

## 2.4 PLOT A GP SURGERY

# The Park Road Surgery

The proposed premises have been designed in consultation with the Park Road Surgery who wish to use the site as their new home. They are prioritised in the Richmond Clinical Commissioning Group's Estates Strategy and aware that the Council recognise their need as discussed at a concept meeting two years ago for an alternative site.

The Park Road Surgery's decision to move is based on the following factors:

## Inadequacy of existing premises

1. The existing premises are not suitable for the delivery of modern primary healthcare services, and it is not possible to improve them further.
2. They do not meet Care Quality Commission (CQC) nor Disability Discrimination Act (DDA) requirements. Four of the eight consulting rooms are upstairs without a lift, limiting access to healthcare for patients with mobility difficulties.
3. The existing building should house c.3,500 patients per NHS England guidance, meaning that the practice are looking after c.10,000 patients more than the building should accommodate.
4. The negative impact of the existing premises will be magnified as local residential development on the Teddington Studios/Old Dairy and Waldegrave Road sites completes, with 800-1000 more patients needing a GP.
5. Space limitations mean there is little or no confidentiality when patients need to discuss matters at reception.
6. Clinically, the practice has serious concerns about the safety of the care they would be able to deliver in the current premises with the projected increases in list size and associated clinical service demands over the next eighteen months.

## Impact on local population

1. Park Road Surgery is the second-largest GP surgery in LBRuT, and is one of only

two surgeries in the Teddington Ward.

2. The local population have very limited other local options in terms of accessing primary care, per the cluster map on the next page.
3. Its catchment area includes parts of six of the Borough's eighteen wards.

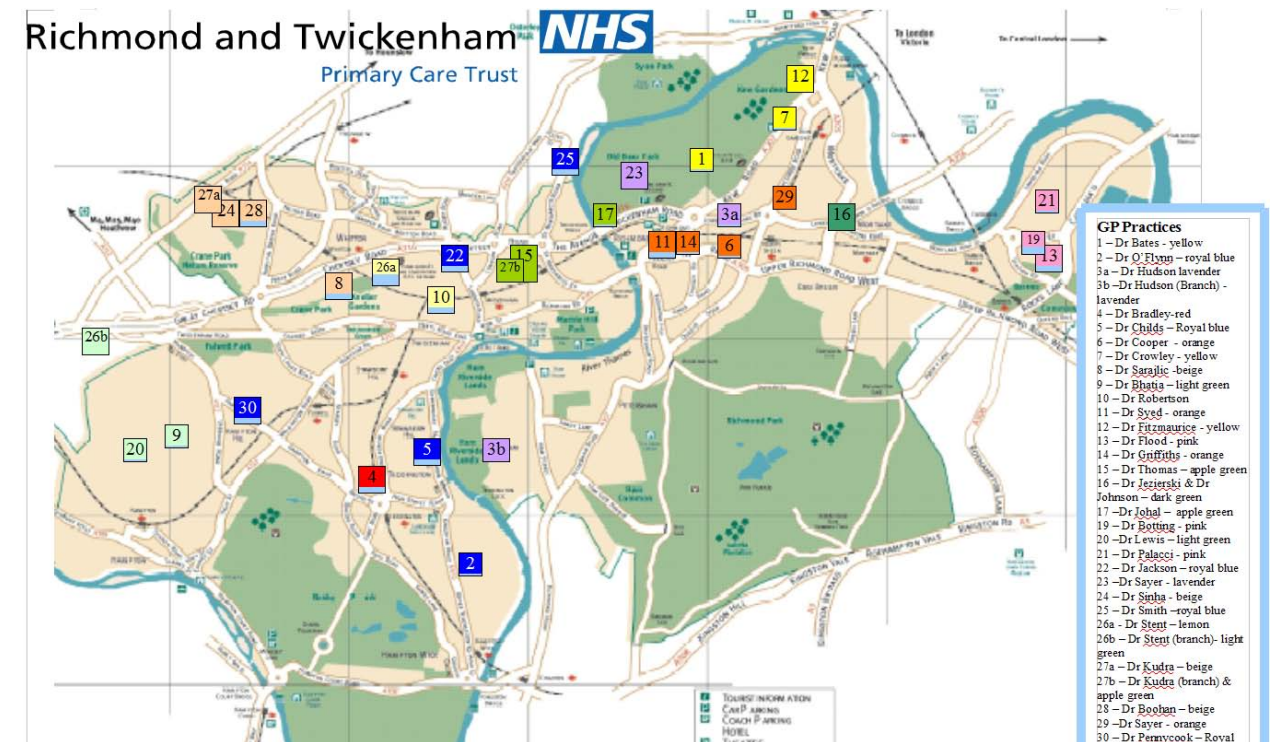
## Benefits of new premises

1. Allow the practice to deliver services effectively, in a high-quality environment for patients and staff, to meet all required standards.
2. Increase capacity by approximately 100,000 more appointments annually (using calculation from the Better Services, Better Value document).
3. Expanded teaching and training opportunities, supporting the development of the national NHS workforce. This includes increased training in primary care of medical students, junior doctors, GP trainees, nurses, pharmacists, and allied healthcare professionals; currently the practice's premises limit the number of trainees it can accommodate at one time.
4. Expanded local employment opportunities; at the moment the surgery is limited in numbers of staff it can employ by physical space, and similarly it would accommodate more young people locally on university apprenticeship schemes in a larger building.
5. Support for federated working "at scale" in Primary Care through the Richmond GP Alliance (RGPA), in keeping with the national direction of travel as set out in the Five Year Forward View and the GP Forward View.

## A new facility fully compliant with regulatory standards / bodies

1. The size of the proposed GP surgery is taken from national NHS England guidance, and is based on the practice's current list size.

2. Technical specification for the surgery is based on the Health Building Notes, the Premises Cost Directions, and discussions with the local Clinical Commissioning Group and Federation about projected service requirements in the future.
3. Local health needs are set out in the Joint Strategic Needs Assessment, local public health information, and NHS England data on the existing practice population demographics compared to national and regional averages.
4. The strategic direction of travel for the new building is based on the national aims set out in the Five Year Forward View and the GP Forward View.
5. The practice have surveyed their patient list, which showed good support for the proposal. The practice's Patient Participation Group (PPG) are actively and regularly involved in discussions around the proposals.
6. The practice are in regular contact with the local CCG, and are recognised as an urgent need in the CCG's premises strategy.

