



Kneller Hall School

ADP London | September 2022



Design and Access Statement

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01 - Introduction

01 Introduction

This document has been prepared by ADP on behalf of Dukes Education to support a full planning application and listed building consent. In collaboration with other consultants, ADP has been appointed to lead design proposals for a new senior school within the listed Kneller Hall and its environs in Whitton.

This document provides an analysis of the wider context and considers the constraints and opportunities of the Kneller Hall site. The document is structured to demonstrate how these have been taken into account and illustrates the design principles for the site masterplan and the buildings within that. ADP see accessibility as a fundamental part of our design process and as such there is no separate section on accessibility it is discussed as part of the design as a whole.

Description of the Development

The demolition of existing modern buildings on the site and the conversion of Kneller Hall and other ancillary buildings associated with the royal military music school to a day school (Use Class F1), together with the construction of associated new purpose-built buildings including teaching space, indoor sports facilities and sporting pavilion, and other ancillary works including landscaping, access and energy centre.

Project Team

Client	Dukes Education
Project Manager	LXA Projects Ltd
Architect	ADP Architecture
Landscape Architect	ADP Architecture
Planning Consultant	DWD LLP
Structural & Civils Engineer	AKS Ward
Principal Designer	Baily Garner Ltd
MEP	WB Shiels
Energy/Breeam Consultant	SRE
Utility Assessment	WB Shiels
Transport Consultant	Caneparo
Heritage Consultant	Iceni
Arboriculturalist	Marcus Foster
Ecology	RPS Group PLC
Flooding Risk Assessment	RPS Group PLC
Air Quality Consultancy	RPS Group PLC
External Noise Consultancy	Cundall
External Lighting Consultancy	Cundall
Day and Sunlight Consultant	Rights of Light Consulting
Archaeology	MOLA
Land Contamination	Jomas Associates Ltd

02 - Client & Brief

02 Client

Dukes Education

Dukes Education is a family of UK nurseries, schools and colleges founded in 2015 by its chairman Aatif Hassan. It operates 23 schools and colleges, and 20 nurseries with sites across London, Cambridge, Kent and Cardiff.

They aim to give children the foundations for an extraordinary life through education. Dukes Education purchased the Kneller Hall site from the MOD in the summer of 2021.

The vision is to bring Kneller Hall back to life through refurbishment and enhancement of the listed buildings to preserve the heritage of the site while creating modern teaching facilities and providing high quality sports facilities for pupils and the local community.

Dukes Education has significant experience operating schools in and restoring listed buildings. In recent years, Dukes Education converted a Grade II listed office building in the London Borough of Hackney to a primary school, for The Lyceum School. Similarly, in the City of Westminster, a Grade I listed building at 106 Piccadilly was converted to facilitate occupation by Eaton Square School. More locally within London Borough of Richmond upon Thames, Radnor House School, at Pope's Villa, Cross Deep, is located within the Grade II listed Pope's Garden parks and gardens.



Radnor House Twickenham



Images

Image one. Lyceum School, City of London

Image two. Radnor House Twickenham

02 Brief

School Accommodation Schedule

Brief

The aspiration for the Kneller Hall site is to create a new home for the Senior school of Radnor House School currently located at Pope's Villa, Cross Deep, Twickenham. The vision of the applicant, Duke's Education, is to create a place of learning that provides each child with a deep love of learning and agile critical-thinking skills. The school will be the home for years 7-13 but will also provide sporting facilities for the younger years who will stay at the Cross Deep site.

The school will initially be home to c.500 students with capacity to accommodate up to 1000 pupils as the school grows maximising the opportunity of the site.

The client's brief to the design team was that the masterplan and buildings should inspire and enhance:

- + Educational performance: utilise the best of the existing site opportunities to offer an adaptable and stimulating learning environment with spaces for socialising;
- + Pupil satisfaction: affecting behaviour and self-esteem, and enthusiasm and ability to learn; ensuring pupil safeguarding
- + Staff satisfaction: vital for the recruitment and retention of the school's most important resource, this should provide an excellent working environment as well as appropriate space for staff to rest and socialise;
- + Community involvement: it is important to Duke's to extend the integration of the school into the local community and maximise effective access to facilities.
- + Sustainability: both the individual buildings and the connected site should be as sustainable as possible, complying with statutory requirements but going above and beyond where possible

A full accommodation schedule (refer to the appendix for a copy of this) was developed with Duke's Education using the Department For Education and Skills Briefing Framework for Secondary School Projects, Building Bulletin 98. This Government guidance establishes the areas for six categories of usable space. This provided numbers of standard classrooms, specialist classrooms, dining facilities, library, hall, staff facilities, sports facilities and so on.

This schedule was adjusted to suit the existing buildings at Kneller Hall, with the client and design team working together to utilise the existing listed and curtilage listed buildings in the most appropriate way. The full accommodation schedule is included in the appendices. The accommodation provided is in line with the DfE requirements and only exceeds this in some classroom sizes where existing spaces are re-purposed in the main Kneller Hall building.

Specific uses were agreed for each of the existing buildings:

- + Kneller Hall will be the home to the sixth form, the new library and the main entrance with staff offices
- + The Guards House will house the Music department, with the front ground floor portion retaining its role as a base for site security
- + The former band practice hall will become the school hall

Taking the brief and developing the masterplan was the first step, reflecting the long term building implications of Duke's education and community objectives.

