

4.2 MANAGEMENT AND OPERATIONS

Structure

The CIC has been established with the specific aim of providing first-class sports and community facility for the people of Teddington and the local area to utilise. The CIC will manage and operate the proposed facilities when they have been established.

The overall business plan has been developed and will be monitored by the CIC committee which will meet monthly and provide detailed reports to relevant stakeholders when appropriate. The committee will consist of directors who have various skills and contacts to help operate the site along with representation from Quantum Group.

The relationship between the CIC and Quantum Group came about following the latter's purchase of TCSG. Quantum seek to make a tangible difference at each of their developments by investing back into the communities that they help to create. They enjoy giving back to society by creating real improvements to communities, environments, creating employment and building long-term legacies. Therefore, as part of this unique relationship, the majority of the site (9.5 acres), will be gifted to the CIC for publicly accessible sport, leisure and community facilities (subject to planning permission).

The current management structure of the CIC is a Board of nine experienced directors who are facilitating the fair and broad representation of community interests, both sporting and leisure:

- | | |
|-----------------|---------------|
| Simon Cartmell | Gareth Cross |
| Bob Smith | Anne McFadyen |
| Melanie Spencer | Dianne Davies |
| Kate Greatrix | Arlene Keenan |
| Russell Hoadley | |

Additionally, the experience of a wide 'Advisory Group' which will be formed to create a management body for the CIC that is fully representative of the local community.

However, the management structure will evolve and develop in parallel with the progress of the project, as appropriate, and in conjunction with the local community. Discussions regarding an expansion of the management structure have already taken place, and the CIC is currently identifying people who would enhance the project through a greater direct involvement.

The CIC Board and administrative staff will manage the day-to-day activity for the site and it will be run and managed by qualified staff, employed by and under the direction of the CIC. The nature and scope of whom will be predicated on the level and variety of use of the facilities. Steering Group

The Steering Group for the overall project is initially the CIC Board of Directors and the Advisory Group. They have been working closely to help formulate the CIC's business plan, enabling the CIC to progress towards an optimal specification and delivery of the facilities for the site.

As the project evolves and the responsibilities widen, so too will the composition of the Steering Group, with specific roles and individual representation being agreed, as appropriate.

The Steering Group

The Steering Group for the overall project is initially the CIC Board of Directors and the Advisory Group. They have been working closely to help formulate the CIC's business plan, enabling the CIC to progress towards an optimal specification and delivery of the facilities for the site. The Advisory Group contains representation from a wide range of local clubs, groups and organisation that have used the Former Imperial College Grounds in the past or seek to do so upon completion of the new facilities.

As the project evolves and the responsibilities widen, so too will the composition of the Steering Group, with specific roles and individual representation being agreed, as appropriate.

Training and Development of Staff

Teddington Community Sports Ground CIC will continually endeavour to recruit and develop individuals to ensure they receive the correct training and supervision to operate the proposed sports and community facilities at Teddington Community Sports Ground effectively.

The partner clubs will be responsible to ensure their own volunteers and coaches are adequately trained to perform their roles and responsibilities to the highest of their ability.

Growth and development of the proposed sports and community facilities at Teddington Community Sports Ground, will be relied upon Teddington Community Sports Ground CIC and the partner clubs, carrying out their roles and responsibilities in regard to the training and development of staff and volunteers.

This is to be included as part of the individual partner clubs and the sites overall sport development plan.

Health and Safety

Teddington Community Sports Ground CIC will undertake an active role and utilise professional services (where required) to provide up to date Health and Safety policies. This ongoing process ensures Teddington Community Sports Ground will see several benefits: -

- Reduced costs, reduced risks, reduced accident rates;
- Identified problems (in advance), raised awareness, reduces liability risk;

- Provide a safe environment for work and undertake sport and physical activity.

How will the project be measured?

The project will be measured by Teddington Community Sports Ground CIC who will report directly to the relevant organisations as deemed necessary.

Teddington Community Sports Ground CIC will initially undertake a report on a monthly basis to demonstrate the immediate impact of the sports facilities. The report will focus on the following main indicators that will be established and monitored as part of this process:

- **Throughput:** The total number of users of the facility – this can be monitored in a number of ways either through estimates against number of matches / training sessions. This element will be broken down between identified sports clubs and community users. The total number of users of the facility will include participants, spectators and general users of the facility.
- **Participation:** The total number of users that actually participated in sporting activities. This may require a method of estimation but a consistent methodology will help assess performance.
- **Occupancy:** Total occupancy of facilities available for hire – this will predominantly relate to the 3G AGP, Tennis Courts and Community Room provisions.
- **Training & Development:** Attendance at training courses held at the facility such as Certificate in Coaching Football Level 1 and 2, Emergency First Aid, Safeguarding Children. Details will be taken from attendance registers.
- **Volunteering:** Total number of volunteers engaged through the facility. This will be measured through existing and proposed volunteering schemes and

their total number of volunteering hours delivered will also be logged.

These reports will be scrutinised and any under performing indicators will be required to have an accompanying exception report detailing the reasons with outlining plans / actions to address such issues. The annual monitoring and evaluation will fall in line with a detailed monitoring and evaluation process.

Sports Development Plan (Monitoring & Evaluation)

The identified sports clubs will provide regular updates on progression, successes and key areas to be addressed in line with the sites sport development plan. The reporting procedures will form part of the reports presented to relevant organisations.

The sports club will continue their close partnership working with the relevant National Governing Bodies. Regular updates will be provided to the Sport Development Officer, ensuring any subsequent work can be acted upon immediately with the emphasis on maintaining the NGB Accreditation.

The CIC will continue to be supported by the relevant NGB's as the development plan will be consistently reviewed in line with on-going developments of the club(s) and updated on an annual basis at the very least. Consistent review and updating of the sports development plan will ensure the document is relevant and readily available to all.

All sports clubs and casual users of the site will be recorded and the relevant information will be captured and submitted in line with the requirements of various organisations Monitoring and Evaluation procedures.

Marketing and Publicity

Teddington Community Sports Ground will be promoted to various potential organisations and users of the provisions at the site and all project partners will promote the new sports facilities at every opportunity.

- The management team will work to identify new groups and organisations to approach, such as large local businesses and active community groups. Furthermore, existing, established partner clubs will be offered loyalty discounts through reduced hire rates.
- The CIC will work in conjunction with partner organisations to promote and develop the facilities at the site with the aim of providing a facility that has a significant community use.
- The CIC will establish a social media presence and have a functioning website, which will play an important role in showcasing what the site can provide as a whole and its presence in the community.
- During consultation, the CIC has had requests for potential usage from both leading sports organisations and high-profile individuals, who would be keen to be actively involved in promoting the site.

The marketing plan is devised to be realistic with costs calculated within the income and expenditure forecast. In order to ensure this, it will consist of the four P's of marketing, namely;

Product - finding out what the users want or need and ensure the facility meets their needs now, and in the future.

Price – the pricing policy will be easy to follow, hire charges will be competitive and discounts will be offered to the appropriate groups.

Place - the facility will be available in the right place and at the right time for users.

Promotion – in order to gain attention for the facility and give users a reason to use the site rather than another one, this will include branding, advertising, PR, managing sales, exhibiting, printing materials and maintain the website.

Programme of Use and Pricing

- The CIC has worked hard to ensure regular usage across the site throughout the week
- A centralised booking and management system will be used and operated from the offices within the pavilion overseen by full time staff
- This will ensure no one club or organisation is able to monopolise the facilities and they are available to the widest spectrum of the community
- Specific usage and management programmes are identified for individual components as follows in this document.

The 3G Pitch provides the opportunity for multiple configurations of sport use.

At its simplest the pitch can be split as follows:

- Full size: 11v 11 football
- 2 x half pitch: 9v9 juniors or 7v7 mens football
- 4 x Quarters: 7v7 juniors or 5v5 adults football

Or any combination of the above for use for :

- Rugby
- Football
- Cricket training
- Hockey
- Junior Tennis

- Schools and fitness groups

The AGP will be available for use all year round, weekdays 5-10 pm. During Peak period (September through to end of April, 30 months) charges are indicatively set as shown in Fig 1.

PRICING POLICY Weekdays 5-10pm					
Key partner clubs		Clubmark clubs (Junior and Adult)		Non Clubmark Clubs / pay and play	
Quarter pitch	£20	Quarter pitch	£25	Quarter pitch	£35
Half pitch	£35	Half pitch	£40	Half pitch	£50
Full pitch	£60	Full pitch	£70	Full pitch	£80

Match Play Weekends		
Other hire full pitch per hour		
Commercial	£80	5v5 Mini Soccer - quarter pitch 1 hour
FA / RFU	£65	7v7 - half pitch 1 hour booking
Professional Club	£100	9v9- half pitch- 1.5 hours booking
		11v11- Full Pitch 2 hour booking
		£20
		£30
		£45
		£100

Fig. 1 Indicative charging schedule as proposed in CIC Business Plan

Outside Peak periods, (Holidays and Summer Use , 18 weeks) the rates are indicatively set as shown in Fig. 2

During this period it is predicted the AGP will be used more for holiday clubs, friendly fixtures, birthday parties etc.