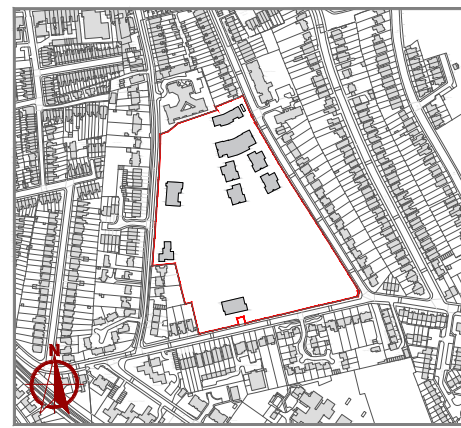




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NOTES:



Location Plan  
 Scale - 1:5000

Rev	Date	Description	Initials



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Project:  
 Former Imperial College  
 Private Ground, Udney Park  
 Road, Teddington

Drawing Title:  
 Proposed Site Plan  
 Ground Floor  
 Water Colour

Discipline:  
**ARCHITECTURAL**

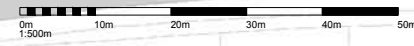
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Scale: 1:500@A1      Date: July 2017

Drawing Number: **900-208**      Revision:



Plot A - GP Surgery









# Ground Floor

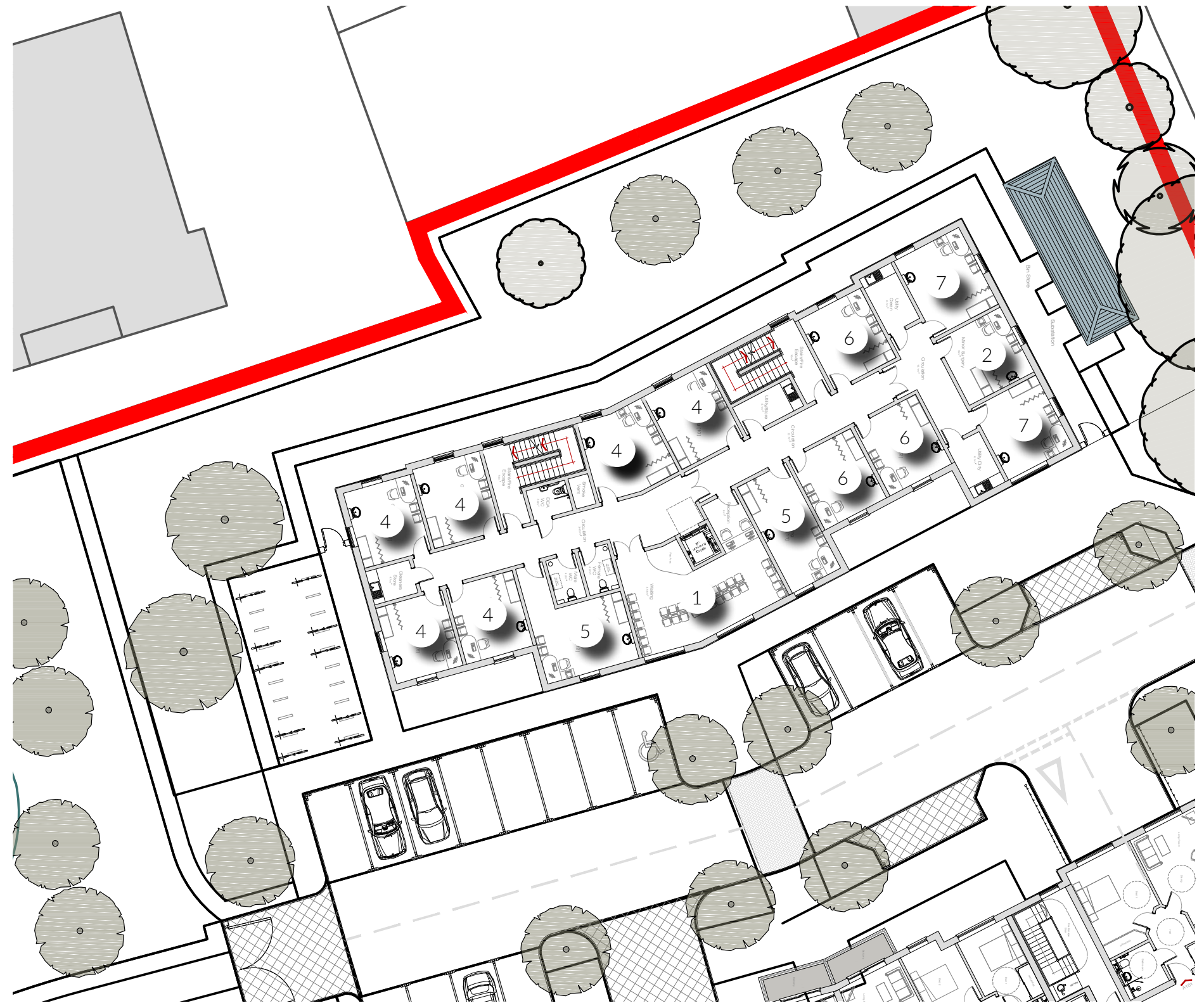
1. Reception
2. Waiting
3. Physio
4. GP
5. Pharmacy
6. Interview room
7. Disposal hold
8. Plant room
9. Bin store and substation





# First Floor

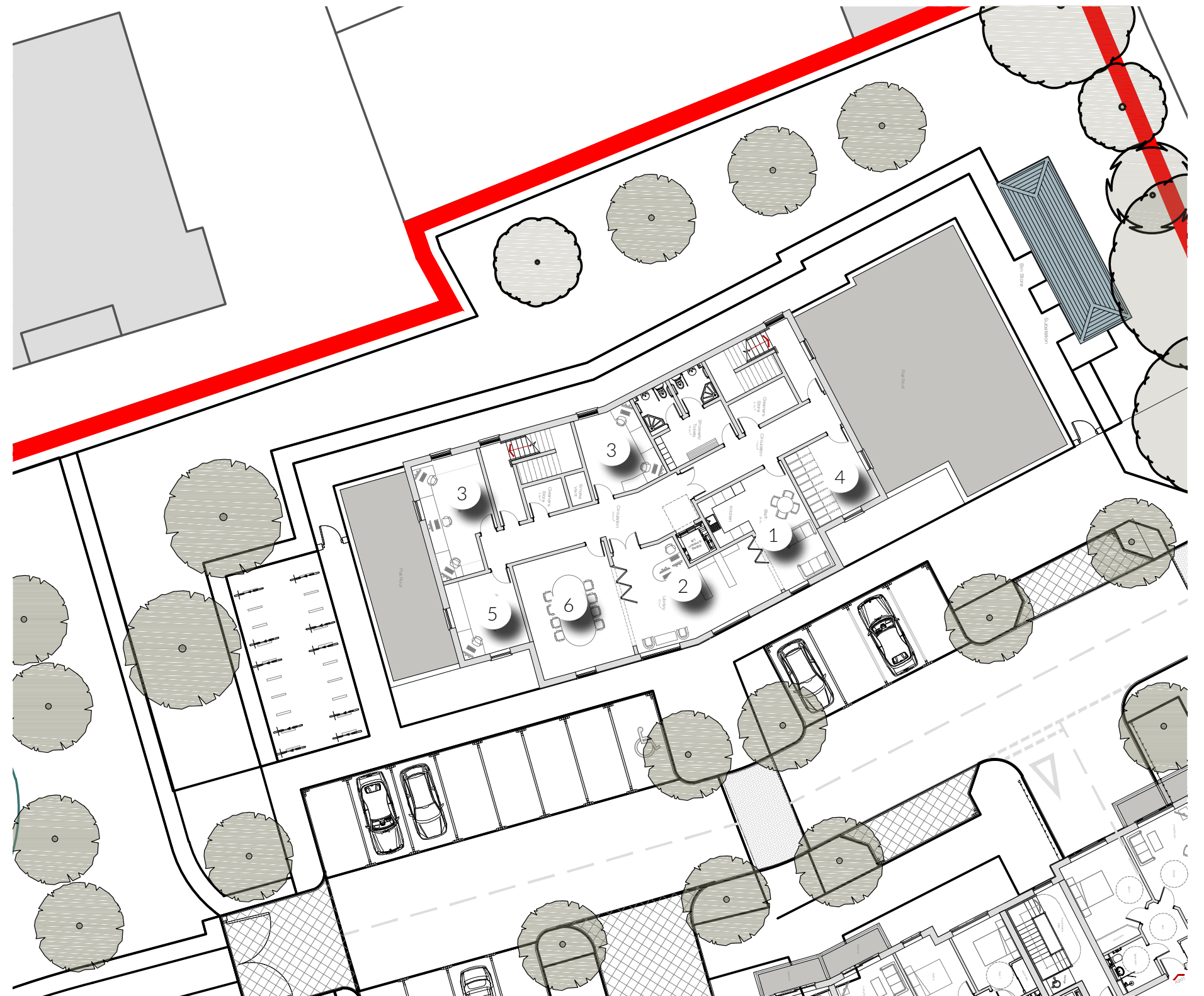
1. Waiting
2. Minor surgery
3. Utility
4. GP
5. GP training
6. Nurse Consulting
7. Treatment room