03 - Site

03 Site



Site Location and Context

Kneller Hall and its surroundings are located in Whitton within the London borough of Richmond. The site is within 10 minutes walking distance from Whitton town centre and train station.

The site is located in a predominantly residential area of 2 storey detached and semi detached homes.

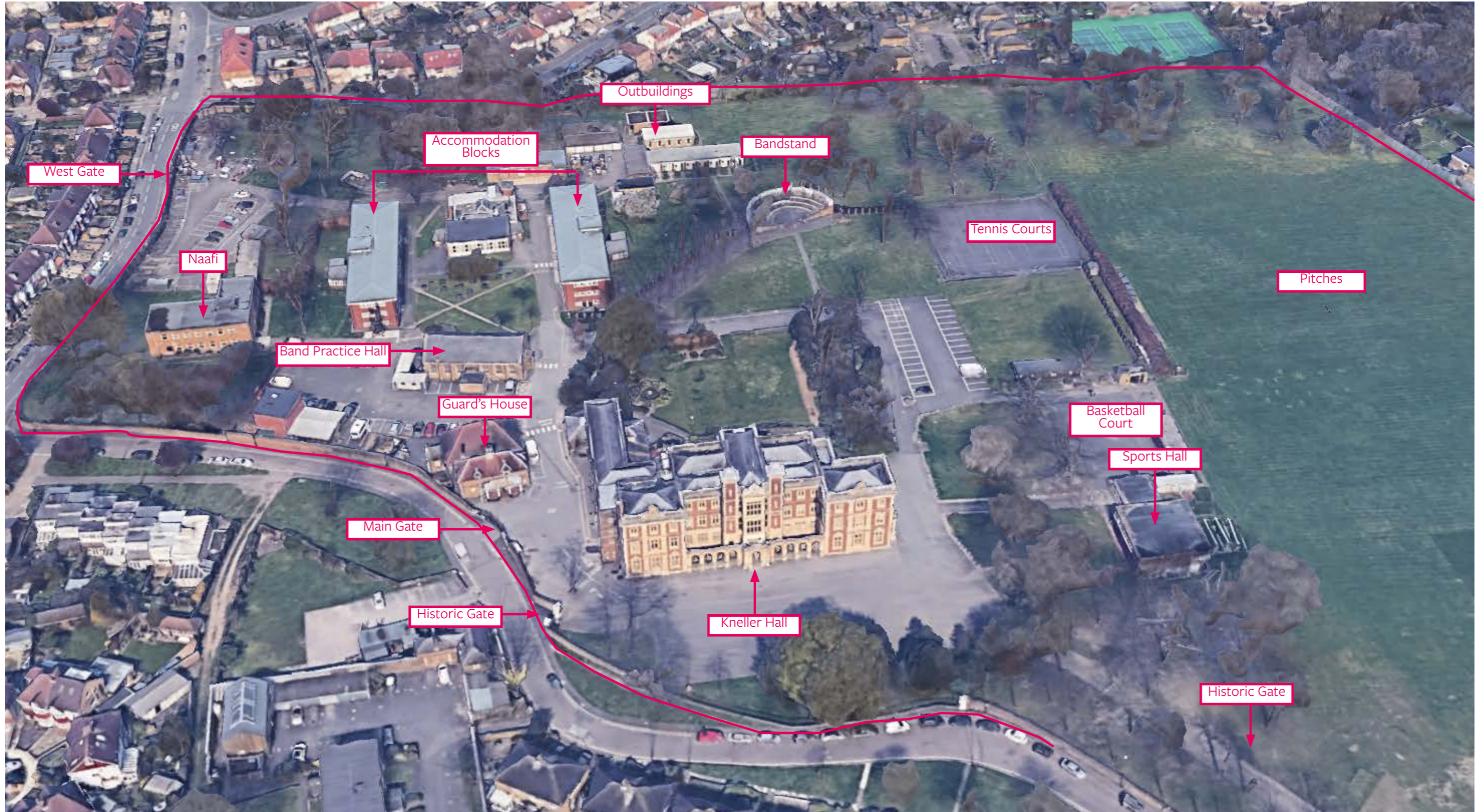
More detailed analysis on surrounding green space and transport links are to be found in the accompanying Landscape and transport documents.



- KEY
-  Town centre
 -  National Rail Line



03 Site Existing Site



03 Site

Existing Site Plan

The proposal site is located off Kneller Road and Whitton Dene, it is a stunning site with large area of landscape a part of which is designated as Metropolitan Open Land.

The sites previously housed the Royal Military School of Music and as such has a campus layout with a number of 20th century buildings scattered across the western half of the site. Pre-dating the RMSM are three listed buildings the main building; Kneller hall which is grade II listed as well as the curtilage listed Guardhouse and band practice hall.

The eastern half of the site is Metropolitan Open Land containing sports pitches.



03 Site Site Photos



Images (clockwise from top left)

Image one. Front Elevation of Keller hall , seen across the parade ground.

Image two. Band Practice hall as see from South- East.

Image three. Existing accommodation block and Mess Hall.

Image four. View across sports fields

Image five. Guardhouse with Band practice hall behind.

Image six. Main Entrance



Images (clockwise from top left)

Image one. Rear Elevation of Keller hall .

Image two. Band Practice hall as see from South- East.

