



**TEDDINGTON COMMUNITY  
SPORTS GROUND CIC**



QUANTUM GROUP



# Design and Access Statement

Former Imperial College Private Ground, Udney Park Road, Teddington

This Planning, Design and Access Statement has been prepared on behalf of Quantum Teddington LLP, Quantum Teddington Development Ltd and the Teddington Community Sports Ground CIC in support of the application for planning permission to deliver a care-led residential community, new public open space and improved sporting facilities on the Former Imperial College Private Ground at Udney Park Road, Teddington.

This statement should be read in conjunction with the following supporting information and statements that form part of the application:

- Air Quality Assessment - GEM
  - Archeology Report - Allen Archeology
  - Ecology Assessment - Peach Ecology
  - Sports Feasibility Study - LK2
  - CIC Business Plan - LK2
  - Heritage Report - Asset Heritage
  - Geotechnical Report - Ruddlestones
- 
- Scheme drawings and visualisations - Quantum Group and LK2
  - Statement of Community Involvement - Quantum Group
  - Transport Assessment and Travel Plan - Bellamy Roberts
  - Planning Statement - Barton Willmore
  - Health Impact Assessment - Barton Willmore
  - Needs Analysis - Barton Willmore
  - Townscape and Visual Impact Assessment - Barton Willmore
  - Open Space Assessment
  - Sustainability Statement and Energy Assessment - Hodgkinson Consulting
  - Daylight and Lighting Pollution - Hodgkinson Consulting
  - Sustainable Construction Checklist - Hodgkinson Consulting
  - Flood Risk Assessment - Calcinotto
  - SUDS statement Calcinotto
  - Car Park Ventilation Strategy - Calcinotto
  - Arboricultural Impact Assessment and Method Statement- Barrell Treecare
  - Acoustic Assessment - Hayes Mckenzie



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# CHAPTER 1

# VISION AND MASTERPLAN



## 1.1 EXECUTIVE SUMMARY

An opportunity to deliver enhanced sporting and community facilities, alongside new public open space and affordable, care-led accommodation for the elderly 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.





# Brief History of the Site



Circa 1896 - 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.



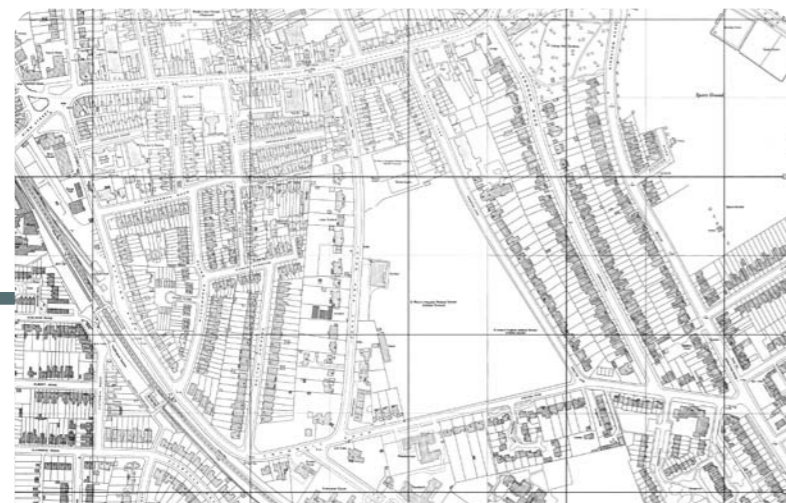
Circa 1914 - Showing development on parts of the former estate

2 The private 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.



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

3 The private 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 as their private playing fields.



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.



The former ICL private ground and surrounding area as existing

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



## Aspirations for the Site

Develop **just 3 acres** of the site to provide extra care independent living apartments and a new GP surgery. The majority **9.5 acres**, will be gifted to the Teddington Community Sports Ground CIC for publicly accessible sport, leisure and community facilities (subject to planning permission).