All off peak hire

Key partner clubs, CFA and Pro club	
Quarter pitch	£15
Half pitch	£25
Full pitch	£50

Other hire	
Quarter pitch	£20
Half pitch	£30
Full pitch	£60

Fig. 2 Indicative charging schedule as proposed in CIC Business Plan

2. MUGA

- The MUGA will be used extensively for tennis, both organised and 'turn-up-and-play' and group tennis coaching sessions
- Additional use for Netball and Basketball
- Revolution Tennis in Teddington are the preferred operators of the courts. They offer coaching at all levels and holiday club activities with strong links to the LTA
- Their existing management infrastructure can be used to manage court bookings
- Pricing will follow their existing membership fees with 'turn-up-and play' fees for non-members.

3. Full Size Turf Rugby Pitch

- Meeting Sport Englands' requirement for Community, Club, Premier and (Inter)National Size. (subject to risk assessment)
- Initial pricing based on £100-£120 per game with a maximum of two games per week during the season
- Summer training and ad hoc use off-season

4. Petanque Courts

- 2 x petanque club sized petanque court
- These will be managed by the CIC booking system with pricing agreed nearer completion

5. Pavilion

- Reception - open daily from 9 am to 6pm . Evening openings when required.
- Creche - open daily 9 am to 6pm. CIC management to identify and appoint operator
- Cafe - open daily 9 am to 6pm
- Changing Room facilities - when required
- Bar - when required, a licence will be sought
- Kitchen - when required
- Community hall - available for rent 7 days a week. The design allows the space to be subdivided into three rooms to maximise usage. Indicatively priced at £20/hr for a room or £50/hr for the whole space.

4.3 NEW FACILITIES: PAVILION, PITCHES AND PUBLIC PARK

Summary

Existing

The existing grassed area, bounded by Kingston Lane, Cromwell Road and Udney Park Road, presently accommodates cricket, rugby and football pitches. A MUGA (with three tennis courts) is located adjacent to the houses on Cromwell Road. These pitches are served by an ageing clubhouse which contains changing facilities, bar area and multi use space. The existing tree/hedge planting to the boundaries provides a good visual barrier between the houses to Udney Park Road, and Kingston Lane, and the site. The south boundary, to Cromwell road, is less densely planted and provides a more open aspect into the site.

Opportunity

The re-development and enhancement of this private ground, located in a predominantly residential area, required careful consideration to ensure that the provision of high quality facilities is balanced against the potential loss of amenity value enjoyed by neighbouring properties.

Following detailed discussions with local community groups, the brief was established and the essential facilities that need to be provided were confirmed. These included a full size 3G artificial grass pitch, full size grass football pitch, replacement MUGA, out door gym, community orchard, new community pavilion and associated car park, children's playground and paddock.

With the proposed new extra care housing located in the north east corner of the site, an opportunity was provided to create an enhanced parkland 'corridor' to the west side of the site. This will provide an attractive pedestrian route from Cromwell Road through to Udney Park Road, with a further link to Kingston Lane to the east. The outdoor gym and community orchard form part of this route. The pitches sit comfortably to the east of the parkland 'corridor' with the 3G pitch located centrally to the site minimising the impact of any noise creation on nearby properties.

New Pavilion with community facilities

The new two storey community pavilion (which provides changing, community meeting/social rooms, crèche and café facilities) is located to the south of the 3G pitch, where it can relate to both the pitches and the community on Cromwell Road – from which it is accessed. The pavilion (which has a floor area of 907 sq.m plus 139 sq.m balcony) is orientated to ensure that the first floor community rooms and the external balcony overlook the pitches, but not adjacent dwellings.

The contemporary design, with its bold monopitch roof, provides a statement that this is a 'state of the art' facility whilst its form and layout focuses on function in relation to sports and community use. This provides cost-effective management and maintenance for the CIC, helping to ensure a financially viable future for the facilities for the benefit of the community. Traditional and contemporary materials complement each other to provide an aesthetically pleasing pavilion in an attractive 'parkland' setting.

Summary of facilities

1. Artificial Grass Pitch (AGP)

- A total area of 8160sqm to include the 3G artificial grass pitch, tarmac spectator area, goal storage areas and mowing margin to the external perimeter.
- AGP Playing Surface playing surface will be green 3G Artificial Grass, designed to resemble the colour of existing grass pitches.
- Perimeter Fencing to AGP - the overall height of the ball stopping perimeter fence and entrance gates to all elevations of the AGP will be 4.5m above ground level. The AGP will include an internal pitch barrier to segregate the playing areas from the adjoining hard standing areas. This will range between 1.2 m and 2.0m in height.
- The AGP and MUGA perimeter fencing will be steel open mesh fencing with



New Pavilion with Community Facilities

a general 200x50mm aperture. It will be polyester powder coated RAL6005 Dark Green, all supported with an intermediate post system and entrance gates finish to the same colour. All fence panels will insulated from the posts using neoprene washers to aid noise reduction and acoustic attenuation.

- Floodlights - the AGP will include 6No. floodlight masts located around the perimeter of the AGP, with 16No. luminaires at 15m above ground level. Each luminaire will be a 2KW lamp with a raw aluminium finish.
- AGP Storage - a 6060mm long x 2440mm wide x 2590mm high steel storage container will be located with the perimeter of the AGP to store maintenance equipment. The container will have a dark green polyester powder coated finish.

Pitch layout is for multiple configurations :

- Full size: 11v 11 football
- 2 x half pitch: 9v9 juniors or 7v7 mens football
- 4 x Quarters: 7v7 juniors or 5v5 adults football

Or any combination of the above for use for :

- Rugby
- Football
- Cricket training
- Hockey
- Junior Tennis
- Schools and fitness groups

2. Multi Use Games Area (MUGA)

- The total area of the MUGA is 1610sqm.
- Perimeter Fencing to the MUGA - the overall height of the ball stopping perimeter fence and entrance gates to all elevations of the Multi-Use Games Area will be 4.5m above ground level.
- The MUGA perimeter fencing will be steel open mesh fencing with a general 200x50mm aperture. It will be polyester powder coated RAL6005 Dark Green, all supported with an intermediate post system and entrance gates finish to the same colour. All fence panels will insulated from the posts using neoprene washers to aid noise reduction and acoustic attenuation.
- The MUGA will be fitted with 4No. perimeter floodlights mounted with a total of eight luminaires at a height of 15m above ground level. Each luminaire will be a 2KW lamp with a raw aluminium finish.
- Each floodlight mast will have a galvanised (brushed silver) finish.
- The MUGA will be marked for tennis with additional use for Netball and Basketball

3. Turf Rugby Pitch

- Laid out to Sport England and RFU specification
- 94m x 68m with a 6m 'in-goal area' at each end and a 4 m run off around the perimeter to achieve (Inter)National level of play category (subject to risk assessment)
- Ground water dynamic drainage system or similar

4. Children's Playground

Timberplay Tower Combination 331 or equivalent:

- Tower with roof
- Bridge
- Balancing Beam / Chain Handrail
- Balancing Rope / Holding Rope
- Vertical Climbing Net / Fireman's Pole
- Slide
- Play Sand - Round granular washed sand, conforming to BS EN 1177

5. Petanque Courts

- 2 no. club sized petanque courts built to English Pétanque Association specification



6. Outdoor Gym

TGOGC Wellness for Life or equivalent

- Chest Press / Seated Row
- Cross Trainer
- Hand Bike
- Leg Press / Bench
- Recumbent Bike
- Treadmill / Oblique
- Welcome Sign

7. Fitness Trail

Boyd Sport & Play Ltd or equivalent

- Overhead Rings
- Bunny Hops
- Single Sit Up Bench
- Twin Cross Over
- Rope Assault

8. Community Orchard

- 16 no. fruit trees , see landscape plans for details

9. Medicinal Garden

- RAISED PLANTERS -Woodblock Standard Rectangular Raised Bed or equivalent Pressure-treated timber 4.00mx1.50mx0.45m, see landscape drawings for planting details

10. Riding Arena

- A 20m x 20m paddock with access from Cromwell Road
- Equestrian Rubber Chippings, 10-30mm; washed