Image three. Existing accommodation block and Mess Hall.

Image four. View across sports fields

Image five. Guardhouse with Band practice hall behind.

Image six. Main Entrance



03 Site History of Site

Kneller Hall is on the statutory list as Grade II ‘Kneller Hall and Boundary Walls, Royal School of Music’ and the associated Grade II listed ‘Gate Piers to Royal School of Music, located at the south entrance. The Band Practice Hall, the Guard Room are considered as curtilage listed.

A full Heritage Statement has been prepared by Icenl Consultants and forms part of the planning submission. This covers the historic development of the site in detail, the legislative context, an assessment of significance and as assessment of impact of the proposals.

The site has a recorded historic use as a residence dating from c.1635 when Whitton Hall was constructed. The site is believed to have been purchased by Sir Godfrey Kneller, a German-born painter for the royal court of William and Mary, in 1709 and rebuilt circa.1709. The earliest complete illustration of Kneller’s Whitton Hall and grounds was produced in 1715.

In 1722, Kneller moved away from Whitton Hall and died the following year. The site was renamed Kneller Hall by Kneller’s widow and purchased by the lawyer Samuel Prime in 1757. Prime set about extending the hall to accommodate his large family and engaged Humphrey Repton to update the design of the grounds; although the extent to which these were implemented is unclear.

In 1813, Kneller Hall came into the ownership of Charles Calvert, a Whig MP for Southward and member of the successful brewery family; the Calverts. Calvert commissioned the extension of the hall to designs by Philip Hardwick and work was carried out between 1820 and 1832. The building was extended to the west by the construction of a large service wing. This extension is illustrated on 1841 map included in the sales catalogue. An outbuilding likely to be the stable building (and now expanded as the Guards House) is also evident on the plan.

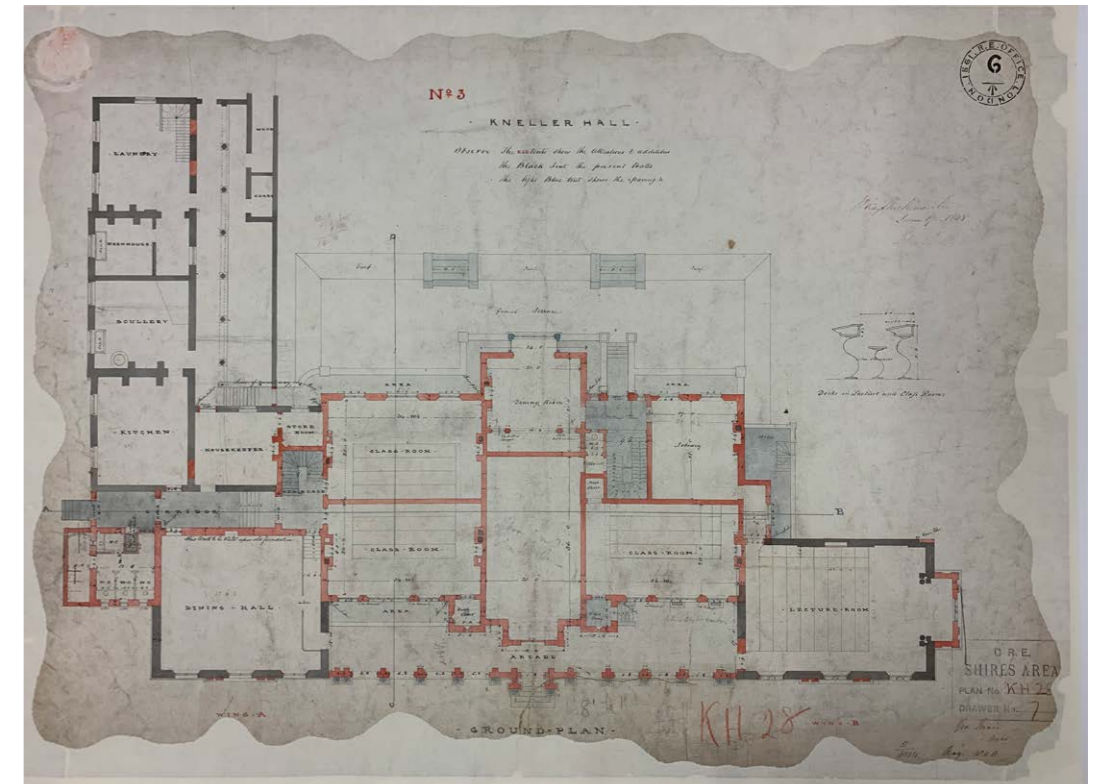
In the mid 1800s the site moved to Government ownership and was converted to a teacher training facility. Significant alterations were designed by the architect George Mair. The school ran from 1850-1856 when it was closed as a failed exercise and acquired by the War Department to serve as a music school for military bands. It remained as the Royal Military School of Music until its closure in 2021.

The site and buildings have been subject to significant alterations over the intervening decades including the addition of two staircases in the 1970s; one at the east end of the building and one at the junction of the main building and the west wing.



