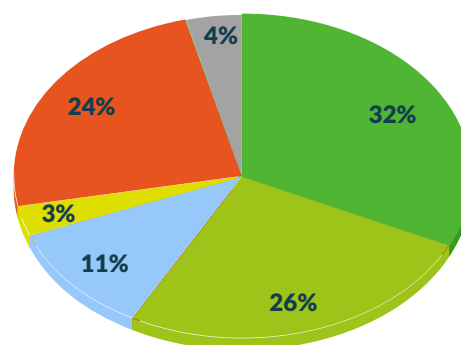
From the feedback forms received 175 answered this question and 11 (7%) chose not to comment. A total of **57%** either agree or strongly agree with the proposed use of space, **5%** were neutral and **31%** disagree or strongly disagree.

**Q3. A new GP surgery is included as part of our development which will provide much needed facilities and space for the currently oversubscribed Park Road Surgery. Do you agree with this?**



From the feedback forms received 180 answered this question and 6 (3%) chose not to comment. A total of **55%** either agree or strongly agree with the proposed new surgery, **10%** were neutral and **32%** disagree or strongly disagree.

**Q4. The proposed affordable extra care independent living accommodation will provide affordable homes for the increasing number of older people living in the area, which are designed specifically for their needs. Do you agree that this type of accommodation is required in the London Borough of Richmond upon Thames?**



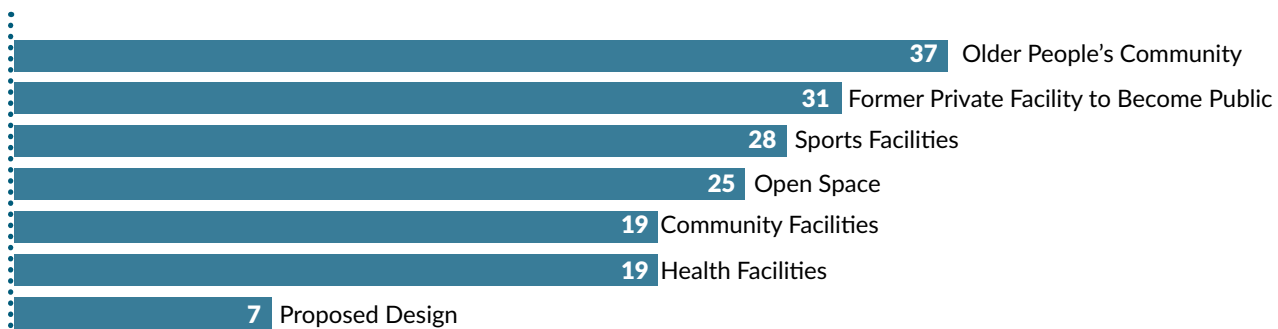
From the feedback forms received 178 answered this question and 8 (4%) chose not to comment. A total of **58%** either agree or strongly agree that this type of accommodation is needed in the Borough, **11%** were neutral and **27%** disagree or strongly disagree.

KEY





## Q5. What aspects of our proposals do you particularly like?



### Q5 Summary - Aspects particularly liked

A total of 150 people answered this question with 36 choosing not to comment. Multiple answers were provided and 23 people specifically noted they did not like any aspect and a summary of comments made under specific themes is as follows:

#### Older People's Community

- Affordable extra care accommodation provision is welcomed and more is needed. It will enable people to stay in the area at a difficult moment in their lives.
- It was felt that there is a significant gap in the market for extra care retirement living and it is much needed in this area - with the increasing need for care for elderly it is a brilliant scheme.
- Not everyone wants to move away from Teddington into a remote country village when they are older.
- It was considered a good location for retirement living and good use of the site.
- Providing retirement homes will free up family homes.
- It will provide 'safe' independence for older people.
- Outward facing integration of care and community facilities is great and very important so older people are not isolated.
- Will be open and not a gated community.
- Good that the retirement living is so close to the High Street.
- Retirement living next door to community sport is welcomed, each age group will benefit from integration with each other.
- Interest in purchasing one of the proposed homes.

#### Former Private Facility to Become Public

- Unfortunate to lose some green space, it is unused and needs to be put to good use, which will benefit many, young and old.
- The majority of what has always been private land will be given to community - the open space will now be largely accessible to the public and provision being made for local young people, including groups such as the Scouts.

- A significant addition to and great investment for the local community as there will be facilities for most age groups.
- An opportunity for residents to come together for sports and leisure activities.
- Much fuller use of a very under-used space and for a wider section of Teddington community than at present.

#### Sports facilities

- Aspects of sports facilities particularly liked include enhanced sporting facilities, outdoor gym facilities, all-weather pitch and tennis courts.
- Opening up these facilities to the community is brilliant - physical exercise is required to keep us healthy.
- Great development for the community - many look forward to being able to use state of the art facilities.

#### Public Open space

- Aspects of open space particularly liked include planting mature trees, public access of open space, open railings, children's play area, community orchard, parkland and walking areas.
- Preserving and adding to planted areas to help encourage and promote wildlife, particularly bees.
- Good use of underutilised green space.
- Open space preserved and protected with a large portion available for leisure use, at no cost to the tax payer and owned and managed by the CIC.

#### Community Facilities

- Community space sorely needed.
- The addition of extra facilities which can be used by the whole community is welcomed.



Public Exhibition Stage 3 - Consultees reading exhibition materials

### Health facilities

- Good location for the GP surgery.
- New GP surgery desperately needed - Park Road Surgery needs a new premises with improved access and parking.
- Park Road Surgery has to be relocated in a more suitable building, which this will undoubtedly be.
- GP surgery will also benefit new residents

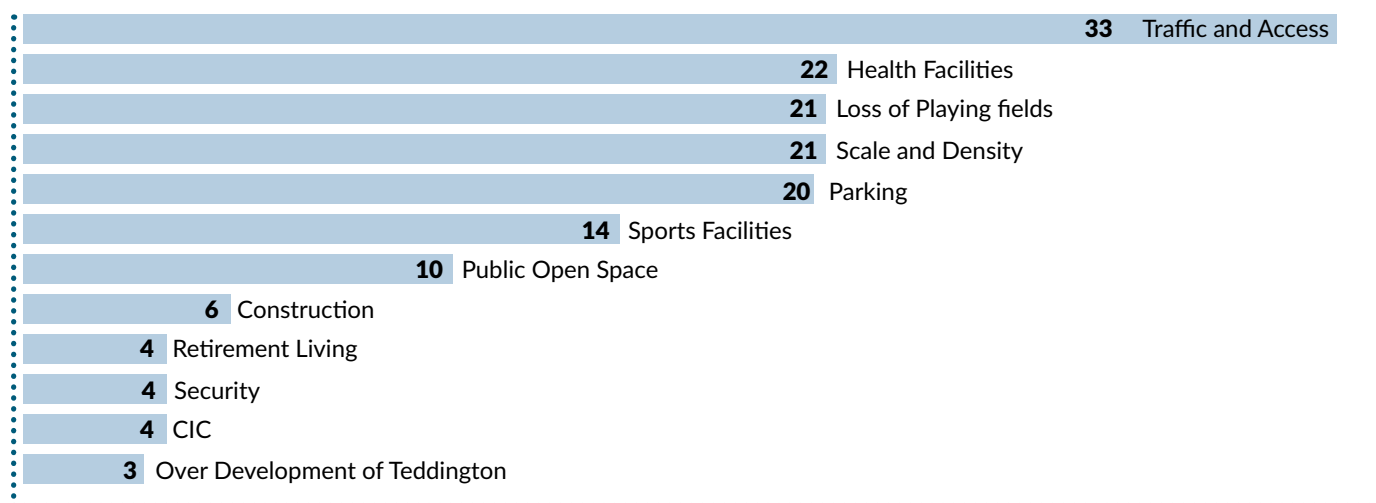
### Proposed Designs

- Excellent balance of buildings and open space which maintains the open nature of the site.
- Sympathetic, elegant design with innovative features - It is clear that considerable thought has been devoted to the design of the buildings.
- Maintaining the look and feel of current clubhouse is welcomed.
- Underground parking is essential as car parking areas already congested especially at Kingston Lane.
- The integrated proposals for a comprehensive development of the whole site and the provision of open space and sporting facilities for the community.

### Other

- Concerned the council will refuse planning permission putting off the date of completion even further.
- Mix of young and old people in the same area, near to the town centre, easy for older people of limited mobility to feel included in community with easy access to a GP surgery, shops and post office etc.
- *'Local NIMBYs will find something to object to, without offering any viable alternative.'*
- *'The possibility of using this space to cater for the majority of the community (the 'Dutch' model) of age integration proves how successful this could be.'*
- *'This could be a wonderful thing for Teddington.'*

## Q6. Do you have any reservations about our proposals?



### Q6 Summary - Reservations noted

A total of 156 people answered this question with 30 choosing not to comment. Multiple answers were provided and of these 24 people specifically noted they did not have any reservations. A summary of comments made under specific themes is as follows:

#### Traffic and access

- Possible increase in traffic in the area and the impact this will have including noise and congestion.
- The car park exit is considered very close to the Collis Primary School pedestrian access and is a safety concern.
- Parking off Cromwell Road will need to be time restricted to prevent misuse.
- One-way system on roads around the site should be introduced.
- Introduce parking zones around the boundary of the site.

#### Health Facilities

- Is there a need for another doctors surgery in the area?
- Will the GP surgery be oversubscribed with new residents?
- Is this the preferred location for a new facility for Park Road Surgery?
- Proposed location of the GP surgery was not considered suitable by some, particularly for existing residents living on the other side of the railway.
- Concerns regarding the design of the proposed surgery, particularly for adjacent residents.

#### Loss of Playing fields

- The 9.5 acres should be left as an 'open lung' in the middle of Teddington and should be protected from development.
- This is a residential area with many sports clubs and schools that need access to the entire green space.

#### Scale and density

- Number of homes, proposed height and the impact it will have on the local area - suggestions it should be reduced.
- Some feel it is out of keeping with the local area.
- Some feel proposed buildings were too close to existing neighbouring buildings.

#### Parking

- Are there enough parking spaces provided?

#### Sports facilities

- Possible impact of increased sporting use such as noise, lights and parking.
- Impact on the surrounding residential area if the proposed pavilion has a bar.
- Some feel there is no need for another bar or café in the area.
- Area for sports is too small.
- 3 acres for older people versus 9.5 acres for sports, leisure and community use is considered to be out of balance.



Public Exhibition Stage 3 - Consultees providing feedback

*(sports facilities continued)*

- Provision of an artificial playing surface.
- No provision for cricket.

#### **Public Open Space**

- Open space will be over used by people who are not local residents.
- Will the open space will be maintained properly?
- A greater percentage of the site should be allocated for public open space for all the community to use, not just for sports.

#### **Construction**

- Construction and the impact on the surrounding area.

#### **Retirement Living**

- Shame the care home and previously proposed extra care houses have been removed.
- Is there evidence of local need for retirement living?

#### **Security**

- Careful consideration is needed to ensure that use of the leisure and sports area is not abused.
- Some neighbours feel security is currently a problem and needs to be considered carefully for

future facilities.

#### **TCSG CIC**

- Are the CIC creditable? They are an untried organisation.
- Ensure areas not allocated for sports are properly maintained by the CIC.

#### **Over development of Teddington**

- Some feel infrastructure in Teddington is already stretched such as GP facilities and the council.

#### **Other**

- There should be no development on the site as the land was gifted for amateur sport.
- Prefer the whole site was used for the community
- What is the environmental impact of any development on the surrounding area?
- Is there a possible flooding risk?
- Concerns for the impact on property values in neighbouring roads.

## Q8. Do you have any other comments?

Other comments received not covered under previous questions include:

### Consultation

- Excellent engagement with the community - keep engaging with local community and sports groups.
- Impressed by knowledge relayed by friendly staff at the presentation, clear and concise.
- Concerns regarding the length of time this process is taking.

### Proposed Vision

- Good to see so much gifted to the community.
- A win-win situation - much better than previous private use.
- The site is a large area that could so easily have been developed in a much less sympathetic way. Hope the "Community" in general will support the proposal and recognise the benefits it offers to many within the area - young and old.
- Proposals offer optimum benefit to the community and will bring clarity to the future use of the site.
- Proposals are commendable but attempting to provide too much.

### Design

- Ensure the buildings are sensitively planned.
- Specific plots, such as plot A, should be more in keeping with surrounding buildings.

### Sports facilities

- The South East corner of the site would have been a better location for the proposed car park/pavilion with entrance from the quieter Kingston Lane.
- The proposed pavilion has a balcony which may impact surrounding existing homes.
- Provide an arena for the local 'Riding for the Disabled' group.

