

The logo for BECG, consisting of the lowercase letters 'becg' in white, centered within a solid orange square.

becg

Statement of Community Involvement

Kneller Hall, Kneller Road, TW2 7DN

Created for Dukes Education Group
September 2022



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Executive Summary

Statement of Community of Involvement

This Statement of Community Involvement (SCI) has been prepared by BECG on behalf of Dukes Education Group Ltd and Radnor House School (hereafter referred to as 'the Applicant'), to accompany a full planning application for proposals for the redevelopment of Kneller Hall, Kneller Rd, TW2 7DN (hereafter referred to as 'the Site'). This report provides details of the programme of community engagement undertaken by the Applicant in relation to the proposed development of the Site and forms part of the application to London Borough of Richmond (hereafter referred to as 'the Council').

Engagement overview

The Applicant devised a comprehensive engagement plan to consult as widely as possible with the local community. The Applicant was able to engage effectively with the community and stakeholders through a combination of innovative digital engagement, and traditional methods:

Introductory Letter: A letter introducing Dukes Education and outlining the initial proposals and public consultation was sent to 3,356 addresses surrounding the site in December 2021.

Website: The Applicant uploaded a series of exhibition boards, a link to a virtual feedback form and information on how to contact the project team, to the Dukes Education website. The website link was also distributed to residents in the invite.

Public exhibition events: A public exhibition was held at the Site on Thursday 19th May from 4.30-7.30pm. Members of the project team were on hand during these sessions to meet with attendees and respond to queries.

A follow-up exhibition of the final proposals was held on Thursday 8th September, 5.00-7.30pm for local residents and interested parties to see the final proposals and ask any questions to members of the project team.

Feedback: The feedback form was simple and easy to access on the website and gave the opportunity for the community to document their thoughts. Paper copies of the feedback form were available at the public exhibition events and could also be requested by contacting the project team.

Information line and email: For those who did not want to use the website or wanted more direct contact, a phone number and email address were made available for the community to directly contact members of the project team. This facilitated feedback being provided by the community as well as an opportunity to have questions answered.

Invite: An A5 invite was posted to a total of 3,356 addresses surrounding the site, in advance of both public exhibition events. This contained information on the consultation and the various ways residents could learn more and provide their feedback, in person and virtually.

Community Groups: The Applicant has engaged with a number of local sports clubs and local schools, to explore opportunities for community use of the facilities and to understand these groups interests and needs.

Feedback received

Overall, 58 feedback forms were received in response to the consultation, with the vast majority of respondents showing support for the proposals.

To summarise the feedback received:

- **93%** of respondents either agreed or strongly agreed that Kneller Hall should continue in its tradition as a place for education.

- **74%** of responses either agreed or strongly agreed that the proposals were appropriate and sympathetic to the site's context and designation.
- **96%** of respondents either strongly supported or supported the proposed community access to Kneller Hall's sports facilities, with the swimming pool and invitations to concerts and events being the most popular.
- When asked if they had additional comments, many respondents stated they would like to see the derelict site developed, though some expressed reservations regarding access and the impact on traffic and congestion locally.

This document sets out all the feedback and the Applicant's response in a later chapter.

Introduction

The Site and Proposed Development

The Applicant proposes 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 to 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 have been carefully designed to consider their appearance and relationship with existing buildings on the site and the site's context, including the nearby residential properties.

Please see the submitted Design and Access Statement for full details of the scheme proposals.

BECG

To assist with the community consultation and communications around the project, the Applicant appointed BECG, a specialist communications consultancy, to form part of its project team for the proposed development. BECG has produced this report to clearly and concisely outline the process followed and the feedback received.

Approach to Consultation

The Applicant has complied with the Government's National Planning Policy Framework (NPPF) which states that "*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.*" The NPPF also highlights that "*good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*"

Richmond Council adopted its Statement of Community Involvement in December 2019. In relation to developments, the SCI states the following:

Developers are encouraged to consult neighbours and/or local amenity bodies before submitting an application, and some already carry out some promotional publicity. The Localism Act (2011) sets out requirements for preapplication consultation and the NPPF also encourages applicants who are not already required to do so by law to engage with the local community before submitting an application. The Local Validation Checklist requires all major developments to be accompanied with a Community Engagement Report. In addition, the Council strongly encourages applicants of all other schemes to engage with the local community prior to submission.