11. Zebra crossing

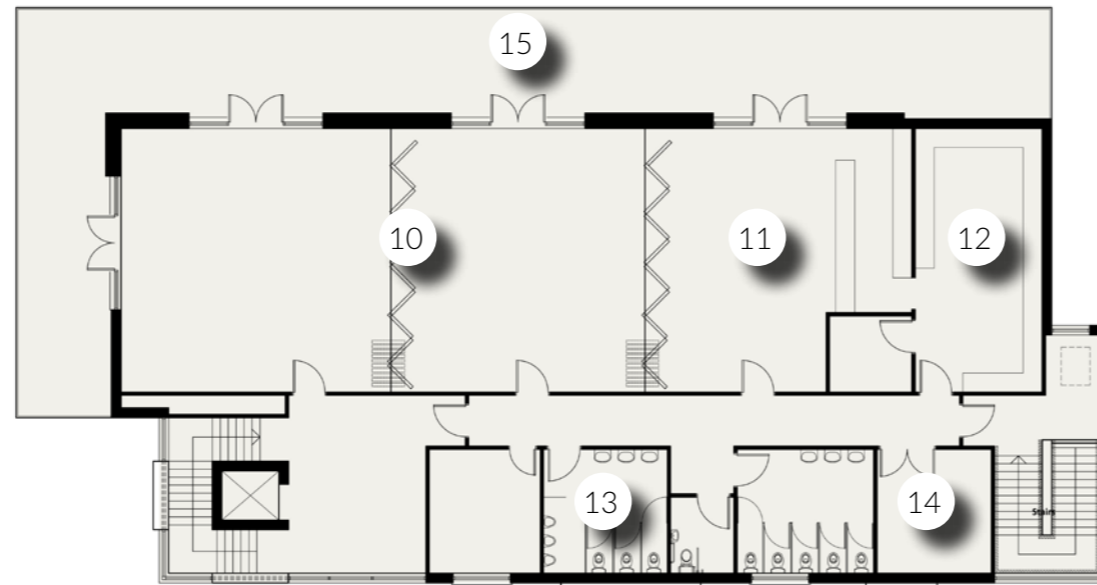
- Subject to s278 agreement a zebra crossing is proposed on Cromwell road opposite the exit from Collis Primary School

12. Picnic Area / External Cafe

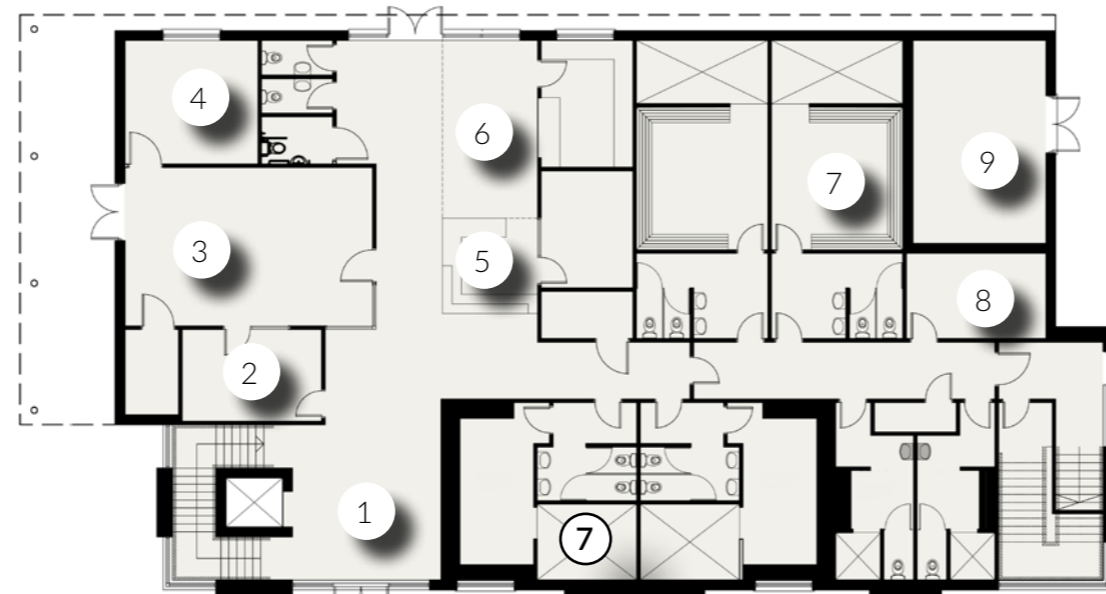
- Surface material - resin bound gravel, 5mm dia. Particle size, buff colour
- 9 no. Sorbus hupehensis
- Tables and benches

New Pavilion with Community Facilities

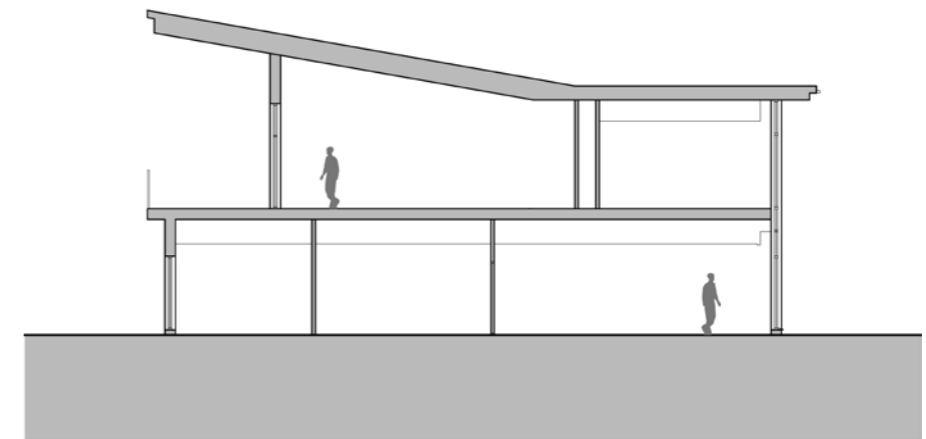
1. Entrance.
2. Office.
3. Crèche.
4. Cloakroom.
5. Reception.
6. Café.
7. Changing room facilities.
8. First aid room.
9. Plant Room.
10. Community room.
11. Bar.
12. Kitchen.
13. Male/female toilet facilities.
14. Store.
15. Viewing gallery.
16. Playground.
17. Café seating.
18. Pedestrian gate.
19.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



First Floor Plan - Community Facilities



Ground Floor Plan - Sports Facilities, Crèche & Café



Section



Site Plan



View from south west corner of site looking north east

Proposed Materials



1. London Stock Buff
Brick



2. Dark Grey Brick



3. White Render



4. Curtain Walling with
Aluminium Frame



5. Standing Seam Steel
Cladding



6. Dark Grey Aluminium
Fascias and Cappings



7. Iron Railings



8. Aluminium Frame
Windows



Artificial Grass Pitch (AGP)

The AGP provides the opportunity for multiple configurations of sport use. At its simplest the pitch can be split as follows:

