

## 1.3 MASTERPLAN DEVELOPMENT

## Mitigation by design rationale

From the townscape and visual baseline established through site analysis (described in detail within the accompanying TVIA) it is considered that the Site provides the opportunity to enhance the local townscape through the provision of substantial new public open space and sports facilities in combination with extra care housing.

The Site is considered to provide this opportunity as the Site is:

- not covered by any national landscape designations;
- in part covered by an 'Area poorly provided with Public Open Space' and in close proximity to the remainder of this designation which extends between the railway line and St. Winifred's Road;
- not within a Conservation Area nor contains Listed Buildings or Scheduled Monuments;
- visually well contained in relation to the wider townscape;
- already characterised by playing fields which as a landscape feature are not rare or distinctive and are not publicly accessible;
- bordered by mature trees which already provide a landscape framework in which to position the Proposed Development, in combination with providing varying degrees of softening existing views;
- within a townscape characterised by mixed architecture styles, with heights between 2 to 4 storeys and building plots up to 55m in length, such that there is an opportunity for new development within the Site to form a distinctive composition, akin to the published character guidance analysis of a 'Mixed Context'
- not publicly accessible and therefore a void in terms of recreational

opportunities ; and

- detracting from the existing townscape character as a result of the varying boundary treatments and overgrown/unmanaged vegetation.

The physical and visual constraints to development are:

- The existing tree's bordering the Site (including those with TPO) which can be retained and enhanced within the layout through offsetting new development in relation to root protection areas;
- The Thames Lea Tunnel is below the southern part of the Site and requires a 6m offset from its route, which can be managed by not locating new built form in its proximity;
- The close range visibility from adjacent residential properties; however the visual appraisal has demonstrated that the degree of visibility varies, such that the north-east part of the Site is more visually contained due to existing vegetation and seen in the context of Fullerton Court when viewed from the south and west; and
- The OOLoTI designation; however this does not preclude development and the existing character of the Site can be adequately and reasonably protected through enhancements to the Site and the substantial increase in public accessibility, biodiversity to the landscape and increased townscape value.

Figure 7: Opportunities and Constraints Plan schematically illustrates the above matters from the baseline review with:

- The Site is well enclosed from the surrounding townscape by the extent of surrounding built form, which includes the large scale massing of Fullerton Court and Victoria House, as well as large building plots along Udney Park Road up to 55m in length;
- The north-east part of the Site is visually well enclosed by the extent of





Fig 7: Opportunities and Constraints Plan



existing vegetation bordering the Site as well as being furthest from Cromwell Road, which has more open views overall than Udney Park Road and Kingston Lane. In addition, views of the northern part of the Site from Cromwell Road are seen in the context of Fullerton Court;

- The Site exhibits varying boundary fencing, with the close boarded timber fencing reducing the permeability between the Site and the adjacent townscape. In contrast a more permeable fencing, as per the metal rail fencing and improved management of the boundary vegetation would provide increased permeability between the Site and the townscape, as well as an improved condition and aesthetic treatment; and
- There is an opportunity for new public access and linkages north to south across the Site, linking the surrounding pedestrian routes, as well as providing improved access towards Collis School

### Design Rationale

From the above the following design rationale is considered appropriate to successfully integrate new development within the Site and townscape, as well as responding positively to the identified townscape policies and published character studies.

#### Access

- The Site is within a townscape characterised by built form interspersed with publically accessible spaces. The Site is therefore contrary to this existing townscape pattern and the ability to provide public access would reinforce the connectivity to the surrounding townscape as well as increasing the recreational value of the Site.

#### A Distinctive Composition

- With reference to LBoRuT Design Guide SDP, the Site is considered to be within a 'mixed townscape' whereby design should follow key components

of the surrounding townscape, but also introduce a more distinctive composition;

- New built form within the Site should therefore reflect the surrounding townscape, which is predominantly Victorian and Edwardian properties. This exhibits a consistent scale of building, as well as pitched or mansard roof profiles. Therefore, new built form should similarly propose a massing which is consistent in its scale and roof profile;
- Successful larger scale massing within the surrounding townscape is articulated by the façade treatments and a variety of materials or elevation treatments, often delineating ground floor from upper storeys, along with detailing via balconies or stepping the upper storeys back from the main façade. Similar design cues from the surrounding townscape should therefore be included within any new built form with a use of brick and render; and
- Larger scale massing within the townscape is successful through its symmetrical layout and 'set-piece' presence. The new built form should therefore present an ordered arrangement to form a distinctive composition within the Site

#### Enhance the Local Townscape Structure

- The perceived massing of the built form should be reduced through stepped or staggered arrangements both in plan form and across the facades;
- The layout should introduce permeability and articulation, to avoid a dominant single mass and retain views across the Site;
- The mass of the new built form should be softened by being set within a landscape setting, including for 'greening' of the built form through green roofs and an amenity landscape;
- The layout should incorporate high quality materials and detailing within the external surfaces to improve the perception of the public realm which is



currently discordant with varied timber and metal rail fencing;

- Sport provision should ensure subtle colouring to finished surfaces and fencing to enable its integration; and
- The layout should minimise the extent of visible car-parking through soft landscaping and increase the publically accessible space within the Site.

### Primary Mitigation

The following design measures have been included within the iterative process, such that they form the embedded mitigation to the scheme.

- Public recreation is provided across the Site through a new park, along with the provision of sports facilities and new built form set within a robust landscape strategy;
- The new built form is offset from existing TPO trees to retain this landscape structure along Kingston Lane;
- The majority of the built form (Plot A) is located in the north-east part of the Site to capitalise on the reduced inter-visibility between the Site and the surrounding townscape as a result of the existing boundary vegetation;
- The majority of the built form (Plot A) is also located in the north-east part of the Site to relate to the larger scale townscape massing of Fullerton Court and Victoria House;
- Built form within Plot A is orientated west to east so as to enable permeability across the Site and channelled views between the massing;
- Plot C adjacent to Udney Park Road is a logical extension of the existing settlement pattern and reflects the pattern of built form on the east side of

this road, as exhibited by the clubhouse; and

- The built form and sports pitches are set within a robust landscape strategy which includes community uses with an orchard herb garden and wildlife pond. These features are part of the opportunities for improved biodiversity within the Site

The resulting strategy establishes the following landscape character areas within the Site:

- Perimeter Trees;
- Internal Trees;
- Parkland;
- Sports Pitches; and
- Shared Spaces.

# An iterative approach

The following pages show elements of the iterative design processes that led to the preliminary sketch scheme presented to LBRuT for pre-application advice in December 2016 and the local community as part of our public consultation process.

## 1. Process of Analysis

High Level analysis of site configurations, quantifying opportunities, constraints enhancement and impact.