### Open Space

- Provide a space for meditation.
- Should provide spaces for display of outdoor sculpture and incorporate outdoor performance area for performing arts.
- Part of the public park area should be left wild to encourage wild plants and birds, possibly the orchard area.

## Continuing Care Retirement Community

- More of the land should be used for extra care accommodation and a care home for older people and not sporting facilities for young.
- Priority should be given to people over 65 for the retirement living.
- The extra care apartments should be available for people wanting to move into the area to be nearer their families.
- Provision for retirement living is needed but should be kept to a minimum on this site.
- The idea that one can move in when you have minimal care requirements and then stay put as your requirements increase is welcomed.
- Ensure affordable homes actually are affordable.
- It should be clear homes are shared ownership and not subsidised.

## Health Facilities

- Park Road Surgery should have a covenant to restrict any other use on this part of the site.
- There must be another site for the GP surgery which does not involve building on a sports area.

## Other

- Assurance that the 9.5 acres is definitely for community use and cannot be changed in years to come and they will be looked after.
- Agree with retirement living accommodation but there is also a shortage of housing for all ages.
- The pavements on Udney Road need to be improved.
- Imperial should not have sold the land to Quantum Group.





Public Exhibition Stage 3 - Consultees reading exhibition materials

## **8.0 RESPONSE TO FEEDBACK & ONGOING LIAISON WITH RESIDENTS & STAKEHOLDERS**

### **8.1 WORKING WITH THE COMMUNITY**

Quantum Group actively sought representatives from the community to set up the Teddington Community Sports Ground Community Interest Company (TCSG CIC) as a partner to deliver a scheme for the whole site. Four local residents have formed the company and are the directors of the TCSG CIC. An advisory group has been set up and consists of many local sports clubs, residents and other organisations to support the CIC board and help develop ideas for the facilities. The purpose of the CIC is to create a sustainable, high quality community sports, leisure and social facility, which will be open to the public and can be used by a wide cross-section of local clubs, societies, associations and residents.

Subject to planning permission, approximately 9.5 acres of land will be gifted to the CIC, in perpetuity, as part of Quantum Group's commitment to create a community, leisure and sports facility for everyone to use and enjoy indefinitely – irrespective of age, ability or income.

Following the final stage of formal consultation activities and prior to the submission of the full planning application, Quantum Group and the TCSG CIC have continued to respond to feedback and liaise with local residents who have any particular issues or concerns.

### **8.2 RESPONDING TO FEEDBACK FROM CONSULTATION EVENTS**

Throughout the consultation process Quantum Group has listened to feedback from stakeholders and local residents, and where possible has made changes to address the concerns raised. The table on the following page highlights where it has been possible to make changes in order to address stakeholder and public concerns.

The majority of comments that have been made throughout the consultation process cover the following themes: loss of playing fields, assurance land will be available to the community, loss of views, scale and density, height, traffic/parking /access, concerns regarding specific design elements.

A number of questions were also asked at the final public exhibition, the responses to which can be found on pages 39 and 40.

### **8.3 FUTURE CONSULTATION**

Should planning permission be granted for the proposed development, Quantum Group's project team is committed to continuing its engagement with the local community regarding construction management issues and a construction liaison group will be formed for this purpose.

Members of the community engagement team will be active in the community until the site is completed and Quantum Group will also continue to work with the TCSG CIC and Park Road Surgery throughout the delivery of the proposed development.

## RESPONDING TO FEEDBACK FROM CONSULTATION EVENTS

ISSUE	RESPONSE
<p><b>Loss of open space</b></p>	<ul style="list-style-type: none"> <li>• The site has always been privately owned and not publicly accessible.</li> <li>• Fullerton Court was built on the part of the site that was previously the tennis courts.</li> <li>• The proposals for this currently private land is to create a sustainable, high quality community sports, leisure and community facility, which will be open to the public and can be used by a wide cross-section of local clubs, societies, associations and residents.</li> <li>• A value judgement needs to be taken on the overall merits of the scheme against the loss of a small amount of open space and the potential impact on the character and appearance of the site.</li> <li>• Proposals protect and enhance the majority of this land in the long term - whatever happens with policy in the future - and provides <u>new public open space</u> and community facilities forever.</li> </ul>
<p><b>Assurance land will be available to the community</b></p>	<ul style="list-style-type: none"> <li>• Quantum Group actively sought representatives from the community to set up the Teddington Community Sports Ground Community Interest Company (TCSG CIC) to partner with them to deliver a scheme for the whole site.</li> <li>• Subject to planning permission, 9.5 acres of land will be gifted to the CIC, in perpetuity, as part of our commitment to create a community, leisure and sports facility for everyone to use and enjoy indefinitely - irrespective of age, ability or income.</li> </ul>
<p><b>Scale and density</b></p>	<ul style="list-style-type: none"> <li>• The previously proposed 80-bed care home has been removed to reduce the size of the development.</li> <li>• The number of proposed retirement living homes have been reduced from 108 to 134.</li> </ul>
<p><b>Loss of views</b></p>	<ul style="list-style-type: none"> <li>• Removal of the care home has allowed the majority of the development to be located in the North East corner of the site maintaining views across the ground for most of the immediate neighbours.</li> <li>• Amendments to the proposed doctors surgery have been made, where possible, to ensure Fullerton Court maintain views across the site.</li> </ul>
<p><b>Height</b></p>	<ul style="list-style-type: none"> <li>• Proposed heights are in keeping with the local area. Tallest buildings are similar height to the neighbouring Fullerton Court.</li> <li>• Top floors of some proposed buildings have been set back.</li> </ul>
<p><b>Traffic/parking/access</b></p>	<ul style="list-style-type: none"> <li>• All proposed parking is located within the site and is compliant with LBRuT policy.</li> <li>• Parking off Cromwell Road will be available for Collis Primary School pick up and drop off to help ease congestion.</li> <li>• A pedestrian crossing has been proposed at the Cromwell Road entrance to Collis School.</li> <li>• Park Road Surgery proposed location has been moved from Udney Park Road (as proposed in December 2016) to Kingston Lane in response to concerns regarding access on Udney Park Road.</li> <li>• Residential exit point from the main development was moved from Udney Park Road (as proposed in December 2016) to Kingston Lane in response to concerns regarding access from Udney Park Road.</li> </ul>

## QUESTIONS RAISED AT THE JUNE 2017 PUBLIC EXHIBITION REGARDING FINAL DESIGNS

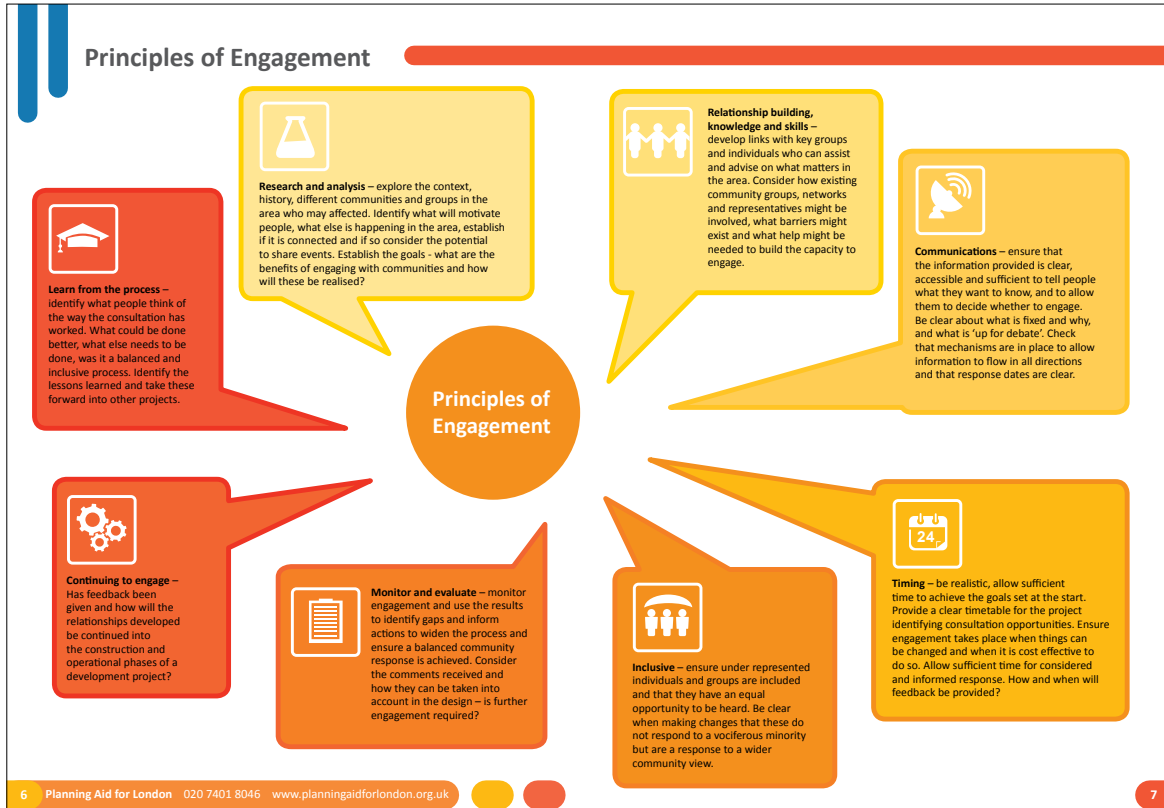
QUESTION	RESPONSE
<p><b>What is the model of ownership for the retirement living homes and how affordable will they be?</b></p>	<p>As a registered social landlord (RSL) Platinum Skies (Quantum Group housing provider) will offer Older Persons Shared Ownership, OPSO. A government backed part-buy, part-rent scheme. Under this scheme anyone aged over 55 can purchase a percentage of the property between 25% to 75%. At this moment in time it is not possible to value the proposed properties in Teddington and prices vary based on the size of the apartments and location.</p> <p>Rental costs are set by the Government and start at 3% and increase yearly by RPI. The option to purchase outright will also be available to customers.</p>
<p><b>How will you provide 'extra care' within the proposed design?</b></p>	<p>As part of the Extra Care difference, Platinum Skies offer a large amount of communal facilities, rooms and gardens that are monitored and managed by the on-site management team (e.g. dining facilities, well-being suites, treatment rooms etc). The communities are staffed 24/7, 365 days a year and each resident has direct contact through a personal alarm system. Platinum Skies also gives residents access to a full range of services on-site to assist with their on-going and changing care needs allowing them to live in their own home for the rest of their lives. Services include care delivery, personal care, residents services (e.g. meal provision, laundry service, etc) and lifestyle services (e.g. social activities, activity classes, cleaning, property maintenance services, etc).</p>
<p><b>Will there be enough parking spaces, in particular for the doctor's surgery?</b></p>	<p>All parking for the proposed development is compliant with planning policy.</p>
<p><b>Why has the care home been removed?</b></p>	<p>The care home has been removed in response to feedback from the public exhibition held in December 2016 where concerns were raised in relation to the amount of proposed development, massing, loss of views and access. It also provided the opportunity to maximise the public park and sport provision.</p>
<p><b>Is there evidence that there is a need for more accommodation for retired and older people?</b></p>	<p>Yes – a care needs assessment that analyses in detail the need for more extra care accommodation has been submitted as part of the full application. It is based on empirical evidence, planning policy and national and local level published statistics.</p>
<p><b>Why did Quantum Group appeal Richmond Council's request for an Environmental Impact Assessment (EIA)?</b></p>	<p>The number of apartments being proposed is well below the threshold of 150 and the amount of the site to be built on, c 2.5 acres, is well below the threshold of 5 acres that is required to trigger an EIA. On balance, Quantum Group felt an EIA was unnecessary and the statutory safeguards put in place through the planning process were enough to ensure the proposals will not adversely affect the environment. An appeal was sent to the Secretary of State who agreed with Quantum Group's request.</p>
<p><b>What guarantee is there that the sports facilities will be permanently gifted to the community?</b></p>	<p>Quantum Group actively sought representatives from the community to set up the Teddington Community Sports Ground Community Interest Company (TCSG CIC) to partner with them to deliver a scheme for the whole site. Subject to planning permission, 9.5 acres of land will be gifted to the CIC, in perpetuity, as part of Quantum Group's commitment to create a community, leisure and sports facility for everyone to use and enjoy indefinitely – irrespective of age, ability or income.</p>

