

02 Site Analysis

Existing Site Photographs

The following pages show the existing site within the landscape context, the building which has open views from the boundary, the extensive and mature tree cover, the existing sports pitches, gate pillars, fencing and the outdoor performance area.



Images

Image one. View of Kneller Hall from the boundary

Image two. Ornamental Pond

Image three. Mature trees

Image four. Existing boundary treatment

Image five. Existing boundary treatment

Image six. View of Kneller Hall from the East.



02 Site Analysis

Existing Site Photographs



Images

- Image one. View of Kneller Hall from the rear
- Image two. Sport Pitches
- Image three. Existing boundary treatment
- Image four. View of lawn to rear of Kneller
- Image five. View of Kneller Hall from the East
- Image six. Footpath within the site boundary
- Image seven. External performance area
- Image eight. Mature tree
- Image nine. Gate pillars and gates.

02 Site Analysis

Site Constraints

- + Kneller Hall is Grade II listed, and there are two curtilage listed buildings, part of the boundary and four gate posts are also Grade II listed (these are highlighted in yellow).
- + The site has an extensive tree cover, including 25 category A trees.
- + Site in general is relatively flat however there are accessibility challenges in Kneller Hall and the Guards House.
- + The site is located in a residential area, with residential properties located on the streets adjacent to the site.

KEY

	CATEGORY A TREES - TREES OF HIGH QUALITY		PARADE GROUND
	CATEGORY B TREES - TREES OF MODERATE QUALITY		ENTRANCE POINT
	CATEGORY C TREES - TREES OF LOW QUALITY		EXISTING FENCE/RAILINGS ALLOWS VIEWS
	CATEGORY U TREES - TREES IN SUCH CONDITION CANNOT BE RETAINED		EXISTING SOLID CONCRETE WALLS VISUAL BARRIER
	ROOT PROTECTION AREA		METROPOLITAN OPEN LAND BOUNDARY
	GRADE II LISTED STRUCTURE - KNELLER HALL AND BOUNDARY WALL		VIEWS OF KNELLER HALL
	CURTLEDGE LISTED STRUCTURE		
	BUILDINGS OF LOW VALUE		
	DECIDUOUS WOODLAND PRIORITY HABITAT		
	EXISTING HARD SURFACE		
	APPROXIMATE LOCATION OF HISTORIC GATEHOUSE		
	EXISTING SUB-STATION		



↓ Images
Site Constraints Plan

02 Site Analysis

Site Opportunities

- + Opportunity to reorganise a disparate campus with a large array of contrasting architectural styles, into a cohesive masterplan with new buildings which respond to a complement the listed buildings on site. (1)
- + Extensive playing fields/ open space for pupils, providing opportunities for outdoor learning in a variety of environments (2)
- + Opportunity to retain historic education use, and preserve the listed buildings on site.
- + Ability to further enhance ecology and biodiversity with an ecology corridor. (3)
- + Strengthen links between the school and the local community through community use of facilities.
- + Opportunity to ensure the long term beneficial use of the Grade II listed Kneller Hall (4).



↓ Images
Site Opportunities Plan

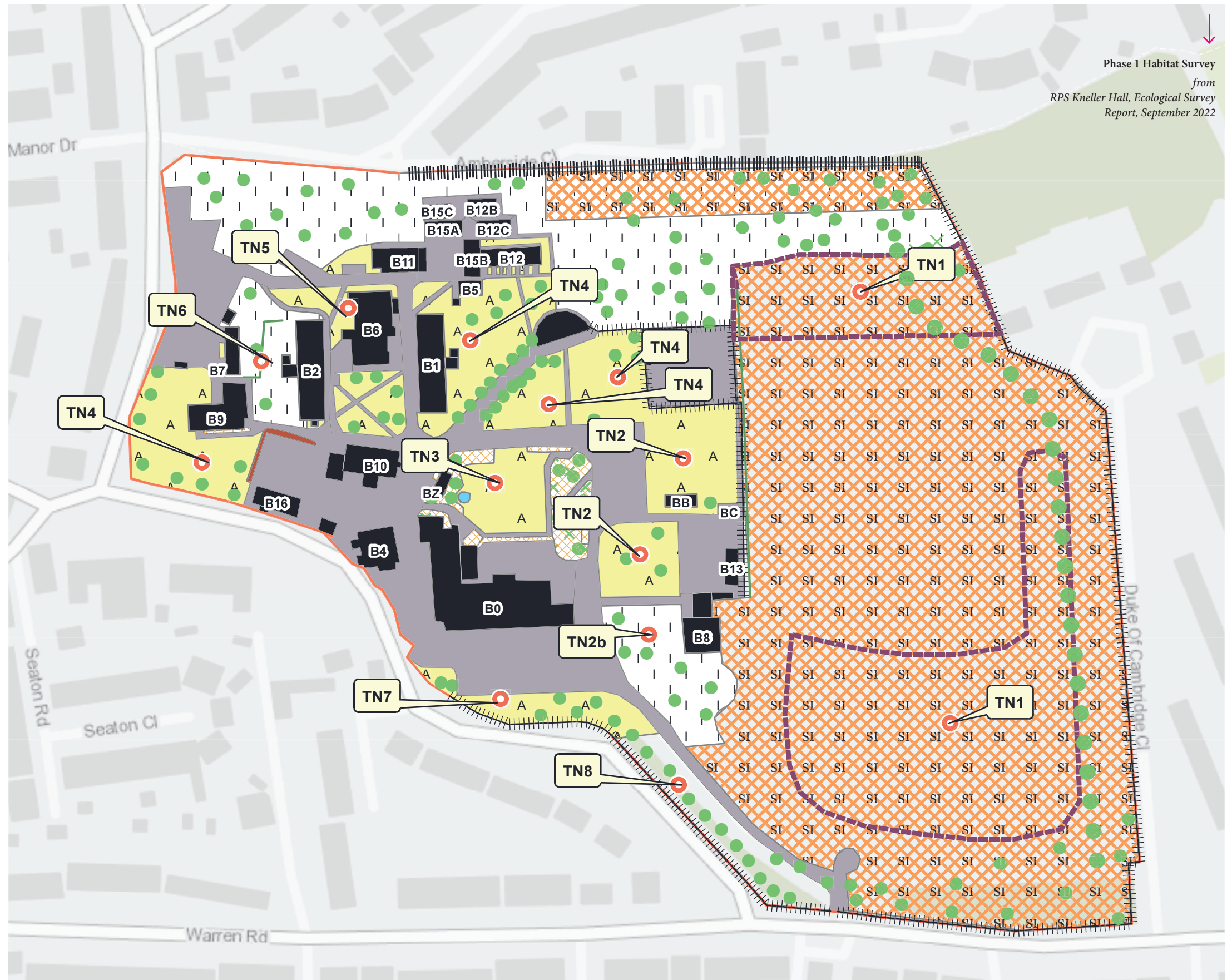
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Ecology

