

The Richmond upon Thames College/Richmond upon Thames School and Clarendon School Reserved Matters Consultations

Results Report

1. Introduction

This report sets out the findings from the two Reserved Matters consultations conducted in March 2016.

2. Background

Richmond upon Thames College, Clarendon School, Haymarket Media Group, Harlequins, Waldegrave School, Richmond Council and Achieving for Children are working together to create an Education and Enterprise Campus on the College's existing site on Egerton Road in Twickenham.

The ambition is to create a Campus that will deliver:

- An innovative college of further and higher education working in partnership with Haymarket, Harlequins, their partners and other successful global companies and local employers
- A new 11-16, five form secondary school
- Purpose-built accommodation for Clarendon School's secondary pupils (who have complex learning difficulties)
- Haymarket's new "tech hub" and digital media incubator.

Richmond College submitted an Outline Planning Application for the development of the overall Campus in August 2015. An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

Following a statutory consultation, the Outline Planning Application will be determined early in 2016. The Reserved Matters consultations were carried out simultaneously to the Outline Planning Application process and were specifically concerned with the reserved matters elements of the development. That means those aspects of the proposed development which an applicant can choose not to submit details of with an Outline Planning Application (i.e. they can be 'reserved' for later determination). In this development, this includes (but is not limited to): layout, appearance, scale and landscaping.

3. Methodology

Feedback was gathered using two online questionnaires, one concerning the College and one concerning the schools. Copies of the questionnaires can be found at Appendices 2 and 3.

The questionnaires were hosted on the Council's consultation portal and signposted from the following websites:

www.richmond.gov.uk

www.reec.org.uk

www.rutc.ac.uk

A public drop-in session was held on 7th March 2016 to provide residents and prospective parents of the schools with the opportunity to see the changes to the proposals since the last consultation and to discuss the proposals with representatives of Richmond upon Thames College, The Richmond upon Thames School (RTS) and Clarendon School, and to give their views in order to help shape the plans as they evolve. Over 50 people attended this drop-in event. The feedback from this event has been collated and the key themes can be found at Appendix 1.

Paper copies of the surveys were also made available at the drop-in session and on request.

The consultations were promoted in emails to 1,000 residents that have signed-up to receive regular e-updates on the Richmond Education and Enterprise Programme (via www.reec.org.uk), leaflet drops to local residents, social media via @LBRUT Twitter account, and an article in the Richmond and Twickenham Times.

4. Response

Five responses to the schools consultation were received as well as four responses to the College consultation.

5. Results

5.1 Richmond upon Thames School and Clarendon School Results

Five responses were received; four from local residents and one from a local community group.

Question 1 *The consultation shows a proposed layout for the Richmond upon Thames School and Clarendon School. What are your thoughts on the various elements, e.g. cycling provision, sports provision, play area?*

There were four responses to this question. Comments included:

- Concerns regarding the loss of light and privacy for residents due to the proximity of the buildings to Egerton Road houses
- Objection to position of cycle parking
- Objection to height of buildings
- Objection to dark grey bricks / façade treatment
- Accommodation and landscaping 'overcrowded'

Question 2 *The consultation document shows the proposed design of the buildings for the Richmond upon Thames School and Clarendon School and gives details of materials and architectural features. Please give your views on these or any other aspects of the design.*

There were two responses to this question. Comments included:

- Possible loss of light and privacy for residents
- Objection to height of buildings

Question 3 *The proposals for both schools focus on a central ‘heart’ space – combining dining and social areas. Teaching spaces wrap around this central zone, with departmental staff bases and offices dispersed throughout. What are your views on the internal layout of the building?*

There was one response to this question:

- Accommodation and landscaping ‘overcrowded’

Question 4 *Landscaping around the Richmond upon Thames School and Clarendon School is important. The proposals feature a welcoming pedestrian access, garden spaces, playground, garden and green house. Please give your views on this aspect of the design?*

There were five responses to this question. Comments included:

- Positive regarding landscaping, but open space should back onto Egerton Road houses, rather than buildings
- Landscaping ‘overcrowded’
- Positive regarding trees and green spaces
- Situation of proposed garden area too close to local resident properties (there needs to be a bigger ‘buffer’ to minimise noise and increase privacy)

Question 5 *The outline planning application includes a general plan for construction across the whole Campus development. Within this consultation we look at the construction issues specifically for the Schools in more detail. What are your views on this element of the proposals?*