QUESTION	RESPONSE
<p><b>How will the sports and community facilities be managed and maintained?</b></p>	<p>Proposals for this currently private land is to create a sustainable, high quality community sports, leisure and community facility, which will be open to the public and will be used by a wide cross-section of local clubs, societies, associations and residents. 9.5 acres of the land will be owned, run and managed by the TCSG CIC. A business plan which sets out in detail how the CIC will manage and maintain the sports, leisure and community facilities has been submitted with the full application.</p>
<p><b>The proposal to use this area as public parkland is an attractive one, but how will the privacy and security of surrounding residents be protected?</b></p>	<p>Access to the public open space will be locked at night. Also the provision of retirement living homes on the site will provide increased natural surveillance reducing the potential for anti-social behaviour. A Design and Access Statement that sets out in detail the security measures to be put in place has been submitted as part of the full planning application.</p>
<p><b>How soon may we expect “developments?”</b></p>	<p>A full planning application will be submitted in late summer 2017. Time scales after this are subject to change depending on the response from the London Borough of Richmond upon Thames. Quantum Group will keep the local community informed of the progress.</p>
<p><b>How will construction, including excavation for the underground car park, impact the local area?</b></p>	<p>We endeavour to cause as little disruption as possible during construction, and are mindful of any impact on our neighbours and local residents. We adhere to the Considerate Construction Scheme, and the council's advice and requirements regarding construction hours and traffic. We will also set up a Construction Liaison Group with members of the community in order to address any problems or concerns throughout the process. A Construction Management Plan has been submitted as part of the full planning application.</p>
<p><b>Why is the land not financially viable for sports use only?</b></p>	<p>Current facilities do not generate enough income to sustain the grounds, as proven by Teddington Athletic Football Club (TAFC). A 12 month lease was given to TAFC from April 2016 and they unfortunately were unable to make enough money to cover the cost of operating the grounds. Their conclusion is that the facilities require a substantial annual contribution to cover the operating costs, with further capital required for boundary maintenance, building repairs and refurbishments.</p>
<p><b>Isn't this community/public land?</b></p>	<p>From the 1920s, the site has always been a private playing field used by various educational institutions with access granted occasionally and only on a temporary basis to a small number of specific and selected groups. The site has never been community/public land nor was has it ever been gifted to the community.</p>



## 9.0 APPENDICES

### 9.1 GOOD PRACTICE GUIDE TO COMMUNITY ENGAGEMENT (SUMMARY)



9.2 STAGE 1 CONSULTATION MATERIALS

Former Imperial College London Private Ground,  
Udney Park Road, Teddington TW11 9BB

NOI

**WE WOULD LIKE TO HEAR YOUR VIEWS**

**OUR COMMUNITY HUB IS OPEN FROM 9TH MARCH**

**Every Wednesday between**  
4pm and 8pm  
**Thursdays**  
12 noon to 3pm  
**Saturday 2nd, 9th and 23rd April**  
between 10am and 2pm

**AN INVITATION FROM QUANTUM GROUP**

You may have heard that in September 2015, we purchased the private ground in Udney Park Road from Imperial College London (ICL).

As a leading UK retirement living and care home operator, we specialise in creating beautiful communities and facilities for people aged 55 and over, where they can enjoy both independent living and the very best healthcare facilities and nursing care in their own homes.

**OUR VISION FOR THE SITE**

Our vision is to use part of the 12.8 acre site to care for the elderly, and to open up the majority of this private land for sports, community and leisure use.

**HAVE YOUR SAY**

We very much want to meet you so that we can hear your views regarding our vision, and keep you informed of our plans.

We are opening up a consultation hub for this purpose, and would like to invite you to drop in and meet us. (See [location map](#))

Please call in - we will be there from the 9th of March until the 26th of May and look forward to welcoming you.

**THE CONSULTATION HUB**  
The Clubhouse, Former ICL Private Ground, Udney Park Road, Teddington TW11 9BB.

**Telephone the community engagement team on: 01202 531635**  
**Out of office hours: 07585 622674 Email us: ns@quantumgroup.org.uk**

Public exhibition invite - distributed to over 8000 homes in Teddington and Hampton Wick

COMMUNITY UPDATE - QUANTUM GROUP

**FORMER IMPERIAL COLLEGE PRIVATE GROUND**  
UDNEY PARK ROAD,  
TEDDINGTON TW11 9BB

Do you live nearby and want to have a say in what's happening in your community?  
**Then we would love to hear from you.**

**As the new owners of the former ICL private ground on Udney Park Road, we're keen to meet as many members of the community as possible.**

We would very much like to hear your views, and also share our vision regarding the future of this site.

We understand the importance of the grounds to the local community, and with that in mind we plan to open up the majority of the site to the public for sports, leisure and community use. Sitting alongside this, we plan to create beautiful and much needed retirement properties exclusively for the over 55s.

In order to develop a new space that works for everyone we would welcome your feedback. Our consultation hub will be based at the grounds and we hope you will come along to meet us.

**Opening Times - from March 9th to May 26th**  
**Wednesdays**  
between 4pm and 8pm  
**Thursdays**  
between 12 noon and 3 pm  
**Saturdays during April:**  
2nd, 9th and 23rd - between 10am and 2pm

**Location:**  
**The Clubhouse**  
Former ICL Private Ground  
Udney Park Road, Teddington TW11 9BB

Quantum Community Engagement Team:  
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Email: NS@quantumgroup.org.uk

Public exhibition advertisement - as advertised in the TW11 Magazine in April and May 2016

Former ICL Private Ground,  
Udney Park Road, Teddington TW11 9BB

# WELCOME

## Welcome to our public consultation hub.

We have opened this hub, to provide you with the opportunity to view, discuss and comment on our early thinking for this site.

**Please fill out our feedback forms to let us know what you think of our overall vision and what sporting, leisure and community facilities you would like to see delivered on this site.**

Should you have any further questions or comments, or if you would like to discuss anything else with the team at a later date, please contact us using the details below.

Thank you.

**T:** 01202 531635 or  
**M:** 07585 622674 (out of office hours)  
**E:** ns@quantumgroup.org.uk

### AT THE HUB TODAY:

INTRODUCTION TO QUANTUM GROUP

WHO WE ARE AND WHAT WE DO

SOME OF OUR DEVELOPMENTS

HISTORY OF THE SITE

MAPS OF THE SITE

OUR VISION

NEXT STEPS

## AN INTRODUCTION TO QUANTUM GROUP

### OUR VISION

Is to create beautiful communities and facilities for the retired and elderly, where they can enjoy both independent living and the very best healthcare facilities.

### WHAT WE DO:

## RETIREMENT LIVING SPECIALIST IN ELDERLY CARE

### WHO WE ARE

- Leading care and retirement living specialist.
- Designer, builder and operator of care homes and elderly living communities.
- Privately owned company, based in Dorset and established in 1998.
- We are passionate and dedicated to innovative design, high standards and added value to the communities in which we work.
- We have a hands on approach and our in-house team guarantees our vision is maintained from initial concept through to detailed design, procurement, construction and operation.
- Our highly skilled in house team of professionals (architects, planners, construction specialists, marketeers, property managers) results in better efficiency and control.
- We have in-depth knowledge of over 55's residential sector.
- We have a proven track record of developments across the South East, Dorset, Wiltshire and Hampshire including NHS joint ventures.

QUANTUM GROUP

## RETIREMENT LIVING FOR THE FUTURE

Quantum offers two types of residential accommodation for the over 55's, depending on individual needs and circumstances.

### 1) INDEPENDENT ASSISTED LIVING

Platinum Skies is for people over 55 who want to live independently for as long as possible, in their own home – secure in the knowledge that any changes in circumstances (health, mobility, finance) can be met in future years. Homes are designed with low running cost and low maintenance in mind, and are adaptable for future needs. Care and lifestyle services are also provided – ranging from an end-to-end moving service and domiciliary care if required. There are a number of financial purchase options available to people according to individual circumstances.

QUANTUM GROUP

## ELDERLY CARE FOR THE FUTURE

### 2) SPECIALIST CARE HOMES

Chorus Care operates modern care homes for residents who need more specialist care and support in later life. We provide exceptional and expert care across the full range of care needs including Dementia, Nursing, Residential, Respite. We deliver a high level of care with attention focused on the individual needs of a person and by providing first class accommodation, friendly and caring staff and excellent facilities. Our facilities include open plan communal areas, dining rooms, leisure and activity rooms. However our focus is on providing exemplar clinical and non-clinical support to our vulnerable residents. Our high standard of care and our attention to detail has been reflected by the Care Quality Commission's (CQC) latest report.

QUANTUM GROUP

## SOME OF OUR DEVELOPMENTS

Our aim is to always create beautiful architecture, sustainable low cost and low maintenance homes that radiate positivity and wellbeing.

- A** East Overcliff Drive, Bournemouth, Dorset  
90 bedroom hotel & 122 assisted living apartments.
- B** Esprit, High Street North, Poole, Dorset  
50 assisted living apartments in the heart of Poole.
- C** Homefield Park, Salisbury Road, Christchurch, Dorset  
64 bed care home and 29 independent, age exclusive homes.
- D** Vista, Mount Road, Poole, Dorset  
Assisted Living development of 50 apartments with health & leisure facilities.
- E** Wilton Road, Salisbury, Wiltshire  
71 assisted living homes in the heart of the City.
- F** Fairmile Grange, Fairmile Road, Christchurch, Dorset  
80 bed care home and 35 independent assisted living apartments.
- G** Hamble Heights, Botley Road, Park Gate, Fareham  
Our flag ship 60 bed dementia care home.

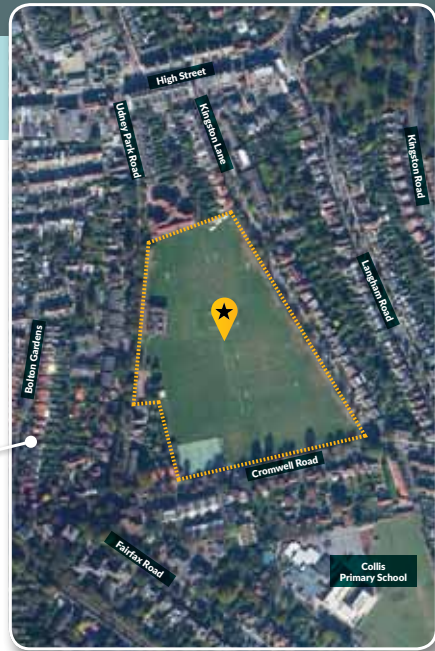
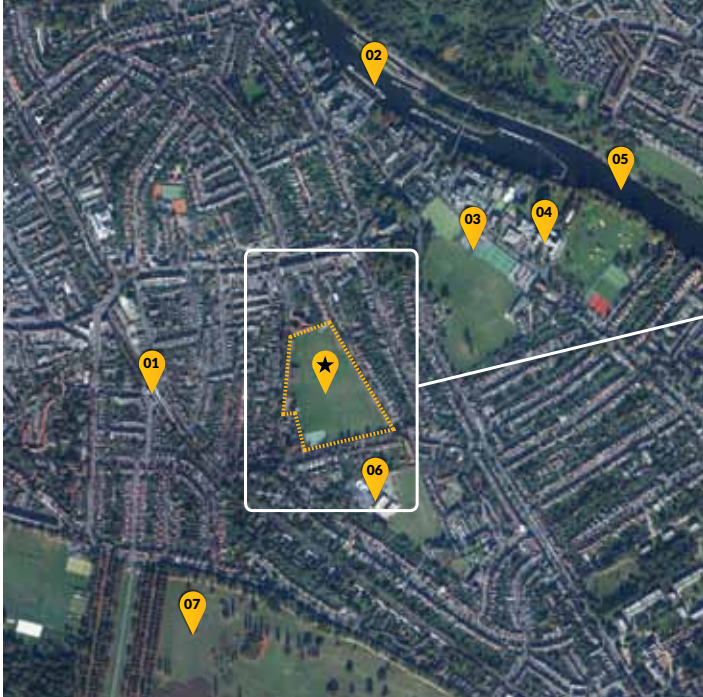
Over 16 years of outstanding architecture - creating beautiful places to live.





QUANTUM GROUP

## FORMER ICL PRIVATE GROUND THE SURROUNDING AREA



### ★ Former ICL Private Ground

- 01 Teddington Station
- 02 Teddington Lock
- 03 St Mary's University Twickenham
- 04 Lensbury Club
- 05 River Thames
- 06 Collis Primary School
- 07 Bushy Park



QUANTUM GROUP

## FORMER ICL PRIVATE GROUND THROUGH THE AGES



1 - Circa 1806 - Showing Udney House and the estate belonging to Robert Fullerton Udney

1 The former Imperial College London (ICL) private ground was originally part of the estate owned by Robert Fullerton Udney, who died in 1802.



2 - Circa 1914 - Showing development on parts of the former estate

2 The land was inherited by family members but was later sold several times until the 1920s when it was acquired by the Merchant Taylor's School, who laid it out as playing fields.