- + Phase 2 ecology report complete
- + Bat surveys ongoing complete. No evidence of roosting has been identified.
- + Areas of acid grassland identified on site (Areas A & B):
- + Acid grassland does not qualify as a biodiversity action plan (BAP) habitat. However advice is to translocate where possible rather than just remove.
- + Translocation of habitat is not considered costly and can be undertaken at any time of year.

Legend

- Semi-improved acid grassland
- Red line boundary
- Amenity grassland
- Improved grassland
- Introduced shrub/ Ornamental planting
- Introduced shrub with native scattered scrub
- Pond
- Brick wall
- Buildings and structures
- Hard standing
- Artificial sea wall
- Dentoes species-rich grassland
- Fence
- Intact hedge - species-poor
- Wall
- Scattered tree - broadleaved
- Scattered tree - coniferous
- Scattered scrub

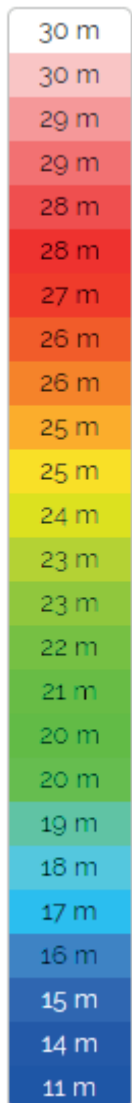


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Topography

- + Site falls from the North West to the low point at the South East.
- + The site is considered level where the sports pitches and the new buildings are to be located.
- + There is a small depression to the northern boundary and is therefore a good location for an infiltration basin.

KEY



02 Site Analysis

Arboriculture

- + A Phase one arboriculture survey, an arboricultural impact assessment, an arboricultural method statement and tree protection plan and accompanies this application
- + Refer to: AS/MF/005/22 BS5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations.
- + The survey was undertaken on 20 & 21 December 2021 + 5th August 2022
- + Trees to be removed are of low value with all category A trees being retained and protected during construction.
- + There are 13 trees proposed to be removed to facilitate the development, plus 1 hedge.
- + In addition, there are 14 further Category U trees recommended for removal due to their condition but this tree removal is unrelated to the development.
- + There are therefore a total of 27 trees plus 1 hedge proposed to be removed.
- + Trees will be replaced in excess of a ratio of 2:1.



Site of T63, fallen and removed February 2022



Tree T28 - Cherry; dead



Storm damaged Norway maple, T112



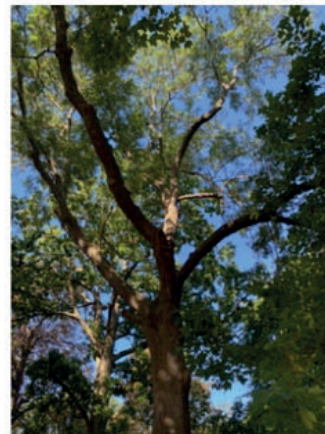
Storm damaged Whitebeam, T63 now further unbalanced



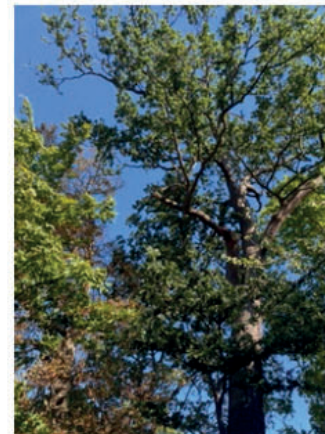
Lime trees to northern boundary showing good vigour; Horse chestnut showing drought symptoms combined with Chestnut Leaf Miner