View to Surgery from Kingston Lane

# Second Floor

- 1. Staff room
- 2. Library
- 3. Office
- 4. Records
- 5. Practice Manager
- 6. Meeting room





# Elevations

**1. Face brickwork with sand colour mortar**



**2. Smooth finished render with horizontal grooves**



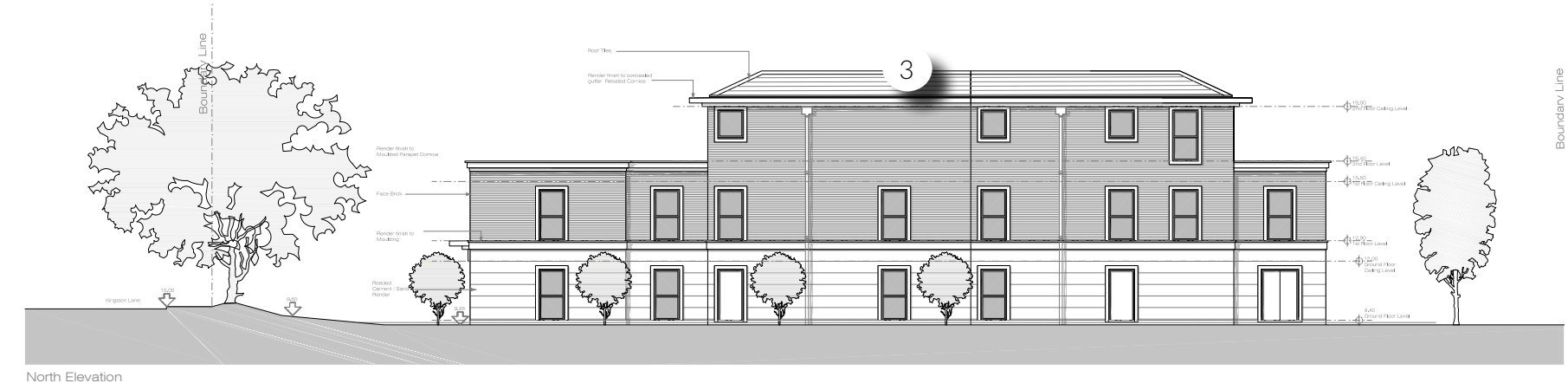
**3. Natural slate tiles**



**4. Aluminium windows**



**5. Reconstituted stone cornice**



## THE PARK ROAD SURGERY

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### Partners

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Dr. Linda Cheung MB BS MRCGP  
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 Dr. Francesca Gilbert MRCGP  
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### Practice Manager

Emma Nicholls BA(Hons)

27<sup>th</sup> July 2017

### Introduction

Park Road Surgery is a high-performing NHS GP surgery with a patient list size of 13,153 as of today's date. We are currently located in a converted Victorian house at 37 Park Road, Teddington TW11 0AU, and have been at this site for over 40 years. The existing premises are fully developed, and should serve a maximum of 3,800 patients, meaning that we are accommodating about 10,000 excess patients. This severely limits the practice's ability to respond to the healthcare needs of our population in a timely fashion, to expand on the employment and teaching/training opportunities we offer, and to deliver outstanding care.

Despite this our list continues to grow by about 2.4% annually, and we anticipate significant further pressures on our service from additional list growth from the current residential developments on Waldegrave Road and at Teddington Studios. We have been actively seeking new premises for eight years, and have been working with the CCG, NHS England, specialist medical developers, and the local council in an effort to achieve this.

### Richmond CCG

Our need is recognised as urgent by the CCG, who have written in support of our premises need separately; their governing body minutes from 21<sup>st</sup> June 2016 note that we are a "key priority", describe our current building as "no longer fit for purpose", and we are listed in their Estates Strategy as a priority.

### NHS England

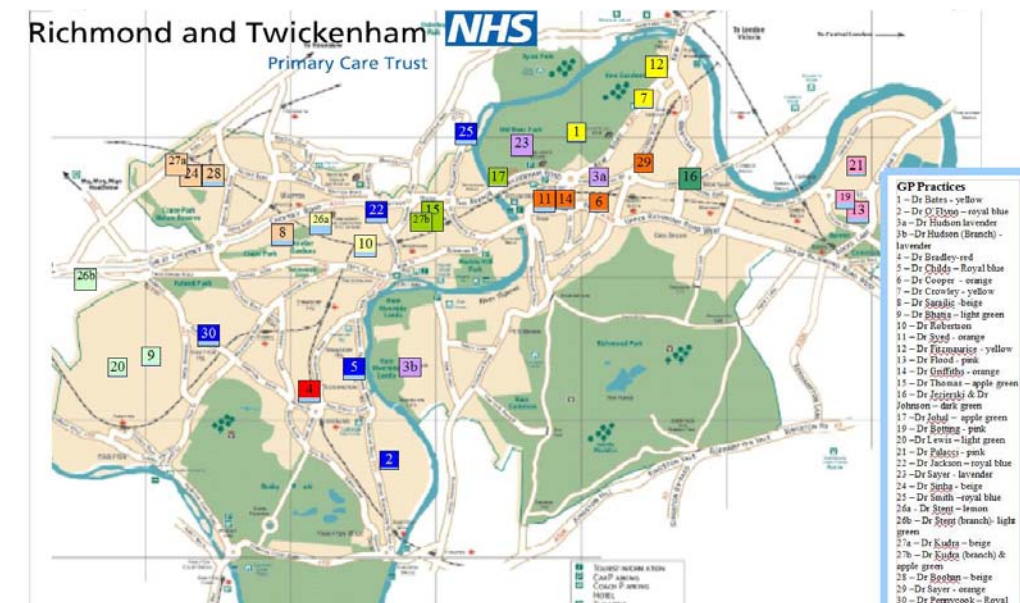
The CCG have a direct relationship with NHSE regarding premises, and the practice has supported their application for capital funding from national sources to support our need. Our situation is discussed regularly at primary care meetings by the CCG, and NHSE are supportive via our Local Area Team of the practice's need to relocate.