3 - Circa 1934 - Showing the Old Merchant Taylor's War Memorial Sports Ground

3 The playing fields were known as the 'Old Merchant Taylor's War Memorial Sports Ground', in memory of the fallen in World War 1. In the late 1930s the playing fields became the property of Lord Beaverbrook, who later gave the land to St Mary's Hospital Medical School.



4 - 1963 - 1989 - Showing St Mary's Hospital Medical Ground

4 In 1938 the private playing fields were renamed St Mary's Hospital Medical School Athletic Ground. In 1988 they became the property of Imperial College London (ICL) through its merger with St Mary's Hospital Medical School.



5 - The former ICL private ground and surrounding area as existing

5 In the 1990s the tennis courts were sold and in 1998 the private sheltered housing development, known as Fullerton Court, was built. ICL continued to use the remainder of playing fields, renamed the ICL Teddington Sports Ground, as a private sports facility, with access granted to specific groups until 2015.







QUANTUM GROUP

**PUBLIC CONSULTATION**  
**9<sup>TH</sup> MARCH – 26<sup>TH</sup> MAY 2016**

## FORMER ICL PRIVATE GROUNDS

### UDNEY PARK ROAD

### TEDDINGTON, TW11 9BB

Thank you for taking the time to come and see us. We would be grateful if you would take the time to submit this feedback form to tell us what you think, including what facilities you think should be part of the sporting and community space.

Your Comments:

Name (in full)	
Address	
Postcode	
Telephone No	
Email	

I would like you to keep me updated of any progress regarding the planning application.

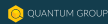
 Please tick 

We take data protection seriously. Please note that your personal details will only be used by Quantum for the purpose of this initiative and it will not be shared, passed on or used by any third parties. All information will be treated a confidential.

 Quantum Group, 170 Charminster Road,  
 Bournemouth, Dorset BH8 9RL

**Email:** [ns@quantumgroup.org.uk](mailto:ns@quantumgroup.org.uk)  
**Phone:** 01202 531 635 or 07585 622 674 (out of office hours)

## COMMUNITY UPDATE - JULY 2016



FORMER ICL PRIVATE GROUND, UDNEY PARK ROAD, TEDDINGTON

### Dear Neighbour

We would like to thank the many people who visited us at our recent public consultation held in the clubhouse from the 9th March to the 26th May. This initial stage of our consultation process has now come to a close and we are currently working through all the comments and ideas that have been shared with us.

We will keep everyone informed of progress as we go forward, but we wanted to share our most recent activity with you in this first Community Update.

### PUBLIC CONSULTATION UPDATE



Our vision is to use a portion of the ground for elderly care, with the majority being made available for publicly accessible sport and recreational uses.

- During the past few months we met with 30 local groups and associations to talk through our vision for the site.
- We welcomed 225 visitors to our consultation hub.
- 132 comment forms were received from people giving their feedback.

We value the feedback given, and will acknowledge all the comments made to date and will respond to these as part of our ongoing consultation process. This information will be communicated through further consultation events in the coming months prior to our planning application being submitted. We will keep everybody informed of these events when dates are confirmed.

We asked for feedback on what facilities local residents would like to see provided as part of the sporting and community space. The following is a high level summary of the most frequently received comments in relation to our proposed vision:

#### SUGGESTIONS

We were asked to provide:

- Facilities that can be used not just by schools and clubs but that are accessible to everyone and affordable.
- Multi-use pitches where a number of different sports can be played.
- Publicly accessible open space in addition to formal playing fields.
- Play space for young children as there is currently not enough provided in the area.
- Space for recreational activities aimed at teenagers and young people.
- Indoor and outdoor space for community activities and groups to meet as there is currently a high demand for this in the local area.

#### QUESTIONS & CONCERNS

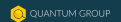
- How can you give us assurance that the proposed sporting and community facilities will be provided and be available to the community in perpetuity?
- How will sporting and community facilities be managed in the long term and by whom?
- Will you ensure that the proposed designs are in keeping with the local area?
- Will the health and wellbeing facilities for the elderly be available to existing local residents?
- Concerns were raised regarding parking, traffic, and access and the impact on the local area. In particular, related to Collis Primary School.
- Concerns were raised regarding construction, particularly traffic.

Contact: Naomi Shinkins  
Community Engagement Manager

Quantum Group, 170 Charminster Road, Bournemouth, Dorset, BH8 9RL

Email: [ns@quantumgroup.org.uk](mailto:ns@quantumgroup.org.uk)  
Mobile: 07585 622 674

## COMMUNITY UPDATE - JULY 2016



FORMER ICL PRIVATE GROUND, UDNEY PARK ROAD, TEDDINGTON

### SITE NEWS & UPDATES



#### CURRENT USE OF THE GROUNDS

We have taken the opportunity to allow Teddington Athletic Football Club (T AFC) to temporarily manage the ground on a short term lease. The club will be able to use the facilities on an interim basis, and it gives everyone a great opportunity to benefit from this outdoor space.

The site is now available for use by any resident, club, school or association in the area, subject to prior agreement with T AFC. Many local groups are already using the ground, with many more bookings for the coming months. These bookings are for a range of sports such as rugby, football, netball and other community activities.

Anyone wishing to use the facilities should contact T AFC at [admin@teddingtonathleticfc.com](mailto:admin@teddingtonathleticfc.com).

#### CONSIDERATION FOR OUR NEIGHBOURS

Quantum and T AFC are mindful that the site is in a residential area, and we will do our utmost to minimise any disruption to our neighbours.

T AFC have stated that all activities would be subject to scrutiny and prior approval, and that anything taking place on the site will be carefully monitored.

#### ANTI SOCIAL BEHAVIOUR

Anti social behaviour has been reported on the ground by local residents. The Met Police have been notified and a police report has been set up by Teddington Police Station (TWRTO0226047). Community Police Officers are now patrolling the area regularly but should you notice anything suspicious on the site please contact Naomi on the details below or the Met Police on 101.

#### ASSET OF COMMUNITY VALUE

The London Borough of Richmond upon Thames (LBRUT) has designated the former ICL Private Ground as an Asset of Community Value (ACV), which means it is now recognised as land of importance to the local community.

We welcome this designation. Up until now, the facilities were used only by a small number of groups and were not widely available to all clubs, schools and residents in the locality. Through our proposed vision of opening up the majority of this private site and making it available to everyone in Teddington to use and enjoy indefinitely, irrespective of age, ability or social status; we hope that it will become a widely used asset for the local community. A true asset of community value.



If you do have any further questions or would like to know more, please do not hesitate to get in touch and I will be more than happy to help.

Kind regards, *Naomi Shinkins*

Contact: Naomi Shinkins  
Community Engagement Manager

Quantum Group, 170 Charminster Road, Bournemouth, Dorset, BH8 9RL

Email: [ns@quantumgroup.org.uk](mailto:ns@quantumgroup.org.uk)  
Mobile: 07585 622 674

**COMMUNITY UPDATE - SEPTEMBER 2016**  
**FORMER ICL PRIVATE GROUND, UDNEY PARK ROAD, TEDDINGTON**



**Dear Neighbour**

Further to our Community Update in July 2016 we would like to update you on our initial thoughts on the proposed site layout. We are currently working through various design options, based on the indicative site layout below, in order to ensure the most appropriate design is proposed. We will advertise our next public consultation event in the near future to allow you to share your views with us on our possible proposed options.

**DESIGN UPDATE**

Our vision is to use a portion of the site for elderly care and associated community uses, with the majority being made available for publicly accessible sport, recreational and community uses. Through various design investigations and feedback from the first stage of our consultation the plan below indicates where the elderly care, community, sporting and recreational elements are likely to be located for the following reasons:

**Elderly Care Community / Healthcare Facilities / Community Facilities**

To include extra care retirement living homes, care home, landscaping, parking, access, healthcare facilities and other facilities for community use - exact details to be confirmed.

- Close proximity to the High Street and public transport for residents.
- Continuation of the neighbouring built environment.

**Sporting / Recreational / Community Facilities**

To include a number of publicly accessible pitches, multi-use courts, recreational areas and community facilities - exact details to be confirmed.

- Maximised suitability for pitch size requirements.
- Increased flexibility for public open space and other community uses.
- Maximised public access options.
- Maximised views across the majority of the site.



**Indicative Site Layout Plan**  
 For identification purposes only and not to any scale. This plan is subject to change due to ongoing analysis and design.

**Contact:** Naomi Shinkins  
 Community Engagement Manager  
 Quantum Group, 170 Charminster Road, Bournemouth, Dorset, BH8 9RL

**Email:** ns@quantumgroup.org.uk  
**Mobile:** 07585 622 674

**COMMUNITY UPDATE - SEPTEMBER 2016**  
**FORMER ICL PRIVATE GROUND, UDNEY PARK ROAD, TEDDINGTON**



**SITE NEWS & UPDATES**



**GRANDSTAND ANYONE?**

We are looking for a new home for the metal grandstand that is located on the site. Since our plans for the site will include the designing of new and improved modern sports facilities for local clubs, schools and residents to enjoy, we are happy to offer this small grandstand, free of charge, to any local school or club who would have a use for it.

The grandstand appears to be bolted together, so it will need to be dismantled and removed by the new owner.

It is not in perfect condition so it may require a little TLC. The grandstand is offered on a first come, first served basis. If you would like to come and look at the grandstand, please contact Naomi (details below).

**SITE INVESTIGATIONS**

Some minor investigation works will be carried out on site from September 2016. The purpose of site investigation works is to inform our design process for the various options we are working through. We do not expect works to cause any disruption to the surrounding area but you can expect to see some activity by contractors on occasion from September 2016 onwards.

We will keep everyone informed of progress as we go forward, but we wanted to let you know about activity on the site in the short term.

**CONSIDERATION FOR OUR NEIGHBOURS**

Quantum and Teddington Athletic Football Club are mindful that the site is in a residential area, and we will try to minimise disruption to our neighbours. If you have any issues or queries please let us know.

**ANTI-SOCIAL BEHAVIOUR**

We are pleased to confirm there has been no further reports to us of any anti-social behaviour on the site since our last newsletter in July. As a reminder, should you notice anything suspicious on the site please contact Naomi (details below) or the Met Police on 101. The report number set up previously by Teddington Police Station is TWRT00226047.

**FUTURE PUBLIC CONSULTATION**

Further public consultation events will be held prior to submitting our planning application. We will ensure these events are advertised in the local area with a flyer distribution, advertisements in local papers and magazines, and an email invitation to everyone on our mailing list. Please let us know if you would like to be added to our mailing list.

**CONTACT US**

If you have any further questions or would like to know more, please do not hesitate to get in touch and I will be happy to help.

Kind regards,

**Contact:** Naomi Shinkins  
 Community Engagement Manager  
 Quantum Group, 170 Charminster Road, Bournemouth, Dorset, BH8 9RL

**Email:** ns@quantumgroup.org.uk  
**Mobile:** 07585 622 674

9.3 STAGE 2 CONSULTATION MATERIALS



Public exhibition invite - distributed to over 8000 homes in Teddington and Hampton Wick



Poster displayed in the local area



Richmond & Twickenham Times advertisement 2nd & 9th December 2016



Poster displayed on the site boundary



Former ICL Private Ground, Teddington

# WELCOME TO OUR SECOND PUBLIC EXHIBITION

**Welcome and thank you for taking the time to attend our second public exhibition.**

Throughout March, April and May we held an initial public exhibition where over 225 members of the community came along to find out more about who we are and our vision for the former ICL Private Ground. As well as having incredibly useful conversations, we received over 130 feedback forms.

Since May we have been working hard to develop our ideas and vision for the site, taking into account the feedback we have received from the community.

At this exhibition we would like to share with you the feedback you have given us and the progress we have made.

All your comments will be taken into consideration as we progress through the design and development process. We are committed to working with the local community, associations, businesses and LBRUT.

**PLEASE LET US KNOW WHAT YOU THINK.**

After looking through the material on display, please complete a feedback form to let us know what you think of our proposals shown here today.

Members of our team are here to answer any questions you may have.

**All the images and information shown today are for indicative purposes only and subject to change.**



Former ICL Private Ground, Teddington

## INFORMATION ABOUT OUR COMPANY WHO WE ARE AND WHAT WE DO



**OUR VISION:**  
Informed by a passion for design and a belief that great architecture can transform the spaces within which we live and work.

**OUR AIM:**  
We strive to ensure our developments are environmentally, socially and economically sustainable. We know the importance of delivering strong, vibrant and inclusive communities whilst protecting and enhancing the natural, built and historical environment.