T79 - Indian horse chestnut - tree largely dead - downgraded to 'U' category



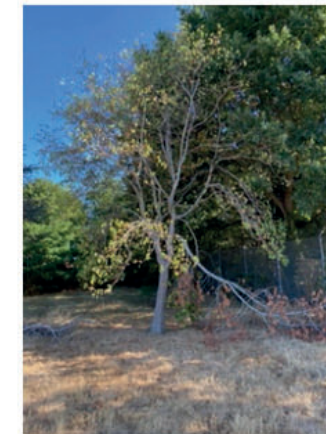
T249 - Ash: downgraded to 'C' category



T171 - English oak: Decline accelerating with open sections to upper crown - downgraded to 'C' category



T169- Cherry: downgraded to 'U' category



T153 - Sweet gum: Storm damage, major at 3m height. Low vigour- downgraded to 'U' category



T275 - False acacia: Major deadwood for 40% of crown, hazardous. downgraded to 'U' category



T159- Cherry: downgraded to 'U' category



Beech tree T186: decline accelerating - no change to category



T23 - Silver birch: storm damaged fallen (Storm Eunice, February 2022); root plate lifted



T208 - Horse chestnut: Major storm damage to mid / upper crown. Reduced to limited form; limited lifespan - downgraded to 'U' category








Images

Tree Survey undertaken by Marcus Foster, August 2022

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Landscape Designations

KEY

-  Built Up Areas and Gardens
-  Acid, Calcareous, Neutral Grassland
-  Broadleaved, Mixed and Yew Woodland
-  Improved Grassland
-  Scrub



Source: DEFRA Living England Habitat Map

02 Site Analysis

Site History

- + Formerly a Market Garden, remembered for roses, narcissi, lily of the valley, and orchards of pear, plum, and apple trees
- + Predominately a parkland surrounded by iron railing fence
- + Landscape features included:
- + Sculpture and Topiary Garden
- + Kitchen Gardens and Allotments
- + A focus on Wood, Lawn, Shrub and Water - Key features of Repton's design
- + A Melon Yard, Mushroom House, Water Tower, Ice Well, Walled Kitchen Garden, and Wood Yard
- + A symmetrical, formal landscape with baroque features designed by Humphrey Repton

For further information on the historic landscape at the site, please see the submitted Heritage Statement, prepared by Icen.



Image Notes
(1) Sir Godfrey Kneller, situated in front of Kneller Hall, circa 1706-1711

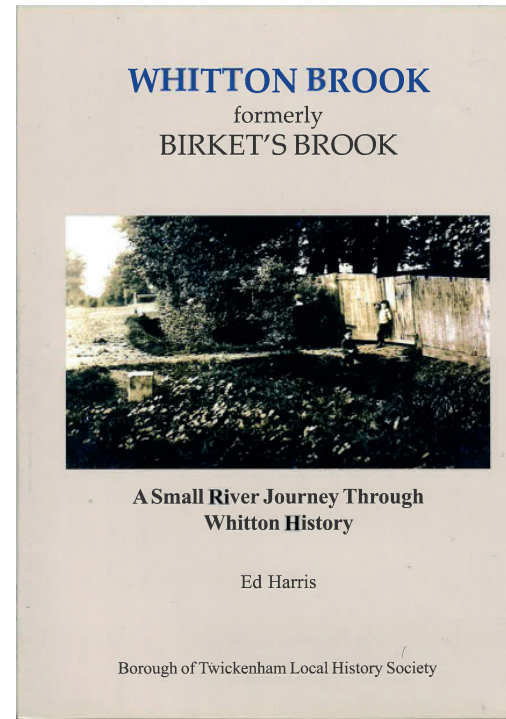
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Site History

- + The books written by Ed Harris, local historian and member of the Borough of Twickenham Local History Society, and subsequent consultations have informed the landscape design.
- + We were keen to explore whether we could open up Whitton Brook as part of the new landscape at Kneller Hall and to understand where the lake used to be.
- + The brook no longer runs through the site and therefore the lake is dry.
- + Evidence of the lake can be seen on site where there are clearings in the trees
- + The layout of the terraces to the rear have been informed by the information in these books
- + The concept for adding plants in pots to the front of Kneller Hall has been informed by the reference to a conservatory which used to be at the front of Kneller Hall

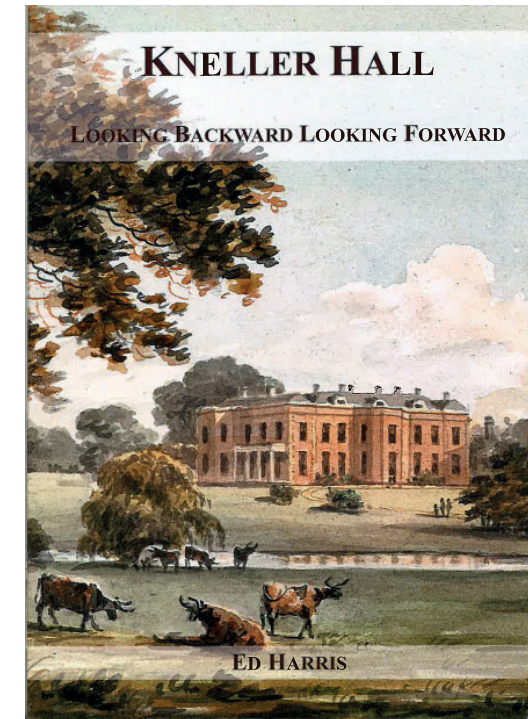
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Image Notes