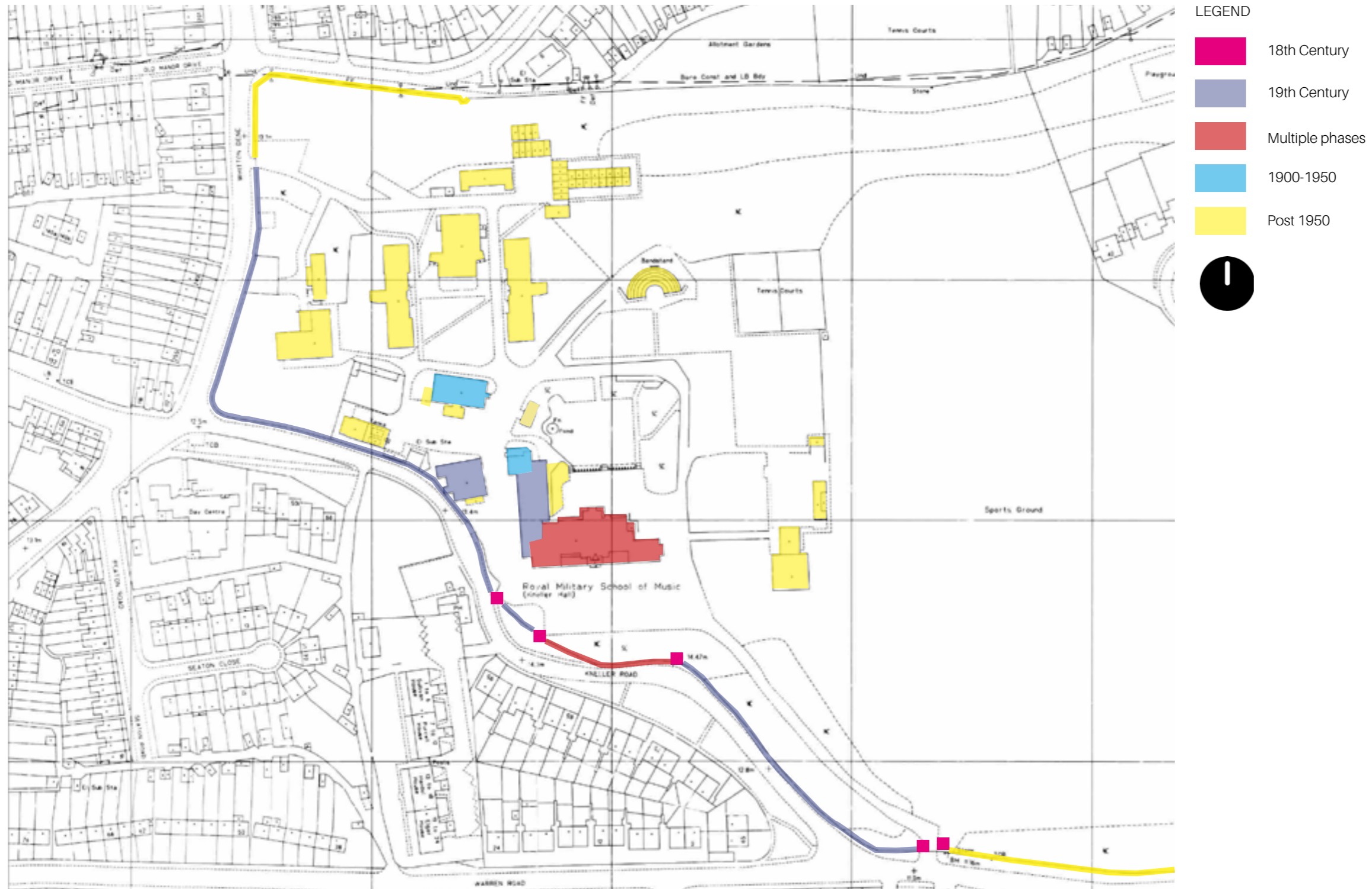
Images (clockwise from top left)

- Image one. Historic plan of Kneller Hall
- Image two. Illustration of Kneller Hall from Repton’s Red Book
- Image three. 1840s map showing the Kneller Hall site



03 Site

History of Site - Chronological development



03 Site

Kneller Hall SPD

In July 2018 London Borough of Richmond upon Thames adopted a site allocation policy for Kneller Hall into their Local Plan. The Kneller Hall Masterplan Supplementary Planning Document (SPD) sets out guidelines for any future development of the site.

The SPD splits the site into four distinct areas the northern Habitat corridor, Kneller Park, Kneller Hall and its context and Kneller Residential community. It is clear from the SPD document that residential development is the main use proposed for the scheme, with many of the requirements within the SPD based on this land use.

Initial feasibility studies looked at a residential development to the west of the site with Dukes Education occupying Kneller Hall. This approach was seen as not viable with the residential developer pulling out and Dukes Education taking on the whole site as an educational campus.

The SPD sets out a clear vision for the future of the site as seen in the boxed text opposite. The proposals in this application seek to meet these points within the context of using the site as a school.

- + **Long-term Viable Use:** This highlights the historic significance of the site and buildings particularly in relation to the Royal Military School of Music. The use of the site and buildings as a school would continue this educational use of the site and maintain the look and feel of a campus which it currently has.
- + **Mixed-Use 'Quarter':** This specifically relates to the use of the site for homes with community provision. Whilst homes are not proposed within this application, there is proposed community use of the sports facilities and access to events such as music performances and tours of the Kneller Hall chapel.
- + **Distinctive Place:** The design proposed within this document proposes a strong coherent masterplan and landscaping sympathetic to the heritage of Kneller Hall, whilst encouraging more biodiversity through the introduction of the habitat corridor.
- + **Accessible and Safe Place:** As a proposed school, security is of key importance. Therefore, access to the site will be managed with perimeter based secure line with the same main access points used as were in use during the RMSM's time at the site. Work has been undertaken by the design team to ensure that staff and pupil use of walking, cycling and the use of public transport is encouraged.
- + **MOL Area:** The MOL to the east of the site is proposed to stay as open sports fields with the number of buildings within it reduced. This will provide much needed on site sports facilities for the school as well as community use of these facilities outside of school hours.