**WHO WE ARE:**

- PRIVATELY OWNED COMPANY, BASED IN DORSET AND ESTABLISHED IN 1998
- LEADING SPECIALIST IN LATER LIFE RETIREMENT LIVING
- PROVIDER OF AFFORDABLE HOUSING SOLUTIONS
- SPECIALIST CARE HOME BUILDERS & OPERATORS
- HOTEL OWNER AND OPERATOR
- COMMERCIAL RETAIL PROPERTY

**WHAT WE DO:**

- Designer, builder and operator of care homes and elderly living communities.
- We are passionate and dedicated to innovative design, high standards and added value to the communities in which we work.
- We have a hands on approach and our in-house team guarantees our vision is maintained from initial concept through to detailed design, procurement, construction and operation.
- We have in-depth knowledge of the over 55s residential sector.
- We have a proven track record of developments across the South East, Dorset, Wiltshire and Hampshire including NHS joint ventures.



Quantum Group Continuing Care Retirement Community, Christchurch, Dorset.

Former ICL Private Ground, Teddington

## RETIREMENT LIVING FOR THE FUTURE





Homefield Park, Christchurch



Vista, Poole

Quantum offers two types of residential accommodation for the over 55s, depending on individual needs and circumstances.

### 1) EXTRA CARE INDEPENDENT LIVING

Platinum Skies is for people over 55 who want to live independently for as long as possible, in their own home – secure in the knowledge that any changes in circumstances (health, mobility, finance) can be met in future years.

Homes are designed with low running costs and low maintenance in mind, and are adaptable for future needs. Care and lifestyle services are also provided including an end-to-end moving service, domiciliary and personal care.

There are a number of financial purchase options available to people according to individual circumstances.



Former ICL Private Ground, Teddington

## ELDERLY CARE FOR THE FUTURE





Hamble Heights, Fareham



Fairmile Grange, Christchurch

### 2) SPECIALIST CARE HOMES

Encore operates modern care homes for residents who need more specialist care and support in later life.

We provide exceptional and expert care across the full range of care needs including Dementia, Nursing, Residential and Respite. We deliver a high level of care with attention focused on the individual needs of a person and by providing first class accommodation, friendly and caring staff and excellent facilities.

Our facilities include open plan communal areas, dining rooms, leisure and activity rooms. However our focus is on providing exemplary clinical and non-clinical support to our vulnerable residents. Our high standard of care and our attention to detail has been reflected by the Care Quality Commission's (CQC) latest report.







QUANTUM GROUP

Former Private ICL Ground, Teddington

SOME OF OUR DEVELOPMENTS



Over 18 years of outstanding architecture - creating beautiful places to live.



QUANTUM GROUP

Former ICL Private Ground, Teddington

SUMMARY OF OUR CONSULTATION TO DATE

**Our consultation and engagement with the local community began in January 2016.**

This has included the following activities:

- One-to-one meetings (Jan 2016–Ongoing)
- Consultation hub (March–May 2016)

To date we have engaged with over 1,000 local groups, associations, residents and businesses.

Regular community updates have been distributed to over 8,000 homes and businesses in the Teddington and Hampton Wick Wards providing updates on the site and our progress.





QUANTUM GROUP

Former Private ICL Ground, Teddington

SUMMARY OF OUR CONSULTATION TO DATE

Over 1,000

local groups, associations, residents and businesses engaged to date

225

people attended our first public exhibition

132

comment forms received

The following is a high level summary of the most frequently received comments, in no particular order of priority:

Positive Comments

- Using approximately one third for a continuing care retirement community and two thirds for sporting and community use is a good mix.
- It will provide more access to sporting facilities for local groups and schools in the area.
- Local groups enthusiastic to be able to use the site that have been unable to previously.
- New much needed community facilities and public open space.
- New facilities that will be available for older groups in the area.
- Providing a continuing care retirement community – many personal experiences of not being able to find suitable homes for later life and interest in buying proposed new extra care homes.
- Great to see a previously private facility being opened up to the public at last.
- My kids could never play on the site and were chased away.

Concerns

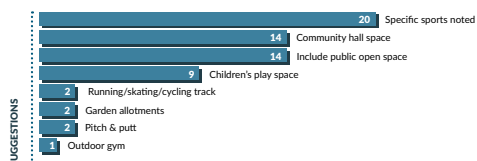
- The loss of any playing fields – whilst some feel it was well used with a select number of groups having exclusive access, others feel it was underutilised.
- Reassurance that the land designated as sporting, community and leisure use will remain in perpetuity.
- Parking is an issue in the area – concerns that any new homes will cause further problems.
- Possible overuse of the site for sports.
- Impact on surrounding residents with increased sporting use on the site.
- Possible future anti-social behaviour in public open spaces, and community areas.
- Will design proposals be in keeping with the surrounding area?
- Construction traffic and access particularly for children going to Collis Primary School.



Former ICL Private Ground, Teddington

SUGGESTIONS FROM OUR FIRST PUBLIC EXHIBITION MARCH – MAY 2016

A total of 60 people provided suggestions and/or comments with multiple responses given. A summary of comments made under specific themes are as follows:



Sports Facilities

- Specific sports suggested include: all weather pitches for rugby, football, hockey, multi-use pitches; netball; tennis courts (particularly for pay as you play); squash courts; putting green/ pitch & putt; cricket square; badminton courts; bowling lawn.
- Community sports for all ages and abilities, particularly for local clubs and schools.
- Publicly accessible open space where informal sport and activities can be played.
- Multi-use pitches to allow a variety of sports to be played.
- A track around the site for running, cycling and skating.
- Outdoor exercise equipment.
- A new clubhouse, changing facilities and parking.
- Indoor space for exercise classes and mothers groups.
- Gym facilities for the elderly that is not private and is affordable.
- Sponsorship and contributions to local clubs.

Community Use

- Space for community use including: green space open to all including natural areas, the use of existing trees, garden areas with seating, woodland space, sensory garden suitable for young and elderly.
- Allotment/food growing areas.
- Water features such as a paddling pond.
- Children's playground.
- Community hall/room within a new clubhouse or a purpose built community hall.
- Space for community events, such as firework displays and village fairs.
- A community hall facility be provided for use by local groups such as the Scouts group.

Elderly Care and Retirement Living Provision

- Allow facilities provided for elderly care and retirement living to be used by existing local residents.
- Provide integrated living that does isolate older residents.
- Design a mix of house types for residents with private and communal open space.

- Ensure accommodation is not too expensive for pensioners.
- Tranquil environments with no disturbance from potential community spaces.
- Creative use of open space to link the residential areas to the sports grounds.
- Need this type of housing – personal experiences of not being able to find a suitable home for later life living.

Proposed Vision & Design

- Ensure the site retains an open feel by locating proposed buildings closer to existing buildings.
- High quality landscaping and tree planting to compensate for any loss of open space.
- Ensure design is in keeping with the local area.
- A number of people suggested where access should be located, which included Kingston Lane and Cromwell Road.
- Provide railings instead of closed fencing to ensure the site is opened up visually.



Former ICL Private Ground, Teddington

CONCERNS FROM OUR FIRST PUBLIC EXHIBITION MARCH – MAY 2016

A total of 59 people expressed specific concerns and/or comments with multiple responses given. A summary of concerns made in no particular order are as follows:



Reassurance the Proposed Open Space will be Retained for Sporting and Community Use

- Loss of existing playing fields and assurance required that the majority of the site will be retained for sporting and community use for the local community, and remain so.

Increased Sporting Use

- If sporting use is improved and increased it will have a negative impact on the area – traffic congestion, access, parking, noise, flood lights and possible related disruptions.
- Access to sporting facilities should be limited to recognised sporting groups and not open to the public.

Management of Sporting and Community Facilities

- Ensure playing fields are maintained and managed appropriately, particularly security where there will be public access to facilities.

Scale and Density

- The scale and density of the proposed elderly care and retirement living development.

Access and Traffic

- Access to and from the site for both retirement living and sporting facility traffic.
- Access from residents living on all three roads around the site.
- Access for construction vehicles, particularly on Cromwell Road during school hours.

Impact on Services

- A new retirement and elderly care community will impact negatively on local GP surgeries.

Other Comments

- Disappointment the site has been sold to Quantum and do not want to see the loss of any playing fields.
- There is not a need for more elderly care and retirement living in the Borough.



QUESTIONS RAISED AT OUR FIRST PUBLIC EXHIBITION MARCH – MAY 2016

QUESTIONS RAISED	RESPONSE
Why do you refer to the site as a "Former Private Ground" when it has been public?	The former Imperial College London (ICL) Private Ground was originally part of the estate owned by Robert Fullerton Udney, who died in 1802. It has been sold and renamed many times but has always remained private grounds. In 1988 it became the property of Imperial College London (ICL) through its merger with St Mary's University. It was renamed the ICL Teddington Sports Ground, as a private sports facility, with access only being granted to a small number of specific groups until 2015. It has never been legally open to the public but it is our ambition to create wonderful new sporting and community facilities for everyone to enjoy.
I have heard that the local community is going to own part of the site proposed for sporting and community facilities – is this true?	Yes it is true – we have always stated that we want to protect the majority of the site for community use for generations to come. We have been approached by a group of local people who want to set up a "Community Interest Company" to take ownership and run the new sporting and community facilities on behalf of the community. We are delighted to have been approached and look forward to working together to establish and support this Community Interest Company.
Will you ensure that the proposed designs are in keeping with the local area?	Our in-house architects and design teams go to great lengths to ensure our developments are unique, individually designed and context specific. We put a great deal of thought and care into our designs and build accommodation and facilities that are in keeping with the local area and architecture. During our consultation process we will be sharing our design proposals and look forward to the community's feedback and suggestions.
Will the health and wellbeing facilities for the elderly be available to existing local residents?	Yes – It is too early to give detailed information on what Health and Wellbeing facilities will be provided but they will be accessible for local residents.
What about traffic, parking, in particular, for Collis Primary School?	There will be sufficient parking spaces provided on the site for the needs of residents and staff. A Car Club for our residents will be included to reduce the number of cars required by residents. We find that many residents don't use their cars very often and do not travel at peak times. By providing a Car Club it saves residents money, retains their independence, reduces the impact on traffic and creates less demand for parking spaces. There will be additional car parking provision onsite for the sports and community facilities.
What about disruption to local residents during construction?	We endeavour to cause as little disruption as possible during construction, and are mindful of any impact on our neighbours and local residents. We adhere to the Considerate Construction Scheme, and the council's advice and requirements regarding construction hours and traffic. We will also set up a Construction Liaison Group with members of the community in order to address any problems or concerns throughout the process.
Can you explain what you mean by elderly care facilities?	We specialise in creating beautiful communities and facilities for people aged 55 and over, where they can enjoy both independent living and the very best healthcare facilities and nursing care.
Can you explain what you mean by community healthcare facilities?	It is too early to give detailed information about the healthcare facilities that will be provided. However, examples of the type of community healthcare facilities that could be provided include treatment rooms, hairdressers, fitness suite, exercise classes and a beauty salon. These will all be available for local residents and the community to use.
Will the new elderly housing be a private gated community?	No – Whilst the care and safety of our residents is of paramount importance and priority to us we generally design our retirement communities to be outward facing as it is very important that our residents feel part of the local community and not isolated.
If you get planning permission, what's going to stop you selling the site to another developer?	We are not just a developer or private equity owners; we are specialists with a proven reputation in later life living facilities across the South of England. As owners and operators of elderly care-led communities and care homes, we intend to develop and operate this site as our own facility.



HISTORY OF THE FORMER ICL PRIVATE GROUND



1 - Circa 1886 - Showing Udney House and the estate belonging to Robert Fullerton Udney

1 The former Imperial College London (ICL) private ground was originally part of the estate owned by Robert Fullerton Udney, who died in 1802.



2 - Circa 1914 - Showing development on parts of the former estate

2 The land was inherited by family members but was later sold several times until the 1920s when it was acquired by the Merchant Taylor's School, who laid it out as playing fields.



3 - Circa 1934 - Showing the Old Merchant Taylor's War Memorial Sports Ground

3 The playing fields were known as the 'Old Merchant Taylor's War Memorial Sports Ground', in memory of the fallen in World War 1. In the late 1930s the playing fields became the property of Lord Beaverbrook, who later gave the land to St Mary's Hospital Medical School.



4 - 1963 - 1969 - Showing St Mary's Hospital Medical Ground

4 In 1938 the private playing fields were renamed St Mary's Hospital Medical School Athletic Ground. In 1988 they became the property of Imperial College London (ICL) through its merger with St Mary's Hospital Medical School.



5 - The former ICL private ground and surrounding area as existing

5 In the 1990s the tennis courts were sold and in 1998 the private sheltered housing development, known as Fullerton Court, was built. ICL continued to use the remainder of playing fields, renamed the ICL Teddington Sports Ground, as a private sports facility, with access granted to specific groups until 2015.