Whitton Brook formerly Birket's Brook - A Small River Journey Through Whitton History by Ed Harris



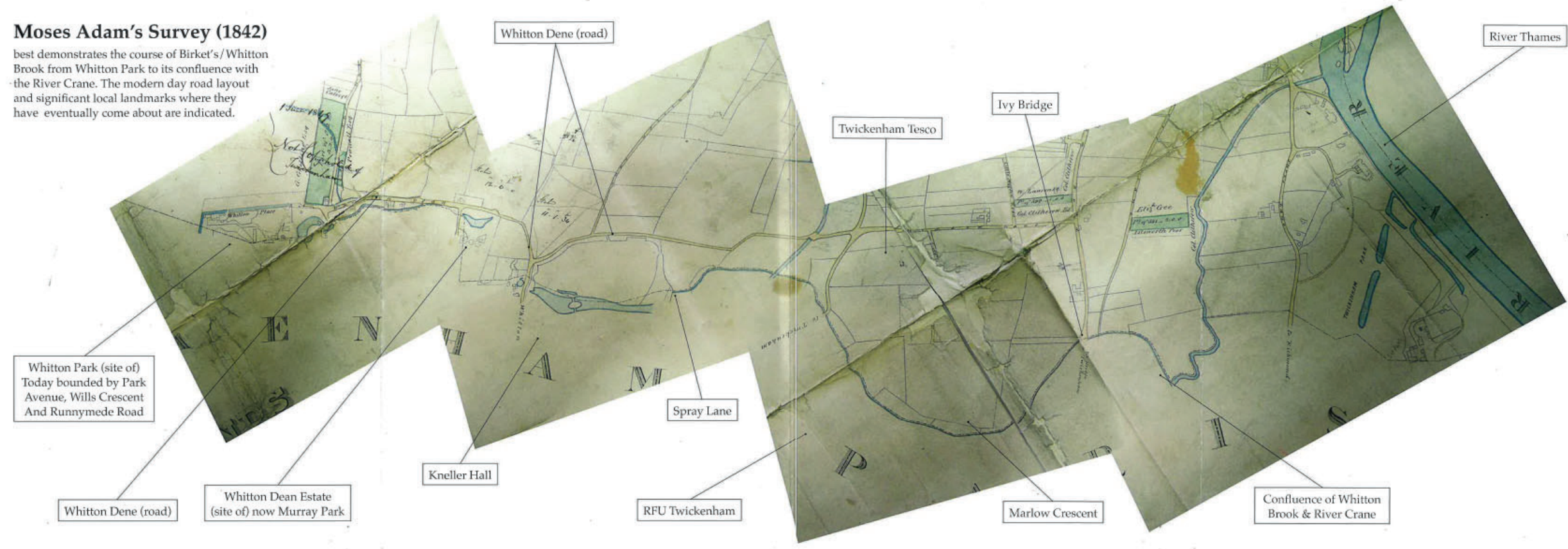
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Image Notes

Kneller Hall - Looking Backward Looking Forward by Ed Harris



Moses Adam's Survey (1842)

best demonstrates the course of Birket's/Whitton Brook from Whitton Park to its confluence with the River Crane. The modern day road layout and significant local landmarks where they have eventually come about are indicated.