Government guidance and the Council's SCI encourages pre-application discussions and community involvement. As a result, the public consultation programme had a number of key objectives, including:

- To encourage as much input as possible from the local community, including residents, interest groups, councillors and businesses;
- To provide the community with a genuine opportunity to provide feedback on the plans;
- To identify and consider any issues raised by the local community and stakeholders.

The Applicant has adhered to the guidance provided by the Council and has delivered a comprehensive consultation which has sought to engage with a wide variety of potential stakeholders.

Engagement

A letter introducing Dukes Education and outlining the initial proposals and public consultation was sent to 3,356 addresses surrounding the site in December 2021. In May 2022, the Applicant undertook a public consultation to engage with residents and stakeholders with regards to the Site. This included paper invitations sent to 3,356 local residents, and an email invitation to ward councillors, residents and community groups.

A follow-up exhibition of the final proposals was held on Thursday 8th September 2022, 5.00-7.30pm for local residents and interested parties to see the final proposals and ask any questions to members of the project team.

Website

The consultation materials were all available virtually at the Applicant's website, so that residents and parents could easily access the consultation: <https://dukeseducation.com/>

The website featured an introduction to the proposals, detailed boards outlining the proposals which could also be downloaded, a feedback page and information on how to contact the project team.

The virtual exhibitions consisted of boards covering the following key areas:

- Welcome
- Who are Dukes Education and Radnor House School?
- History of the site and heritage
- Masterplan
- What are we proposing?
- Community uses
- Transport and access
- Feedback and next steps

These sections allowed users of the website to explore the virtual consultation at their own pace and navigate to their areas of their interest. The website also featured a virtual feedback form and contact information for website users to directly contact the project team.

Invitation flyers

The consultation website was promoted via an A5 flyer that was posted to residents and businesses near by the site. This distribution zone was designed with the advice of ward councillors and planning officers, to ensure it would include those most likely to have an interest in the proposals.

The invite to the first exhibition was delivered to 3,356 addresses on Wednesday 4th May 2022. The distribution area was agreed with the Council, prior to the distribution.

The invite introduced the proposals and provided information on how to access the project website and contact the project team.

The flyer included details regarding:

- The Site
- The proposals
- The Applicant
- Invitation to an in-person event
- Contact information

- Website details

The image below shows the distribution area for this mailing. The consultation zone for the second exhibition, sent on 30th August 2022, was the same:



Map showing distribution area for invitation flyers

Proposals for a new senior school at Kneller Hall

JOIN THE PUBLIC CONSULTATION




WELCOME

We are excited to share our vision for a new senior school and sporting facilities at Kneller Hall. Dukes Education will be consulting on these proposals from 18 May to 1 June.

The proposals include:

- Preservation of the Grade II listed Kneller Hall and its curtilage assets
- More school spaces for new students
- Sporting facilities including tennis courts and a swimming pool
- Community Use Agreement
- Improved accessibility

The redevelopment of the former Military Music School is an opportunity to provide exceptional new facilities for existing students at Radnor House School and to grow to offer additional spaces.

In addition to using the listed building for educational use, we are proposing new build development of high architectural and urban design quality that is sympathetic to the heritage of Kneller Hall.

Please view our consultation and leave your feedback at: <https://www.radnor-twickenham.org/>

DON'T HAVE INTERNET ACCESS?
Please get in touch with any queries or to request a consultation pack via the details below.

PUBLIC CONSULTATION

We will be hosting a public event at Kneller Hall at which you can view the proposals, meet the project team and provide your feedback. This will take place:

Date: Thursday 19th May.
Time: 5-8pm
Location: Kneller Hall, 65 Kneller Rd, Twickenham TW2 7DN

Information will be available on our website at <https://www.radnor-twickenham.org/> from 18th May. On this site, you will be able to view our proposals and provide your feedback.

WHO ARE DUKES EDUCATION?

Dukes Education is a family of UK nurseries, schools and colleges. It was founded in 2015 by its chairman Aatif Haasan with the driving principle to give children the foundations for an extraordinary life through education.

Radnor House School is part of the Dukes Education family. It is an independent selective co-education day school currently located in Pope's Villa, Twickenham. The school is at full capacity and oversubscribed. Dukes Education is seeking to expand Radnor House into Kneller Hall.