## 2. Preferred Diagram

Establishing a preferred diagram with key design drivers

## 3. Massing Typologies

Exploring diagrammatic building layouts in conjunction with urban analysis, client brief and operational requirements

## 4. Preferred typology






A preferred typology that best integrates operational reality with sympathetic contextual design

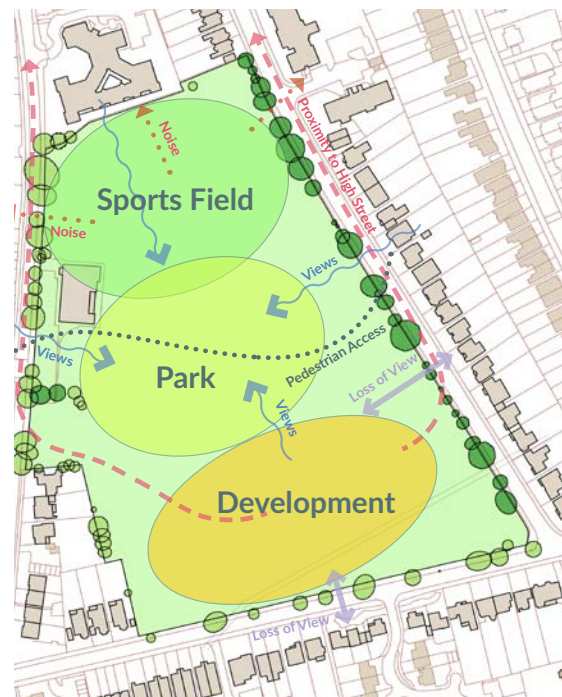
## 5. Resolution

Consolidation of variable constraints and opportunities with client vision and operational design standards to produce a masterplan for the site and sketch building proposals

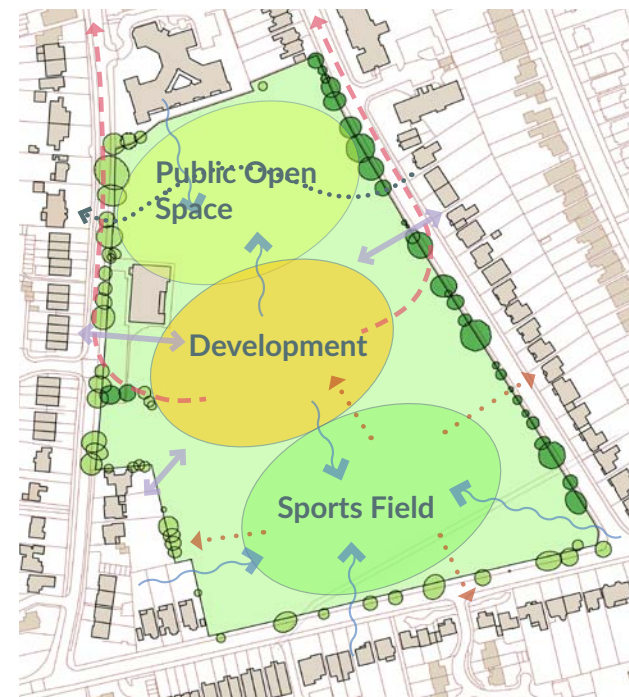


# 1. Process of analysis

LEGEND		Proximity to High street
		Loss of view
		Views across site
		Noise
		Permeability / Pedestrian access