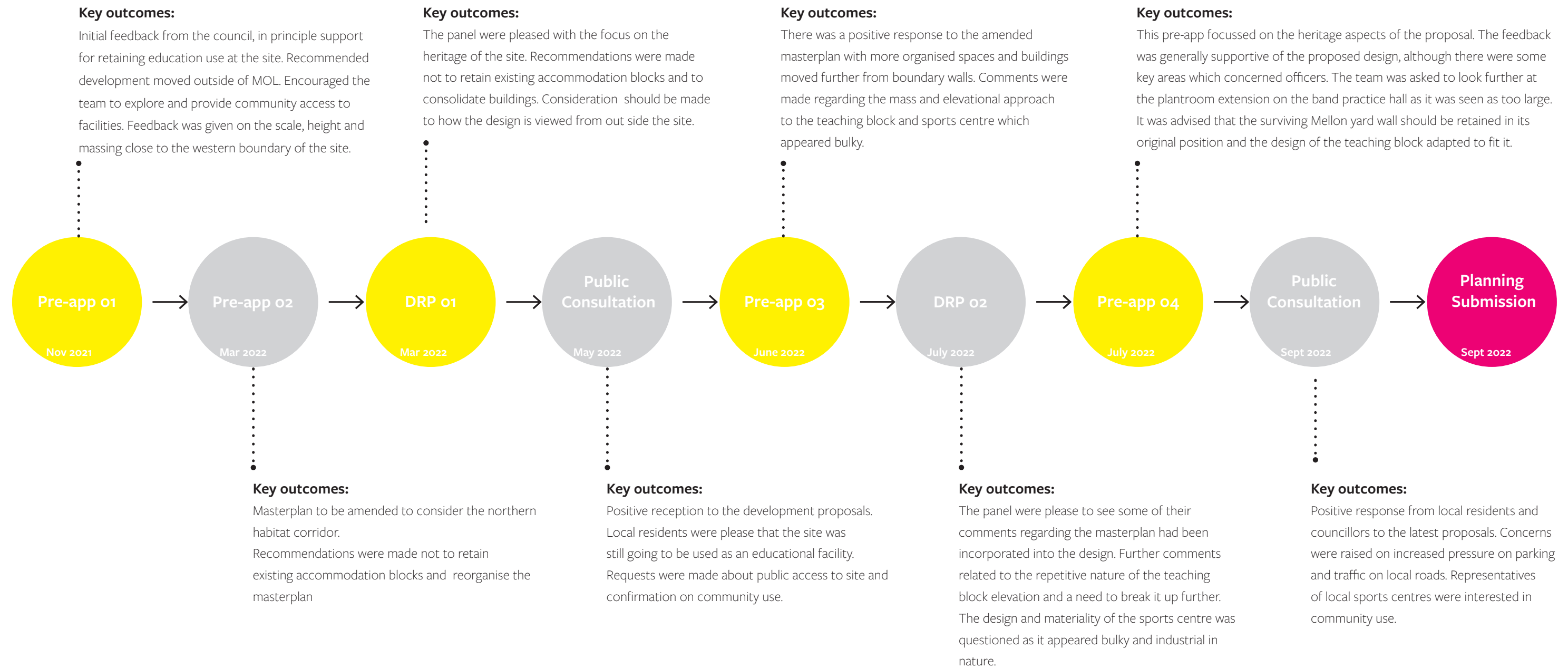


Field-out map for Whitton Brook (courtesy of Richmond Local Studies Collection).

03 - Consultation and Engagement

03 Design Timeline

Throughout the design development process, the design team has regularly consulted with Richmond Council and the local residents on the developing proposals for the scheme. At each stage the key outcomes have been considered by Dukes Education and the design team. Below is the project timeline with formal consultation events shown.



03 Consultation and Engagement

Public Consultation 01

A public consultation event was held at Kneller Hall on 19th May, the exhibition was formed of series of boards and a scale model of the proposed design. This was well attended by local residents, ward councillors, local schools and the local MP. Some of the key feedback points are as follows:

- + 100% of respondents selecting they either Strongly agree or Agree that they would like to see Kneller Hall continue in its tradition as a place for education
- + 100% Strongly Agree/Agree with the principle of converting the Kneller Hall site to a senior school
- + 2/3 of respondents Agreed/Strongly Agree that the proposals are sympathetic to the heritage assets at Kneller Hall with 1/3 responding Neutral
- + 2/3 of respondents Agreed/Strongly Agree that the development is appropriate and sympathetic to the site's context and designations, with 1/3 Neutral and a single respondent stating Disagree
- + Over 50% of respondents Strongly support the proposed community access to Kneller Hall sports facilities, through a Community Use Agreement
- + When asked which facilities the community would like access to – invitations to outdoor events and concerts was most popular, with the swimming pool and tennis courts second and third respectively.
- + In the free comment section, many respondents commented stating they supported the proposals – *“This looks a very considerate and well-designed proposals... can't wait to see the community use aspect.”*
- + There were also statement that residents felt *“reassured of the development”* following the consultation event.
- + Of the several comments stating concerns – the majority of these were regarding congestion on neighbouring roads (particularly given Chase Bridge School morning run already impacts the area) and a general increase in traffic in the area.
- + Several Whitton Dene residents supported the scheme but stated their concern regarding the access point on Whitton Dene and staff parking which they felt may overspill onto their residential road.

HISTORY OF THE SITE AND HERITAGE



A HISTORY OF THE SITE

- 1635 Whitton Hall built by Edmund Cooke
- 1703-1711 Godfrey Kneller, a German-born painter, purchases the site and demolishes the existing building to build a park, hall and formal garden.
- 1722 Godfrey Kneller dies, and site is renamed Kneller Hall by his surviving widow.
- 1757 Purchased by lawyer Samuel Prime who extends the hall and alters the grounds.
- 1813 Site changes ownership to Charles Calvert, Whig MP for Southward who extends the hall.
- 1847 Site passes to James Shuttleworth, Secretary to the Committee on Council Educations. It is converted into a training facility for teachers of pauper children and opens in 1850.
- 1856 Training college closes.
- 1857 Kneller Hall acquired by the War Department and established as a music school for military bands.
- 1912-1935 New principal entrance created within west boundary wall. Boundary walls replaced by iron fencing in various sections.
- Mid-late 1900s Additional buildings and a tennis court constructed.
- 2020 Kneller Hall Masterplan SPD produced by the Borough Council to guide the future development of the site.
- 2021 Royal Military School of Music and Royal Corps of Army Music vacate Kneller Hall.
- September 2021 Dukes Education acquire the site.