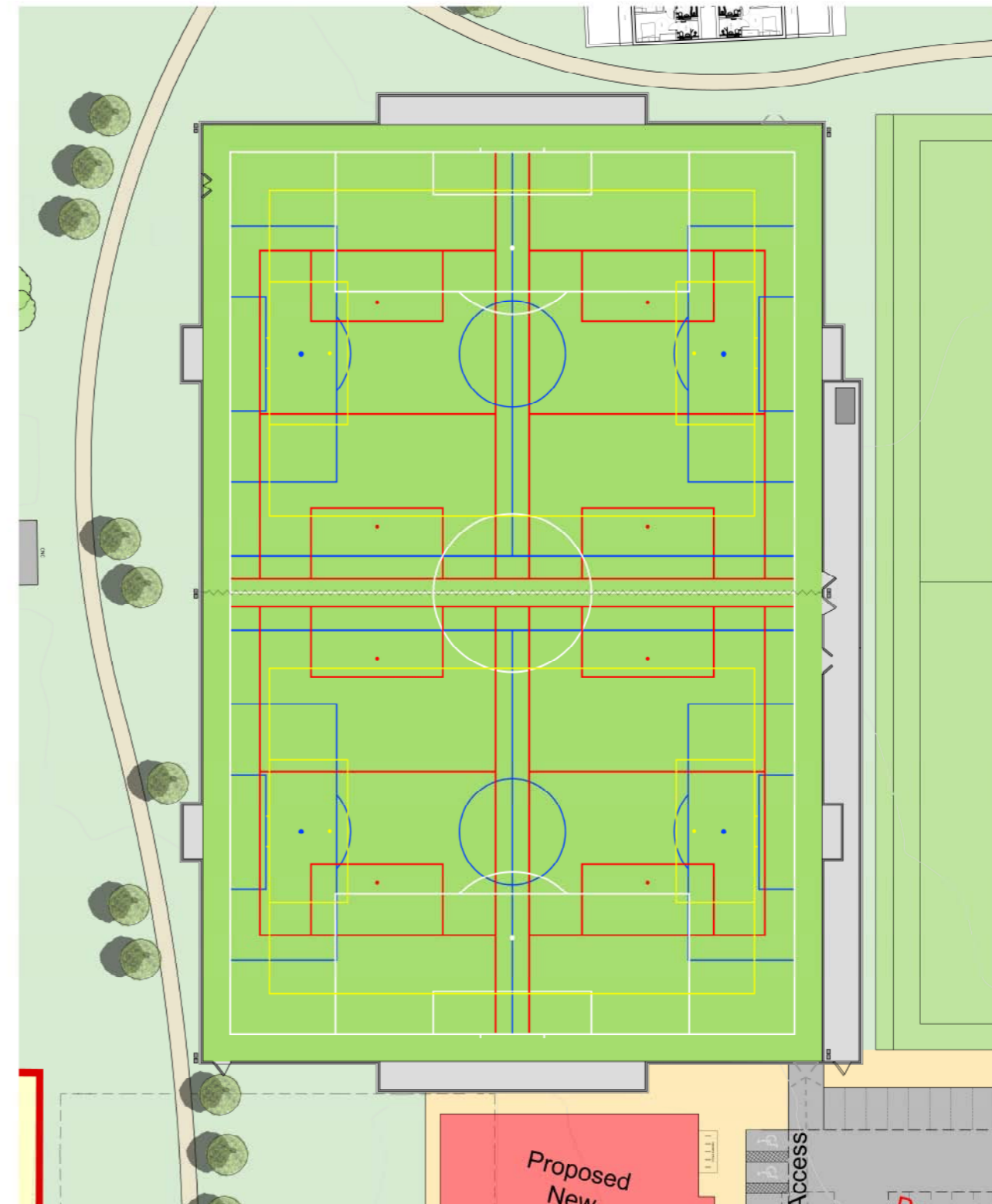
Full size: 11v 11

2 x half pitch: 9v9 juniors or 7v7 mens

4 x Quarters: 7v7 juniors or 5v5 adults

Or any combination of the above for use for :

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- Football
- Cricket training
- Hockey
- Junior Tennis
- Schools and fitness groups





East Elevation



West Elevation

Flood Lighting

Summary

Please refer to Hodkinson Consulting Light Pollution Report for detailed information.

- The site has been classified as Zone E3 (sub-urban area), this zoning allows for up to 10 lux of light, measured vertically at the windows surrounding the proposed development. The proposed design confirms that the values for light trespass are not to exceed 10 lux; a maximum lux of 5 is expected at any one time with the lights on. The upward light output ratio requirement for Environmental Zone 3 is that luminaire flux above the horizontal shall not exceed 5% to minimise sky glow. The Challenger 1 lamps proposed do not exceed <0% at a 60° peak beam elevation which meets this requirement set by the Institute of Lighting Practitioners.
- Hours of operation of the flood lights will ensure they are not operated after 22:00 in winter, and not lit at all in summer months. This is similar to current usage patterns of the existing, portable diesel generated flood lights which are currently used around the site. The new flood lighting proposals will be more energy efficient, quieter and less polluting than the current portable flood lights. The masts are also deemed to be of an appropriate height (12.5 m and 15 m) and are to be set back from the perimeter fence to ensure minimal disturbance on the neighbouring amenity areas.
- The flood lighting designed is in compliance with relevant British Standards, guidance from the Institute of Lighting Professionals and from the Chartered Institute of Building Services Engineers (CIBSE), Society for Light and Lighting (SLL).
- The local environment and surrounding neighbours are unlikely to be impacted because of the proposed flood lighting scheme. This is because the impacts of light spill, glare and light trespass are considered to be negligible when compared against the existing portable diesel generated flood lights.
- In respect of the above, the addition of flood lighting to the two new pitches is not expected to have a negative impact on the local environment, in line with the ILP, GN01 (2011) guidance for the reduction of light pollution.



Benefits

- Reduced light overspill and glare with excellent forward throw of light
- Multiple options for effective light distribution as the adjustable lamp holder offers three variations of peak beam elevation
- Dark skies friendly fitting ideal for projects nearby residential areas with specific light regulations, with low light pollution ULOR 0%
- Ease of maintenance via two rear doors with no requirement for tools

Technical Features

- High powered lamp capabilities 1kW / 2kW metal halide
- 1000W and 2000W MHN-LA & MHN-FC 2200W, MH-TS2000W/XL, HQI-TS2000WNL
- High pressure die cast aluminium type EN AC 43400
- Stainless steel clamps and fixings
- 6mm galvanised steel mounting bracket with M20 bolt hole

- 4mm tempered, low iron, high transmission glass
- IP66, IK08 ratings, CE marked
- Available in double asymmetric: narrow, medium and wide beam distributions
- 60° peak beam elevation as standard on all beam widths
- High purity, polished and anodised aluminium reflector system
- Lamp holder support can be adjusted for 55° and 65° peak beam elevation capabilities as standard
- Upward Light Output Ratio (ULOR): < 0% at 60° peak beam elevation

- Low light pollution resulting in a dark skies friendly lantern
- Front, rear and side cowl available
- Electrical connection box : (IP66) housing containing the ignitor and the power connection, located on the side of the stirrup
- Fitted with 2 x GORE™ membrane breathers for floodlight air pressure regulation
- Toolless lamp access via two rear doors, secured with hand operated latches

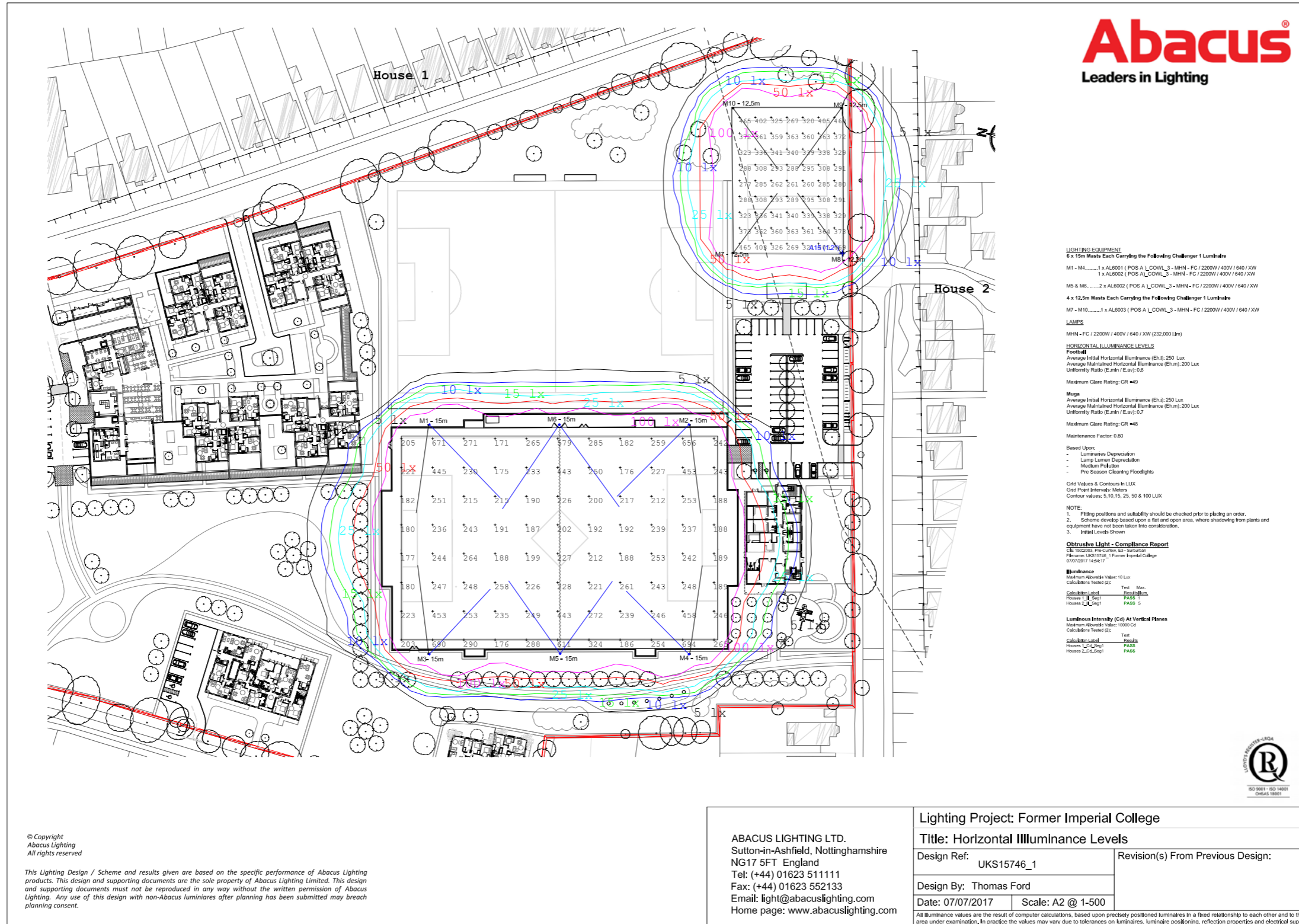
Applications

- Sport



Fells Point Tennis Club, Ireland

Professional lighting systems to suit any project. Call 01623 518 333 79



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Riding Arena

Operator

- 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.
- They currently offer traditional hacks and horse riding lessons, as well as being a venue for children's birthday parties. They have a busy Pony Club, with lots of activities for kids running throughout the year.
- Park Lane Stables is also renowned for its ever-growing RDA (Riding for the Disabled) provision for children and adults with disabilities and learning difficulties.