The vision for Kneller Hall sets out the long term ambition for this important site. It reflects the issues and opportunities identified for the site, and the feedback from the consultation and engagement undertaken.

The vision seeks to deliver:

A long-term viable use for Kneller Hall that secures its future and keeps intact its historic and cultural legacy as a historic home, including for the Royal Military School of Music, whilst contributing to the local community and supporting the vitality of both Whitton and the wider area.

A mixed-use "quarter" which offers a range of sustainable homes and apartments supported by new employment uses and community assets that are relevant to the Whitton community and respond to the anticipated local needs.

A distinctive place with a strong identity which creates an enhanced setting for the landmark Kneller Hall and becomes a unique element of Whitton's character.

An easily accessible and safe place that opens up the site and integrates it with the local street network and public transport, by providing excellent walking and cycling connections and establishing a positive relationship with the surrounding neighbourhoods, open spaces and community facilities.

A place with Metropolitan Open Land (MOL) that is publicly accessible and consists of a major new public park offering a wide variety of activities ranging from more formal sports, recreation and leisure facilities to informal play areas and wildlife habitats which support the health and wellbeing of Whitton's community.



Fig. 8: The strategy for the site

- | | |
|--|--|
| — Site boundary | ↔ Potential visual connections |
| → Habitat Corridor | ↔ Vehicle Access |
| ▨ Metropolitan Open Land (MOL) | ↔ Potential pedestrian connection |
| ▨ Kneller Residential Community | → Views to be retained |
| ▨ Kneller Park | ○ Trees covered by TPO to be retained |
| ▨ Kneller Hall and its context | ▨ Deciduous Woodland identified as Priority Habitat Inventory by Natural England |
| ■ Listed Buildings/Structures to be retained | |
| — Listed boundary wall to be retained | |
| — Potential improvements to boundary wall | |

Extracts from Kneller Hall SPD

03 Site Kneller Hall SPD

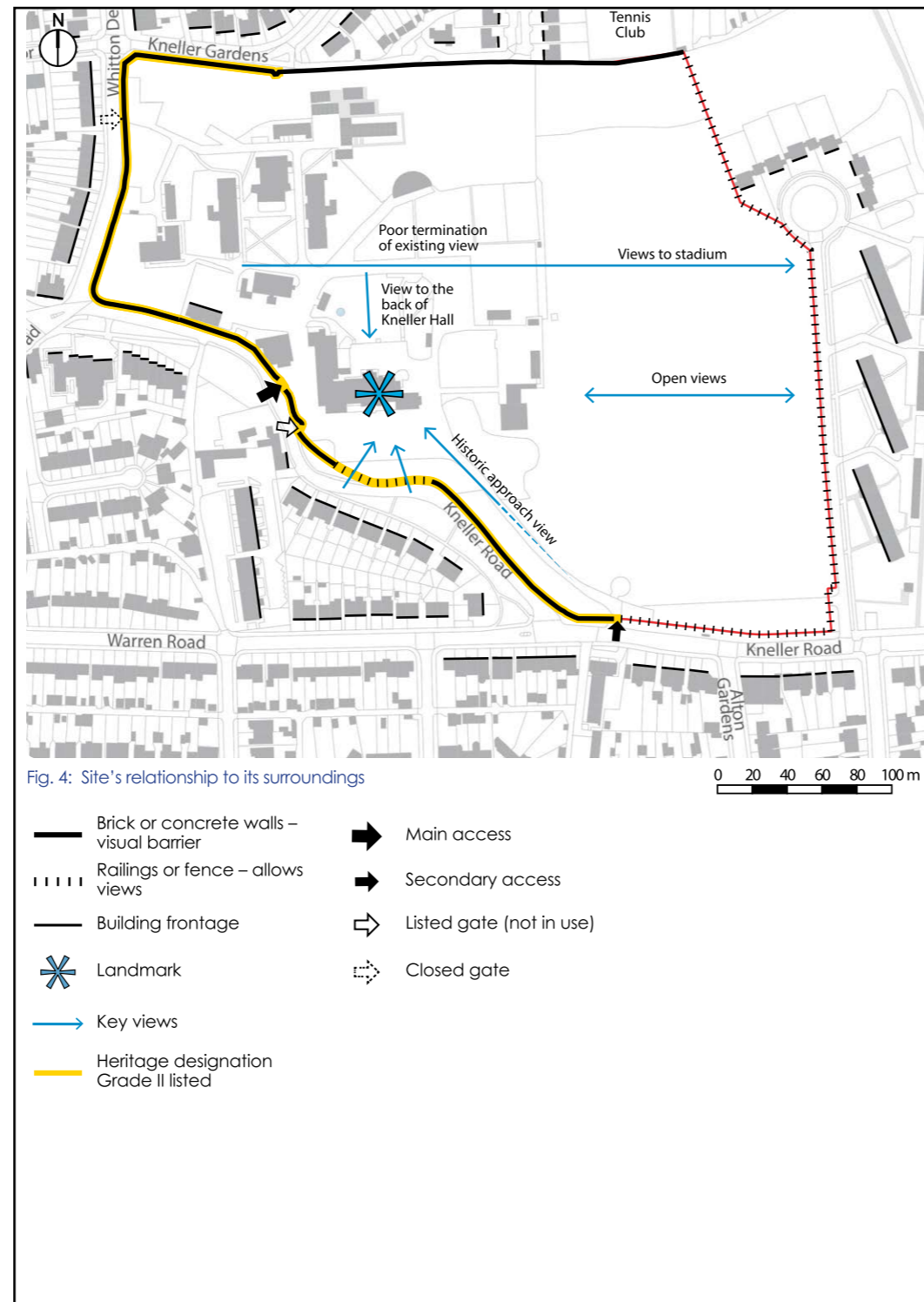
The SPD highlights the western area of the site as an area for new development whilst retaining sports pitches to the east. This principle is echoed in this proposed design with new teaching buildings located to the west of the site. The height in this area as set out in the SPD is for 2-3 storeys nearer to Whitton Dene and 4-5 storeys to the centre of the site, The proposed buildings within this area do not exceed this and are all 1-3 storeys in height.