CELEBRATING HERITAGE

Kneller Hall, parts of its boundary walls and four gate piers are Grade II listed and designated heritage assets. In addition the Guardroom and Band Practice Room are curtilage listed. The site is located within Richmond Boroughs Whitton Archaeological Priority Area.

The eastern part of the site is designated as Metropolitan Open Land. We are proposing a development of high architectural design and urban design quality, that is sympathetic to the heritage and unique history of Kneller Hall whilst also making sure it continues its association with education and the community of Whitton.

CONTACT US

www.radnor-twickenham.org 0800 298 7040 feedback@consultation-online.co.uk



WHAT ARE WE PROPOSING?



Masterplan

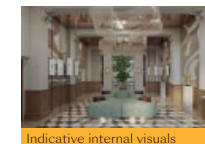


Masterplan of the proposals

Dukes Education propose to establish a new senior school within the listed Kneller Hall building and the wider Kneller Hall site.

Kneller Hall, the Guardroom and Band Practice Room will all be carefully protected with repair and restoration works undertaken to the buildings. Dukes Education want to ensure that the site's historical musical legacy is retained. The bandstand will continue to be used. The Guardroom will be converted to a music centre for the school. It is also proposed to convert the Band Practice Hall to a circa 275 person theatre. The space will be able to be used flexibly by the school as a theatre, for school assemblies, for drama lessons and as a rehearsal space.

The proposals also include the development of new buildings on the site, which will provide high quality and modern teaching accommodation. A new 3 storey L shaped teaching block is proposed on the western part of the site. The new buildings are being carefully designed to consider their appearance and relationship with existing buildings on the site and the site's context, including the nearby residential properties.



Indicative internal visuals

CONTACT US

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WHAT ARE WE PROPOSING?



Landscaping proposals

The new buildings also allow the site to provide a wide range of sporting options for the students and local community groups and schools. These include a sports hall, swimming pool and sports pavilion.

Additionally, there will be 2 outdoor tennis courts, an outdoor astroturf, 2 grassed sports pitches and a forest school. The forest school programme is an exciting opportunity to educate children in an outdoor setting and will take place in a small shelter in the northern part of the site, part of the ecological pathway. Landscaping improvements are proposed across the site, including additional planting.

Pupils in Years 7 to 11 and in the sixth form who are currently located at Pope's Villa, will be relocated to Kneller Hall, with further growth at Kneller Hall. Each year the school will grow in size. In several years time, the school will cater for 750 students with capacity for further growth up to 1,000 pupils.

CONTACT US

www.radnor-twickenham.org 0800 298 7040 feedback@consultation-online.co.uk



03 Consultation and Engagement

Public Consultation 02

A second public consultation event was held at Kneller Hall on 8th of September, presenting the design proposal as shown in this document. This was well attended by local residents, sports teams and local councillors, and allowed the design team to present the final design to local residents and respond to any queries they may have which had not been finalised at the time of the last consultation.

Please see the submitted Statement of Community Involvement for an overview of the responses received from attendees..

The adjacent images show some of the boards presented at the consultation.

AN OVERVIEW OF OUR PROPOSALS

Dukes Education propose to establish a new senior school within the listed Kneller Hall building and the wider Kneller Hall site. The proposals include the restoration of the existing listed and curtilage listed buildings, and the development of new buildings on the site.

When the school initially opens it will have circa 500 pupils. Kneller Hall will grow annually, with a capacity for up to 1000 pupils.

Kneller Hall, the Guardroom and Band Practice Room will all be carefully protected with repair and restoration work undertaken.

Proposed masterplan with demolition

Dukes Education want to ensure the site's historical musical legacy is maintained.

- The bandstand will continue to be used
- The Guardroom will be converted into a music centre
- The Band Practice Hall will be converted to a circa 275 person school hall with retractable seating, that will be used for plays, assemblies and as a drama rehearsal space

The proposals also include the development of new buildings to provide high quality and modern teaching accommodation. These have been carefully designed to consider their relationship to the existing on-site buildings and nearby residential properties. These include:

- A new 3-storey L-shaped teaching block on western part of the site
- A new sports centre with an indoor swimming pool and 4 sports courts to the east of the new teaching block
- A new sports pavilion on the eastern part of the site, which will replace the existing dated sports hall building and provide changing facilities for the outside sports pitches
- Single storey extension to the Band Practice Hall, to provide dressing rooms, WCs and a break out space
- Replacement single storey extension to the rear wing of Kneller Hall, to provide a school library

Proposed masterplan

AN OVERVIEW OF OUR PROPOSALS

Proposed landscape masterplan

The landscaping strategy has been developed having regard to the site's history and the importance of retaining and enhancing the site's existing ecological value.

The proposed strategy seeks to provide a green corridor across the northern part of the site, where ecology and biodiversity will be enhanced. It also proposes to provide useable and well-designed outside spaces and courtyards for pupils; to create connectivity between the buildings and across the site; and to provide food growing and outside learning opportunities for pupils.

There will be additional and improved outdoor sports facilities, including two resurfaced and flood lit tennis courts, an outdoor astro turf hockey pitch, two re-turfed grassed sports pitches and a basketball court. In addition, a shelter is proposed to accommodate a forest school programme. Community access will be provided to many of these facilities (please see the later board).