### Richmond Council

We have been in discussions with Richmond Council since July 2014 over two sites which they own, and the possibility of co-locating health and social care elements on one of these. These negotiations were originally handled by the specialist healthcare developer Medicx / Octopus Health without success, and were subsequently reopened by the practice. We have continued to discuss these sites with Council Officers, Local Councillors, and the Cabinet Member with overall responsibility for Estates, emphasising the local healthcare need, the benefits in terms of social prescribing of the co-location of health and social care, and the ways in which the proposed development would support the Council's Local Plan, Village Plan, and their Primary Care Strategy. Despite this, the Council have blocked any attempt on our part to draw up plans accommodating either a community centre or charitable office space as part of a redevelopment, despite mutual enthusiasm from the surgery and from the community organisations, and as of May 2017 declared the option closed. Although they have since, under pressure from us, reopened negotiations, the practice and our Patient Participation Group do not feel their approach to date gives us any confidence that they are taking our need, and by extension the health need of the local population, seriously.

### The community we serve

The practice is in the Teddington and Hampton locality of the London Borough of Richmond-upon-Thames, which serves approximately 52,000 patients through six GP practices (Broad Lane, Hampton Hill Medical Centre, Hampton Medical Centre, Hampton Wick Surgery, Park Road Surgery, Thameside Medical Practice). These are shown in the cluster map below; although this dates from 2012 there have been no changes in the practice's immediate locality since then, although there has been one GP surgery closure and one merger into new premises in the wider CCG area.



The local Council treats Teddington as a "District Centre" with regards to planning policy, and it is one of the five main town centres of the borough<sup>1</sup>. Teddington and parts of Hampton are among the least deprived areas in the country, although there is within-ward deprivation particularly around Hampton North. The practice's current list size is about 25% more than the population of the Teddington Ward, reflecting that our catchment extends into five neighbouring wards of the borough, and our list is approximately 8% of the population of Richmond.

### Benefits of the proposed scheme to the local population

#### Access to health

The proposed new surgery on the former Imperial College playing fields would dramatically improve access to healthcare for local residents, with capacity increasing by an estimated 105,000 appointments annually. It would particularly benefit those groups disproportionately disadvantaged by the poor physical access and DDA compliance of the current building, specifically those with children, mobility issues, and disabilities. It offers the local CCG a building tailor-made for providing additional networked services at scale, and the practice already employs doctors with special interests in areas including dermatology, diabetes, and minor surgery.

#### Employment and Training

As a local employer, we currently employ 31 staff, are a training practice for medical students, junior doctors, GP trainees, and have trainee pharmacists and apprentices from Kingston Adult Education at the practice. We are also looking at offering space which could be used by physiotherapists and other allied healthcare professionals, and for community use. The new surgery would increase employment and training opportunities in management, administrative, and clinical roles, with the training of doctors and nurses key to national plans for the future of the NHS including the *Five Year Forward View* and the *GP Forward View*.

<sup>1</sup> [Richmond Council Planning & Development](http://www.richmond.gov.uk/planning_and_development_teddington.htm) http://www.richmond.gov.uk/planning\_and\_development\_teddington.htm



**Capacity for population growth**

The GP surgery will extent to c.1050m<sup>2</sup> of Gross Internal Area (GIA), and this is calculated based on the practice's current list size plus 10% growth in line with the guidance in *Health Building Notes 11*. As such, the proposed new surgery would cater for just over 14,400 patients in ideal conditions; given that at present we are delivering a service to almost that number in less than 30% of the recommended space, the practice are confident we could accommodate more patients in future if required.

**Conclusion**

Park Road Surgery are in urgent need of a new building to accommodate what is the second-largest list in the borough, and that need is recognised by the CCG, by NHS England, by the Council's planning department (who acknowledged our need at a concept meeting on a different site), and by our patients. We regard the proposed Udney Park development as offering an outstanding opportunity to deliver a state-of-the-art new GP surgery, fit for the needs of our patients, in conjunction with the residential and sporting components of the development. We would also highlight that, despite eight years of looking, and extensive discussions with landlords, developers, and LBRuT itself about alternative sites, this is the only option open to the practice. We cannot continue caring for 10,000 additional patients indefinitely, and we cannot wait any longer for options which have failed to bear any fruit over the past eight years.

Our need is urgent and immediate, and we urge the planners to approve the development on behalf of the practice and the healthcare needs of our 13,000 patients.

Yours sincerely,



Dr. Nicholas Grundy





## 2.5 PLOT B - EXTRA CARE

## Summary

- Conversion and renovation of existing clubhouse to 6 extra care apartments and visitor suites
- Retention of existing facades with small alterations to window heights
- Retention of the majority of historic structure

## Description

(Please refer to the accompanying Heritage Assessment for further detail)

The sports pavilion is a fairly unremarkable example of inter-war vernacular construction with extensive later alteration and extension. It is located on the western side of the playing fields, with access from Udney Park Road, although it necessarily faces eastwards onto the playing fields and presents its rear elevation to this road.

The late 1920s' portion of the pavilion consists of three single-storey ranges wrapping around a central range of one-and-a-half storeys, all with hipped (with gablets to the one-and-a-half-storey range), tiled roofs. The similarity of roofing materials between the late 1920s' and 1960s' elements of the building suggest that the earlier elements were re-roofed as part of the extension. The storey heights are generous and the high ridges mean that the single-storey elements could easily be read as one-and-a-half storeys and the one-and-a-half-storey element as two storeys (plates 3-6)

Construction is of stock brick laid in a somewhat irregular bond. Windows are flush, white-painted, metal casements throughout, although in many cases they are set in unadorned timber frames with timber mullions.

The building faces eastwards onto the playing field (plate 3) but the original front elevation here has been lost. The original line of this elevation is now marked internally by a row of piers in the main hall and externally by a pair of 'clerestory' windows above the flat-roofed projection suggests that there was originally a narrow covered terrace or loggia between the projecting wings, which must have been replaced when the extant wall was constructed.

Indeed, at ground-floor level this elevation has been moved forwards, with the introduction of a line of glazed timber doors separated by panels of later brickwork (plate 7). A further flat-roofed element, supported by a line of brick piers of similar vintage, forms a covered terrace between the projecting wings (plate 8).

The bricks here match those on the 1960s' extension and it is likely that the reconfiguration of the elevation dates from that time. Indeed, the existing covered terrace has direct access from the bar in the extension, which incorporates part of the original northern cross wing.

A central, tile-hung, half-hipped projection oversails the flat-roofed extension to the original building. It is unclear whether this projection is original to the building (and had a lower portion lost during the

construction of the terrace) or was added as part of the 1960s' extension. Map evidence is inconclusive but favours the later proposition, clearly showing the outer wings and a covered terrace but no central projection.

Equally, the northern elevation has also been lost due to the construction of the extension, which was opened in 1966. This is a broadly-proportioned, two-storey neo-Georgian block (in plan form it is two rectangular blocks connected by a slightly-recessed range) constructed in stretcher bond with a hipped roof.

Dressings are limited to splayed brick lintels to the ground-floor windows, a simple Roman arch and brick quoins to the central window (possibly originally a doorway, although there is little to distinguish the infill brickwork to that elsewhere, suggesting that the shallow recess here is original) on the eastern elevation, and cement sills (plates 3, 6, & 9). Oddly, what appears to be a concrete or rendered top plate is exposed between the brickwork and roof, forming the lintels of the upper windows.