CONTACT US

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



Public consultation information for a new senior school at Kneller Hall.

Please see overleaf to find out how to get involved.



First Invitation flyer

Proposals for a new senior school at Kneller Hall

JOIN THE PUBLIC CONSULTATION



WELCOME

Following our consultation event in May, we will be holding a second event to update you on how the proposals have progressed for a new senior school and sporting facilities at Kneller Hall. This is in advance of a planning and listed building consent application being submitted to Richmond Council.

The proposals include:

- Preservation of the Grade II listed Kneller Hall and its curtilage assets
- More school spaces for new students
- Sporting facilities including tennis court and new swimming pool
- Community Use Agreement

The redevelopment is an opportunity to provide exceptional new facilities for existing Radnor House School students, and to offer additional spaces.

In addition to using the listed building for educational use, we are proposing high quality new build development sympathetic to the heritage of Kneller Hall.

PUBLIC CONSULTATION

We will be hosting a public event at Kneller Hall at which you can meet the project team and learn more about how the proposals have progressed.

This will take place:

Date: Thursday 8th September.

Time: 5.00 – 7.30pm.

Location: Kneller Hall, 65 Kneller Rd, TW2 7DN

Information will be available on our website at <https://radnor-twickenham.org/> from 8th September.

WHO ARE DUKES EDUCATION?


Dukes Education is a family of UK nurseries, schools and colleges. It was founded in 2015 by its chairman Aatif Hassan with the driving principle to give children the foundations for an extraordinary life through education.

Radnor House School is part of an independent selective co-education day school currently located in Pope's Villa, Twickenham. The school is at full capacity and oversubscribed. Dukes Education is seeking to expand Radnor House into Kneller Hall.

DON'T HAVE INTERNET ACCESS?

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Second Invitation flyer

Stakeholder engagement

In December 2021, the project team met with the three Whitton ward councillors. All three ward councillors were also in attendance at the public exhibition.

Meeting with Cllrs Jo Humphreys, Liz Jaeger and Rob O'Carroll

The project team met with the ward councillors on 6th December 2021. The meeting comprised a presentation given by the project team, followed by a Q&A session with the councillors.

Meeting with Munira Wilson MP

The project team met with Munira Wilson MP on 10th December 2021. The meeting comprised a presentation given by the project team, followed by a Q&A session with the councillors.

Meeting with the Whitton Tennis Club

The project team met with Greg Smith of the Whitton Tennis Club on 18 January 2022. A further meeting took place on the 06 September 2022.

Meetings/ Calls with Community Groups

The Applicant also met with virtually with Teddington Swimming Club discuss the proposals, The following local organisations were also approached via email to discuss potential opportunities to use the new proposed facilities:

- Twickenham Tigers Football Club
- Whitton Lions RFC
- Middlesex County Rugby
- Middlesex Cricket Club
- Teddington Hockey Club
- Whitton Wanderers Youth FC
- Whitton Park Sports Association
- Hounslow And Whitton Cricket Club
- Richmond Hockey Club
- Local Schools
- Nelson Primary School
- Chase Bridge Primary School and Nursery
- St Edmund's Catholic Primary School and Nursery

In-person events

On Thursday 19th May 4.30-7.30pm a drop-in event was hosted at the Site, Kneller Hall. There were 101 attendees, including the re-elected and newly elected Whitton ward Councillors Humphreys, O'Carroll and Sehra.

Whitton Dene residents and staff and parents also attended.

Munira Wilson MP joined the exhibition and tweeted details of the consultation to her social media:



7:00 PM · May 19, 2022 from Richmond, London · Twitter for Android

Munira Wilson MP's tweet

A number of meetings and calls took place between members of the project team and local sports groups and local schools. Full details of this engagement is set out in the Sports Provision Statement, that has been submitted with the planning application.

Members of the public were invited, totalling 3,356 invites, to meet the project team and were presented with the proposals. This included a series of exhibition boards and a 3D model of the proposals. The boards included the following:

- Welcome
- Who are Dukes Education and Radnor House School?
- History of the site and heritage
- Masterplan
- What are we proposing?
- Community uses
- Transport and access
- Feedback and next steps





Images from the first public exhibition

HISTORY OF THE SITE AND HERITAGE

A HISTORY OF THE SITE

- 1633 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 Southwold who extends the hall.
- 1847 Site passes to James Shuttleworth, Secretary to the Committee on Council Education. 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 with west boundary wall. Boundary walls replaced with 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.