Ecology and biodiversity improvements are proposed across the site, to achieve biodiversity net gain. The strategy proposes:

- Retention and enhancement of acid grassland, where possible
- Wildflower meadows
- Introduction of green roofs on the new buildings
- Replacement tree planting at a 2:1 ratio - over 60 additional trees will be planted
- Introduction of a swale with wetland planting
- Introduction of bird and bat boxes

A management plan will be submitted as part of the planning application, to ensure the correct management of the landscaping scheme and biodiversity strategy.

A site wide energy strategy and communal heating system is proposed, which will comprise:

- Ground source electric heat pump, which will be laid beneath the grassed sports pitches
- Air source electric heat pumps
- Photovoltaic panels on the roofs of the proposed new buildings
- Enhanced building fabric and LED lighting
- No combustion or gas fired boilers are proposed

WHAT HAS CHANGED SINCE WE LAST SPOKE TO YOU?

Rear of Kneller Hall looking south, showing the proposed replacement single storey extension to the rear wing

Since we last spoke to you in May, we have been working hard to finalise the proposals

MAY 2022 CONSULTATION

We consulted you in May to understand what matters to you here in Whitton and your views on the proposals.

- We spoke to 101 people at our event in Kneller Hall
- We sent out information to 3,356 addresses around the site
- We received 58 pieces of feedback
- We spoke to your local councillors and MP

You said to us:

- You agreed that Kneller Hall should continue as a place of education
- 74% of you thought the proposals were sympathetic to the site's context and designation
- You strongly supported community access to sporting facilities
- Some expressed reservations regarding the access points and impact on traffic and congestion locally
- Many of you stated you would like to see the underused site developed

The project team has reviewed each of your comments and developed the proposals with these in mind.

The proposals have developed in the following ways since we spoke to you in May:

- The design and materials of the new buildings have progressed and we are now able to show you elevations and CGIs
- We have secured listed building consent from Richmond Council to enable us to undertake initial investigations and enabling works inside Kneller Hall, to help inform our proposals
- The community use agreement has been drafted, to allow local residents access to many sports and music facilities
- The team has continued to work closely with Sport England, Richmond Council and other consultees, which have been positive
- We have undertaken additional specialist transport surveys to understand how the proposals may impact the local road network

In the following boards, you can see how the design has developed and learn more about the community uses, which were important to you.

Proposed teaching block, west elevation

DESIGN

Teaching block looking south

View looking west across the site, showing the proposed Band Practice Hall extension and Sports Centre

Guardroom and Kneller Hall looking north, showing the Band Practice Hall extension and the proposed Sports Centre in the background

Proposed Teaching Block viewed from Whitton Dene, looking south east

COMMUNITY USES

We are keen to build a good relationship with our neighbours and ensure that the local community benefits from access to the facilities at Kneller Hall.

During our May consultation, 96% of you said you supported the proposed community access to Kneller Hall's sporting facilities. Community access to the swimming pool and invitations to concerts and events were the most popular. During the event, many of you stated how important musical events at the bandstand were to the local community.

We will be working with local primary schools to offer full and partially funded Kneller bursaries.

We are excited to confirm that Dukes Education will continue the tradition of inviting local residents to concerts, plays and events held by the School, including those at the Bandstand.

We are in the process of finalising the Draft Community Use Agreement, which will accompany the planning application. This will ensure that local community groups and schools can benefit from these exciting new educational and sports facilities.

The cost of using and hiring the facilities will be similar to charges to use Council-run facilities. This is required to help maintain the facilities. We are speaking to Richmond Council and Sport England to ensure community access is fair, affordable and accessible.

During the school holidays, these facilities will be available during the day. During term time, these will be available in the evening and weekends. Groups using the facilities will be encouraged to walk and use public transport to access the facilities but there will also be on-site parking provided for those that need it, to the east of Kneller Hall, next to the outdoor pitches.

What does this include?

- Outdoor grassed pitches: rugby and football
- Astro turf pitch
- Two tennis courts
- Basketball and netball court
- Sports pavilion with changing rooms, club room, storage and toilets
- Cricket pitch, in the summer
- Indoor swimming pool
- Four court Sports Hall with changing facilities
- Local schools access to Forest School
- Access to the chapel as part of the Open House Festival
- Opportunity to hire the School Hall
- Invitations to local residents to concerts, plays and other events

Sports pitches looking west towards the Sports Pavilion and Kneller Hall

Whitton Dene

TRANSPORT AND ACCESS

AN OVERVIEW

Vehicles and pedestrians will have separate entrances.

The main vehicle access will be via Kneller Road to the south of Kneller Hall, which makes the best use of the local road network and limits vehicle movements on neighbouring predominantly residential roads. Pick-up and drop off will take place via this southern entrance.

There will be a vehicle access point via Whitton Dene for servicing and staff parking. These gates will be controlled by an intercom system.

Pedestrian access will be taken primarily via the existing access to the west of Kneller Hall onto Kneller Road, which will be for use by pedestrians and cyclists only (and emergency vehicle access).

WHAT HAS CHANGED?