- Extra care independent living apartments for people aged over 55.
- Underground parking.
- A new GP surgery with parking and a pick up/drop off point on-site.
- Public Open Park.
- Conversion of existing Clubhouse into extra care apartments & visitor suites.
- A new state of the art multifunctional pavilion with sport, leisure and community facilities.
- High quality sports pitches and MUGA (multi-use games area).
- Picnic area and children's playground.
- Café.
- Crèche.
- Parking and pick up/drop off points on site.



## LBRuT's Ageing Demographic

The **LBRuT Core Strategy** recognises the acute shortage of housing, particularly affordable housing for families, and the need to provide housing to meet local requirements, particularly for the increasing number of one person households, for older people and those with restricted mobility (paragraph 5.1.5).

LBRuT is ranked joint second for the highest percentage of population aged 90+ in all London Boroughs.

**LBRuTs Extra Care Housing Evidence Base  
Dec 2015**

Improve planning and design policies to offer older Londoners more choice, whether they are active older people, downsizers or in need of specialist and extra care homes, and by making it easier for owner-occupiers to adapt their homes when they want others including carers and lodgers to live with them.

**HOMES FOR LONDONERS – A Manifesto  
for all Londoners – (Sadiq Khan March 2016)**

“..Kingston hospital has one of the highest level of Delayed Transfer of Care (DToC) of all London Trusts”

**NHS England Delayed Transfer of Care Pan  
London Review – March 2016**

Richmond has the highest proportion of people aged over 75 and living alone in London (51% Richmond vs 35% for London)

**Joint Health & Wellbeing Strategy 2016-  
2021**

The need for increased provision of older people's housing including the need to deliver a range of products (including shared equity), in mixed tenure developments. The strategy also highlights the benefits of new supply to the London housing market, in encouraging down-sizing.

**Revised London Housing Strategy Policy 33  
(2014)**

Richmond's **Out of Hospital Care Strategy 2014-2017** sets out plans to provide services that are personalised, integrated and closer to home i.e. in community settings. The strategy identifies the scope for extra care housing to reduce the number of admissions to residential care.

48% of households aged 65 and over in LBRuT have two or more spare bedrooms - equating to approx. 6,700 households.

This indicates that a large proportion of the older population are under-occupying their homes.

**LBRuTs Retirement Housing Review 2016**

LBRuT residents have among the highest life expectancies in both London and the UK.

Current estimates are 88.2 years for women and 85.5 years for men.

**LBRuTs Retirement Housing Review**

LBRuTs **Older People's Supported Accommodation Review (2008)** recognises the potential for extra care provision to help older people maintain their independence.

# LBRuTs Commitment to Sport, Health and Wellbeing

## The London Plan (2016)

The London Plan is the spatial development strategy for London consolidated with alterations since 2011. With regards to sporting facilities specifically, it states:

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged.

Sports and recreation facilities are important parts of the social infrastructure, providing a range of social and health benefits for communities and neighbourhoods.

The Mayor will work with local authorities, national sports governing bodies, Sport England, sporting foundations and trusts, the private sector and others to provide investment to support the development of new facilities or the refurbishment of existing facilities.

“All people in Richmond are able to achieve their full potential, live their lives with confidence and resilience, and access quality services that promote independence and deliver value for money”

## Richmond’s Health and Wellbeing Vision

The Young People’s Council work plan on Physical health encourages wider participation in use of local leisure activities – Section 4.4

## LBRuT CCG The Joint Children and Young People’s Health Strategy and Commissioning Plan 2014 -2017

**24,000 (16%) of Adults in LBRuT are physically inactive.**

## LBRuT Sport & Fitness Services Action Plan (2014-2015)

Provide more opportunities for adults and young people to take part in sport.

Develop more opportunities for people to learn new skills through sport and fitness.

Retain and improve existing sports facilities and develop new ones where there is need.