COMMUNITY USES

At the heart of the Whitton Community we are keen to build a good relationship with our neighbours and ensure that the local community are able to benefit from the facilities at Kneller Hall, particularly young adults and families in the Whitton area.

We will be working with local primary schools to identify children to benefit from a full or partially funded Kneller Education.

A draft Community Use Agreement will accompany the planning application. The school will work with the Council's Sports Development Team to provide a range of opportunities for local community groups and schools to benefit from these exciting new educational and sports facilities.

Much of this access will be during the weekends and potentially weekday evenings during the summer. We are also engaging with Sports England on the proposals.

WHAT DOES THIS INCLUDE?

There will be managed access for local community groups and school to

- tennis courts
- astroturf hockey pitch
- grassed sports pitches
- sports pavilion
- swimming pool

local school groups visiting the forest school programme and ecology corridor

- outside bandstand concerts which local community will be invited to attend.

As a result of this development, there will also be a significant increase in employment opportunities across both Kneller Hall and Pope's Villa, with a net increase of circa 100 jobs.

TRANSPORT AND ACCESS

ARRIVALS AND DEPARTURES

The main vehicle access to the site will be via Kneller Road. As in the existing situation, cars will enter the site to the south east on Kneller Road which makes best use of the more suitable strategic highway network and limits vehicle movements on the adjoining roads and to the west of the site which is more constrained. Pick-up/drop-off within the site, in combination with a sustainable approach to travel planning will ensure the local area does not become congested with parking and waiting activity associated with the school. Access via Whitton Lane on the far west side of the site will be used for staff parking and servicing.

- On site cycle parking
- School bus service.
- On-site vehicle parking will be allocated for staff members and visitors during the school day, and used during weekends for groups using the sports facilities.
- On-site accessible parking bays
- A School Travel Plan will be implemented to ensure that active and sustainable travel is encouraged
- The site is accessible by public transport, including a number of bus services, with Whitton, Hounslow and Twickenham Station also being within a walkable distance.

SCHOOL TIMINGS

Pupils will arrive between 8am and 8.45am and depart at the end of the school day between 4pm and 6pm. There are after school clubs which means that the departure at the end of the school day are staggered. There will also be a breakfast club, which will start at 7.45am.

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Several of the exhibition boards for the first exhibition

A follow-up exhibition of the final proposals was held on Thursday 8th September, 5.00-7.30pm for local residents and interested parties to see the final proposals and ask any questions to members of the project team. 49 people attended the second exhibition.

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 300 pupils. Kneller Hall will grow annually, with a capacity for up to 1000 pupils.

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

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 outdoor sports pitches
- Single storey extension to the Band Practice Hall to provide dressing rooms, WC's and a break-out space
- Replacement single storey extension to the rear wing of Kneller Hall, to provide a school library

Proposed masterplan with demolition

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 re-surfaced and flood lit tennis courts, an outdoor astroturf 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.

An air-wide energy, strategy and commercial heating system is proposed, which will comprise:

- Ground source electric heat pumps, 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 used 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

CONTACT US

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Several of the exhibition boards for the follow-up exhibition

Feedback Forms

Feedback forms allowing local residents to direct their thoughts to the project team were available at the in-person consultation events and online via the Dukes Education website. Those without access to internet were also able to request a paper copy of the feedback form to be sent to their home address.

The first feedback form, used at the first public exhibition, asked four questions regarding a variety of different aspects of the proposals with a mixture of question formats, including multiple choice and an open-ended question. The second feedback form, used at the second public exhibition, was an open text box inviting comments on the final proposals. The feedback obtained from the forms is shown in the next chapter.

Proposals for a new senior school
at Kneller Hall

FEEDBACK FORM

Thank you for taking the time to view our proposals. Please let us know your thoughts by filling out this feedback form.

Please return your completed feedback form no later than midday on 1st June 2022.