Management Goals

- To use the new facilities to satisfy the current unmet demand on the existing Park Lane Stables.
- Address the long-standing problem that there is no where in Greater London for participants with the greatest needs to ride as all centres are full
- To open up the existing waiting list for Therapeutic Riding, many of whose participants have severe needs and are not able to ride in Royal Bushy Park.
- Facilitate life changing experience for these children, many of whom can not walk, by providing the intervention necessary to enable them to support their own weight and gain core stability.
- Demonstrate measurable improvement in communication and skills and confidence for participants.
- Encourage health and fitness within the community.

Participation

- The arena at Udney Park will be used for the teaching of riding and therapeutic riding. The split will be 80% in favour of therapeutic riding for disabled participants as they currently have a huge waiting list and cannot meet the demand at their current location.
- The remaining 20% will be teaching riding to main stream (non disabled) participants, giving the horses a variety of work and involving the whole community, ensuring riding is for everyone.
- There will not be a membership and anybody is welcome to participate through the existing registration and booking system.
- Through the Stables existing relationship with the local community and schools the arena will be promoted for educational and leisure use.

Riding for the Disabled

- Park Lane Stables are part of a network of 500 groups across the UK that works as an official RDA group. Their horses and ponies provide invaluable therapy, achievement and enjoyment to people with disabilities in and around London. Volunteer groups, such as Park Lane Stables, organise activities such as riding, carriage driving, vaulting and show jumping.
- All sessions are run by fully trained RDA instructors and friendly, DBS-checked volunteers to ensure participants have all the support they need.
- One-to-one and group lessons will be offered for children and adults with disabilities and learning difficulties. Sessions usually last for 30 minutes.
- The arena will form an extension to the existing Adult RDA group. Participants currently ride in Bushy Park for an hour and then take part in horse care and stable duties for an hour. Some participants choose not to ride and just like to help out in the stables.

- The Stables will also be offering Carriage Driving opportunities from Autumn 2017 - a fun new skill for anyone to learn and be involved in, but it will be particularly beneficial for those who are unable to ride because of their disability.
- The arena and pavilion space will aid in providing physiotherapist-supported RDA sessions for adults and children who need physiotherapy support for their riding. .
- BRITISH BLIND SPORT: The Stables are taking part in this project which, in partnership with RDA and British Blind Sport, is looking to engage more visually impaired riders. This is also open to anyone who has not ridden before. As part of this, they are offering free trials for visually-impaired children and adults who may want to try riding

Day to day management

- The use of the Arena will be managed and operated using Park Lane Stables' existing infrastructure and management team.
- This includes a website with information on events and dates and booking facilities along with contact information.

Hours of Use

- The facility will be used during all daylight hours, 7 days per week.
- Operation will not take place outside of daylight hours because the horses will need to be led back their stables after the riding sessions.
- The horses will be ridden to and from the arena and rotated according to existing animal welfare policy so they are sharing the work load.

New Public Park

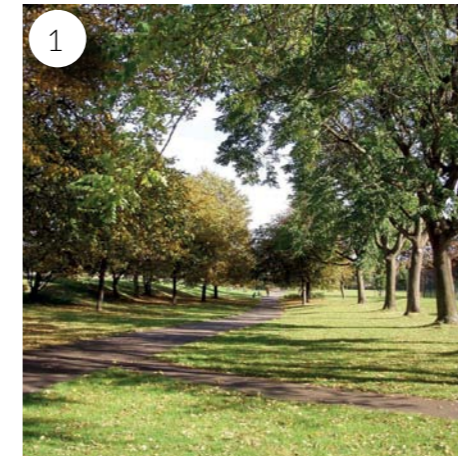
New Public Park

- A new park extending north to south across the Site with the opportunity for informal recreation across the wider northern end and formal recreation across the southern which includes the Teddington Community Sports Ground
- The key pedestrian route runs across the west side of the site providing direct linkages between Udney Park Road and Cromwell Road, in the context of the new pedestrian crossing between the Site and Collis School. There are also pedestrian linkages from the path network across to Kingston Lane, the new GP surgery and Extra Care Community.
- The contrast between the informal recreational usage in the northern part of the Site and the formal recreation in the southern part of the Site is reflected in the landscape design, and the new avenue of trees: a strong linear alignment of the new trees to the south which reduces in density towards the northern part of the Site.
- These new trees would complement the linear alignment of existing trees around the boundary of the Site, which would be retained overall and enhanced as part of the positive management strategy outlined within this LBMS. The species would be Hornbeam and closely planted in part so that the canopies can connect.
- Within the northern part of the park there would be a wildlife pond. This would be planted up with plants as well as being allowed to establish naturally along with a wildflower grassland around the margins to enable migration of wet-tolerant species.
- Around the boundary of the Site would be a new hedge, in combination with the enhancement of the existing hedgerow. The hedgerow structure would also continue west/east through the centre of the Site to provide new habitat linkages across the Site in relation to bats and other wildlife.
- The area to the south of the existing pavilion has been designed as an urban orchard and a medicinal herb garden, as a positive response to the community engagement. The urban orchards would contain a range of fruit trees arranged on a grid alignment to enable equal amounts of light to the trees and allow ease of mowing, weed control and fruit collection. The orchards and herb garden will provide an additional range of wildlife and ecological value to the Site, as well as being supported by information boards to support the educational role of the Site.

Please see the landscape and ecology chapter for more information.