A flat-roofed single-storey infill between the central portion of the extension and the original building (plate 10) was presumably designed so that the second storey of the extension did not directly block light to the dormer window of the first-floor flat in the original portion of the building (plate 11).

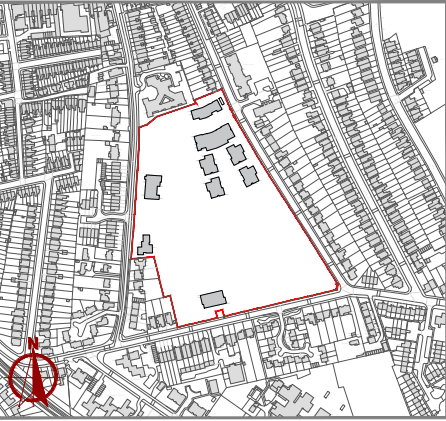
There is a single-storey, flat-roofed projection to the west, constructed in Sussex bond (plate 12). The doorway on this extension has a simple soldier-



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NOTES:



Location Plan  
 Scale - 1:5000

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 Ground Floor  
 Water Colour

Discipline:  
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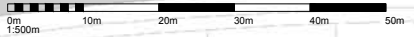
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Plot B - Extra Care





course lintel rather than the splayed lintel used elsewhere. The use of Sussex bond rather than stretcher here may simply be due to the fact that this single-storey element is solid brickwork, rather than it necessarily being of a later date. This projection provides access to the female changing facilities on the first floor.

### Proposals

As a 20th-century building of simple vernacular design without any particular architectural pretension or interest, the intrinsic significance of the pavilion is negligible. This is a functional building of little architectural ambition.

Over time, it has been extended and altered and its effectiveness in delivering fit-for-purpose sports provision has diminished. Notwithstanding the physical condition of the building, the internal spaces do not meet current design criteria for sports governing bodies and as such its purpose as a modern Clubhouse has become redundant.

The buildings' conversion to extra care apartments can be done with minimal physical intervention and minimal effect on the character of the townscape.

Window positions and external elevations will remain largely the same with the exception of a few high level changing room window that are lowered to suit residential use



Plate 3



Plate 4



Plate 6



Plate 7





Plate 5



Plate 9



Plate 10



Plate 8



Plate 11



Plate 12





Existing East Elevation



Existing North Elevation



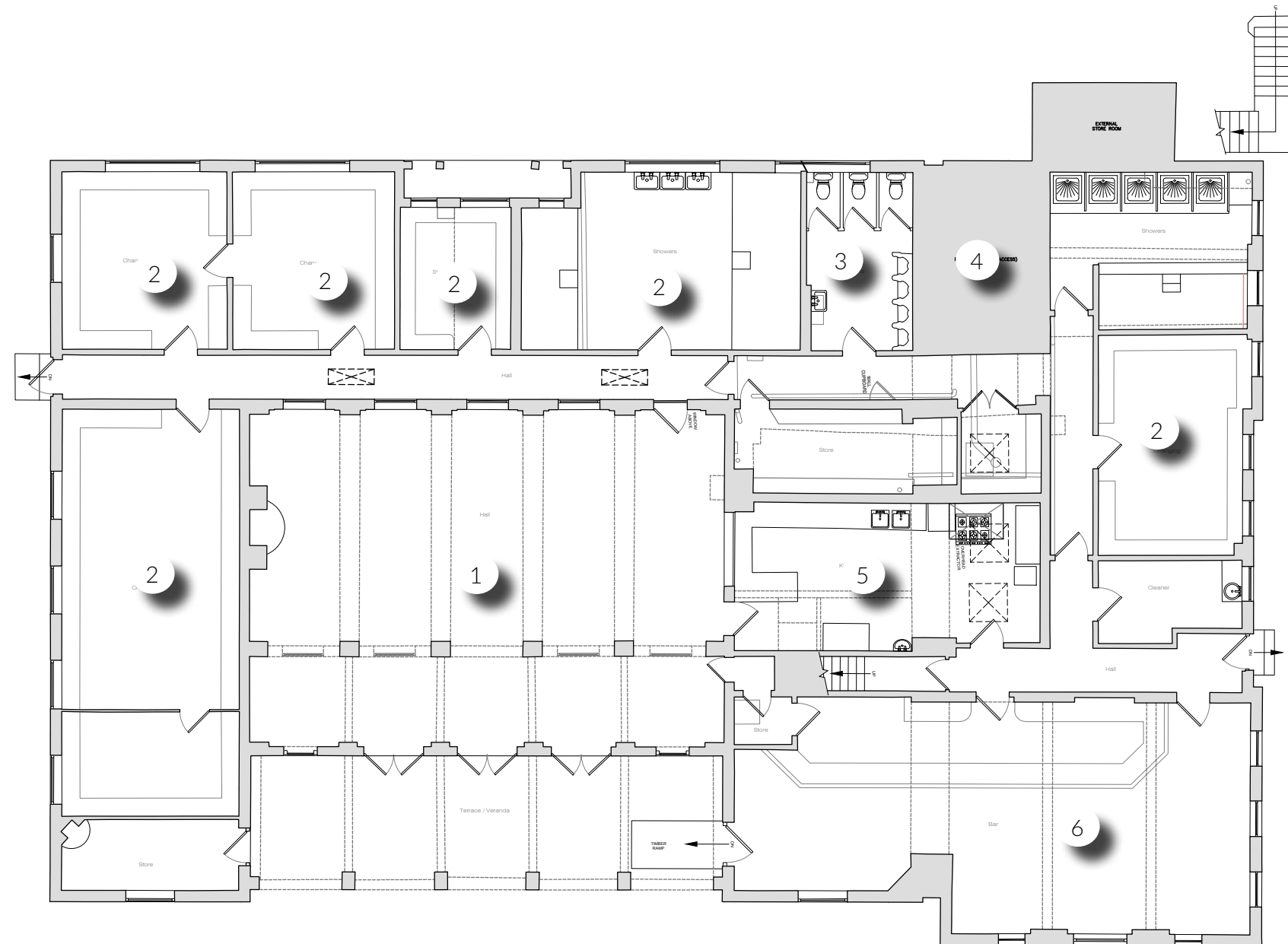
Proposed East Elevation



Proposed North Elevation



# Existing Ground Floor Plan



1. Hall
2. Changing room
3. WC
4. Boiler room
5. Kitchen
6. Bar

# Proposed Ground Floor Plan



- 1. 2 bed flat
- 2 2 bed flat
- 3 1 bed flat
- 4 Visitor suites
- 5 1 bed flat
- 6 2 bed duplex









## 2.4 PLOT C - EXTRA CARE

## Summary

- Construction of 9 extra care apartments in a 3 storey block on the existing car park
- The proposed block sits outside the OOLTI planning designation that covers the remainder of the site

## Description

The proposed block extends the existing urban development along the southern end of Udney Park Road road, infilling what is currently car park space

The height of the building matches its neighbour on the western side of Udney Park Road and the second floor is set within a mansard roof to lower its perceived height.