BUILDING TO SOUTH OF SITE



2 BUILDING CENTRALLY SITUATED



3 BUILDING TO NORTH OF SITE



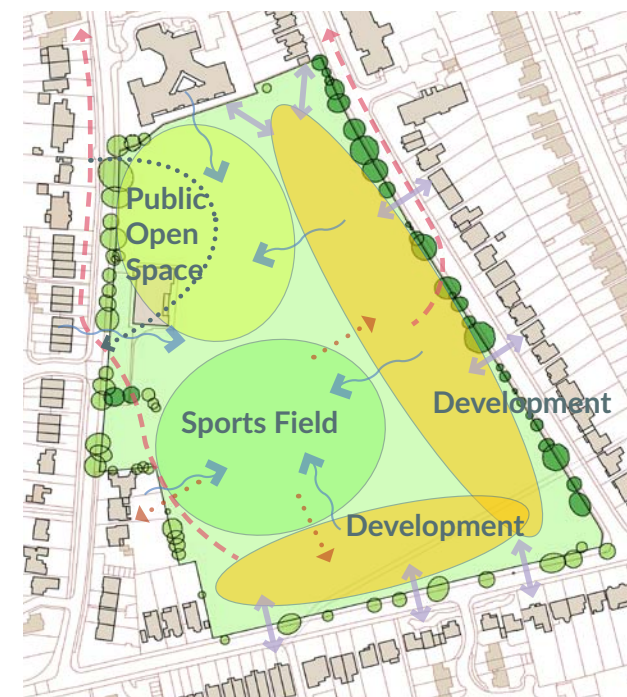
4 BUILDING TO NORTH END OF SITE



BUILDING TO NORTH/EAST OF SITE



6 BUILDING TO EAST OF SITE



7 BUILDING TO SOUTH & EAST OF SITE



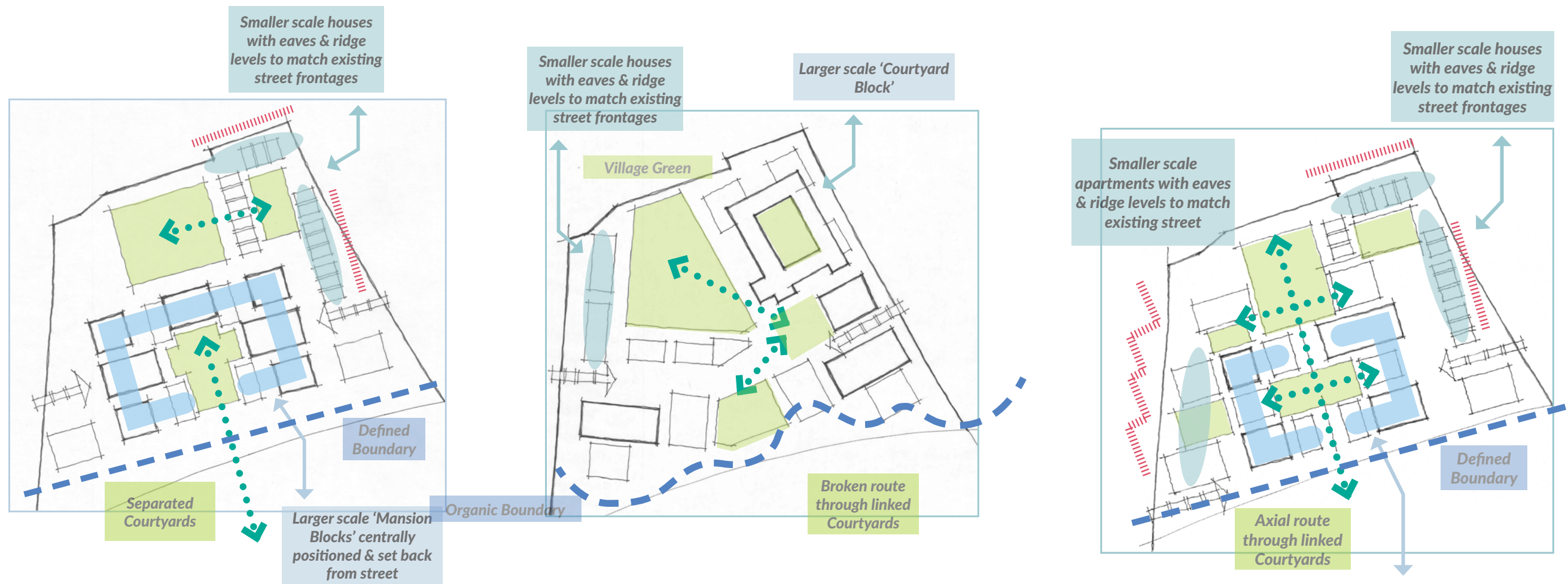
8 BUILDING TO WEST & EAST OF SITE

## 2. Preferred Diagram





### 3. Massing Typologies

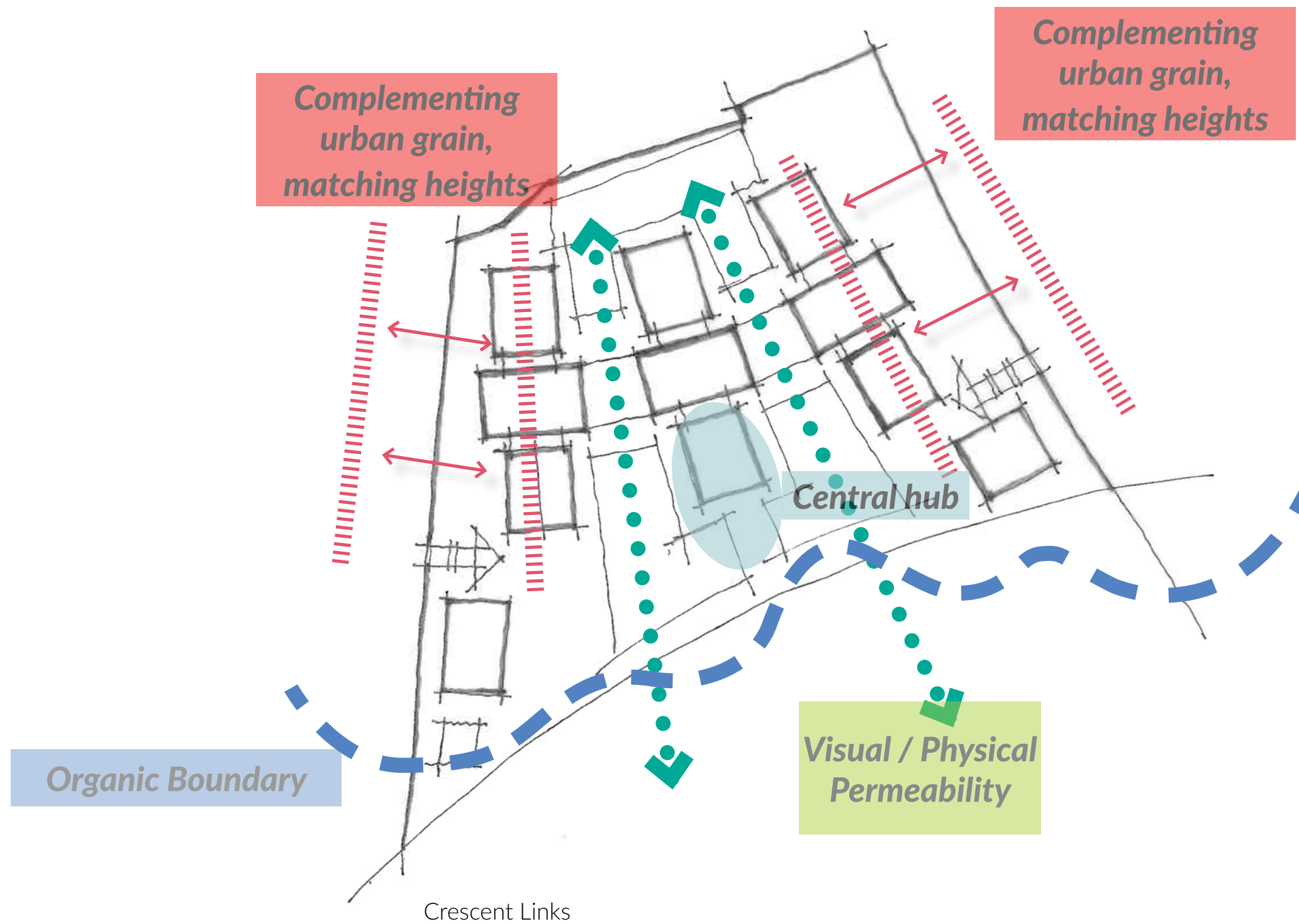


Mansion Block

Village Green

Courtyard

## 4. Preferred Typology





# 5. Resolution

1	Older People Shared Ownership	units	GIA m2	GIA ft2
	C2 Apartments	129	8,755	94,239
2	C2 Houses	4	544	5,856
	<b>Total</b>		<b>9,299</b>	<b>100,094</b>
3	Communal Hub and Restaurant			
		1	524	4,844
4	Care Home	beds	GIA m2	GIA ft2
		80	3,933	42,335
5	Healthcare/Community		GIA m2	GIA ft2
			1,220	13,132
→	Underground car park	Spaces	GIA m2	GIA ft2
		148	5,000	53,820
6	New Club House and Community Space			
			800	15,608





# Underground Car Park



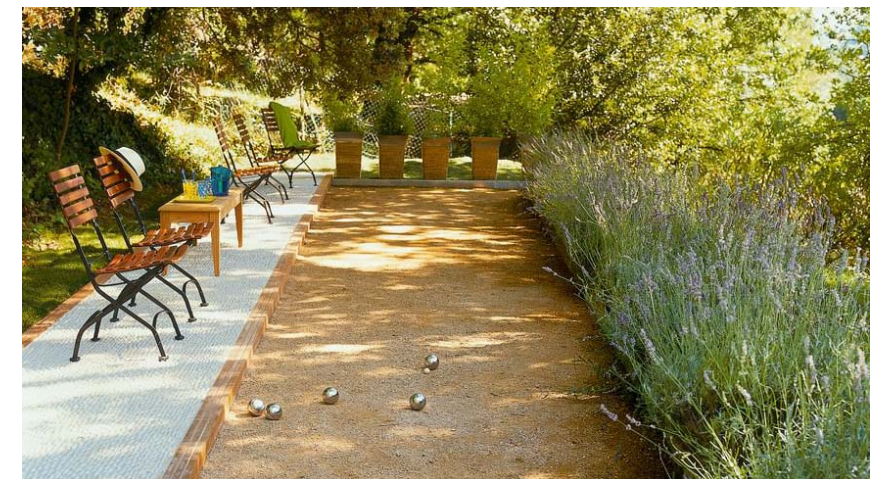
- 148 spaces
- Buggy Store
- Restaurant deliveries
- Direct access to residential blocks
- Lower ground floor apartments