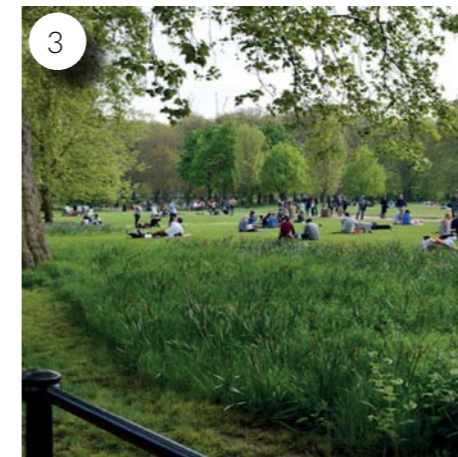
Aerial view looking north



Parkland Walk



Fitness Trail



Parklands Open Space



Outdoor Gymnasium



Wildlife Pond



Community Orchard





View across park looking North West



View from new pedestrian gate on Udney Park Road

Chapter 5: Access, Parking, Refuse

5.1 ACCESS AND SECURITY

Access Points / Pedestrian Movement / Boundary Treatment

Strategy

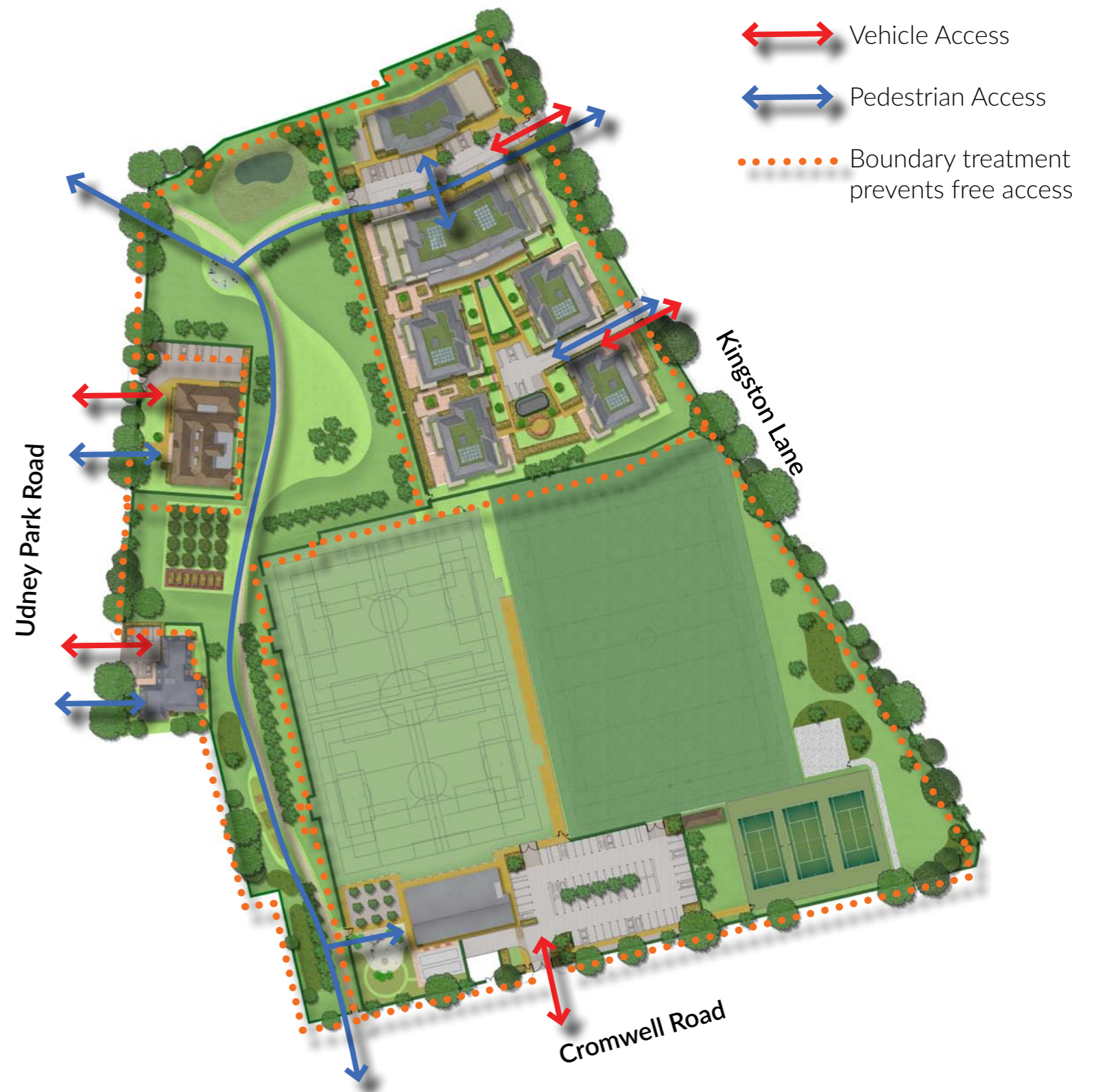
- Aside from private areas within the residential plots, the general principle is that the site is open to the community during daylight hours and secured at night with access.
- Pedestrian movement through the new park is encouraged.

Management

- Access points into the Public Park and Community Sports Ground will be managed by the Teddington Community Sports Ground CIC.
- Likewise, access to the residential areas and the GP surgery will be managed by on site staff within Plot A

Boundary Treatment

- Boundary treatments along street boundaries are to have a uniform formality appropriate to the adjacent residential streetscape with front gardens fronting on to tree-lined streets.
- New railings will replace the discordant timber fencing and will be designed as per existing railings, approximately 1.8m-2.1m in height, with all railings backed by an existing and proposed Beech hedge, maintained at approximately 1.2m height.
- Existing Lime tree avenues along/adjacent to street boundaries are to be 'gapped up' with additional Lime tree planting, where space allows.
- Boundary treatments along neighbouring property boundaries will feature thorny native mixed hedgerow for biodiversity, privacy and security, maintained at no more than 2.0m height to protect neighbouring amenity.



Security Points

1 Pedestrian Gate to Public Park
Railings with finials / 1.2 m height
Open from dawn to dusk
Padlock operation during darkness

2 Vehicle Gate to Plot B
Railings with finials / 1.2 m height
Open from dawn to dusk
Key-fob operation during darkness

3 Pedestrian Gate to Plot B
Railings with finials / 1.2 m height
Open from dawn to dusk
Key -Fob operation during darkness

4 Vehicle Gate to Plot C
Railings with finials / 1.2 m height
Open from dawn to dusk
Key-fob operation during darkness

5 Pedestrian Gate to Plot C
Railings with finials / 1.2 m height
Open from dawn to dusk
Key -Fob operation during darkness

6 Pedestrian Gate to Public Park
Railings with finials / 1.2 m height
Open from dawn to dusk
Padlock operation during darkness



7 Vehicle Gate to Pavilion
Railings with finials / 1.2 m height
Open from dawn to dusk
Key-fob operation during darkness

8 Emergency Vehicle Gate to Playing Fields
Timber Panel / 1.2 m height
Emergency Access only
Latch Operation

9 Vehicle and Pedestrian Gate to Plot A
Railings with finials / 1.2 m height
Key-fob operation all hours

10 Vehicle and Pedestrian Gate to Plot A and Public Park
Railings with finials / 1.2 m height
Open from dawn to dusk
Key-fob operation during darkness

11 Pedestrian Gate to Sports Ground
Railings with finials / 1.2 m height
Open from dawn to dusk
Key-fob operation during darkness

12 Pedestrian and Emergency Vehicle Gate to Park
Railings with finials / 1.2 m height
Open from dawn to dusk
Key-fob operation during darkness

5.2 PARKING

Advice has been received from the Strategic Applications Manager at Richmond Council. This has been provided within a Pre-Application Report dated January 2017, and more recently by an email received 25th July 2017. Both correspondence have been attached at Appendices 11 and 12, respectively.

The more recent advice set out in the email provides advice for determining the level of car parking for the GP surgery and extra care units and states that the standards within the Local Plan Review should be followed. The relevant extract from the Local Plan Review has been attached at Appendix 13.

The Officer stated that the 2011 Development Management Plan and London Plan Review only cover general residential, sheltered housing and retirement housing. However in terms of extra care housing, and that 'there are no precise standards'.

Informally however, the Officer recommended 'at least 1 space per unit (if they are all self-contained), however, this may be subject to change when details are provided/or with robust justification on the product'.

Whilst the accommodation allows independence in later life, and is defined as 'extra care', care is delivered on site and in residents homes and residents have access to extensive communal facilities. In this context, the following information justifies a lower number of spaces being provided.

Extra Care Apartments – Car Parking

The proposed Extra Care Apartments have been designed with elderly living in mind. The apartments incorporate the 'Lifetime Homes' design criteria, and wheelchair standard principles. Such units are flexible and can be adapted to the residents' future changing needs.

Residents of the property must be a minimum of 55 years old

The Extra Care units will offer a number of communal facilities (listed below), and the on-site management team will monitor rooms and gardens. All communal

facilities will be accessible to all residents, and will include:

- Guest suites;
- Residents lounge area;
- Dining room;
- Private dining room;
- Hairdressers;
- Well-being suite;
- Treatment rooms;
- Studio/activity room;
- Library;
- Mobility scooters;
- Communal Gardens;
- Computer/internet facilities; and
- Small convenience facility, offering daily essentials.

Unique to this site is the provision of a GP Surgery and pharmacy, for use by both the general public, and residents of the scheme.

Further details of the facilities provided are set out in accompanying Design and Access Statement.

Lower car ownership is a characteristic of Extra Care accommodation, and

this arises due to a number of reasons which lie behind the decision to move to specialist accommodation. These reasons include location, age, illness, bereavement and a desire to downsize. These are all factors which influence desire or willingness to give up on the ownership of private motor vehicles.

There is a steep change in the post occupation level of car ownership once people have settled in, whereby those residents who have retained vehicles, begin to give them up, usually over a period of 12-18 months. Current data shows that a high percentage of retirement living / Extra Care customers have given up their cars before moving into a retirement community.

The proposed development will provide residents with the use of a pool car/car share vehicle, enabling residents to feel more comfortable in relinquishing their car prior to moving to the community.

Local Census data (2011), shows that car ownership in the area is 28% for over 65s in a one person household. See Table 6, below.

Table 6: Summary of Car Ownership

No of Cars/Vans	50-64		65+ Years		1 Person Household (65+)	
	No	%	No	%	No	%
0	81	14	189	46	138	72
1	204	36	161	39	51	27
2	284	50	62	15	2	1
Total	569	100	412	100	191	100

(Source - Richmond Upon Thames Output Areas 22C and 22E)

It is expected that each resident would have 8-10 hours of care per week. However, the facility and management provide 24hr care if required.

The previous correspondence received from the Highway Officer stated that there are no precise standards when determining a required level of parking for extra care units. Therefore, car parking for the Extra Care apartments has been based on

the following factors:

- Lower car ownership among Platinum Skies existing residents;
- Local Census data on car ownership (Table 6);
- Frequent 24 hour bus services serving Teddington High Street;
- Parking stress surveys showing a higher level of stress on Udney Park Road (Plot B & C) than Cromwell Road or Kingston Lane Plot A (discussed later in the TA report); and
- The availability of a pool car/car share facility.