For more information, please contact us via:

- Freephone: 0800 298 7040
- Email: feedback@consultation-online.co.uk

PRIVACY STATEMENT

By filling in this form, you are agreeing that Built Environment Communications Group ("BECG") can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with the project team for planning evaluation purposes.
- Your identifiable, personal data will not be used for any other purposes without your consent. BECG and the project team will use your data to:
- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask more about the comments you've made. BECG acts on behalf of Dukes Education to run public consultation activities.

***PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS**

YOUR DETAILS

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Title (Miss/Mrs/Ms/Mr/Other):

First Name or Initial:

Surname:

Postcode:

Age Group (please circle):
 Under 13 13-17 18-24 25-34 35-44
 45-54 55-64 65-74 75-84 85+

YOUR CONTACT DETAILS

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address:

Telephone:

Email:

We will use these details to contact you and update you on the proposals. If you'd rather we didn't contact you, please tick this box

Question 1. Would you like to see Kneller Hall continue in its tradition as a place for education?

Strongly agree Agree Neutral Disagree Strongly disagree

Question 2. Do you agree with the principle of converting the Kneller Hall site to a senior school?

Strongly agree Agree Neutral Disagree Strongly disagree

Question 3. Do you agree our proposals are sympathetic to the heritage assets at Kneller Hall?

Strongly agree Agree Neutral Disagree Strongly disagree

Question 4. Do you agree that the proposed new build development at the site is appropriate and sympathetic to the site's context and site's designations?

Strongly agree Agree Neutral Disagree Strongly disagree

Question 5. Do you support the proposed community access to Kneller Hall sports facilities, through a Community Use Agreement?

Strongly support Support Neutral Oppose Strongly oppose

Question 6. Which of the facilities would you and your family be interested in using? Tick all that apply.

tennis courts swimming pool
 astroturf hockey pitch forest school
 grassed sports pitches sports pavilion
 invitations to outdoor events/ concerts in the bandstand

Question 7. Please let us know if you have any additional comments.

Comment:

Thank you for your feedback

Copy of the feedback form



Photos from the follow-up exhibition

Community feedback

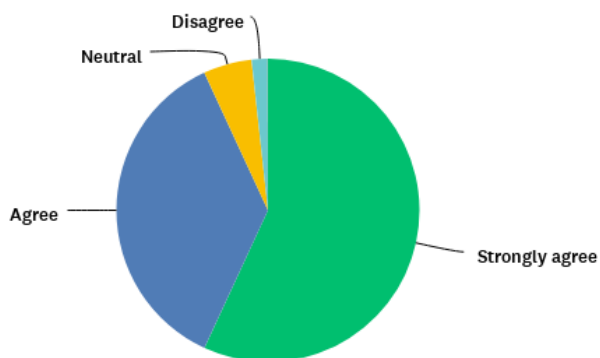
The Applicant received a total of 58 feedback responses, with 24 via the website and 34 hard copies returned via post at the first in-person consultation event.

The feedback has been overwhelmingly positive and demonstrates strong community support for the key principles of the proposals. The Applicant has also sought to address several concerns that respondents had regarding the proposals. This chapter offers a full analysis of the feedback received.

Q1. Would you like to see Kneller Hall continue in its tradition as a place for education?

When asked if they would like to see Kneller Hall continue as a place of education, 57% (33 respondents) stated they Strongly agreed and 36% (21 respondents) Agreed. Only 3 respondents were Neutral and 1 respondent stated Disagree. Therefore 93% of respondents either Agreed or Strongly Agreed that Kneller Hall should continue in its tradition as a place for education.

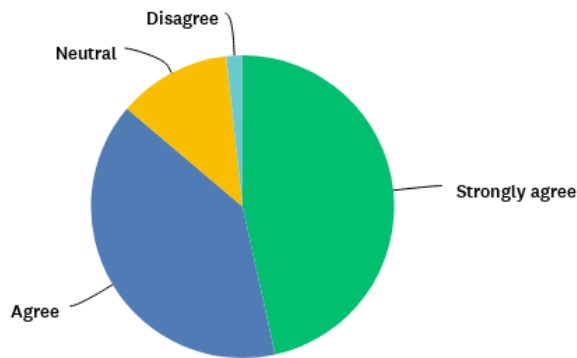
Would you like to see Kneller Hall continue in its tradition as a place for education?