# Public Open Space



Public Open Space



Petanque



Children's play area



# Sport

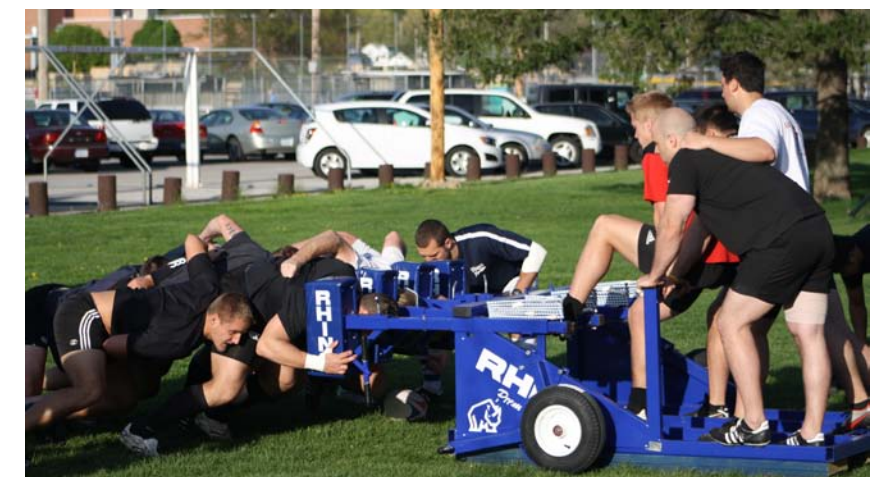
c6.1 acres



3G Pitch



Stand alone Clubhouse with community hall



Training Facilities



# Continuing Care Retirement Community and public Healthcare Facilities



Health and beauty



Leisure



Restaurant



# Masterplan Evolution

Three factors influenced further iterations for the proposals:

## 1. Feedback from the community led us to change:

- Reduced footprint of proposed development – the 80 bed care home is removed.
- View south across the grounds from Fullerton Court are respected
- A new location for the proposed GP Surgery off Kingston Lane– 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 - Udney Park road was considered too congested
- The existing Clubhouse is important to local residents and will be retained and converted to extra care apartments.
- Public Open Space – the Public Park will now run continuously from the top to the bottom of the entire site and include areas for informal recreation and sport

## 2. Developed brief from the CIC, local clubs and specialists in sport delivery

As the Community Interest Company became formalized and started asking local clubs and groups what was needed from this under utilised asset it became apparent that:

- A new a new fit-for- purpose clubhouse would need to incorporate community facilities for local groups. Empirical evidence demonstrates this is severely lacking in the area.

- A refined brief for the playing pitch provision
- FA and RFU compliant design standards began to determine the position and layout of pitches
- Security and management considerations defined the boundary conditions and relationships between the other uses on the site

## 3. Further analysis of site and context and integration of evolving brief

Through townscape analysis a set of rules evolved for the spaces within the site which in turn informed the final layout for the site.

1. Perimeter Trees and Hedges - Linking Edge
2. Hedge Edge
3. Internal Trees - Spatial Delineation
4. Parkland - Informal Recreation
5. Sports Pitches - Formal Recreation
6. Courtyards - Shared Spaces

These are shown diagrammatically on the adjacent page.



- 1: Perimeter Trees and Hedges - Linking Edge**

The combination of the trees within the Site with the roadside trees along Cromwell Road and Udney Park Road provide the key vegetation structure to the immediate townscape as well as localised screening and channelling of views across the Site. The existing trees would be retained through new development being offset from root protection areas, in combination with a positive management regime for the vegetation within the Site. The retention of these trees will maintain the perceived vegetated character and structure to the streetscape. The retention of this vegetated structure will provide an internal delineation of the proposed park for users, a vegetated structure to soften and aid in integrating new built form. With a cleared understorey with amenity grass there will be increased permeability across the Site and improved integration with the surrounding townscape than compared to the existing timber palisade fencing.
- 3: Internal Trees - Spatial Delineation**

Linear belts of native trees will delineate the varying land usages within the Site, whilst also providing a unifying feature across the Site. The new linear tree planting adjacent to the proposed built form will aid in integrating and softening it within views from both the new park and surrounding townscape.

New informal tree planting across the Site will provide a mixture of localised spaces within the park, individual focal features, a higher aesthetic quality, softening of built form, and increased opportunities for greater biodiversity and green infrastructure across the Site.
- 5: Sports Pitches - Formal Recreation**

A multifunctional space with the inclusion of a MUGA and grassed football pitch as well as off-street parking provision, contained with a low hedging.
- 2: Hedge Edge**

Native mixed hedgerows and/or shrubs present a softer, more informal edge with a variety of seasonal interest along internal boundaries and provide a biodiverse matrix of flowering and fruiting species for wildlife habitat foraging.
- 4: Parkland - Informal Recreation**

A linear park with paths, amenity and wildflower grassland and trees will provide an attractive amenity space, movement routes, biodiversity opportunities and introduce a new parkland character to the local townscape, reflecting the wider townscape character of small parks within residential layouts. The south-west part of the Parkland is linear and formal reflecting the spatial arrangement with adjoining land usages and the transition from Cromwell Road. The south-east part of the Parkland is informal and dedicated to habitat enhancement as well as providing a reinforced vegetated edge. The northern part of the Parkland provides the main area for informal recreation with associated play equipment and a waterbody focal feature. The water body enables this potential unused area due to its proximity to Fullerton Court to be an active part of the landscape and focus for biodiversity opportunities.
- 6: Courtyards - Shared Spaces**

Small scale planting of trees and ornamental shrubs to provide a high aesthetic value to the spaces, as well as a setting and softening to the built form, delineation of vehicle and pedestrian routes. Hard and soft materials to enable vehicle and pedestrian usage.

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## 1.4 FINAL PROPOSALS

The following pages show the scheme presented at the final public exhibition in June 2017. This final iteration forms the basis of the detailed design of individual components described later in this Design and Access statement.

The scheme's resolution is shaped by the detailed townscape analysis described in the accompanying Townscape and Visual Impact assessment. As such, the design rational for new development is based on:

- Access;
- A Distinctive Composition; and
- Enhancing the Local Townscape Structure.

The design measures embedded within the scheme are:

- Access is provided across the Site through a new park, along with the provision of sports facilities and new built form set within a robust landscape strategy;
- The new built form is offset from existing TPO trees to retain the landscape structure around the edge of the Site;
- The built form is located predominantly in the north-east part of the Site to capitalise on the reduced inter-visibility with the surrounding residential townscape. This is as a result of the existing boundary vegetation on the north-east edge of the Site and that the north-east boundary of the Site also consists of residential back gardens, rather than being directly fronted by residential properties;
- The built form is also located in the north-east part of the Site to relate to the larger scale massing of Fullerton court and Victoria House;
- Built form is included on Udney Park Road as a logical extension of the existing settlement pattern and reflects the pattern of built form on the east









