



QUANTUM GROUP

Former ICL Private Ground, Teddington

VIEW FROM PUBLIC PARK ENTRANCE ON UDNEY PARK ROAD



QUANTUM GROUP

Former ICL Private Ground, Teddington

EXTRA CARE COMMUNITY COURTYARD GARDENS



Exhibition Boards



## VIEW ACROSS PLAYING FIELDS



## KEY BENEFITS

- ✓ Significant new public open space (gifted to the TCSG CIC as custodians of the Community) to enrich the life, health and well-being of residents and visitors.
- ✓ Enhanced play and sporting opportunities for all ages and abilities, including provision of a 3G pitch.
- ✓ Space for local schools, clubs, groups and associations to have access to a wide range of community, sports and recreational facilities.
- ✓ A modern multi-use pavilion, open to the public – built and managed at no cost to the Council or the taxpayer.
- ✓ Affordable housing solutions for older people, designed for independent living in a safe and secure environment.
- ✓ A sustainable long term legacy for future generations.
- ✓ A new GP surgery to help meet the needs and demands of the growing number of NHS patients in an already heavily subscribed catchment area.
- ✓ Quantum is a registered social landlord. The extra care accommodation will be offered as shared ownership, making the development affordable to many more people.
- ✓ Extra care accommodation stimulates 'downsizing' and frees up much needed family sized housing onto the open market.
- ✓ Drop off and pick up spaces on site to ease congestion and improve the safety for school children attending Collis Primary School.
- ✓ Employment opportunities.
- ✓ Older persons retirement communities offer communal living, with associated 'soft services' that help sustain independence and reduce loneliness.
- ✓ New residents and visitors will make an economic contribution to local businesses and services.
- ✓ Enhanced biodiversity and habitat creation.



QUANTUM GROUP

Former ICL Private Ground, Teddington

ECONOMICALLY, ENVIRONMENTALLY & SOCIALLY SUSTAINABLE

An opportunity to deliver enhanced sporting, leisure and community facilities, alongside new public open space and 100% affordable, care-led accommodation for older people with publicly accessible healthcare services.

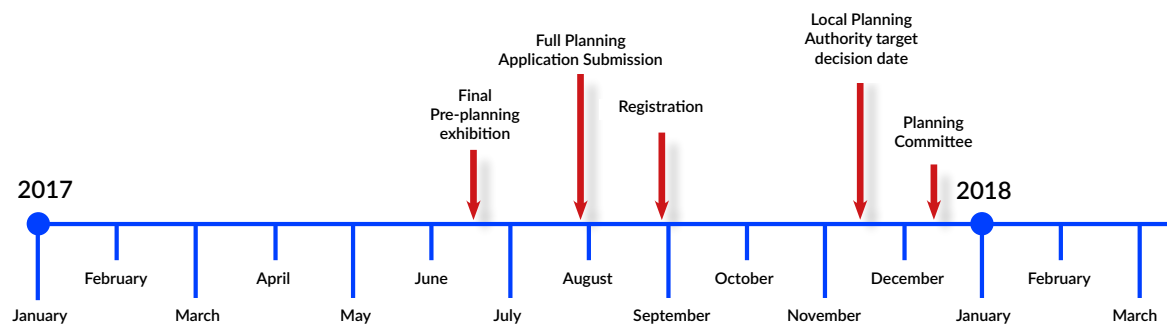
This triple approach secures a sustainable, inclusive future for the site, the benefits of which underpin national and local planning policy.



QUANTUM GROUP

Former ICL Private Ground, Teddington

TIMELINE



Guidance only and will be subject to change

Former ICL Private Ground, Teddington

**HAVE YOUR SAY**


**We hope that you have found our final 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 let us have your comments on our proposals by completing a feedback form and posting in the boxes provided here today.

If you would prefer to take one away with you, please ask for a stamped addressed envelope and return to us by Friday 7<sup>th</sup> July 2017.

To find out more about the Teddington Community Sports Group CIC, please visit them in the bar area where the team will be happy to answer any of your questions.



**Thank you once again for attending today.**

For more information, please contact the Community Engagement Team  
 T: 01202 531635 E: [teddingtoninfo@quantumcommunity.co.uk](mailto:teddingtoninfo@quantumcommunity.co.uk)  
 W: [www.quantumcommunity.co.uk/former-icl-private-ground/](http://www.quantumcommunity.co.uk/former-icl-private-ground/)

**Exhibition Boards**




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

For more information, please visit our website:  
[www.quantumcommunity.co.uk/former-icl-private-ground](http://www.quantumcommunity.co.uk/former-icl-private-ground)

Our proposed designs (shown at our final public exhibition) will be available on our website from Monday 26<sup>th</sup> June 2017.

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

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


**TEDDINGTON COMMUNITY  
 SPORTS GROUP CIC**

To find out more about us and our plans for the community, please visit our website or contact us – we would love to hear from you!