There were two responses to this question. Comments included:

- Query around Construction Management Plan (CMP)
- Concern regarding noise and dust from construction as well as the days and hours building work will take place

Question 6 *Please tell us if you have any other comments about the proposals:*

There were four responses to this question. Comments included:

- Query around timeline
- Tennis courts, open space or houses should back onto Egerton Road houses rather than school buildings
- Request for size of College to be reduced
- Concern regarding siting of bins
- Request for solution to current problem of cyclists, scooters and motorcycles riding on the pavements on Egerton Road
- Concerns regarding the loss of light for residents due to the proximity of the buildings to Egerton Road houses
- Suggestion that the entrance to Clarendon School be moved to the end of the building to reduce noise and increase privacy

5.2 Richmond College Results

Four responses were received; three from local residents and one from a local community group.

Question 1 *The consultation document shows the proposed design of the College buildings and gives details of materials and architectural features. Please give your views on these or any other aspects of the design.*

There were two responses to this question:

- Concern about access during the construction and effects on residents and other users
- Comment that the proposed design is ‘industrial’ for a predominately residential area and that the materials are not in keeping with the surrounding brick buildings.

- Comment that it will be important to retain the mature trees surrounding the building to soften its impact

Question 2 *The College proposal aims to create a feature atrium, where the majority of teaching and staff accommodation wraps around. What are your views on the internal layout of the building?*

There were three responses to this question:

- Accommodation 'overcrowded'
- Accommodation looks modern, but the building is too large and looks like a 'corporate office block'
- Positive – 'It looks good'

Question 3 *Landscaping around the new College building is important. The proposal aims to create a vibrant and characterful, distinct identity for the College whilst maintaining a cohesive, united feel across the campaigns. Please give your views on this aspect of the design.*

There were three responses to this question. Comments included:

- Landscaping needs to take into account the surrounding houses and access to the playground next to the sports field
- Layout 'overcrowded'
- Positive comment regarding the incorporation of 'green spaces' – more of these should be included where possible

Question 4 *The outline planning application includes a general plan for construction across the whole Campus development. Within this consultation we look at the construction issues specifically for the main College building in more detail. What are your views on this element of the proposals?*

There were three responses to this question. Comments included:

- Concern about access during the construction and effects on residents and other users
- Concern about the impact of building works on neighbouring properties, particularly noise and hours of construction
- Query around Construction Management Plan (CMP)
- Query around proposed hoardings (whether they would be noise reducing)
- Query around hours of construction

Question 5 *Please tell us if you have any other comments about the proposals.*

There were three responses to this question. Comments included:

- Concern around car parking and congestion in surrounding roads
- Query around which elements are covered by the current consultation and which will be covered in future consultations
- Positive comment regarding playing fields, in particular the retention of a natural grass pitch and removal of hardstanding thereby increasing 'green space'
- Comment that the 'ball stop' fence should be of open wire design to mitigate its visual impact and discourage graffiti
- Comment that the mature trees must be retained to reduce the impact of the proposals
- Comment that the colour of the artificial pitch should match the surrounding grass and be permeable

Appendix 1 – The Richmond upon Thames School and Clarendon School, and Richmond upon Thames College Reserved Matters Consultation Drop-in Session (7th March 2016) Feedback

	RTS and Clarendon School building	RuTC building	General
Local residents	<ul style="list-style-type: none"> • +ve. liked brick and proposed window treatments • +ve. liked the appearance of the new schools building • +ve. glad that no College students can take a 'short-cut' through the schools site • -ve. bricks too dark • -ve. the schools building is too close to the eastern boundary of the site. (Some residents currently have views between buildings which would be obscured by the new building.) • -ve. green space to East (along the front of the schools building) needs more planting to deter pupils from gathering there and making too much noise close to the rear gardens of Egerton Rd residents • -ve. neighbours on eastern boundary requested a high (acoustic) fence to their boundary with the schools • -ve. significant concerns regarding the impact of school drop-off and pick-up on traffic, congestion and noise • -ve. cycle shelters too close to the boundary (rear gardens of Egerton Rd) – requested a higher fence on this boundary 	<ul style="list-style-type: none"> • +ve. liked the materials and contemporary look • +ve. liked local fencing around sports pitches rather than the entire playing field • +ve. retention of existing mature trees along Craneford Way and Chertsey Rd • -ve. concern over the number of pupils, litter and anti-social behaviour in local streets 	<ul style="list-style-type: none"> • +ve. great looking scheme which will bring lots of positives to the local community • +ve. Craneford Way playing fields are currently under used so the additional pitch would be beneficial • +ve. improved sport provision and community offer • +ve. felt that concerns voiced regarding transport links had been taken into account and mitigated by changes to Langhorn Drive • +ve. happy to see different educational buildings together on the same site • -ve. the site is being too intensely developed • -ve. consultation process not managed well and not enough time to respond