Ensure there is legacy benefit from major events such as the 2015 Rugby World Cup.

Enhance partnership working and consultation to improve the delivery and effectiveness of sport and fitness services.

Around 21% of primary school Children in LBRuT are obese or overweight.

## Joint Health & Wellbeing Strategy 2016-2021

The residential area to the South and South East of the site is clearly highlighted as an area lacking in public open space.

## LBRuT Local Plan Proposals Map – adopted July 2015

Promote positive conditions and places for children, young people and families to grow, learn, work and play and be safe.

## Joint Health & Wellbeing Strategy 2016-2021

There are also limitations on access to sport facilities based at school sites and colleges during term time and demands for additional activities in parks and open spaces. Financial barriers are also reported, with many fitness clubs requiring individual membership. There is need for greater focus on the cultural, social and mental wellbeing element and minimising the focus on just the health benefits of physical activity.

## JSNA Quarterly Newsletter January 2017

## The Need for New Primary Care in LBRuTs

There is already a significant lack of primary care healthcare space in Teddington, with the two surgeries located in the ward collectively having 574m<sup>2</sup> against a recommended size of 1370m<sup>2</sup>, meaning they have 41.9% of the space NHS best practice guidance would suggest they should.”

**Park Road Surgery, Teddington - representation to LBRuT Local Plan 2017**

There is an increasing demand for healthcare provision locally, particularly in Teddington, and the council is working with service providers to identify any property opportunities that will assist to support wider community benefits, and modern fit for purpose healthcare facilities. “

**Draft Village Plan March 2017**

Park Road Surgery is prioritised in the Richmond Clinical Commissioning Group’s Estate Strategy. Across the Borough GP surgeries have a mean of 37% less space than they should, with Park Road the second worst off at 71% undersized. Park Road Surgery is the second-biggest practice in the Borough and the second-most undersized. “

**Richmond CCG Estates Strategy April 2014**

Richmond CCG’s priority is for provision of more health services based in the community, and there is a need in the Teddington Ward for increased community space to accommodate these”.

**Local Plan (Health Impact Assessment), 7.24**

The existing primary care estate in South West London requires development and investment to deliver the scale of provision required to support the new models of care.

Overall there is a shortfall of space against standard measures and a preponderance of unsuitable premises.

**NHS South West London Five Year Forward Plan -2016**

All of us should be ashamed at the state of many of London’s GP practices: the condition of most practices is ‘poor’ or acceptable’, and a staggering three - quarters of London’s GP practices are in need of rebuild or repair.”

**The London wide Better Health For London report (<http://www.londonhealthcommission.org.uk/our-work/publications/>)**

The Richmond and Twickenham Primary Care Trust has raised the need for doctors’ surgeries to meet current and projected demand; currently GPs across the Borough have large patient lists, and new facilities are needed to meet demand and offer expanded services at the local level.

**LBRuT Core Strategy adopted 2009**

# Engaging with the Community

## JANUARY 2016 - ONGOING

One to one meetings with over 1,500 stakeholders, residents, businesses, local groups, schools and associations.

## MARCH-MAY 2016

Public Consultation started with the opening of the Community Hub.

## JULY AND SEPTEMBER 2016

Community Update newsletters sent to 10,000 residents and businesses in Teddington and Hampton Wick Wards.

## NOVEMBER 2016

Website launched.

## DECEMBER 2016

3 day public exhibition showing latest 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 10,000 residents and businesses in Teddington and Hampton Wick Wards.

## APRIL 2017

Main sponsor to Teddington 800 community celebrations.

## JUNE 2017

Final Public Exhibition prior to submitting formal planning application.