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

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

**Telephone:**  
 07930 724964


**Visit us:**  
 (see website for opening times)

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


**Owned by the Community, run by the Community, for the Community**

*Contact details handout*



 <span style="float: right;">Former ICL Private Ground, Teddington</span>	
QUESTIONS RAISED AT OUR SECOND PUBLIC EXHIBITION	
QUESTION	RESPONSE
<b>Do you have any details about the proposed accommodation?</b>	We are proposing to offer a range of 1, 2 and 3 bedroom Extra Care Apartments designed to HAPPI principles. (Housing our Ageing Population; Panel for Innovation and wheelchair standard principles). Further details of our apartments are displayed here at this Exhibition and will also be available on our website from Monday 26th June 2017. Please visit <a href="http://www.quantumcommunity.co.uk/former-icl-private-ground">www.quantumcommunity.co.uk/former-icl-private-ground</a>
<b>Will the sports facilities be flood lit?</b>	Yes. Both the 3G pitch and Multi-Use Games Area (MUGA) will be floodlit with lighting that complies with the Football Association and industry standard sports lighting.
<b>What is a CIC?</b>	A Community Interest Company (CIC) is a limited company trading with a social purpose, or one that carries out activities for community benefit, rather than private advantage. Assets owned by the company are held in an asset lock which secures those assets to applications for the good use of community. There are limitations applied to any dividend and interest payments made to shareholders and financiers to ensure that a profit can be made, but the primary focus remains on achieving benefit for the community. It is overseen by the Office of the Regulator of Community Interest Companies (known as the CIC regulator).
<b>What is the Teddington Community Sports Ground CIC and how does it work for the community?</b>	The Teddington Community Sports Ground (TCSG) CIC has been formed by local people with the aim to own and manage the 9.5 acres to be gifted to the community (subject to planning permission). To find out more, please visit representatives from the CIC in the bar area. They would love to meet you and tell you about their involvement and plans.
<b>Is the public open space needed?</b>	Yes, our site sits immediately adjacent to an area recognised by the LBRUT Local Authority as lacking in public open space. Our own consultation over the last year has highlighted local people's enthusiasm for the majority of this land to go from private ownership into public open space for everyone to have access to.
<b>Are the four houses part of the retirement living?</b>	We no longer plan to build the four houses. Following our our public consultation, we have reduced the amount of development and therefore these are no longer included in our proposals. We have also removed the care home; our plans are therefore just for extra care retirement living.
<b>What will happen to the Clubhouse?</b>	We had some mixed feedback about whether we should keep the clubhouse as part of our development. It is not fit for purpose and because the proposed new pavilion will have new sports and changing facilities, it is no longer required in its current function. However, we considered the feedback from those who wanted it to remain, and have decided to convert it into 6 Extra Care Apartments with 3 visitor suites.
<b>Who will build the surgery?</b>	There are a number of possible options that are being considered, one of which is that Quantum will build it in partnership with the current Park Road GP practice.
<b>What happens if Quantum wishes to exit this investment?</b>	We are here to stay and are committed to a long-term investment in the site. 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.
<b>Will the Continuing Care Retirement Community and sports facility mix well together?</b>	We have removed the Care Home from our plans and will now provide Extra Care Housing with health and wellbeing facilities. Older people who live independently play an active role in the local community, and the mix of facilities on this site will encourage social interaction between young and old and from people with different interests. This promotes positive, inclusive communities.
<b>Will the sports facilities be locked at night?</b>	Pedestrian and vehicle entrances to the site will be locked at night. During this period vehicles and pedestrians can gain access to the residential areas with key code entry. The sports facilities, managed by the CIC, will operate in the same way.

P.T.O.

 <span style="float: right;">Former ICL Private Ground, Teddington</span>	
QUESTIONS RAISED AT OUR SECOND PUBLIC EXHIBITION	
QUESTION	RESPONSE
<b>What is happening to the tennis courts?</b>	We propose that new tennis courts will be included in the Multi-use games area (MUGA), positioned to the east of the site.
<b>Will the older people's housing be a private gated community?</b>	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.
<b>What about noise and disruption to neighbours during construction?</b>	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 will be submitted as part of the detailed planning application.
<b>Will there be enough car parking for the retirement accommodation?</b>	We have 65 parking spaces for Plot A, including disabled spaces. As Local Planning Authority guidance recommends 23 spaces and 2 spaces for wardens - we are providing more than double the LPA guidance. For Plot B we have one to one car parking and for Plot C will have 8 car parking spaces.



QUANTUM GROUP

**Telephone** +44 (0) 1202 531635    **Email** [info@quantumgroup.org.uk](mailto:info@quantumgroup.org.uk)

Quantum House, 170 Charminster Road, Bournemouth, Dorset BH8 9RL    [www.quantumgroup.org.uk](http://www.quantumgroup.org.uk)

Quantum Group (Management) Limited is registered in England & Wales, Company Number 07495753. Registered office: 10 Bridge Street, Christchurch, Dorset, BH23 1EF