Throughout the design process the design team have been conscious of the heritage significance of the Listed buildings. The key views of the buildings on site and to Twickenham have been preserved and enhanced through sympathetic landscape design. The renovation of the listed buildings and use as spaces for education will secure their long-term use as well ensuring the history of education is continued on the site. Particularly the Band practice hall which will continue to be a centre for music and performance within the proposed school.

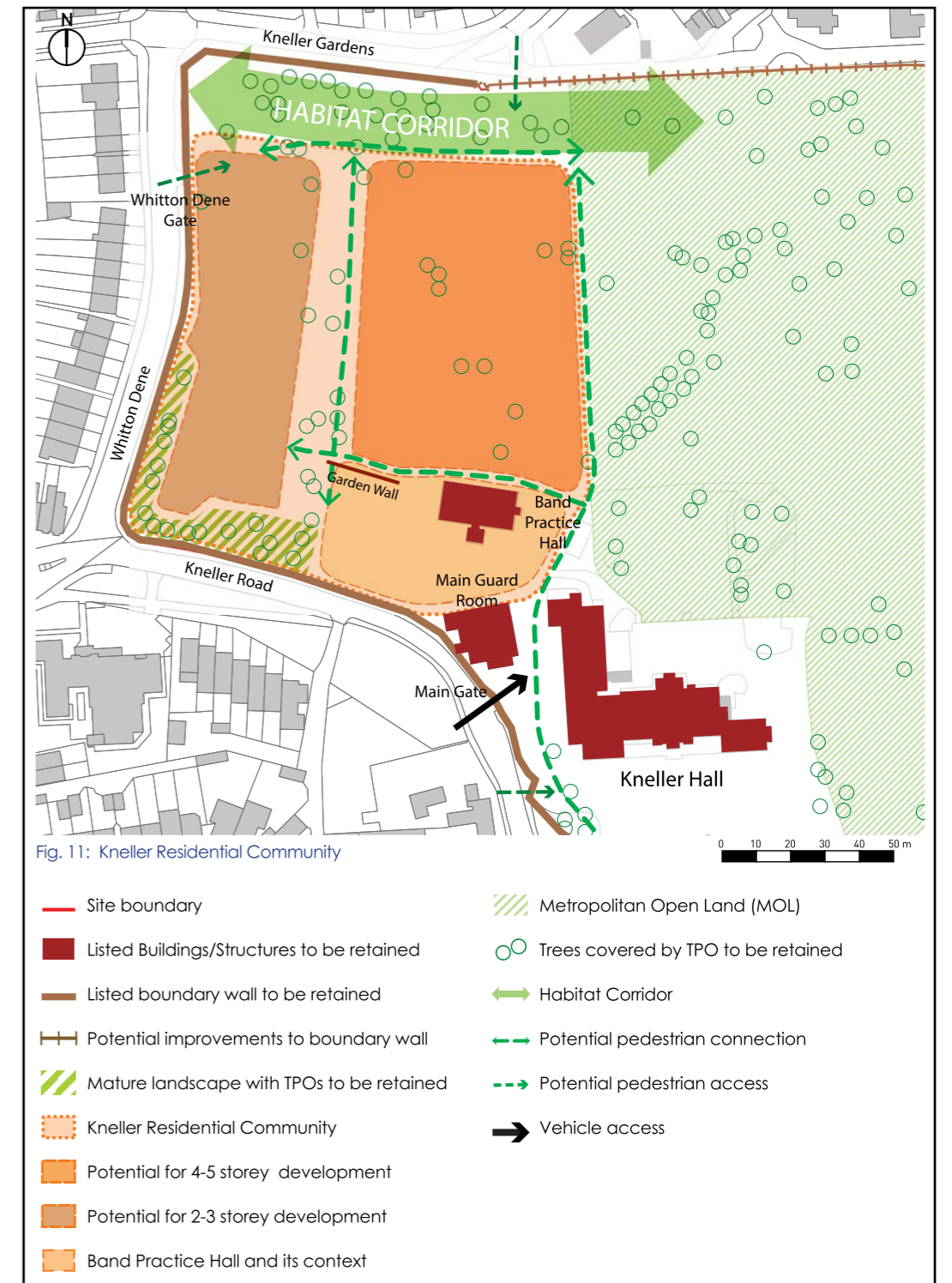
The chapel within Kneller hall has been highlighted as a significant room with a requirement for this to be publicly accessible. This is proposed to be possible through events such as Open House and organised visits outside of school hours.