Q2. Do you agree with the principle of converting the Kneller Hall site to a senior school?

When asked about the principle of development on site, 87% (50 respondents) stated they either Agree or Strongly Agree with the principle of Kneller Hall being converted to a senior school. 12% (7 respondents) were Neutral and 2% (1 respondent) Disagreed.

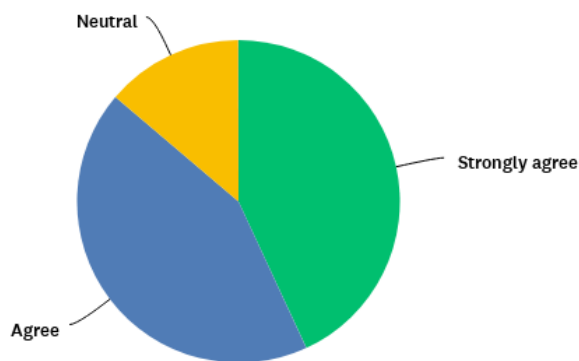
Do you agree with the principle of converting the Kneller Hall site to a senior school?



Q3. Do you agree our proposals are sympathetic to the heritage assets at Kneller Hall?

When asked if they believed the proposals were sympathetic to the heritage assets at Kneller Hall, 86% (50 respondents) stated they either Strongly agreed or Agreed. 14% (8 respondents) were Neutral and no respondent selected Disagree or Strongly Disagree.

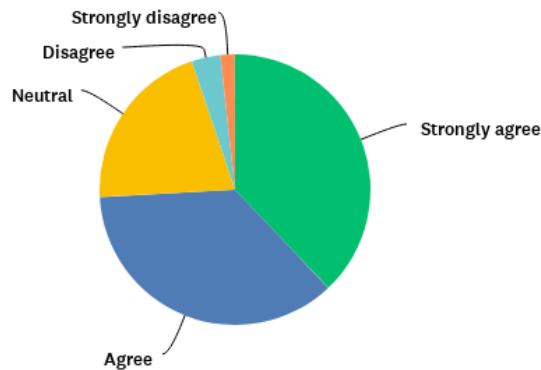
Do you agree our proposals are sympathetic to the heritage assets at Kneller Hall?



Q4. Do you agree that the proposed new build development at the site is appropriate and sympathetic to the site's context and site's designations?

When asked if they believed the proposals were appropriate and sympathetic to the sites context and designations, 74% (43 respondents) stated they either Strongly agreed or Agreed. 21% (12 respondents) stated Neutral, 4% (2 respondents) Disagree and 2% (1 respondent) Strongly disagree.

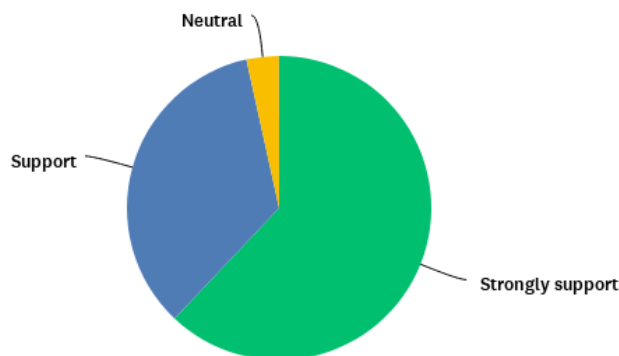
Do you agree that the proposed new build development at the site is appropriate and sympathetic to the site's context and site's designations?



Q5. Do you support the proposed community access to Kneller Hall sports facilities, through a Community Use Agreement?

When asked if they supported community access to Kneller Hall sports facilities, 96% (56 respondents) stated Strongly agree or Agree, with 62% (36 respondents) stating Strong agree. 4% (2 respondents) were Neutral.

Do you support the proposed community access to Kneller Hall sports facilities, through a Community Use Agreement?