5 - The former ICL private ground and surrounding area as existing

5 In the 1990s the tennis courts were sold and in 1998 the private sheltered housing development, known as Fullerton Court, was built. ICL continued to use the remainder of playing fields, renamed the ICL Teddington Sports Ground, as a private sports facility, with access granted to specific groups until 2015.



SITE CONTEXT

Local Area Context



Vehicle and Pedestrian Movement



Permeability



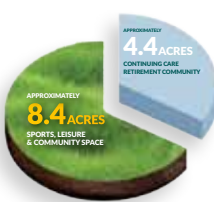
VISION FOR THE SITE

Aspirations

Our plan is to gift the majority of the site to the community for sports, leisure and community use. It will then be available to everyone in Teddington to use and enjoy; irrespective of age, ability or social status – protected and safe guarded indefinitely. The remainder of the site will be used to create a continuing care retirement community and health care facilities.

Initial aspirations were to provide the continuing care retirement community on approximately 34% of the site (circa 4.4 acres). Informed by our early consultation held from March to May 2016 the continuing care retirement community will now be on approximately 3 acres, leaving 9.8 acres for sports, leisure and community space.

Initial Aspirations



Current Proposal







QUANTUM GROUP

Former Private ICL Ground, Teddington

MASTERPLAN DEVELOPMENT - EVOLVED THROUGH PUBLIC CONSULTATION & ANALYSIS



Former ICL Private Ground, Teddington

DESIGN DEVELOPMENT - PROPOSED SPORTS, LEISURE AND COMMUNITY SPACE



Former ICL Private Ground, Teddington

DESIGN DEVELOPMENT - PROPOSED CONTINUING CARE RETIREMENT COMMUNITY AND PUBLIC HEALTHCARE FACILITIES



- Key:**
- 1 Care Home - proposed 80 beds
  - 2 Extra Care Apartments - proposed 130 homes
  - 3 Houses - proposed 4 houses
  - 4 Residential Communal Facilities (available for community use)
  - 5 Community/Health & Wellbeing Facilities
  - 6 Entrance to Underground Parking - proposed 148 spaces





BENEFITS TO THE COMMUNITY

- RICHMOND'S STRATEGIC OBJECTIVES**
  - DELIVERING LBRuT's vision for wellbeing and independence
  - DELIVERING LBRuT's Open Space's improvement plan
  - DELIVERING LBRuT's intermediate housing policy
  - DELIVERING LBRuT's playing pitch strategy
- NEW PUBLIC OPEN SPACE**
  - PROVIDING public open space for health and recreation
  - ENHANCING biodiversity
  - INCREASING tree planting
  - NEW public footpaths and cycle ways
  - NEW PLAY Open Space for children
  - RECREATIONAL space for young adults
  - SPACE for local groups and community activities
- SPORTING LEGACY**
  - BUILDING new world class pitches
  - ENSURING public access and community participation
  - ACCOMMODATING current and future needs
  - BUILDING new fit-for-purpose clubhouse
  - ESTABLISHING sustainable management strategy
  - EMPLOYMENT opportunities
  - INCLUSION of all ages - local clubs and schools
- AFFORDABLE CARE-LED HOUSING FOR THE ELDERLY**
  - MEETING London Plan targets for specialist housing for the elderly
  - CREATING a lifetime neighbourhood
  - ESTABLISHING a healthy community
  - SHARED health and wellbeing facilities
  - REDUCING stress on local NHS
  - ALLOWING residents to live independently
  - CREATING safe inclusive communities
  - OFFERING housing choice
  - FREEING up family homes
  - MEETING housing targets
  - DELIVERING social infrastructure
  - OFFERING 100% affordable housing
  - HIGH QUALITY design compatible with local character
  - OUTWARD facing facilities open to the whole community
  - EMPLOYMENT opportunities
  - SUSTAINABLE and energy efficient buildings
  - BOOST to local economy and high street
  - SIGNIFICANT funding to LBRuT through 'New Homes Bonus'



THE JOURNEY SO FAR AND NEXT STEPS



At this early stage the above information is for guidance purposes only and will be subject to change.

HAVE YOUR SAY

We hope you have found this Public Exhibition useful and informative.

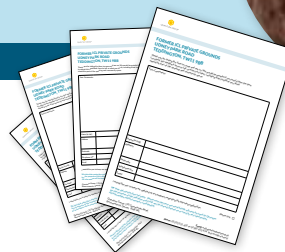
Please do talk to us and ask any questions - we are here to help and would very much like to hear your views.

Please leave your comments on our proposals shared with you today by completing a feedback form and post in the boxes provided.

If you would prefer to take one away with you the deadline for your form to be returned is Monday 19th December 2016.

Over the coming weeks, we will analyse and take into account all the feedback we receive.

Further consultation events will be held prior to submitting our planning application to LBRuT.



Thank you for attending today, your views really do make a difference.

For more information, please contact Naomi Shinkins  
 T: 01202 531635 M: 07585 622 674 E: ns@quantumgroup.org.uk  
 W: www.quantumcommunity.co.uk/former-icl-private-ground/



  
**FORMER IMPERIAL COLLEGE LONDON**  
**PRIVATE GROUND**  
 TEDDINGTON TW11 9BB

8<sup>TH</sup> - 10<sup>TH</sup> DECEMBER 2016

**PUBLIC EXHIBITION – FEEDBACK ON INITIAL PROPOSALS**

We would very much like your views on the initial proposals we have shared with you today. Please take a few minutes to answer the questions below. If you have any queries please do not hesitate to speak to a member of our project team.

Please indicate your level of response by ticking **ONE** box for each question:

- Q1. Our plan is to gift the majority of the site to the community for sports, leisure and community use for everyone in Teddington to use and enjoy. The remainder of the site will be used to create a Continuing Care Retirement Community and healthcare facilities. Do you agree with this proposal?  
 Strongly agree     Agree     Neutral     Disagree     Strongly disagree
- Q2. New public open space will be provided as part of our proposals. Do you agree with this?  
 Strongly agree     Agree     Neutral     Disagree     Strongly disagree
- Q3. New community facilities, for example community hall space within a new clubhouse and a children's playground, will be provided as part of our proposals. Do you agree with this?  
 Strongly agree     Agree     Neutral     Disagree     Strongly disagree
- Q4. The Continuing Care Retirement Community will include a mix of extra care apartments, extra care houses, communal facilities and a care home. Do you agree with this proposal?  
 Strongly agree     Agree     Neutral     Disagree     Strongly disagree
- Q5. The proposed health and well-being facilities will be made available to the local community and may include a GP surgery. Do you agree with this proposal?  
 Strongly agree     Agree     Neutral     Disagree     Strongly disagree
- Q6. The Continuing Care Retirement Community has been designed to be outward facing and integrated into the proposed public open space. Do you agree with this approach?  
 Strongly agree     Agree     Neutral     Disagree     Strongly disagree
- Q7. What aspects of our proposals do you particularly like?

Q8. Do you have any reservations about our proposals?

Q9. Do you have any other comments or suggestions?

Name (in full)	
Address	
Postcode	
Tel No	
Email	

I would like to be kept updated on any progress regarding this site and future planning application. Please tick

Please note that as part of our public consultation process, we may share this information with Richmond Upon Thames Borough Council, but it will not be shared, used or passed to any other third parties not involved with this project. We take data protection seriously and will treat all information as confidential.

**Please hand in your completed form, or send to the following address no later than Monday 19th December 2016**

Former ICL Private Ground Teddington Consultation

**COMMUNITY UPDATE – MARCH 2017**  
**FORMER ICL PRIVATE GROUND, UDNEY PARK ROAD, TEDDINGTON**



*Dear Resident,*

Spring is in the air and we are very much looking forward to the longer and warmer days ahead.

It has been a busy few months since our last Community Update and we would like to take this opportunity to share all our news with you.

We recently submitted representations of our proposed plans to both the Teddington & Hampton Wick Village Plan and the London Borough of Richmond upon Thames (LBRuT) Local Plan. In December we held a public exhibition which was attended by nearly 300 people, who gave us some very valuable feedback.

Following all this activity, our design team has been busy refining and working on our proposals which we would like to share with you.

**PUBLIC EXHIBITION – DECEMBER 2016**

Thank you to everyone who visited our public exhibition and for letting us have your views on our initial proposals. The following is a high level summary of the most frequently received responses.

**SUGGESTIONS AND COMMENTS**

- Great that the facility will be open to everyone to use.
- The site is at long last being opened up to the community.
- Provide much needed sports facilities for everyone.
- As well as sports, provision of good community space is welcomed.
- Reduce the number of homes to be built.
- Locate buildings to just one side of the site.

**CONCERNS**

- Will there be an increase in traffic and congestion on roads?
- Is there enough car parking for the GP surgery and sports facilities?
- What about disruption and noise from construction?
- The height of the buildings could obstruct our views.
- Don't build anything on the site – we want it left just as it is.

We will share more detailed feedback at our next public exhibition, which we hope to hold in the next few months.

**TEDDINGTON COMMUNITY SPORTS GROUND COMMUNITY INTEREST COMPANY (CIC)**

You may be interested to hear that a group of local people have formed the Teddington Community Sports Ground Community Interest Company CIC.

This is a new not-for-profit independent company that will own and manage the 8 acres of land that we will gift to the community, subject to planning permission being granted.

If you would like to find out more, please get in touch with the CIC as follows:

Tel: 07930 724964

Email: [contact@teddingtonsportsground.com](mailto:contact@teddingtonsportsground.com)

Website: [www.teddingtonsportsground.com](http://www.teddingtonsportsground.com)



**COMMUNITY UPDATE – MARCH 2017**  
**FORMER ICL PRIVATE GROUND, UDNEY PARK ROAD, TEDDINGTON**



**LATEST DESIGN PROPOSALS**

As you may be aware, our vision is to develop a small portion of the site to provide an Older People's Care Community and a GP surgery. 8 acres of the site will be gifted to the Teddington Community Sports Ground CIC for publicly accessible sport, leisure and community facilities (subject to planning permission being granted.)

Here are our latest proposals following community feedback. These were submitted to the LBRuT Local Plan:

- Reduced footprint of proposed development – the 80 bed care home has been removed.
- A new location for the proposed GP Surgery – giving easier access on foot from the High Street, with parking and a drop off point on-site.
- Vehicle access to the GP surgery and Older People's Care Community – the main entrance and exit points will be off Kingston Lane.
- The existing Clubhouse – there is an option for this to be retained and converted into extra care apartments.
- Public Open Space – the Public Park will now run continuously from the top to the bottom of the entire site.
- A new state-of-the-art multi-functional pavilion with community rooms and sports facilities. There will also be high quality pitches, multi-use games area, picnic area, café, crèche and a children's play area.

**Site layout submitted to LBRuT local plan**



Please note this is an indicative site plan only, is not to scale and is subject to change.

**CONTACT US**

If you have any questions or would like to find out more please get in touch with a member of our team:

*Naomi*

**Naomi Shinkins**  
**Mobile: 07585 622 674**

*Tracy*

**Tracy Melling**  
**Mobile: 07387 104 986**

*Kate*


**Kate Greatrix**  
**Mobile: 07833 152 006**

Email: [teddingtoninfo@quantumcommunity.co.uk](mailto:teddingtoninfo@quantumcommunity.co.uk)

Website: [www.quantumcommunity.co.uk/former-icl-private-ground/](http://www.quantumcommunity.co.uk/former-icl-private-ground/)

Quantum Group, Quantum House, 170 Charminster Road, Bournemouth, Dorset BH8 9RL. Tel: 01202 531635

9.4 STAGE 3 CONSULTATION MATERIALS



**FORMER IMPERIAL COLLEGE LONDON  
PRIVATE GROUND  
TEDDINGTON TW11 9BB**

**INVITATION TO FINAL  
PUBLIC EXHIBITION**  
Friday 23<sup>rd</sup> and Saturday 24<sup>th</sup> June 2017

If undelivered, please return to:  
Quantum Group, Quantum House,  
170 Charminster Road, Bournemouth, Dorset BH8 9RL.

### INVITATION TO FINAL PUBLIC EXHIBITION


You are warmly invited to our final public exhibition to view our design proposals for the former Imperial College Private Ground in Udney Park Road, Teddington.

Our vision is to provide a GP surgery and affordable extra care housing for older people on 3 acres.

9.5 acres will be gifted to the Teddington Community Sports Ground CIC for public sport, recreation and community use.

**Accessible to everyone, the 9.5 acres will provide a variety of sports, community and leisure facilities including public open space, trim trail, playground, crèche, café and picnic area, all with full disabled access.**

We do hope that you can attend, and look forward to sharing our plans with you and hearing your views.