## Feedback from the Community







# Awareness and Support in the Community

Teddington Athletic Football Club

Teddington Rugby Club

Teddington 3rd Group Scouts

Cover Coaches Tennis

Revolution Tennis

ICL Alumini Rugby

Kingston College Football Academy

Staines Town Football Club

Duke Street Football Club

Lions Academy Rugby

Park Lane Stables

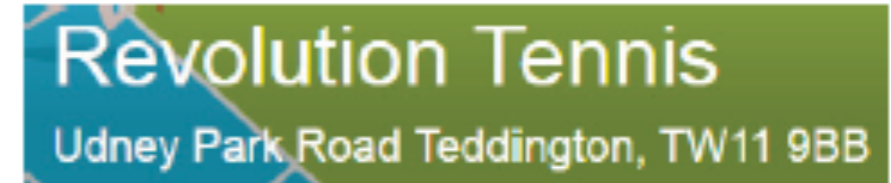
Twickenham Tigers

Park Road Surgery

Local residents

Down's Syndrome Association – DS Active

Richmond CCG



# Teddington Community Sports Ground CIC

## Structure

Quantum 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. A CIC is a limited company trading with a social purpose, or carrying out activities for community benefit, rather than private advantage.

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.

Its purpose 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, 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.

Funding will come from development on just 3 acres providing affordable extra care housing for older people and a new, much needed GP's surgery (subject to planning permission).

The CIC are actively engaging and communicating its aims and vision for the site to the general public.

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

\* Acreage is approximate as site is 12.746 acres



# Working for the Community

## Collaboration

- Quantum and the TCSG CIC have agreed a set of guiding principles which will ensure that each honours its commitments as the planning process proceeds.
- The TCSG CIC and Quantum will submit a joint planning application for the whole scheme.
- The TCSG CIC are partnering with Quantum to ensure this previously underused private facility will be accessible to everyone in the community.
- Quantum are committed to ensuring the facilities are supported until the community and sports facilities are sustainable.
- Quantum, TCSG CIC and Park Road Surgery attend regular Executive Committee meetings and are open, transparent and forthcoming to both parties' plans and progress.
- The overall proposal by Quantum funds and unlocks the delivery of 9.5 acres of land – enabling the sports, leisure and social facilities.
- When planning permission is granted the CIC will be gifted the Freehold of 9.5 acres that will be maintained in the public interest, in perpetuity, at no cost to the Council or the tax payer.

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



# Vision of the CIC

## 1. Owned by the Community, run by the Community, for the Community

Run by experienced local organisation leaders, who share a passion for sport and their community.

## 2. Not Just for Sports

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

## 3. State of the Art Facilities

A much-needed multi-functional pavilion with community facilities, together with high quality pitches and courts, creating a social hub for local residents.

## 4. Encouraging Healthy Living

Providing new, accessible public open space where local people can walk, exercise and take part in community activities, helping to enrich their lives, health and well-being.

## 5. From Exclusive to Inclusive

Taking closed private land and creating a fantastic open space in the heart of Teddington for all the community to use and enjoy - regardless of age, ability or income; protected and safeguarded forever.



## Benefits for the Community

- ✓ *People will be able to use the sports facilities - clubs, schools and residents - for a wide range of sports, including evening training facilities which are in tremendously short supply following the Royal Park Agency decision to ban the use of floodlights in Royal Parks.*
- ✓ *Provision of public access tennis courts in central Teddington... there are currently none available.*
- ✓ *Collis School and St Mary's College will have access to new sports facilities replacing lost facilities caused through the development of part of their sites for additional buildings.*
- ✓ *Other local schools and community groups will have access to improved and multiuse facilities.*
- ✓ *Disabled access sports facilities where few exist currently.*
- ✓ *Members of the community will be able to hire the pavilion for business, training, community and social events.*
- ✓ *Members of the community will be able to use the new park for walks, keep fit, play, picnicking.*
- ✓ *The new school drop-off/pick up car park will mean substantial improvements to the operation of the local roads by providing a dedicated off-highways solution.*
- ✓ *9.5 acres owned by the community, run by the community, for the community – forever.*