The SPD advises that development within the MOL should be restricted. The SPD advises that there is an opportunity to consolidate and re-provide the current built footprint within the MOL in a new building, subject to scale, massing and impact on character and openness. This approach has been followed in this proposal with the MOL used for formal sports pitches with an associated sports pavilion for changing and spectator facilities. The majority of the remaining buildings are proposed to be demolished reducing the footprint and volume of development within the MOL.

A Habitat corridor has been introduced within the design proposal more detail of which can be found in the accompanying landscape statement.



Extracts from Kneller Hall SPD



03 Site Site Analysis/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 | | POTENTIAL FOR INCREASE BIODIVERSITY |
| | CATEGORY B TREES - TREES OF MODERATE QUALITY | | EXISTING HARD SURFACE |
| | CATEGORY C TREES - TREES OF LOW QUALITY | | APPROXIMATE LOCATION OF HISTORIC GATEHOUSE |
| | CATEGORY U TREES - TREES IN SUCH CONDITION CANNOT BE RETAINED | | EXISTING SUB-STATION |
| | ROOT PROTECTION AREA | | PARADE GROUND |
| | GRADE II LISTED STRUCTURE - KNELLER HALL AND BOUNDARY WALL | | ENTRANCE POINT |
| | CURTILAGE LISTED STRUCTURE | | EXISTING FENCE/RAILINGS ALLOWS VIEWS |
| | BUILDINGS OF LOW VALUE | | EXISTING SOLID CONCRETE WALLS VISUAL BARRIER |
| | | | METROPOLITAN OPEN LAND BOUNDARY |
| | | | VIEWS OF KNELLER HALL |

03 Site Site Opportunities

- + (o1) Opportunity to reorganise a disparate campus with a large array of contrasting architectural styles, into a cohesive masterplan with new buildings which respond to and compliment the listed buildings on site.
- + (o2) Extensive playing fields/ open space for pupils, providing opportunities for outdoor learning in a variety of environments.
- + Opportunity to retain education use, and preserve the listed buildings on site.
- + (o3) Ability to further enhance ecology and biodiversity with an ecology corridor.
- + Strengthen links between the school and the local community through community use of facilities.
- + (o4) Opportunity to ensure the long term beneficial use of the Grade II listed Kneller Hall.