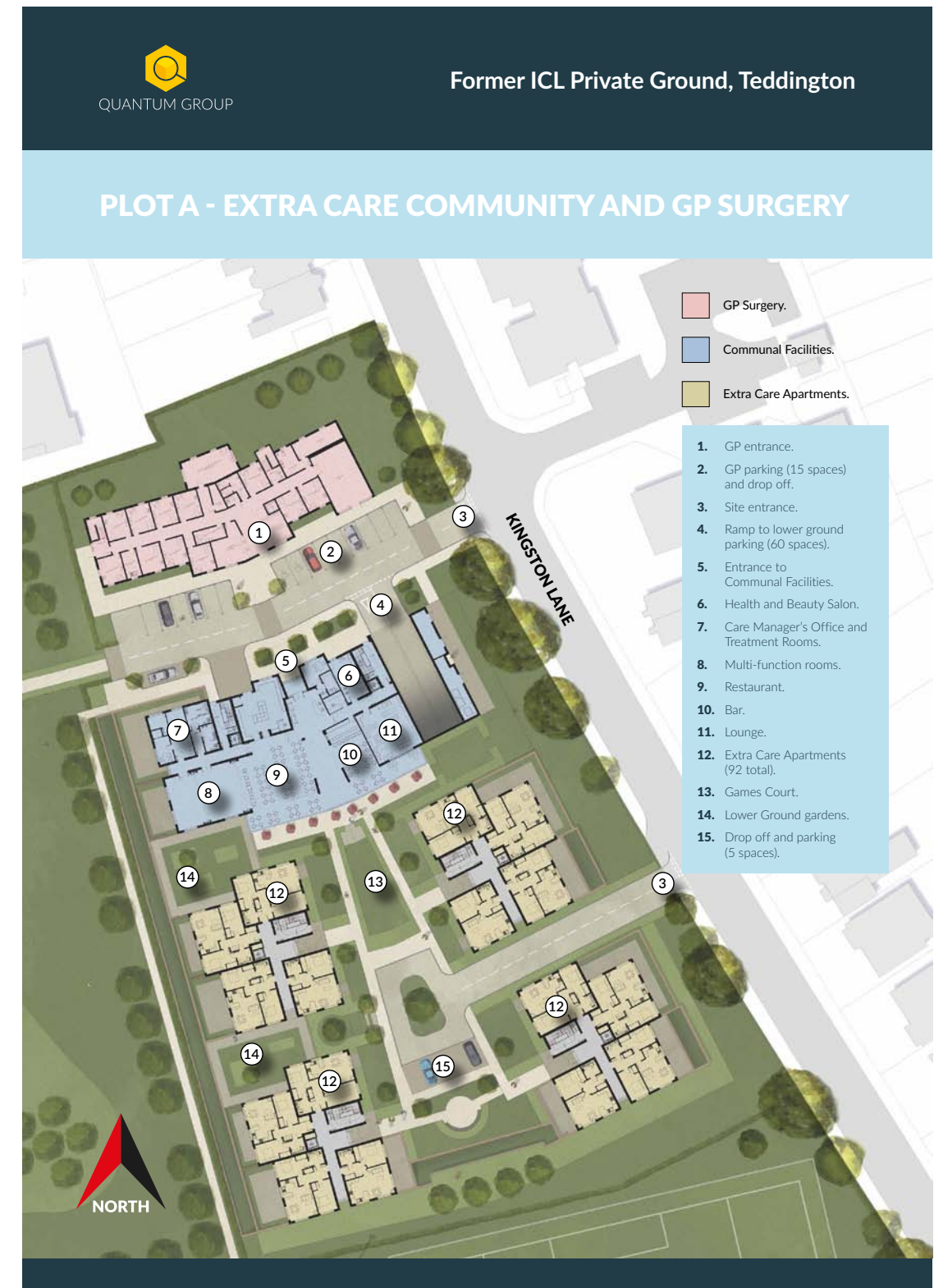
side of this road, as exhibited by the pavilion;

- Built form is limited adjacent to Cromwell Road and the southern part of the Site to reflect the localised increased inter-visibility with these residential properties due to a lower number of street trees and oblique views form along Kingston Lane; and
- The built form and sports pitches are set within a robust landscape strategy

### Likely Effects of the Proposed Development

#### Townscape

- The Proposed Development will introduce new built form and a change of land use to the Site, combining new public access with new recreational facilities, a park and extra care apartments, along with a publically accessible GP surgery.
- These features will improve the recreational value of the Site, the scenic quality, the association with the wider townscape and small parks and the function of the Site within the local community. The new park will provide opportunities for biodiversity enhancements with a new landscape structure across the Site and within the built form, via green roofs and ornamental planting.
- In relation to the change to the open character of the Site as a result of the introduction of Plot A and Plot C, there would be a technical reduction to this, as a result of new built form within the Site. However, the introduction of this new built form is balanced with the provision of a new park and that the spatial composition of the layout retains a predominantly open character in line with the OOLoTI designation. This open character to the Site is retained by Plot A being located in the north-east part of the Site and Plot C forming part of the pattern of built form which already borders the Site. As noted, the Site already contains built form (Plot B) and structures (tennis courts) such that the degree of openness has already been lessened and the