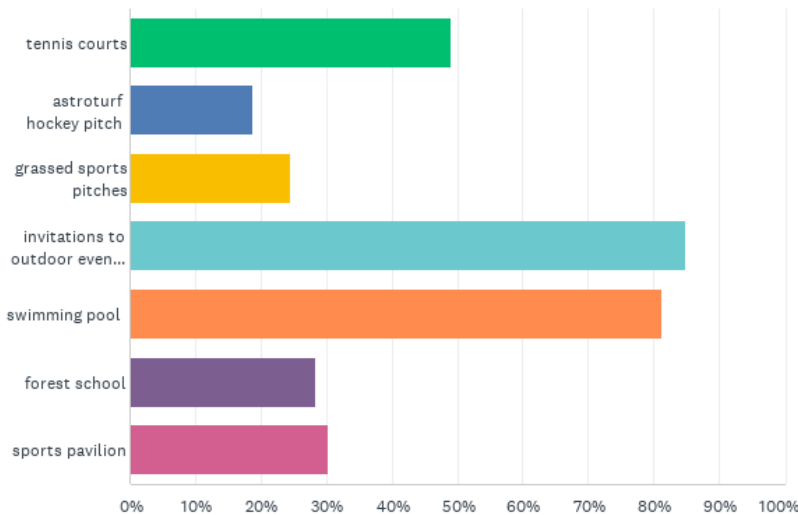
Q6. Which of the facilities would you and your family be interested in using? Tick all that apply.

- Tennis courts
- Astroturf hockey pitch
- Grassed sports pitch
- Invitations to outdoor events/ concerts in the bandstand
- Swimming pool
- Forest school
- Sports pavilion

When asked which facilities they would be interested in using, 85% (45 respondents) selected 'Invitations to outdoor events/ concerts in the bandstand' and 81% (43 respondents) selected Swimming pool. Tennis

courts was the third most selected at 50% (26 respondents), followed by Sports pavilion (30%), Forest school (28%), Grassed sports pitches (25%) and Astroturf hockey pitch (19%) in that order.

Which of the facilities would you and your family be interested in using? Tick all that apply.



Q7. Please let us know if you have any additional comments.

There were 47 responses to this question. Below is a table showing the most frequent comments and the Applicants response.

First Public Exhibition

Response	Description	Applicant response
Traffic and congestion	Many respondents were concerned with the impact of the development on traffic and congestion locally, and asked what measures would be put in place to mitigate this.	The applicant has undertaken traffic surveys and will submit a comprehensive school travel management plan as part of the application. The school will also operate a school bus service, serving a number of routes to reduce private car drop offs and pick ups. An on site drop off zone is proposed, to ensure that vehicle drop offs and pick ups take place within the site. Every effort has been made to promote sustainable transport, therefore limiting the number of vehicles.
Positive statement towards community use of sports facilities	There were many comments stating an interest in using the sports facilities, and a local music group enquired if there would be space to rehearse.	This affirms the support for the Community Use Agreement and managed access to the facilities for local schools and community groups. Following the first public consultation event, the project team engaged with a number of local sports clubs and local schools, to better understand the interest

		<p>from these groups to use the facilities including which facilities, when and how frequently. This feedback has fed into the preparation of the Community Use Agreement.</p> <p>A Community Use Agreement forms part of the planning application submission. Engagement has also taken place with Sports England on the extent of and specification of the sporting facilities, to meet the needs of local sports groups.</p>
Positive statement towards invitations to invitations to outdoor events and concerts in the bandstand	Several respondents stated their support for community invites to events at the bandstand, which represents a continuation from when residents attended military music events at Kneller Hall.	<p>This affirms that many respondents support the continuation of Kneller Hall as place of education and a continuation of the music legacy at the site, including community invitations to outside music concerts at the bandstand.</p> <p>These community access opportunities will be secured by the Community Use Agreement.</p>
Concern regarding pedestrian safety	A few respondents stated they were concerned with existing pedestrian routes to the site, and suggested widening of pavements and improvement of the junction at Warren Road/Kneller Road.	<p>Since the first public exhibition, the project transport consultants have assessed walking routes to the site and considered peak periods for pedestrian movements for existing local schools in the vicinity, to ensure that there peak times do not coincide.</p> <p>Surveys of existing junctions in the immediate vicinity of the site has taken place to enable the transport consultants to make recommendations for highways works. Pre-application engagement has also taken place with the Council's transport officers.</p> <p>Please see the submitted Transport Assessment prepared by Caneparo Transport Consultants for further details.</p>
Access via Whitton Dene	A number of respondents expressed concerns regarding the proposed access point on Whitton Dene, which they were concerned would become congested.	<p>The vehicle access point on Whitton Dene will be used by staff and for servicing/ deliveries only. There will be no pupil access or pupil drop off/ pick up via this access, nor will there be any community user access via this route. The access will be gated, with a security fob.</p> <p>The staff car park will have capacity for 40 vehicles. Staff will typically arrive in the morning before the peak period and</p>