Buff brick, regular window rhythm and simple lintel and cill details replicate existing buildings along Udney Park Road.

The building is set back an equal distance from Udney Park Road as other properties along the street to maintain a suitable buffer between pavement and building edge.



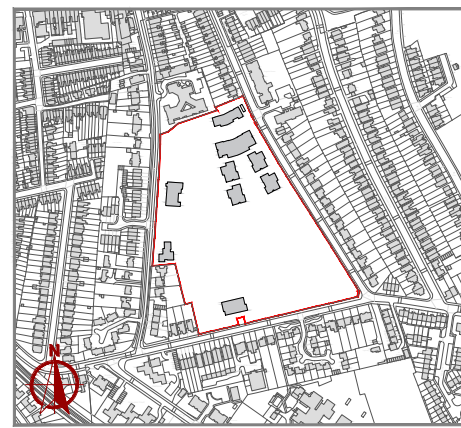
Ground Floor Plan



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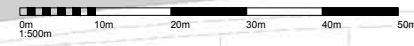
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**Plot C - Extra Care**







View looking south down Udney Park Road

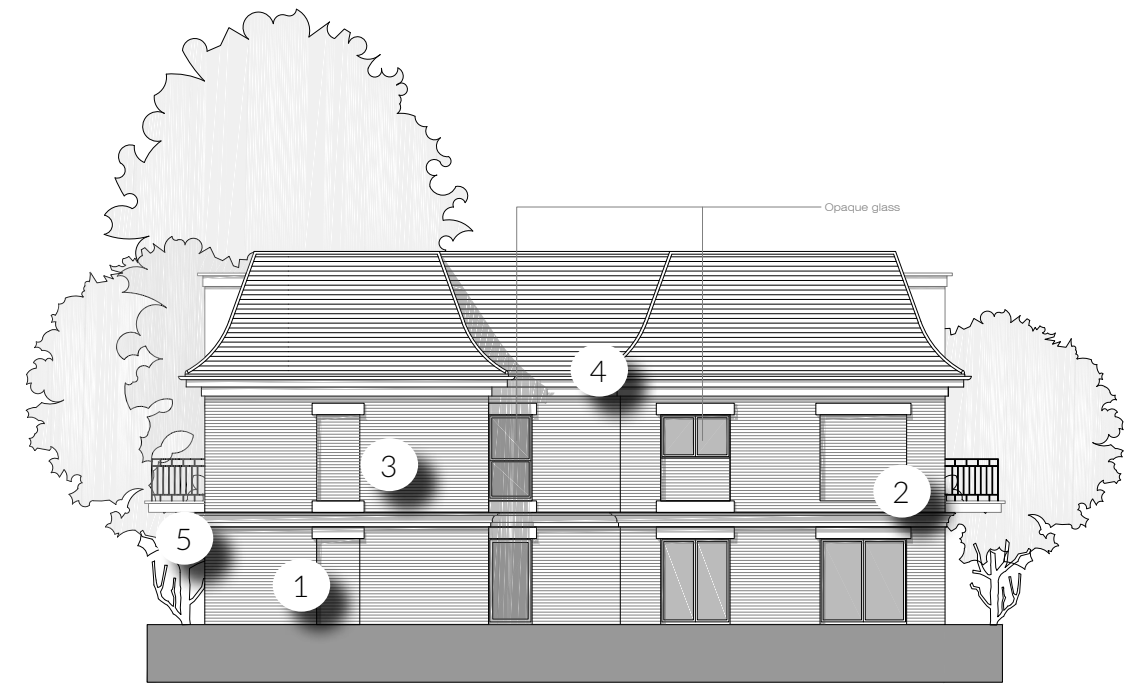


# Elevations



Proposed West (Front) Elevation  
Scale 1:100

## West Elevation



Proposed South (Side) Elevation  
Scale 1:100

## South Elevation



Proposed East (Rear) Elevation  
Scale 1:100

## East Elevation



Proposed North (Side) Elevation  
Scale 1:100

## North Elevation



# Materials

1. Face brickwork with sand colour mortar



2 Iron railings



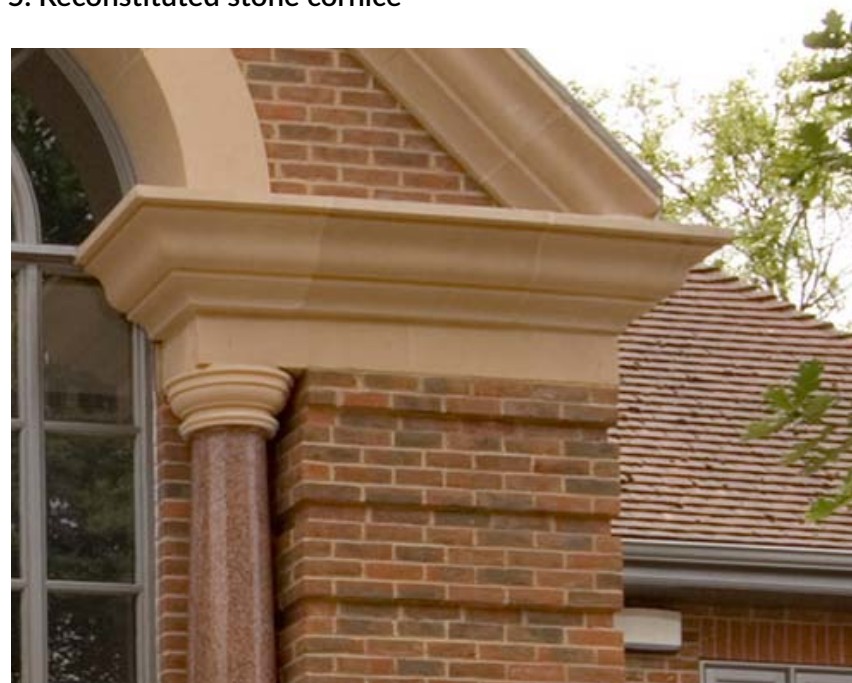
3. Aluminium windows



4. Natural slate tiles



5. Reconstituted stone cornice







View from Udney Park Road







# Chapter 3: Teddington Community Sports Ground CIC





## 4.1 CIC OVERVIEW

# Overview

The following pages summarize key elements of the CIC. A more detailed analysis can be found in LK2's Business Plan that accompanies this application. This business plan for the proposed development of sports facilities at Teddington Community Sports Ground provides an evidence of need for the scheme, whilst demonstrating that the project is deliverable and sustainable through suitable management and operation systems, cost analysis and technical detail.

## Introduction

The proposed scheme will see the former Imperial College London (ICL) Private Ground on Udney Park Road, Teddington, London, TW11 9BB, regenerated for a mixed-use development that will deliver high-quality sports and community facilities, alongside new public open space and affordable, care led accommodation for older people and new GP surgery. This triple approach secures a sustainable, inclusive future for the site, the benefits of which underpin national and local planning policy.

Through the development of Teddington Community Sports Ground, three areas will be established :

- Assisted living, extra care community with new GP surgery
- Open parkland with community orchard, outdoor gym and recreation space
- Community sports facilities.