The following Table 7 has been prepared which summarises the proposed level of car parking to serve the extra care apartments.

Table 7: Car Parking Spaces

Land Use	Car Parking Spaces
Plot A - 92 Apartments	63 underground + 10 at grade
Plot B - 7 Apartments (one of which is visitors)	7
Plot C - 9 Apartments	8

With regards to Plot A, four of the ten 'at grade' spaces will be allocated as staff parking.

Plots A, B and C will provide parking at 0.81 spaces per unit (overall).

The Parking Stress Survey undertaken as part of this assessment, and discussed later in the Report, demonstrates that there is a high level of parking stress on Udney Park Road, approximately 85% over the 3 days surveyed (a peak of 94%).

In order to ensure the proposed development does not add to on-street parking demand, an increased amount of parking provision has been provided for Plots B and C (both accessed on Udney Park Road), to ensure there is no overspill parking.

Parking provision for the Extra Care Apartments follows the Mayor of London’s desire to prevent excessive car parking provision as mentioned in Policy 6.13 Parking of the London Plan, which states:

‘The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use’.

Extra Care Apartments – Disabled Car Parking & Electric Charging Points

The car parking standards contained within the London Plan state that ‘adequate parking spaces for disabled people must be provided preferably on site’ and refers to two additional documents, namely the Housing Supplementary Planning Guidance 2012, and Accessible London 2014 (London Plan Policy 3.8).

Page 79 of the Housing Supplementary Guidance 2012, states that ‘each designated wheelchair accessible dwelling should have a car parking space’.

Accessible London 2014 (London Plan Policy 3.8) states that ‘10% per cent of new housing to be designed to be wheelchair acceptable or easily adaptable for residents who are wheelchair users’.

In line with the London Plan Standards, the following disabled parking space allocation will be provided, as shown in Table 8, below.

With regards to electrical charging points, the London Plan requires developments in all parts of London to ‘ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles’.

Table 8: Extra Care Disabled Car Parking Spaces

Land Use	Extra Care Disabled Car Parking Spaces
Plot A- 92 Apartments	9
Plot B - 7 Apartments (one of which is visitors)	2
Plot C - 9 Apartments	2

Table 9: Extra Care Electrical Charging Points

Land Use	Car Parking Spaces with Charging Points
Plot A – 92 Apartments	18
Plot B – 7 Apartments (one of which is visitors)	2
Plot C – 9 Apartments	2

Table 9 above shows the electrical charging points to be provided in line with the London Plan.

Extra Care Apartments – Cycling Parking

Sheltered housing cycle parking within the Local Plan Review follows the same standards as set out within the London Plan which requires 1 space per 5 staff (long-stay parking), and 1 space per 20 bedrooms (short-stay parking).

To encourage cycling, an over provision will be provided for all apartments.

GP Surgery – Car Parking

A new purpose built GP Surgery is proposed, and will be accessed directly from Kingston Lane. The occupiers of the existing surgery will be relocated to the application site. The existing surgery is located along Park Road and is within a controlled parking zone (CPZ), and has no on-site parking.

Parking provision for the GP Surgery will be provided in line with Richmond Borough Council’s latest advice, and as per Council’s Local Plan Review. The Parking Standards from the Local Plan Review state that one space per consulting room should be provided.

The proposed GP Surgery will contain 12 consulting rooms, and therefore in line with the LPA’s request, 12 car parking spaces will be provided.

Three car parking spaces will have electrical charging points (both active and passive) in line with London Plan requirements.

GP Surgery – Disabled Parking

London Plan paragraph 6A.2 states:

“Non-residential elements of a development should provide at least one accessible on or off street car parking bay designated for Blue Badge holders, even if no general parking is provided. Any development providing off-street parking should provide at least two bays designated for blue badge holders”.

The London Plan requires workplaces to provide one space for each employee who is a disabled motorist, and 5% of the total capacity should be allocated for visiting disabled motorists.

A further 5% of the total capacity should have enlarged standard spaces for future provision. An enlarged standard space is defined as 3.6m wide by 6m long that can be adapted to be parking spaces designated for use by disabled people to reflect changes in local population needs and allow for flexibility of provision in the future.

GP Surgery – Cycle Parking

The Local Plan Review states that cycle parking for GP Surgeries should follow requirement set out within the London Plan.

The cycle parking requirement for GP Surgeries has been summarised in the following Table 10.

Table 10: GP Surgery Requirements

Land Use	Long Stay	Short Stay
Health Centre, including dentists	1 space per 5 staff	1 space per 3 staff

Cycle parking provided for staff will be suitable for long stay parking as recommended in the London Plan, paragraph 6A.11.

Short stay cycle parking will be available for visitors to the site and will be located within 15 metres of the entrance as recommended in London Plan, paragraph 6A.13.

Community Sports Ground – Car Parking

Within the Pre-App report, the Local Authority requested that the pavilion would require ‘1 space per 25m², parking facilities for coaches, off street servicing and drop off area’.

Subsequent to receiving the pre-app advice, the Local Authority have stated that they are adopting the advice within the Local Plan Review. Sports pitches are regarded as ‘other use’ in the Local Plan Review and parking provision is determined on a case by case basis.

The following Table 11 provides a breakdown of the number of spaces proposed to serve the pavilion, tennis courts and football pitches.

Table 11: Community Sports Ground Parking Provision

Land Use	Parking provision
Pavilion (909m ²)	37
3 Tennis Courts	9
2 Football Pitches	16
Total	62

Tennis courts require 3 spaces per court in the 2011 LBRT Development Management Plan parking standards.

The Community Sports Ground will provide 62 car parking spaces. Thirty-seven of these will serve the pavilion at a rate of 1 space per 25m², nine spaces will be provided for the three tennis courts, and sixteen spaces will serve the two football pitches.

Such a level of parking is consistent advice set out within the London Plan (para 6A.8), which states:

'In locations with a PTAL of 1-3 provision should be consistent with objectives to reduce congestion and traffic levels and to avoid undermining walking cycling or public transport.'

One off-street coach parking space and a drop off area will be provided as requested in the pre-app report.

Electric charging points will be provided in line with the standards of the London Plan, at a rate of 1 per 5 spaces. Therefore 14 car parking spaces will have both active and passive electric charging points.

Community Sports Ground – Disabled Parking

The London Plan requires sports facilities to adhere to Sport England’s publication ‘Accessible Sports Facilities’ 2010, when considering disabled parking.

In line with the requirements set out in the Sport England guidance, nine disabled car parking spaces and a setting point close to the pavilion will be provided.

Table 12: Cromwell Road Disabled

Land Use	Disabled bays required
Pavilion	3 (6% of total provision)
3G Pitch	2
Tennis Courts	4

Community Sports Ground – Cycle Parking

The London Plan does not state a required cycle parking provision for community sports grounds, therefore the 2011 London Borough of Richmond upon Thames Development Management Plan standards have been considered. A summary of the required cycle parking provision has been provided within the following Table13.

A minimum of 22 cycle spaces will be provided to serve the community sports ground.

Table 13: Cromwell Road Minimum cycle parking space requirement

Land Use	Car Parking Spaces
Pavilion	4
Football Pitches	12
Tennis Courts	6
Total	22

5.3 REFUSE

Plot A and GP Surgery

Residential Bin Collection

Bin provision is based on LBRuT's Refuse and Recycling Storage Requirements SPD which requires 70 litres per bedroom in developments using communal refuse storage containers

- Individual bin stores are located at the base of each residential block. (Area '2')
- Collection will be managed on site by Platinum Skies
- On bin collection day bins will be collected from each bin store and relocated to the above ground storage bay. (Area '4') located within 20m of the street frontage
- This is accessed via the platform lift shown at area 3
- Refuse vehicles will therefore not have to enter the site

GP Surgery

Specialist bin collection for clinical waste will be managed by the Park Road surgery. Collection from area 5.