Since we spoke to you in May, we have undertaken further travel and transport surveys and have more detailed plans for how traffic will be managed.

Our surveys of existing Year 7-13 students at Radnor House School, who will be moving to Kneller Hall, show that many of these students already cycle, scooter and walk to school, and many live close enough that this remains feasible for them.

Our surveys also show the site is well connected by public transport, with four bus services operating nearby, and Whitton Railway Station 1km away. The school will also be retaining existing school bus services, as well as providing additional school bus routes, to provide students with further alternatives to travel to the school other than private car and public transport, where walking, cycling and scooting is not feasible.

Pick-up and Drop-off Loop

- Vehicles enter and exit via the south access to Kneller Road
- Parade ground will be used and set out in a circular arrangement, to facilitate a clear and efficient circulation of vehicles
- Two banks of pull-in parallel areas with a central zone free of vehicles

School Travel Plan to encourage active travel

- Safe and secure cycle and scooter parking
- School bus services
- Initiatives such as cycle training sessions
- Staff and parent education on sustainable travel and a direct approach to move away from private car use

Movement Diagram

Pick up and drop off loop

Whitton Dene

03 Consultation and Engagement

FORCE - Friends of River Crane Environment

We met with FORCE at the two Public Consultations held. Having received feedback following the first public consultation and the subsequent formal meeting at the second public consultation we understand the following 3 statements to be of high significance to FORCE.

Whitton Brook: De-culvert the Whitton Brook to add to the ecological and pedagogical value of this corridor.

This has been explored by the project team, but it has been concluded that it would not be suitable/ is not possible to implement this for the following reasons:

- + Through consultation and a site walk around with Ed Harris we learnt that Whitton Brook was diverted North in May 1936. Refer to Pagefor further details
- + Whitton Brook was significant in that it fed the lake on the Kneller Hall site that was designed by Humphrey Repton. It also marked the boundary change between Isleworth and Twickenham.
- + Upon diversion of the brook Twickenham parish laid four stones to de-mark the boundary.
- + We found one of the stones located on Duke of Cambridge Close.
- + Through our investigations we have therefore concluded that the Whitton Brook has been diverted and therefore there is no culvert remaining on the site to be opened up. As part of the drainage strategy, an infiltration basis is proposed that will be planted with a wetland mix, to enable wetland species to grow at the site.

Hockey Pitch: Re-locate the all-weather pitch to the southern end of the site to provide an uninterrupted extent of natural surface to the north.

This has been explored by the project team, but it has been concluded that it would not be suitable/ is not possible to implement this for the following reasons:

- + The pitch layout has been designed alongside guidance and consultation from Sport England.
- + The cricket pavilion, located within the Metropolitan Open Land, has been located on an existing building footprint thus not causing any further damage to the MOL designation.
- + The location of this dictates where the cricket wicket has been placed
- + The pitches have been arranged around this layout meaning that the only available space for the Hockey Pitch is in the location shown.
- + The hockey pitch is required to have fencing surrounding it. Its proposed location, with a backdrop of trees, helps to ensure the fencing blends into the backdrop and is less visible than it would be if located further south in site, to help preserve the openness of the MOL.
- + There has been significant interest from a wide range of local sports clubs in using the pitch facilities at Kneller Hall.
- + Flood lighting has not been proposed as we know that it will cause disruption to bat foraging routes.

Public Open Space: 'Create the wildlife area as a separate public access zone on the northern side of the site with a fence line to the remaining school site.'

This has been explored by the project team, but it has been concluded that it would not be suitable/ is not possible to implement this for the following reasons:

- + Due to the nature of the use of the site as a school there are safety concerns with opening up the green corridor to the North for public use.
- + The secure line of the school would be compromised and a safeguarding issue would arise.
- + Inviting the public into the site would create the potential for anti-social behaviour, increased litter, hazardous material and fly tipping.
- + There are a number of other green spaces in the area that can be used by the general public.
- + Kneller Hall has always been a restricted site.
- + There are currently no formal links between Kneller Hall and the surrounding green spaces thus opening this up will create an arrival point rather than a walk through and could encourage lingering within the site boundary
- + The proposed landscape strategy is to enhance the ecology and biodiversity in the northern part of the site, including enhancing acid grassland in this area. If unmanaged public access is provided to this area, it risks the proposed ecology enhancements not being secured or habitats being harmed.
- + To assist in addressing the security concerns, fencing would need to be introduced to separate this area off from the main site. This would result in the introduction of additional fencing in the MOL, which could impact its openness; and it would impact upon the school's use of this area for outside learning.

- + Instead of providing a public access zone, with unmanaged access for residents, it is proposed that managed access is provided to the ecology corridor. Local schools and local groups, such as scouts and brownies, will be able to visit the site to utilise the forest school programme and to explore the habitats, to provide outside learning opportunities. Other community access opportunities are also proposed as part of the application, and these are discussed later in this report.



Refer to *Whitton Brook -A Small River Journey Through Whitton History by Ed Harris- Page 20*
19th Century Brick Culvert found North of Cambridge Close, has been completely dry for centuries.



Image Notes

Site Visit Photo of Boundary Stone found on Duke of Cambridge Close. The brook used to mark the boundary before it was diverted.