On the granting of planning consent the CIC will be gifted 9.5 acres to accommodate the Open Parkland and Community Sports facilities. The proposed community sports, recreation and social facilities will comprise of the following: -

- A full-size Third Generation artificial grass pitch (3G AGP)
- Natural grass playing pitch provision
- Tennis Courts / MUGA

- Equestrian paddock
- Community pavilion containing changing rooms, kitchen, bar and server, flexible-use community rooms and a crèche.
- Public Park

## Background and current use

The site had been utilised as ICL's private sports ground until 2014, when the college acquired a new purpose-built sports ground in Heston and the site was put up for sale.

Quantum Group purchased the freehold of the site with the intention of ensuring the site became fully accessible to the local community after being left unused following ICL's departure from the site. The CIC was established in collaboration with Quantum Group to ensure the best interests of the sports ground are maintained and it is operated correctly when the facilities are completed. This asset lock in freehold of more than two-thirds of the site (9.5 acres) safeguards the site for the long-term future.

Whilst still a privately owned and run site, Quantum Group granted an interim lease to Teddington Athletic FC (TAFC), to run the ground whilst designs and plans for the site were confirmed. The ground has been used extensively by TAFC, Teddington Rugby Club (TRFC), England Rugby, Scouts, Keep-fit, Pilates, Kingston College with up to 400 children visiting each month in recent months. However, TAFC could not make the site work financially and relinquished the lease in May 2017.

The lease has now been granted to the CIC in anticipation of Quantum Group gifting the freehold and completed facilities post-planning, but the CIC is still reliant on continued subsidy from Quantum Group to operate the existing facilities as a viable site. Whilst the key future users of the site will be community clubs including TAFC and TRFC there is also proposed usage by a wide variety of other local organisations, both sporting and leisure.



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

- Multi-functional pavilion with community facilities, sports facilities, crèche, cafe
- High quality Artificial Grass Pitch (AGP)
- MUGA (multi-use games area)
- Turf Rugby Pitch
- Public Open Space
- Outdoor Gym
- Fitness Trail
- Childrens Playground
- Picnic area
- Community Orchard
- Medicinal Herb Garden
- Riding Arena
- Petanque Courts
- New Zebra Crossing



## Future Users

### Teddington Rugby Club

TRFC is a community based rugby club run by volunteers and has been based in Bushy Park, Teddington since 1971. From small beginnings, the club has grown and is now one of the biggest and most successful community rugby clubs in London and the South East.

The club provides rugby for all ages, abilities and both sexes to over 2,800 members, which includes around 500 mini and junior section players (aged 5-18), 250 adult male players, 50 adult female players and a vibrant social membership.

TRFC has a clubhouse with changing rooms in Bushy Park, but only two grass pitches, so access to playing and training space is extremely limited. The prospect of floodlights or more pitches is not likely due to the nature of Royal Parks restrictions.

Therefore, all the club's training sessions and a number weekend matches are based off-site at local pitches and facilities (including schools, Universities, colleges and other sports clubs and sports facilities).

Without a permanent, local and fit for purpose floodlit training venue, TRFC will not be able to grow or provide the quality rugby experience that the players need.

### Teddington Athletic Football Club

T AFC is a thriving and continually growing children's football club based in Teddington. The club consists of 37 boys' and girls' teams ranging from U6 to U20 age groups. Matches take place on Saturdays and Sundays in four leagues throughout Surrey and Middlesex.

T AFC is proud to have attained its FA Charter Standard status and is affiliated to Middlesex County FA. It currently has use of TCSG through an agreement with the site's owners, but seeks enhanced facilities to allow growth and development

football participation and enjoyment.

The club's 500 members would use the site as their home ground with training in the evenings and matches on Saturday and Sunday mornings throughout the season.

### Other identified future users:

A wide range of clubs and associations have been identified to use the facilities. These groups have either used the ground previously when it was private land owned by UCL or have been identified with recent community engagement. They include:

- Teddington Rugby Club
- Teddington Athletic Football Club
- Twickenham Tigers FC
- NPL FC
- Hearts of Teddlothian FC
- Middlesex FA
- Queens Park Rangers FC
- Weirside Rangers FC.
- Duke Street FC
- Kidscoach
- Kingston College Football
- England Rugby Sevens and London Scottish Rugby Club
- World Rugby Referees







- London Rugby League Foundation
- 3rd Teddington Scouts
- Turing House School and Collis School
- Playball
- Pilates
- Park Lane Stables
- Revolution Tennis / Cover Coaches
- University of the Third Age
- Collis Primary School

### Current site provision

The FICPG is owned by Quantum Group. It is approximately 13 acres in size and surrounded by residential dwellings on all sides with 9.5 acres will be gifted to the CIC upon receipt of planning consent. The existing site contains:

- A unfit-for-purpose clubhouse containing four changing rooms, function room, kitchen and bar area.
- Natural grass playing pitch provision comprising:
  - 2 x full-size football pitches.
  - 2 x full-size rugby pitches (one with small spectator seating area).
  - 1 x natural turf cricket squares.
- Tarmacadam multi-use games area (MUGA) (3 x tennis courts or 2 x netball courts).

- Gravel car parking provision.

### The vision

- A community facility run by experienced local organisation leaders, who share a passion for sport and their community.
- Take 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.
- To provide a variety of sports and leisure facilities including paths, trim trail, playground, crèche, café and picnic area plus a much-needed multi-functional pavilion with community facilities creating a social hub for local residents, all with full disabled access.
- Encourage healthy living by 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.
- To create a sustainable, high quality community sports and social facility which will be open to the public and will be used by a wide cross-section of local clubs, societies, associations and residents.

### Aims and objectives

1. To deliver a site and facilities which will be owned by the community, run by the community, and for the benefit of the community.
2. To own and manage, in perpetuity, some 9.5 acres of hitherto private land in Teddington, for the benefit and enjoyment of local people.
3. To establish appropriate management and governance structures consistent with the CIC's proposals and vision for the site, together with the resource, ability and will to execute the initial strategies.



## Sport and Community Development Objectives

The overarching aim of the proposed development project is to provide members of the local community and local sports clubs with a high-quality sports facility. The project will deliver a facility that can meet the needs of the local and wider community.

The development and future sustainability of all sports clubs using the site is the prominent focus for the sport development plan. The football clubs who will utilise the site will work in line with the Football Development Plan that will be developed by the CIC and TAFC with the support and guidance of the Middlesex CFA development team.

The wider sport development plan is designed to encourage new individuals within the local community to participate in sports and active recreation both on a formal and informal basis in whatever capacity they choose.

The proposed development of a full-size 3G AGP at the FICPG has been carefully structured to ensure that the immediate needs of the CIC's partner clubs and the local community have been considered. It is evident that through this scheme there are significant sport and community development outcomes delivered by the CIC that the facility will support, these are summarised through the following:

- To provide the local community with a sustainable sports facility to help increased sports participation primarily through football, rugby and netball.
- Maximise the use of an underutilised ground to provide managed open space for informal sports and recreational use e.g. 20x20m paddock.
- To provide local sports club (such as TRFC and TAFC) and the local community a high-quality sport facility within the local area.
- To support local clubs, schools, and organisations to grow and develop where possible, with a focus on growth and sustainability in participation rates to prevent inactivity.
- Increased number of trained officials, qualified coaches and volunteers to help provide initiatives and programmes.
- To develop all aspects of sport, for example, participation rates in girls and women's, disability, families etc.
- Increased opportunity for individuals and young people to get involved in volunteering and leadership activities specifically through sport.
- Improved school to club links, with an evident pathway formed through



Turing House School and Collis School (through curricular and extra-curricular activity) and the local sports/football clubs utilising the new sports facility.