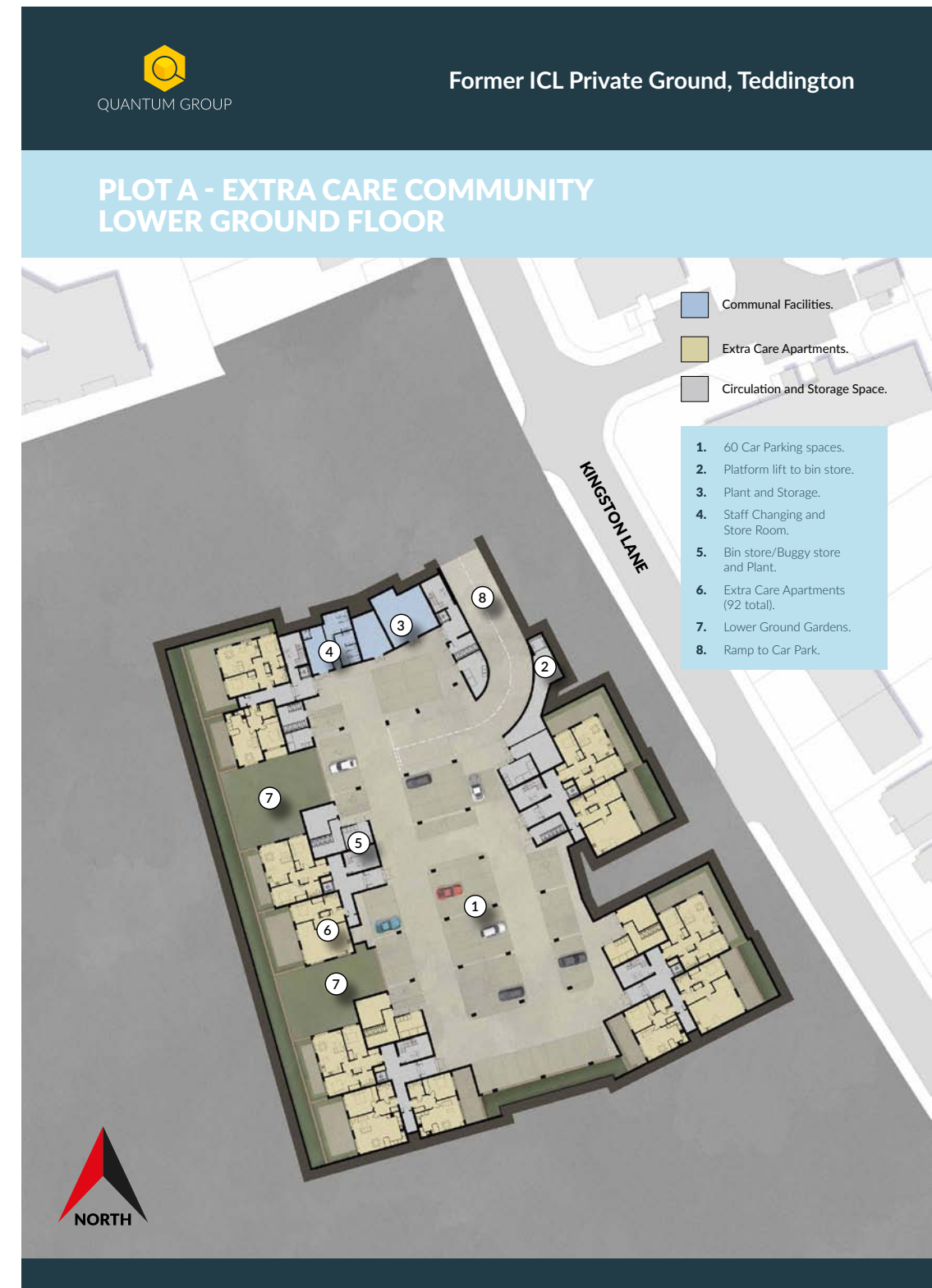


introduction of Plots A and B would therefore represent an acceptable re-distribution of the open land within the Site, as the new open areas represent an improvement in quality and potential ecological value.

- On balance, the Proposed Development is assessed as a minor beneficial effect to the Site at year 1 due to the balance between the new recreation and access, improved landscape structure and high quality built form, offset against the localised technical reduction in open character.
- With the establishment of the new planting and the resulting improved integration of the new built form within the Site, the Proposed Development would result in a moderate beneficial effect to the Site at year 15.

## Visual

- For receptors at Fullerton Court there will be open close range views of the new park which are considered to be beneficial in relation to the existing view of grassed sport pitches by providing a higher scenic quality and visual interest. Views of the new GP Surgery and extra care apartments (Plot A) would result in a partial truncation in the view across the eastern part of the Site, albeit views of Plot A would be of a high architectural quality. On balance, the Proposed Development is assessed as resulting in a negligible beneficial effect to the view at year 1, which would increase to minor beneficial at year 15 with the establishment of the new planting within the park and adjacent to Plot A.
- The existing vegetation bordering the north-east edge of the Site would largely soften views of the new built form in relation to Virginia House. From properties nos. 33-41 on Kingston Lane the new built form would both truncate and channel views across the Site, and result in a minor adverse effect at year 1. When in leaf, at year 15, the effect would be negligible beneficial, as the majority of the new built form in Plot A would be screened or softened by the existing and proposed planting and the new boundary treatments would result in a higher aesthetic quality to the view, along with views of a more vegetated structure within the park.





- For the remaining properties on Kingston Lane the sports pitches would reflect an improved aesthetic upon the existing sports fields, as well as new parkland with tree planting and wildflowers, resulting in a negligible beneficial effect at year 1. With the establishment of the new planting the effect would be minor beneficial at year 15.
- For residential receptors on Cromwell Road, views across the Site would remain, with the new built form of Plot A being seen within the context of Fullerton Court, as well as views extending through the new built forms within Plot A as a result of its central courtyard area enabling permeability. Views of the new car-park are considered to reflect views of existing parked vehicles on Cromwell Road. The change to the view is therefore assessed as negligible beneficial as a result of view of a higher quality sports facility, new landscaping and architectural quality of a higher aesthetic than Fullerton Court at year 1. With the existing and proposed planting being in leaf at year 15 the effect is assessed as minor beneficial.
- For residential receptors on Udney Park Road opposite Plot C, the new built form will truncate views across the Site, although Plot C will be seen in the context of existing built form on the eastern side of Udney Park Road. The truncation of views across the Site will result in a moderate adverse effect at year 1. With the existing and proposed planting being in leaf at year 15, the effect is assessed as reducing to neutral.
- For the remaining residential properties on Udney Park Road, views of the clubhouse (Plot B) will remain, with the refurbishment resulting in a higher aesthetic quality, along with the new park also introducing a higher scenic quality to the view. The new built form in the north-east part of the Site (Plot A) will be seen in the context of existing large scale massing in the view (Fullerton Court) and result in a slight foreshortening of the view, but on balance, the effect is assessed as negligible beneficial as a result of the improved aesthetic to the Site. With the establishment of the new planting and the increased integration of the GP Surgery and extra care apartments in Plot A, the effect at year 15 would be minor beneficial.



## Other Open Land of Townscape Importance

- The proposals offer real enhancements to the Other Open Land of Townscape Importance, in accordance with the policy objectives set out in both the existing adopted Policy DM OS3 and the emerging Policy LP 14.
- Whilst the proposals would result in a technical reduction in overall open space, the comprehensive approach to the redevelopment of the Site would result in an acceptable re-distribution of open land within the Site, such that there would be a significant increase in publicly accessible open land, in terms of publicly accessible informal and formal open space and sports pitch provision, to be enjoyed by immediately adjoining residents and visitors.
- The accessible open space would also be of an improved quality; through the range of function and use, that is through the provision of informal public open space, a Multi-Use Games Area (MUGA), children’s play area and higher quality pitch provision allowing for greater flexibility and intensity of use; through creation of more natural areas associated with the informal public open space with enhanced biodiversity and nature conservation value; and with an improvement to the landscape and visual character, through tree planting and landscape proposals to introduce variety and interest.
- The proposals for the Site would result in the Site making a greater positive contribution to the surrounding townscape; providing an enhancement to the local character and street scene through the increased visibility of the Site, and greater diversity in character across the Site; and continuing to perform its function as a valued open space within the built up area, with a greater appreciation of the Site from surrounding residents.
- The proposals for the Site would also result in the Site making a greater contribution to the multi-functional network of surrounding Green Infrastructure, with increased access and permeability across the Site creating linkages with the surrounding area.
- The proposals for the Site would therefore result in an “enhancement of the openess and character of the open land”, and would “open up views into and out of the open land” through the removal of the timber close board fencing, as encouraged by both adopted Policy DM OS 3 and emerging Policy LP 14.
- The proposals for the Site would increase the attributes of the Site that contribute to its designation as Other Open Land of Townscape Importance in terms of the criteria set out in Paragraph 4.1.8 of adopted Policy DM OS 3, as follows:
  1. *“Contribution to the local character and/or street scene, by virtue of its size, position and quality.*
  2. *Value to local people for its presence and openess.*
  3. *Immediate or longer views into and out of the site, including from surrounding properties.*
  4. *Value for biodiversity and nature conservation.”*
- Furthermore, the proposals for the Site would also increase the contribution that the Site makes to the network of green spaces and green infrastructure, with regard to the additional criterion, in addition to the above, set out in Paragraph 5.3.4 of emerging Policy LP 14:
  - *“Contribution to a network of green spaces and green infrastructure as set out in policy LP12 in 5.1 ‘Green Infrastructure.’”*
  - The proposals for the Site would therefore not only “not harm the character and openess of the open land”, in accordance with the requirements set out in both adopted Policy DM OS 3 (Point 3) and emerging Policy LP14 (Point C), but would enhance the character and openess of the open land, resulting in the Site making a greater contribution to the function and objectives of designated Other Open Land of Townscape Importance.