		<p>depart in the afternoon after pupils. Their arrivals/ departures will be staggered. Staff cars will typically remain at the site all day, meaning that there will be no vehicle movement other than servicing vehicles during the majority of the day.</p>
Positive statement towards design	<p>There were many comments stating that the design was very well planned and considerate to the local area and heritage assets.</p>	<p>The design has been carefully thought through, and the applicant was pleased to see this reflected in the public's feedback.</p> <p>The detailed design has been progressed, following the consultation event taking into consideration the feedback received by those that attended, as well as engagement with the Council.</p>
Boundary wall	<p>There were several requests for the existing anti-climb barrier to be removed and more planting to be introduced.</p>	<p>The Landscape consultant has proposed additional tree planting and soft landscaping across the site. They have also considered the site's boundary treatment, retaining the historic walls and railings whilst removing unnecessary additions to the boundary.</p> <p>Please see the submitted Landscape Design Statement for further details of the proposals.</p>
Community Access and Ecology corridor	<p>Representatives from Friends of the River Crane Environment (FORCE) sought the de-culverting of the river along the northern part of the site and unfettered public/ community access to the site.</p>	<p>The applicant has engaged with the appointed drainage consultant to develop a suitable drainage strategy for the site, incorporating SuDS, whilst also ensuring the drainage strategy is appropriate for a school setting, and does not cause any safety issues.</p> <p>The former owner of the site did not offer unfettered public access to the site. The current proposals also do not offer this, because whilst the Applicant has taken into consideration the views of FORCE it cannot provide public access for pupil safeguarding reasons. It also requires the full site for the school's proposals and therefore cannot separate off a portion of the site for the public. Whilst unfettered access cannot be provided, the Applicant has considered the comments provided by those that attended the consultation event and further progressed the Community Use Agreement, following the consultation event to offer a wider range of community use opportunities, including inviting local people to walks on the site</p>

		on pre-arranged dates. Please see the submitted Landscape Design Statement for further details of the feedback received from FORCE.
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Second Public Exhibition

Six written responses were received at the follow-up exhibition held in September 2022. These are detailed below:

“Extremely pleased with all the proposals that have been put forward by Duke’s Education – can’t wait to see it all up and running.”

“Excellent. Best use of a valued site. All for it and wish it well.”

“Have some concerns about the amount of traffic generated and hope all of your alternative schemes work out.”

“Understand that you want to promote the school being in Twickenham, but it is actually in Whitton and it would be good if you could develop a positive relationship with Whitton as the Royal Military School of Music did. Benefits both sides.”

“If there is the opportunity to use of your space to promote the history of Whitton with pictures, photos and information that would be a boost for Whitton. It has a lot of interesting history going back centuries. Contact Twickenham Museum for info”

“Could the astroturf (labelled Hockey) also double up as football?”

Conclusion

The Applicant has sought to engage extensively with residents and local stakeholders to seek feedback on the emerging proposals.

This SCI demonstrates the engagement that has taken place, and that there is support within the local community in Whitton for the proposals. During this consultation, online engagement has been complemented by more traditional methods of engagement with the community, such as meeting with elected representative to discuss the proposals.

This document details the community response and support for the proposals. To summarise the feedback received, there is demonstrable support for:

- the development of Kneller Hall into a senior school and its continuation as a place of education;
- the proposals sympathetic design towards the heritage assets and site context; and
- community access to the sports facilities through a Community Use Agreement.

The Applicant considers the support shown by local residents as affirming for its vision and plans for the Site. Obtaining the support of the community is an essential objective for bringing forward a scheme that can serve new residents and the existing community.

The Applicant remains committed to continuing communicating and working with the local community and local stakeholders during the determination period of the planning application and post planning.

Separate to the engagement with residents and local stakeholders, the Applicant has also engaged extensively with the Council on the proposed development and engagement has also taken place with Sports England. This engagement is discussed in the submitted Planning Statement, prepared by DWD and the Sports Provision Statement prepared by ADP.