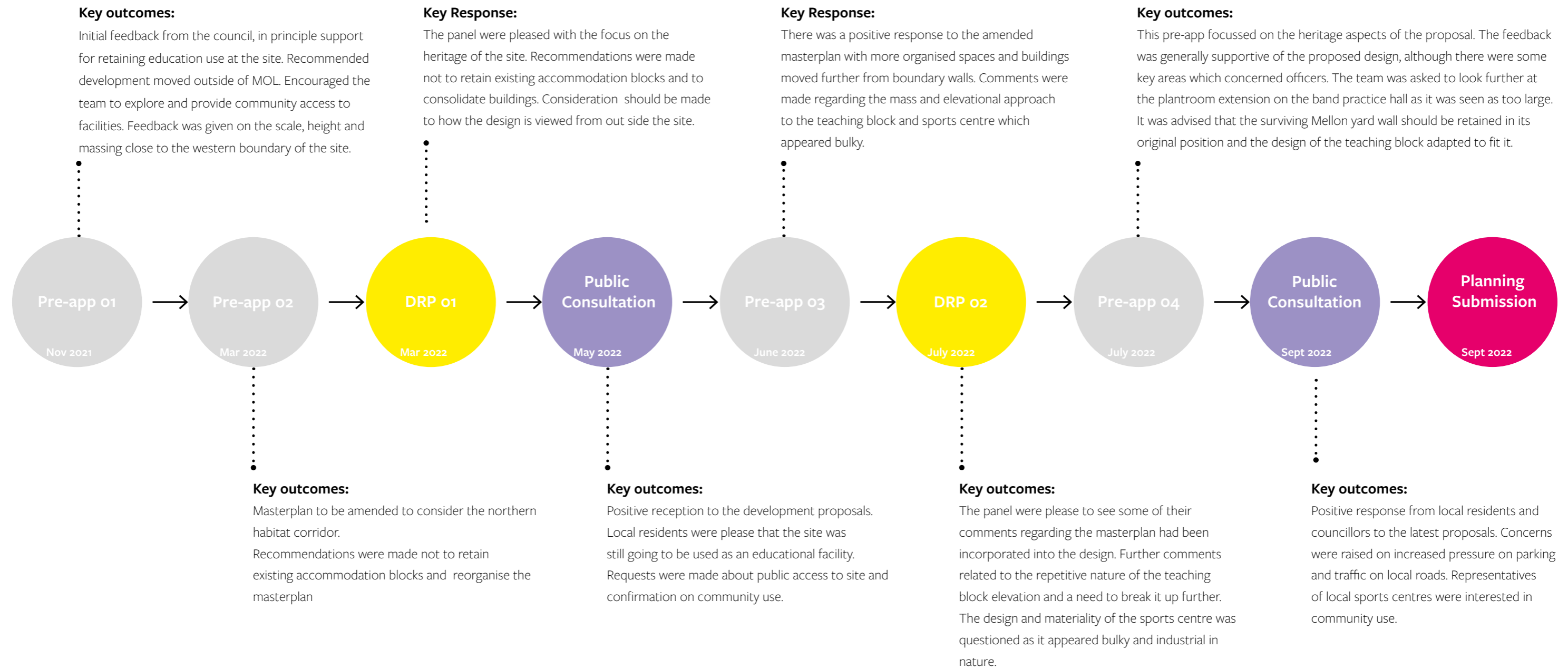
Site Opportunities Plan

04 - Consultation and Engagement

04 Consultation and Engagement

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.



04 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

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



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 planting. 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



04 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 1,000 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

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

Proposed landscape masterplan

WHAT HAS CHANGED SINCE WE LAST SPOKE TO YOU?

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.

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

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.

Sports pitches looking west towards the Sports Pavilion and Kneller Hall

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

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

05 - Masterplan

05 Masterplan

Masterplan Development

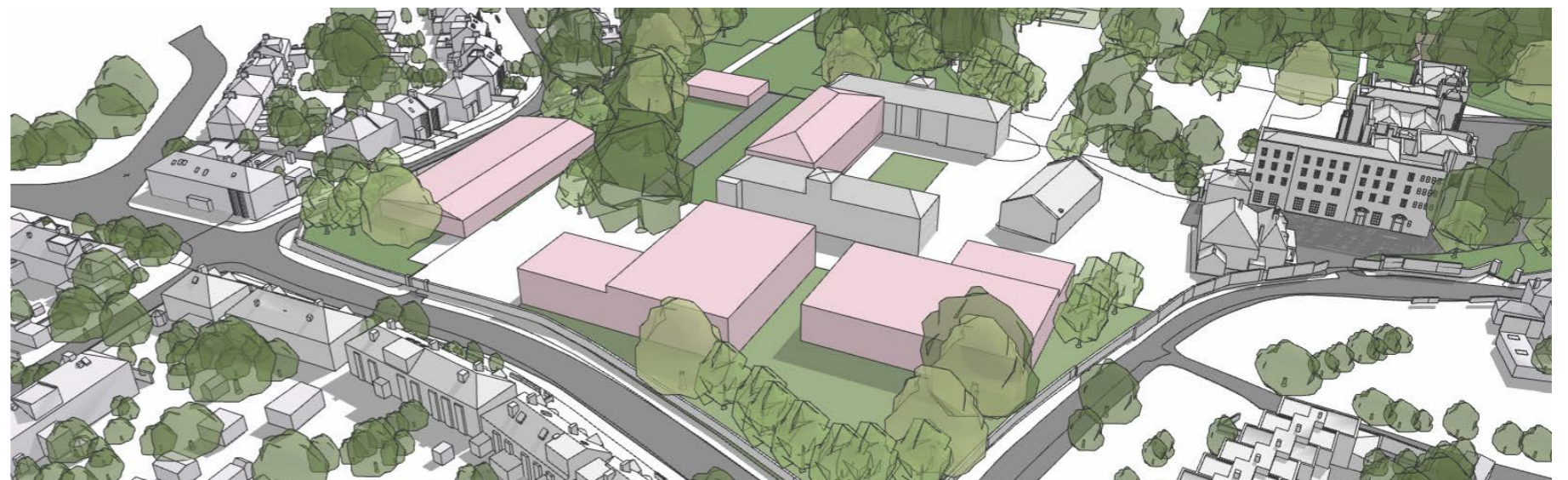
The first step to develop proposals for Kneller Hall to become the new home for Radnor House secondary school was to masterplan the site. The masterplan needs to include all the buildings that the school and the DfE schedules identified as needed. The key components were:

- + General teaching accommodation; specialist teaching accommodation; sports centre with sports hall and swimming pool, Performing Arts Centre (theatre), dining hall, sixth form centre and the numerous specialist classrooms and support spaces needed.
- + The site has a large number of buildings which, aside from the listed Kneller Hall and curtilage listed Guard's House and Band Practice Hall, are of no historic value and poor quality. Most of these were determined early in the process to be removed, but an early assumption was that we would reuse the existing accommodation blocks and convert these to teaching space. Making use of existing buildings where possible is the more sustainable approach and the design team and client were keen to make best use of existing buildings.
- + Other site constraints (as covered in section 03) in the form of the MOL land, existing trees and listed buildings compressed the area that could be used for new development. An early iteration keeping buildings in the south-west part of the site and away from the MOL and ecology corridor meant that the south-west part of the site would become very congested. This would result in poor quality awkward external spaces between buildings as can be seen in the image below.

Very early masterplan development explored more radical solutions and looked at the possibilities of making use of the open area of land to the north of Kneller Hall which is free from existing trees (currently having a large number of outbuildings). We showed the sports centre located here in closer proximity to the sports fields. Although directly north of Kneller Hall itself and on the developed western part of the site, this would have sat within the MOL designation. This location would additionally not align with the SPD intention to expand this as a biodiverse corridor.



Early masterplan design iterations



→
Massing view of early proposals