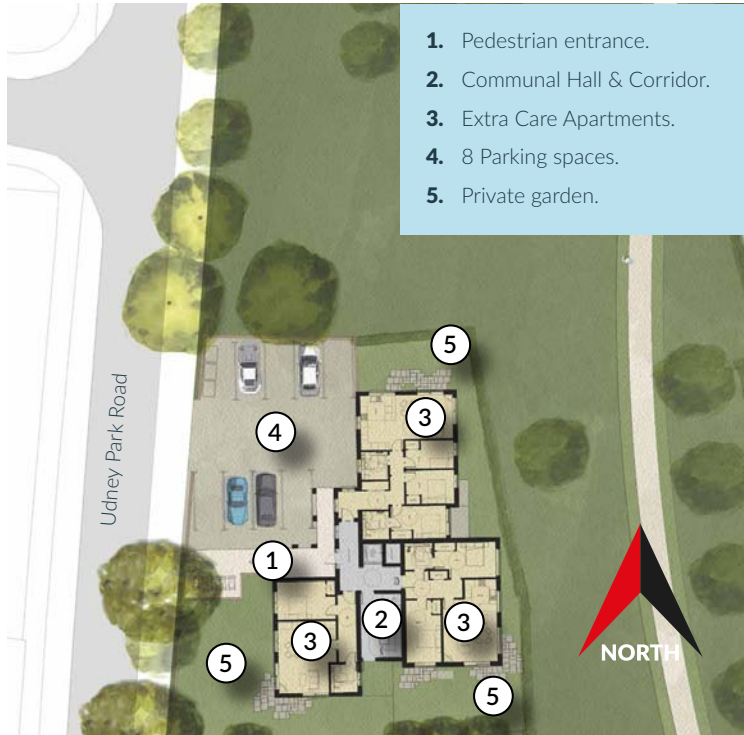


## Conclusion

- The Proposed Development has been based upon a thorough understanding of the local townscape character and the review of published LBoRuT studies and policy requirements. The new built form would be make a distinctive contribution to the local townscape, in line with the published guidance for a 'Mixed Context' townscape area.
- The Proposed Development would result in beneficial townscape effects at years 1 and 15 of operation, such that the Site would provide a wide range of accessible informal and formal public open space, providing an increase in attractive accessible green space of greater scenic quality, recreational value and biodiversity value than the existing Site

**QUANTUM GROUP** Former ICL Private Ground, Teddington

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



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

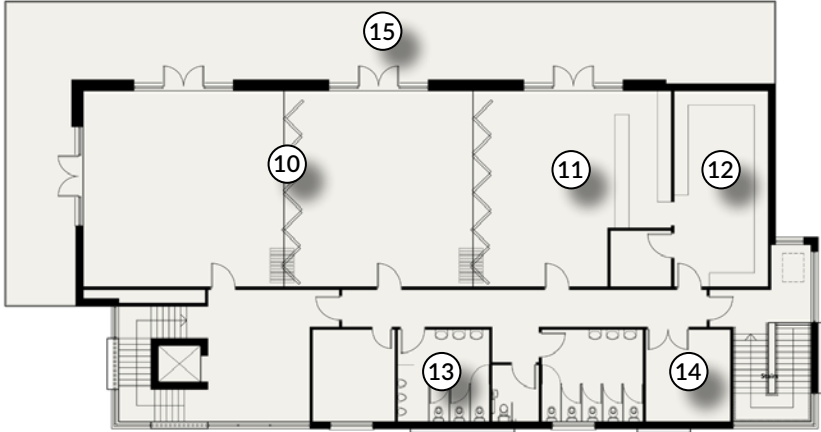


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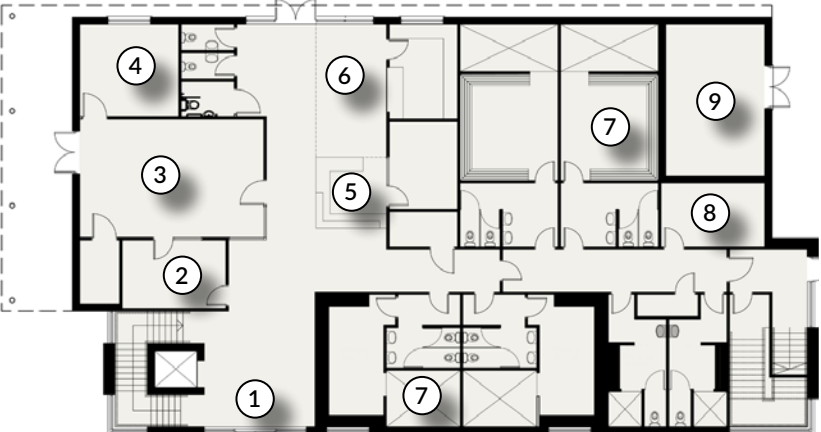
**Former ICL Private Ground, Teddington**

**TEDDINGTON COMMUNITY SPORTS GROUND CIC - PAVILION**

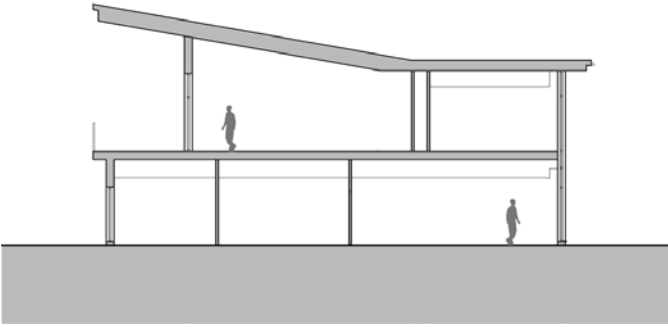
- 1. Entrance.
- 2. Office.
- 3. Crèche.
- 4. Cloakroom.
- 5. Reception.
- 6. Café.
- 7. Changing room facilities.
- 8. First aid room.
- 9. Plant Room.
- 10. Community room.
- 11. Bar.
- 12. Kitchen.
- 13. Male/female toilet facilities.
- 14. Store.
- 15. Viewing gallery.
- 16. Playground.
- 17. Café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