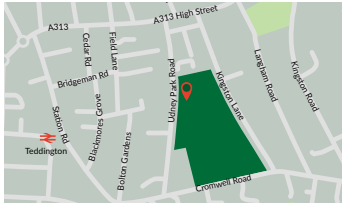
If you have any questions or would like to talk to a member of our Community Engagement Team, please contact:  
Naomi, Tracy or Kate T: 01202 531635 E: teddingtoninfo@quantumcommunity.co.uk

Quantum Group, 170 Charminster Road, Bournemouth, Dorset BH8 9RL. Website: [www.quantumcommunity.co.uk/former-icl-private-ground](http://www.quantumcommunity.co.uk/former-icl-private-ground)


**WHEN:**  
Friday 23<sup>rd</sup> June - 12 noon to 8 pm  
Saturday 24<sup>th</sup> June - 10 am to 3 pm

**WHERE:**  
The Clubhouse,  
Former Imperial College London Private Ground,  
Udney Park Road, Teddington TW11 9BB.

If you are unable to attend, please visit our website where you will be able to see the material we will share at the exhibition.  
(Available from 26/6/17).



Public exhibition invite - distributed to over 8000 homes in Teddington and Hampton Wick



**FORMER IMPERIAL COLLEGE LONDON  
PRIVATE GROUND  
TEDDINGTON TW11 9BB**

**INVITATION TO FINAL  
PUBLIC EXHIBITION**

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**WHEN:**  
Friday 23<sup>rd</sup> June 2017 - 12 noon to 8 pm  
Saturday 24<sup>th</sup> June 2017 - 10 am to 3 pm


**WHERE:**  
The Clubhouse, Former ICL Private Ground,  
Udney Park Road, Teddington TW11 9BB.


- 3 acres for a GP surgery and affordable extra care housing for older people.
- 9.5 acres will be gifted to the Teddington Community Sports Ground CIC for public sport, recreation and community use.

We do hope that you can attend, and members of our team very much look forward to meeting and sharing our plans with you.

If you have any questions or would like to talk to a member of our Community Engagement Team, please contact: Naomi, Tracy or Kate T: 01202 531635 E: teddingtoninfo@quantumcommunity.co.uk

Quantum Group, 170 Charminster Road, Bournemouth, Dorset BH8 9RL.  
**Website: [www.quantumcommunity.co.uk/former-icl-private-ground](http://www.quantumcommunity.co.uk/former-icl-private-ground)**





Richmond & Twickenham Times advertisements 16th & 23rd June

**FORMER IMPERIAL COLLEGE LONDON  
PRIVATE GROUND  
TEDDINGTON TW11 9BB**

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Quantum Group, 170 Charminster Road, Bournemouth, Dorset BH8 9RL.  
**Website: [www.quantumcommunity.co.uk/former-icl-private-ground](http://www.quantumcommunity.co.uk/former-icl-private-ground)**



**FORMER IMPERIAL COLLEGE LONDON  
PRIVATE GROUND  
TEDDINGTON TW11 9BB**

**PUBLIC CONSULTATION**  
TO VIEW THE DESIGN PROPOSALS FOR THIS SITE

**On:**  
Thursday 8<sup>th</sup> December 2016 - 11am - 4.45pm  
Friday 9<sup>th</sup> December 2016 - 2pm - 8pm  
Saturday 10<sup>th</sup> December 2016 - 10am - 2pm

**At:**  
The Clubhouse,  
Former Imperial College London Private Ground,  
Udney Park Road, Teddington TW11 9BB.

[www.quantumcommunity.co.uk/former-icl-private-ground](http://www.quantumcommunity.co.uk/former-icl-private-ground)

Poster displayed on the site boundary

9.3 STAGE 2 CONSULTATION MATERIALS

Former ICL Private Ground, Teddington

## WELCOME TO OUR FINAL PUBLIC EXHIBITION

**Thank you for taking the time to attend our final public exhibition.**

In December 2016 we held our second public exhibition where over 300 members of the community came along to find out more about our plans for the former ICL Private Ground. As well as having incredibly useful conversations, we received 158 feedback forms.

We have worked hard to develop our ideas and vision for the site, taking into account the valuable feedback we received from the community and stakeholders.

At this final exhibition, we would like to share with you the feedback you have given us and our latest proposals.

All your comments from this exhibition will be taken into consideration as we progress towards submitting our planning application to London Borough of Richmond upon Thames Council.

**PLEASE LET US KNOW WHAT YOU THINK.**

After looking through the material on display, please complete a feedback form to let us know what you think of our proposals shown here today.

Members of our team are here to answer any questions you may have.

All the pictures shown today are indicative examples only

Former ICL Private Ground, Teddington

## SUMMARY OF FEEDBACK FROM OUR SECOND PUBLIC EXHIBITION

The following is a high-level summary of all the feedback received from our second public exhibition. Key recurring topics and comments, in no particular order, are as follows:

# 300+

people attended over 3 days

# 158

comment forms received

**Positive Comments:**

- Great that the facility will be open to everyone to use.
- The site is at long last being opened up to the community.
- Will provide much needed sports facilities for everyone.
- As well as sports, provision of good community space is welcomed.
- Elderly care and retirement living is needed in the area.
- Health care facilities are needed in the local area.

**Concerns:**

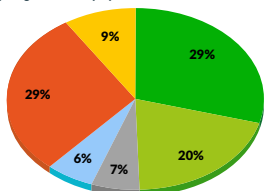
- Will there be an increase in traffic and congestion on roads?
- Is there enough car parking for residents, the GP surgery and sports facilities?
- What about disruption and noise from construction?
- Too many proposed new homes.
- Increased use of the sports facilities will have a negative impact on the area.
- Don't build anything on the site – it should be left as it is.

Exhibition Boards



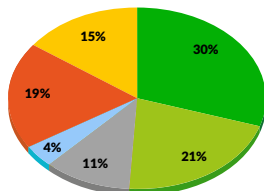
FEEDBACK FROM OUR SECOND PUBLIC EXHIBITION

**Q1.** Our plan is to gift the majority of the site to the community for sports, leisure and community use for everyone in Teddington to use and enjoy. The remainder of the site will be used to create a Continuing Care Retirement Community and healthcare facilities. Do you agree with this proposal?



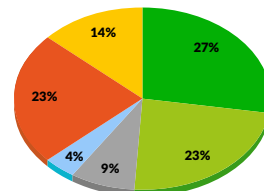
From the feedback forms received 143 answered this question and 15 (9%) chose not to comment. A total of 49% either agree or strongly agree with the overall proposal for the site, 7% were neutral and 35% disagree or strongly disagree.

**Q3.** New community facilities, for example community hall space within a new clubhouse and a children's playground, will be provided as part of our proposals. Do you agree with this ?



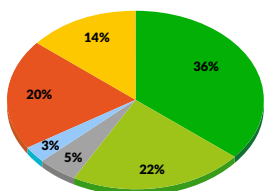
From the feedback forms received 134 answered this question and 24 (15%) chose not to comment. A total of 51% either agree or strongly agree to provide new community facilities as part of our proposals, 11% were neutral and 23% disagree or strongly disagree.

**Q5.** The proposed health and well-being facilities will be made available to the local community and may include a GP surgery. Do you agree with this proposal?



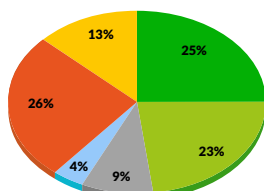
From the feedback forms received 136 answered this question and 22 (14%) chose not to comment. A total of 50% either agree or strongly agree to provide a GP surgery as part of our proposals, 9% were neutral and 27% disagree or strongly disagree.

**Q2.** New public open space will be provided as part of our proposals. Do you agree with this?



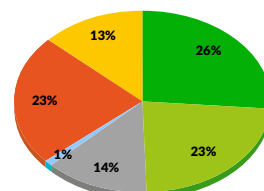
From the feedback forms received 136 answered this question and 22 (14%) chose not to comment. A total of 58% either agree or strongly agree with providing new public open space as part of proposals, 5% were neutral and 23% disagree or strongly disagree.

**Q4.** The Continuing Care Retirement Community will include a mix of extra care apartments, extra care houses, communal facilities and a care home. Do you agree with this proposal?



From the feedback forms received 138 answered this question and 20 (13%) chose not to comment. A total of 48% either agree or strongly agree with the mix of accommodation to provided, 9% were neutral and 30% disagree or strongly disagree.

**Q6.** The Continuing Care Retirement Community has been designed to be outward facing and integrated into the proposed public open space. Do you agree with this approach?



From the feedback forms received 137 answered this question and 21 (13%) chose not to comment. A total of 49% either agree or strongly agree with this principle, 14% were neutral and 24% disagree or strongly disagree.

KEY: Strongly agree, Agree, Neutral, Disagree, Strongly Disagree, No comment

FEEDBACK FROM OUR SECOND PUBLIC EXHIBITION

Q7. What aspects of our proposals do you particularly like?

<p><b>PRIVATE GROUNDS</b></p> <ul style="list-style-type: none"> <li>The site, which was previously inaccessible, will at long last be opened up to the community and will be available for everyone to use.</li> <li>The land is currently underutilised - a site of this size needs to be used by people.</li> <li>Good the site will become more open.</li> <li>There is commitment to providing a long term sustainable facility.</li> <li>Great community focus - gifting of 8 acres to the community and setting up of the CIC to ensure community use is great.</li> </ul>	<p><b>CONTINUING CARE RETIREMENT COMMUNITY</b></p> <ul style="list-style-type: none"> <li>High quality care for the elderly is much needed and welcomed - this is a good location and good use of the site.</li> <li>Phased retirement accommodation with increasing levels of care is needed.</li> <li>Outward facing integration of care and community facilities is great and very important.</li> <li>Will be open and not a gated community.</li> <li>Broad range of accommodation options.</li> <li>Interest in purchasing one of the proposed homes.</li> </ul>	<p><b>PROPOSED DESIGN</b></p> <ul style="list-style-type: none"> <li>Inclusive approach - good mix and a balanced use of land.</li> <li>Impressive design - good use of space.</li> <li>Aspects particularly liked include- underground parking; proposed heights in keeping with surrounding buildings; proposed landscaping; multiple access points.</li> <li>Built element well located - kept to one end, which maximises the site for sporting and community use.</li> <li>Public thorough fares are welcomed.</li> <li>Much of the open space is retained.</li> </ul>	<p><b>SPORTS FACILITIES</b></p> <ul style="list-style-type: none"> <li>Provision of much needed sports facilities and new clubhouse that are open to the community.</li> <li>Retention of the sports focus and facilities.</li> <li>Provision of a new clubhouse.</li> <li>Pleasant area for open space and sports facilities has increased since initial vision.</li> </ul>
<p><b>COMMUNITY FACILITIES</b></p> <ul style="list-style-type: none"> <li>New much needed community facilities in a prime location.</li> <li>Much needed children's play facilities.</li> </ul>	<p><b>OPEN SPACE</b></p> <ul style="list-style-type: none"> <li>Open space for public use - much of the open space is retained.</li> <li>Commitment to keeping proposed open space in perpetuity that will be looked after.</li> </ul>	<p><b>HEALTH FACILITIES COMMUNITY</b></p> <ul style="list-style-type: none"> <li>New much needed health and well being facilities available to the public such as GP surgery.</li> </ul>	

**FEEDBACK FROM OUR SECOND PUBLIC EXHIBITION**

**Q8. Do you have any reservations about our proposals?**

**TRAFFIC AND ACCESS**

- Possible increased congestion around the site and concerns for safety of children walking to school.
- Access off all three roads around the site is a concern.

**LOSS OF PLAYING FIELDS**

- Loss of any playing fields - should be used for sport only.
- Some agreed it would be good to have access to grounds but not at the cost of development.

**SCALE AND DENSITY**

- Too many homes provided.
- Mass is considered out of character with the area.

**PARKING**

- Not enough parking for the proposed continuing care community, sports facilities and the GP surgery.

**CONSTRUCTION**

- Construction - noise and traffic, particularly for underground parking.
- Construction safety, particularly related to Collis Primary School.

**SECURITY**

- Possible anti-social behaviour with new sporting facilities and open space. Concerns for security of existing residents living around the site.