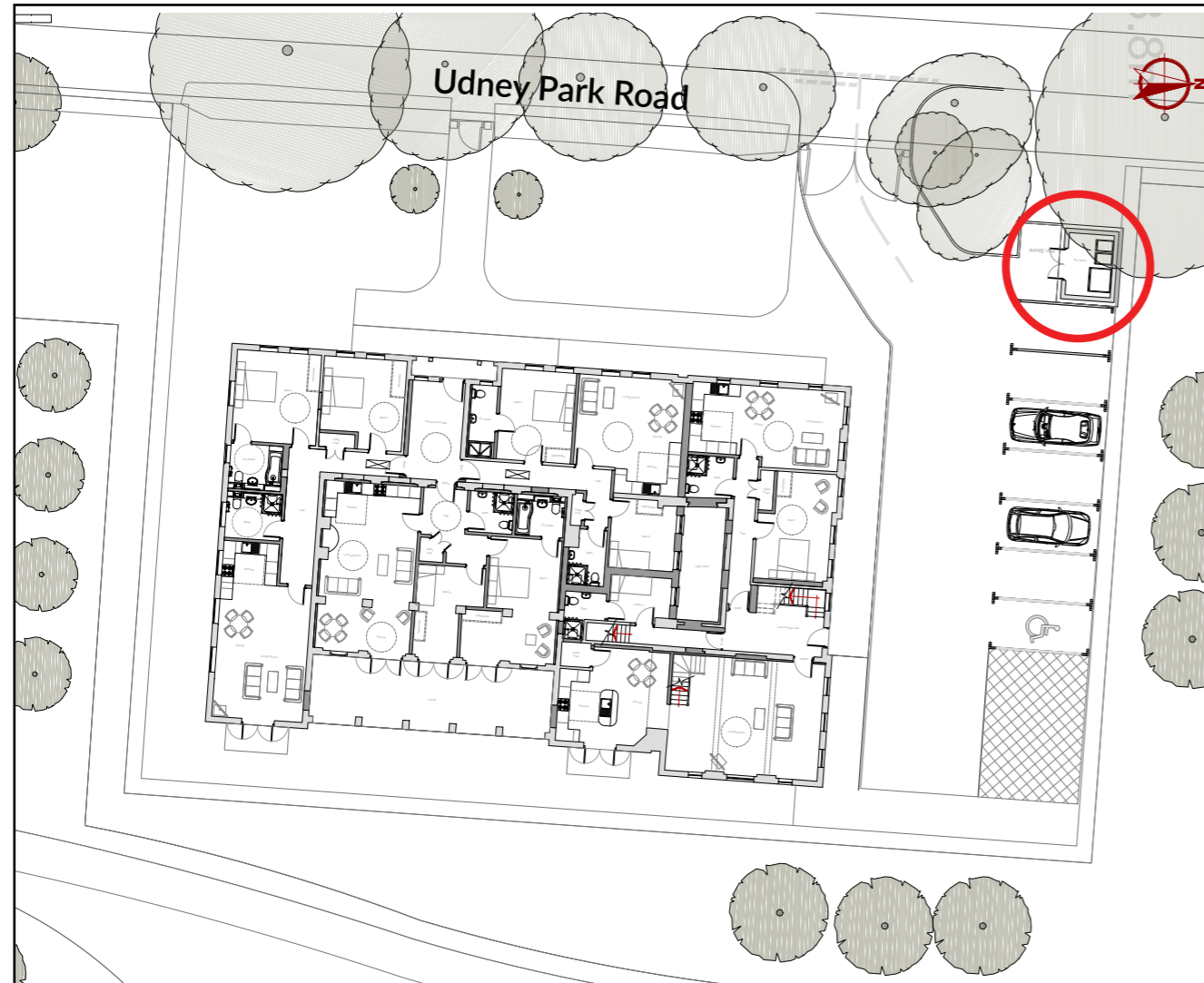
Basement Plan

- 1 Kitchen Bin Store
- 2 Residential Bin Store
- 3 Platform lift to above ground bin store
- 4 Above ground Bin Store
- 5 GP Bin Store



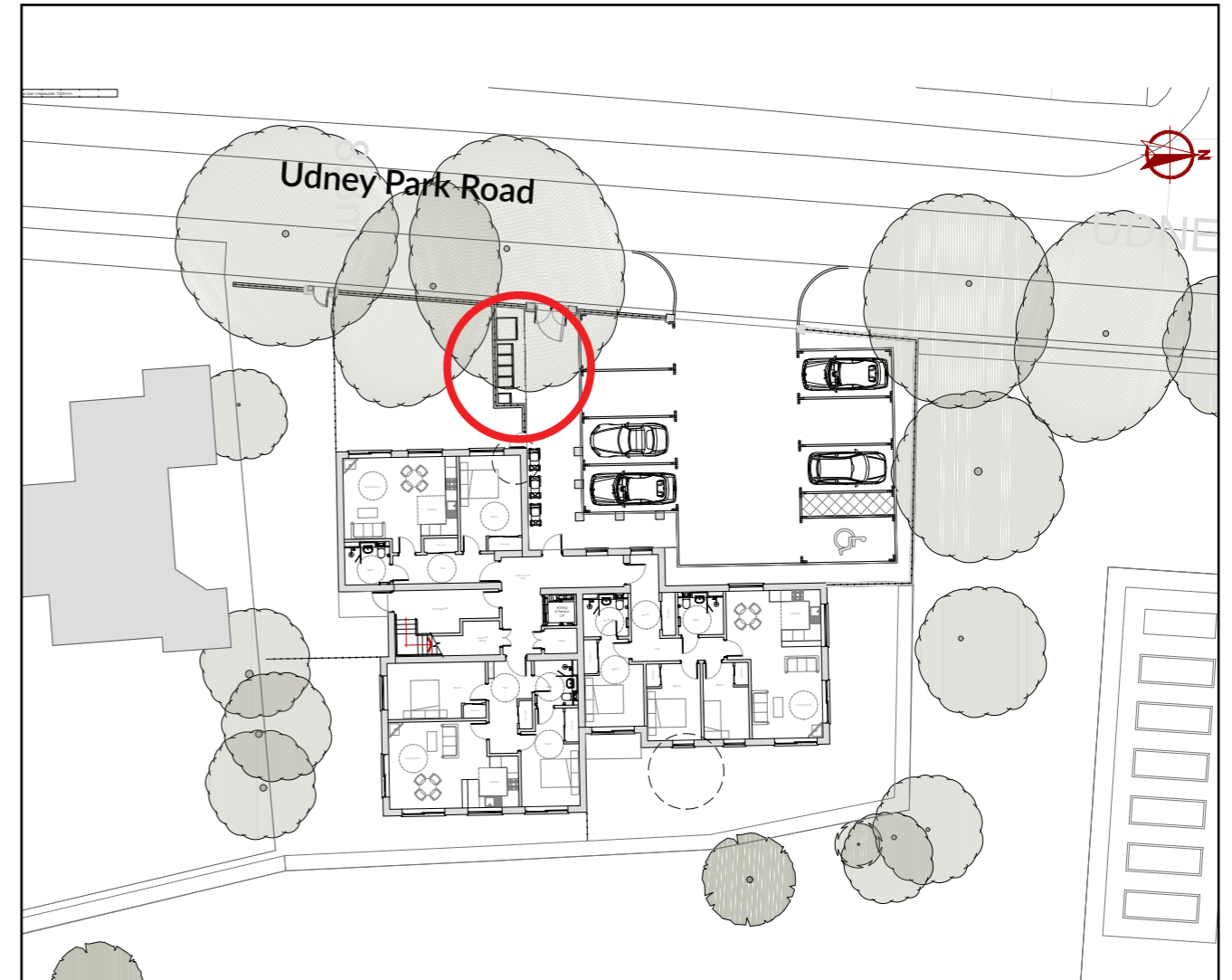
 Ground Floor Plan

Plot B and C Bin Stores and collection



Plot B Ground Floor Plan

- Bin collection from street



Plot C Ground Floor Plan

- Bin collection from street

Residential Bin Schedule

Apartments	No of Units	Total Beds	Bin Vol Req (ltrs)@70lts/bed	1100l Ref	240l Ref		360l mixed paper & card	360l mixed container	1100l mixed paper & card	1100l mixed container
1 Bed 2 Bed 3 Bed	12 14	40	2800	2	4		0	0	2	2
1 Bed 2 Bed 3 Bed	2 13 1	31	2170	1	4		2	2	0	0
1 Bed 2 Bed 3 Bed	3 13 1	32	2240	2	3		2	2	0	0
1 Bed 2 Bed 3 Bed	3 13 1	32	2240	1	5		2	2	0	0
1 Bed 2 Bed 3 Bed	2 13 1	31	2170	1	4		2	2	0	0
	92	166	11620	10	24		8	8	2	2

Apartments	No of Units	Total Beds	Bin Vol Req (ltrs)@70lts/bed	1100l Ref	240l Ref		360l mixed paper & card	360l mixed container	1100l mixed paper & card	1100l mixed container
1 Bed 2 Bed 3 Bed	2 4 1	13	910	0	4		1	1	0	0
	7	13	910	0	4		1	1	0	0

Apartments	No of Units	Total Beds	Bin Vol Req (ltrs)@70lts/bed	1100l Ref	240l Ref		360l mixed paper & card	360l mixed container	1100l mixed paper & card	1100l mixed container
1 Bed 2 Bed 3 Bed	3 4 2	17	1190	1	1		2	2	0	0