First Floor Plan - Community Facilities



Ground Floor Plan - Sports Facilities, Crèche & Café



Section



Site Plan







TEDDINGTON COMMUNITY SPORTS GROUND CIC - PAVILION

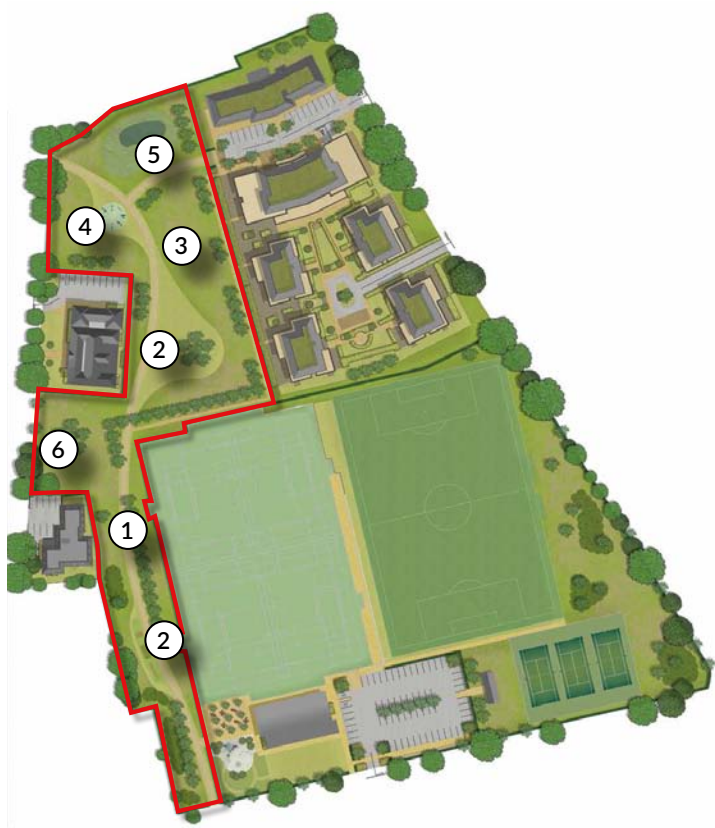




**QUANTUM GROUP**

**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



VIEW FROM PUBLIC PARK ENTRANCE ON UDNEY PARK ROAD







Former ICL Private Ground, Teddington

## EXTRA CARE COMMUNITY COURTYARD GARDENS





## VIEW ACROSS PLAYING FIELDS











## 1.5 CONSULTATION AND COMMUNITY ENGAGEMENT

# Summary

*Please refer to the Statement of Community Involvement for full details*

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.

## 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 to date and communication is ongoing with over **8000** local stakeholders in the Teddington and Hampton Wick wards.

## 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.

### 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
<b>Loss of open space</b>	While the land is mainly open space it is, and always has 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.
<b>Assurance that the land will be available to the community</b>	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.
<b>Scale and density</b>	The number of proposed homes has been reduced to 108 from 134 and the proposed 80-bed care home has been removed.
<b>Loss of views</b>	Amendments to the proposed designs have minimised loss of views across the site.
<b>Height</b>	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.
<b>Traffic/parking/access</b>	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.

# 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, the Statement of Community Involvement 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.



# Process

## 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.

## 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 design development was collected to help inform further design development and progression of the scheme.

### Stage 3 Consultation: June 2017

Following design development a third public exhibition was held on the 23rd and 24th 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.

# 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.

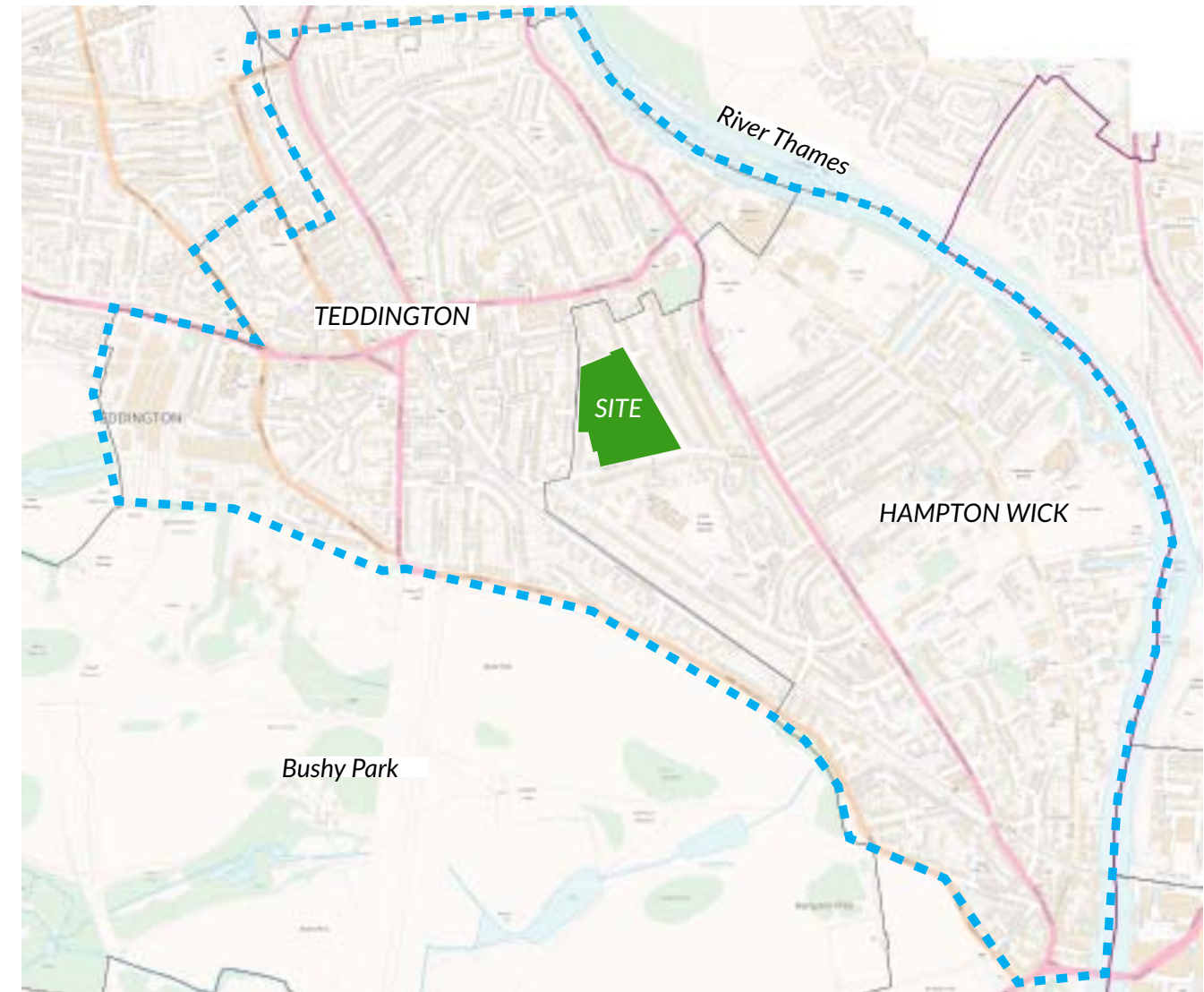
## Website

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 remaining 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 visit the consultation hub.
- 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 development team updated on any topics or issues which have been raised.

# 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

- Ellera 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 Football Club
- 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

# 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.

*For detailed analysis of Stage 1 , 2 and 3 Public Exhibitions and ongoing consultation, please refer to the Statement of Community Engagement.*