- Much-needed space created in new pavilion for functions and community activities.
- To improve social cohesion and anti-social behaviour in the community by encouraging participation at the site.

- Increased awareness of Teddington Community Sports Ground and the accessible community facilities.
- Improved opportunities for the local & wider community.
- Improved opportunities for the identified local clubs.
- Enhanced revenue streams leading to a self-sustaining operation of community facilities for the CIC.

### **Conclusion of Analysis of Need and Demand**

Through the data that been collated within LK2's Business Plan report we can determine that the proposed sports facilities at Teddington Community Sports Ground are a viable option through:

1. LBRuT is a heavily populated London borough.
2. It has high participation and activity rates in sport and recreation.
3. A high-number of local sports clubs in the local catchment area.
4. A proven under supply of full-size 3G AGPs within LBRuT.
5. A lack of grass playing pitches and tennis courts (MUGAs) in the local area.
6. Dedicated usage from TAFC and TRFC as key partner clubs of the CIC.
7. Positive feedback from community consultation outreach exercises.
8. Extensive development outcomes that will be brought about by the facility.

The proposed development of Teddington Community Sports Ground allows for increased community usage, this demonstrates immediate benefits in a number of areas including:





View across playing fields



## Consultation Process

January 2016 – Ongoing: One-to-one meetings with over 1,500 stakeholders, residents, businesses, local groups, schools and associations.

March – May: Public Consultation started with the opening of the Community Hub.

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

November: Website launched.

December: Three-day public exhibition showing latest proposals, attended by nearly 300 people.

March 2017: Official launch of CIC and Community Update newsletter to 10,000 residents and businesses in Teddington and Hampton Wick Wards.

April: CIC are main sponsor to Teddington 800 community celebrations.

Summer 2017: Final Public Exhibition prior to submitting formal planning application.

- All residents in Teddington and Hampton Wick have been appraised of the CIC's proposals via an informative flyer, which was delivered to every residential address.
- Details of how to obtain further information and guidance via the CIC's dedicated website, telephone number and an on-site manned advice centre, open every Friday, were also circulated.
- Residents have also been informed of the plans by a community engagement team, who have been very active in the local area.
- A detailed active database of community and individual support / comments has been maintained based on formal requests and enquiries.

## This is YOUR community.

**This is YOUR chance to get involved and to help deliver this fantastic opportunity for us all.**

To find out more and to register your support, visit the 'Get Involved' page on our website:

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

or email us:

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

or call us on:

**07930 724964**

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





## Key Project Partners

### **Teddington Community Sport Ground CIC**

- Not-for-profit incorporated entity with asset lock – Long-term sustainable approach.
- Overall strategic lead for the development project.
- Hold the freehold for the proposed site location.
- Will receive any funding / finance for the project.
- Oversee the proposed facilities once operational.

### **Quantum Group**

- Current owners of Former Imperial College Private Ground
- Significant partnership funding for the sports facilities.
- Engaged with the local community to set up the CIC to partner for delivery of the vision
- Partnering the CIC to ensure this previously under used private facility will be accessible to everyone in the community.
- To lead and submit the joint planning application with the CIC.
- Committed to ensuring the facilities are supported until the community and sports facilities are sustainable.

### **Teddington Athletic Football Club**

- FA Charter Standard Club with extensive mini-soccer and Junior sections.
- Identified user of facilities at TCSG.

- Will use the proposed development as a training base for their teams which will substantially aid the overall sustainability of the club and sports facilities at TCSG.
- Club has 500 members and consists of 37 boys and girls teams ranging from U6 to U20 age groups, matches take place on Saturdays and Sundays in four leagues throughout Surrey and Middlesex
- TAFC is affiliated to Middlesex County FA and proud to have achieved its FA Charter Standard status.
- Fully supportive of the proposed development project.
- Provide additional revenue source for the proposed facility.

### **Teddington Rugby Football Club**

- TRFC is a community based rugby club run by volunteers and has been based in Bushy Park, Teddington since 1971.
- From small beginnings, the club has grown and is now one of the biggest and most successful community rugby clubs in London and the South East.
- The club provides rugby for all ages, abilities and both sexes to over 2,800 members, which includes around 500 mini and junior section players (aged 5-18), 250 adult male players, 50 adult female players and a vibrant social membership.
- TRFC has a clubhouse with changing rooms in Bushy Park, but only two grass pitches, so access to playing and training space is extremely limited. The prospect of floodlights or more pitches is not likely due to the nature of Royal Parks restrictions.
- Therefore, all the club's training sessions and a number weekend matches are based off-site at local pitches and facilities (including schools,

Universities, colleges and other sports clubs and sports facilities).

- Without a permanent, local and fit for purpose floodlit training venue, TRFC will not be able to grow or provide the quality rugby experience that the players need.
- Identified user of facilities at TCSG.
- Will use the proposed development as a training base for their teams which will substantially aid the overall sustainability of the club and sports facilities at TCSG.
- Fully supportive of the proposed development project.
- Provide additional revenue source for the proposed facility.

### **Park Lane Stables**

- The Riding Arena will be managed and operated by the Park Lane Stables, a family-run, urban riding school based in Teddington and Hampton
- Park Lane Stables is run Natalie O'Rourke and a dedicated team of BHS instructors, stable hands and volunteers.
- Currently offering traditional hacks and horse riding lessons, as well as being a venue for children's birthday parties.
- Busy Pony Club, with lots of activities for kids running throughout the year.
- Renowned for its ever-growing RDA (Riding for the Disabled) provision for children and adults with disabilities and learning difficulties.

### **3rd Teddington Scouts Group**

- Founded more than 95 years ago, 3rd Teddington Scout Group is one of the oldest established Scout Groups in the area and serves approximately 60 local families.
- 3rd Teddington Scout Group is part of the Richmond-Upon-Thames Scout District. This District and other local District Associations form the Scout County of Greater London South-West.
- 3rd Teddington Scout Group has three Sections of the Scout Movement:-
- The Beaver Colony takes boys and girls aged between six and eight years old.
- The Cub Pack has boys and girls aged from eight to 10½ years old.
- The Scout Troop is for boys and girls aged from 10½ to fourteen years old.
- 3rd Teddington Scout Group may be forced to close if a permanent community meeting space is not secured.
- Advising on design of facilities for community elements to the sports ground and pavilion with the intention to be a regular future user of the meeting spaces, sports facilities and park.

### **Local Community**

- Supportive groups and organisations within the community who wish to join the advisory group
- Key consultation maintained with local residents to ensure up-to date information is provided helping maintain the support for the proposed developments and attract community usage.
- Supportive of the regeneration of the existing sports facilities that were



previously inaccessible.

### **LK2 Sport & Leisure Ltd**

- Working in conjunction with the key partners to deliver the development project through to a facility that is operational.
- Providing support and guidance on all areas of the project, with specific reference to the business plan, finance and future development planning.
- Ongoing support for grant aid applications.
- Ongoing support for the production of business plan.