**SPORTS FACILITIES**

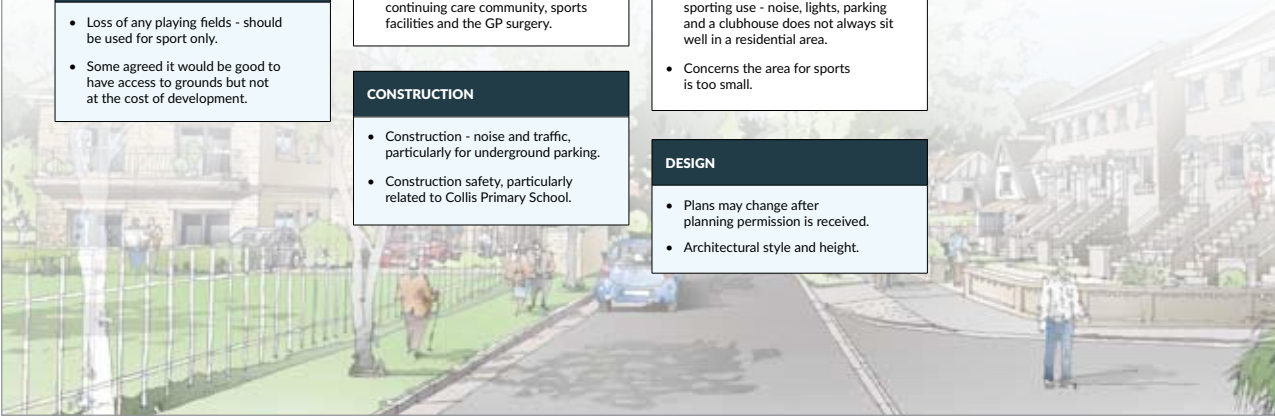
- Possible impact of increased sporting use - noise, lights, parking and a clubhouse does not always sit well in a residential area.
- Concerns the area for sports is too small.

**DESIGN**

- Plans may change after planning permission is received.
- Architectural style and height.

**HEALTH FACILITIES**

- It will not relieve pressure on existing surgery due to demand of new residents.
- Park Road surgery is the only surgery on the west side of the railway. Some consider this a better location as it is close to the station.



**FEEDBACK FROM OUR SECOND PUBLIC EXHIBITION**

**Q9. Do you have any comments or suggestions?**

**CONSULTATION**

- Good to see effort to consult the local community, refreshing to be properly consulted.
- More detail required at next consultation event, some information difficult to understand such as access proposals.
- Questions in the consultation forms were loaded.
- If a mixed development scheme is not provided it will remain an underutilised piece of land.
- Boundary fencing will be interesting to see.

**CIC**

- Reassurance needed the CIC will not just reflect the interest of the sports clubs they represent.
- How will the CIC protect the interest of the community?
- Reservations about the accountability of the CIC.
- CIC should reinforce intent for the sports areas to be maintained to the highest standard.
- Viability of the CIC needs to be secured.
- Increase the area to be gifted to the CIC.

**CONTINUING CARE RETIREMENT COMMUNITY**

- Ensure residents have some sole use of facilities.
- Integrate care with the community as per the Dutch model.
- Minimum age should be 60.
- Provide a swimming pool for residents.
- Provide more extra care houses, possibly instead of some of the sports facilities.

**COMMUNITY FACILITIES**

- Provide a new home for the Scouts.
- Provide large community clubhouse with café/restaurant for everyone to use.
- Put the community hall facility where the proposed houses are.
- Parking will need to be provided for community hall space.
- Provide bungalows rather than houses.

**SPORTS FACILITIES**

- Multiple pitches are important for schools and the community.
- Football and rugby rarely co-exist happily.
- Ensure sports facilities are for all ages - not just for club members and used by local recognisable groups.
- Work with other companies to get ideas of how to run sports facilities.
- Provide a hall for badminton for day use as well as evening use and include a 4G pitch.
- Locate club house away from residential areas.
- Drop off facilities required.
- Do not dilute sports area with play parks and paths.

**PARKING & ACCESS**

- Provide more parking spaces.
- Provide more access points.

**DESIGN**

- Ensure buildings are not too high and are sympathetic to the area.
- Locate buildings closer to the centre so there is less noise during construction.
- Locate apartments on Udney Park Road and Kingston Lane. Community facilities in the centre to reduce the impact on Fullerton Court.
- Access sports facilities from Cromwell Road only with parking on Kingston Road.
- Landscaping - put more trees between buildings and encourage wildlife.
- Keep high railing and fencing; open railings may create noise pollution.
- Use railings on Kingston Lane instead of fencing.



Former ICL Private Ground, Teddington

### COMMENTS FROM THE COMMUNITY

Land should not have been sold to Quantum.

The increased elderly population might impact on local services.

Doctors surgery is a good idea.

Possible anti social behaviour with new sporting facilities and open space.

Please complete this asap!

Keep all the site for sports and open it up to the public to use!

If a mixed development scheme is not provided it will remain an underutilised piece of land and no-one will benefit.

As it has never been open to the wider community and if it is managed properly I see no reason to not like what is being proposed.

I commend you on your consultation process.

I have lived on Udney Park Road for the last 12 years and I think it is an intelligent plan, the area is not being used and the community get most of the land for free - love the new home for the surgery.

Good luck with the planning application, this will benefit us all!

The ground has never been particularly useful for the community of Teddington, this will change that dramatically for the better.

We have lived here for 50 years and the site has always been private.

The site is at long last being opened up to the community.

Concerns if further planning permission will be sought for more homes.

What assurance can you give me that the majority will be used for playing fields?

GP Surgery

Teddington Community Sports Ground CIC

Plot A

Plot B

Plot C

UDNEY PARK ROAD

KINGSTON LANE

CROWWELL ROAD

1. Courtyard Gardens.  
2. Extra Care Apartments.  
3. GP Surgery & Car Park (15 spaces).  
4. Public Park.  
5. Converted Clubhouse.  
6. Extra Care Apartments.  
7. 3G Pitch.  
8. Turf Pitch.  
9. Multi-use Games Area.  
10. Car Park (60 spaces).  
11. Pavilion and Community Space.  
12. Playground.  
13. New pedestrian crossing.  
14. Community Orchard.

KEY	Plot	Plot Size (acres)	Extra Care Apartments
	New Build GP Surgery	0.53	
	New Build Plot A - Extra Care Apartments	2.00	92
	Plot B - Converted Clubhouse - Extra Care Apartments	0.24	41
	New Build Plot C - Extra Care Apartments	0.41	9
	Teddington Community Sports Ground CIC - Sports, Leisure & Community facilities	9.58	
	<b>Total Site Area</b>	<b>12.76</b>	<b>107</b>

\*4 Extra Care Apartments and Visitor Suites.  
Please Note: Every effort has been made to be as accurate as possible, however - small adjustments may be necessary as the detailed design evolves.

Former ICL Private Ground, Teddington

### OUR PROPOSAL

GP Surgery

Plot A

Plot B

Plot C

UDNEY PARK ROAD

KINGSTON LANE

CROWWELL ROAD

1. Courtyard Gardens.  
2. Extra Care Apartments.  
3. GP Surgery & Car Park (15 spaces).  
4. Public Park.  
5. Converted Clubhouse.  
6. Extra Care Apartments.  
7. 3G Pitch.  
8. Turf Pitch.  
9. Multi-use Games Area.  
10. Car Park (60 spaces).  
11. Pavilion and Community Space.  
12. Playground.  
13. New pedestrian crossing.  
14. Community Orchard.

KEY	Plot	Plot Size (acres)	Extra Care Apartments
	New Build GP Surgery	0.53	
	New Build Plot A - Extra Care Apartments	2.00	92
	Plot B - Converted Clubhouse - Extra Care Apartments	0.24	41
	New Build Plot C - Extra Care Apartments	0.41	9
	Teddington Community Sports Ground CIC - Sports, Leisure & Community facilities	9.58	
	<b>Total Site Area</b>	<b>12.76</b>	<b>107</b>

\*4 Extra Care Apartments and Visitor Suites.  
Please Note: Every effort has been made to be as accurate as possible, however - small adjustments may be necessary as the detailed design evolves.

Former ICL Private Ground, Teddington

### PLOT A - EXTRA CARE COMMUNITY AND GP SURGERY

GP Surgery.

Communal Facilities.

Extra Care Apartments.

1. GP entrance.  
2. GP parking (15 spaces) and drop off.  
3. Site entrance.  
4. Ramp to lower ground parking (60 spaces).  
5. Entrance to Communal Facilities.  
6. Health and Beauty Salon.  
7. Care Manager's Office and Treatment Rooms.  
8. Multi-function rooms.  
9. Restaurant.  
10. Bar.  
11. Lounges.  
12. Extra Care Apartments (92 total).  
13. Games Court.  
14. Lower Ground gardens.  
15. Drop off and parking (5 spaces).

KINGSTON LANE

1. 60 Car Parking spaces.  
2. Platform lift to bin store.  
3. Plant and Storage.  
4. Staff Changing and Store Room.  
5. Bin store (Buggy store and Plant).  
6. Extra Care Apartments (92 total).  
7. Lower Ground Gardens.  
8. Ramp to Car Park.

Former ICL Private Ground, Teddington

### PLOT A - EXTRA CARE COMMUNITY LOWER GROUND FLOOR

Communal Facilities.

Extra Care Apartments.

Circulation and Storage Space.

1. 60 Car Parking spaces.  
2. Platform lift to bin store.  
3. Plant and Storage.  
4. Staff Changing and Store Room.  
5. Bin store (Buggy store and Plant).  
6. Extra Care Apartments (92 total).  
7. Lower Ground Gardens.  
8. Ramp to Car Park.

KINGSTON LANE




Former ICL Private Ground, Teddington

**PLOT B - CONVERTED CLUBHOUSE  
PROPOSED 6 EXTRA CARE APARTMENTS**



North Elevation



West Elevation




South Elevation




East Elevation




- 1. 6 Extra Care Apartments.
- 2. 3 Visitor suites - ground and first floor.
- 3. Parking - 8 spaces and 2 disabled spaces.


Former ICL Private Ground, Teddington

**PLOT C - EXISTING CAR PARK - PROPOSED 9 EXTRA CARE APARTMENTS**




South Elevation




East Elevation

← Udney Park Road →



- 1. Pedestrian entrance.
- 2. Communal Hall & Corridor.
- 3. Extra Care Apartments.
- 4. 8 Parking spaces.
- 5. Private garden.



Ground Floor Plan

Sketch View - Udney Park Road - Looking South

TEDDINGTON COMMUNITY SPORTS GROUND CIC

9.5' acres will be gifted to the community and will deliver...

- Multi-functional pavilion with community facilities.
- High quality multi-use artificial and grass pitches.
- MUGA (multi-use games area).
- Public Open Space/Park.
- Trim Trail.
- Playground.
- Crèche.
- Café.
- Picnic Area.
- Community Orchard.
- All with full disabled access.

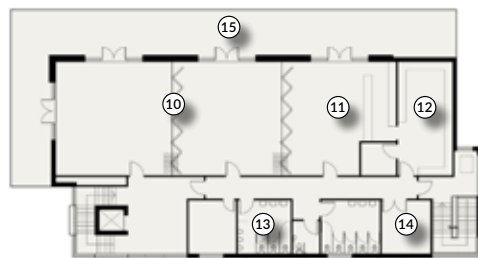


\* Subject to planning permission

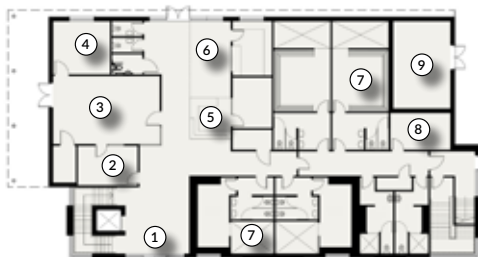


TEDDINGTON COMMUNITY SPORTS GROUND CIC - PAVILION

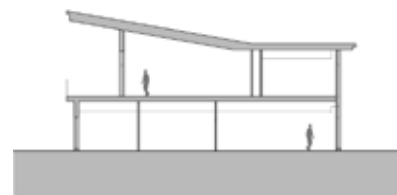
1. Entrance.
2. Office.
3. Crèche.
4. Cloakroom.
5. Reception.
6. Café.
7. Changing room facilities.
8. First aid room.
9. Plant Room.
10. Community room.
11. Bar.
12. Kitchen.
13. Male/female toilet facilities.
14. Store.
15. Viewing gallery.
16. Playground.
17. Café seating.
18. Pedestrian gate.
19. Vehicle entrance.



First Floor Plan - Community Facilities



Ground Floor Plan - Sports Facilities, Crèche & Café



Section



Site Plan







QUANTUM GROUP

Former ICL Private Ground, Teddington

TEDDINGTON COMMUNITY SPORTS GROUND CIC - PAVILION



QUANTUM GROUP

Former ICL Private Ground, Teddington

NEW PUBLIC PARK



1 Parkland Walk



2 Fitness Trail



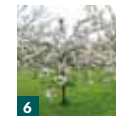
3 Parklands Open Space



4 Outdoor Gymnasium



5 Wildlife Pond



6 Community Orchard