	RTS and Clarendon School building	RuTC building	General
Prospective parents / pupils of RTS	<ul style="list-style-type: none"> • +ve. prospective parents (and pupils) very positive about the new school – demand for places and choice (from both surrounding roads and north of the A316) • +ve. made the best use of a constrained site – pleasantly surprised that the schools would also have access to the Craneford Way playing fields • -ve. concerned about size of outdoor space for 750 pupils • Note: wanted to know what Harlequins and Haymarket would add to the student experience • Note: wanted to be reassured that the building would be completed in time for September 2017 		<ul style="list-style-type: none"> • +ve. excited about the level of ambition for the entire development
Prospective parents / pupils of Clarendon School	<ul style="list-style-type: none"> • +ve. prospective parents would like to have a more local option / choice 		
Staff / students of RuTC	<ul style="list-style-type: none"> • Note: would the new School consider giving preferential treatment to the children of staff that worked on the Campus in its admissions policy? 	<ul style="list-style-type: none"> • +ve. greater parking provision than originally envisaged • +ve. an exciting, 21st century building – ‘fit for the future’ 	<ul style="list-style-type: none"> • -ve. concerns over how the College would operate during the construction period. Worried that the decanting process would impact the quality of teaching

Appendix 2 – The Richmond upon Thames School and Clarendon School Reserved Matters Consultation Questionnaire

Confidentiality

All the information you provide will be treated in strict confidence and will not be used to identify you personally. It will not be passed on to anyone else and will only be used for the purposes of this consultation. The analysis is done on an anonymous basis under the guidelines of the Data Protection Act.

Please ensure you have read the consultation document before completing the survey.

Your views

Thinking about the proposals presented regarding the Richmond upon Thames School and Clarendon School, please give us your comments on the elements of the proposals below. Please limit your answer to each question to no more than 150 words.

1 The consultation shows a proposed layout for the Richmond upon Thames School and Clarendon School. What are your thoughts on the various elements, e.g. cycling provision, sports provision, play area?

2 The consultation document shows the proposed design of the buildings for the Richmond upon Thames School and Clarendon School and gives details of materials and architectural features. Please give your views on these or any other aspects of the design.

3 The proposals for both schools focus on a central 'heart' space – combining dining and social areas. Teaching spaces wrap around this central zone, with departmental staff bases and offices dispersed throughout. What are your views on the internal layout of the building?

4 Landscaping around the Richmond upon Thames School and Clarendon School is important. The proposals feature a welcoming pedestrian access, garden spaces, playground, garden and green house. Please give your views on this aspect of the design?

5 The outline planning application includes a general plan for construction across the whole Campus development. Within this consultation we look at the construction issues specifically for the Schools in more detail. What are your views on this element of the proposals?

6 Please tell us if you have any other comments about the proposals:

7 If you would like to be kept informed about developments following this consultation please give us your email address:

8 In what capacity are you responding to this consultation? (Please select all that apply)

- Live in the borough
- Work/study in the borough
- Visitor to the borough
- Other, please specify:

9 What is your postcode?

About you

The information provided in this section is used to ensure that services are developed that meets the needs of all the community. You do not have to complete this section, but please provide as much information as you can.

10 Are you:

- Male
- Female

11 What was your age last birthday?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 75+

12 Do you consider yourself to have a disability?

- Yes
- No

13 How would you describe your ethnic group?

- White
- Mixed/multiple ethnic groups
- Asian or Asian British
- Black/African/Caribbean/Black British
- Other ethnic group, please specify:

Appendix 3 – The Richmond Upon Thames College Reserved Matters Consultation Questionnaire

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Please ensure you have read the consultation document before completing the survey.

Your views

Thinking about the proposals presented regarding Richmond College, please give us your comments on the elements of the proposals below.

Please limit your answer to each question to no more than 150 words.

1 The consultation document shows the proposed design of the College buildings and gives details of materials and architectural features. Please give your views on these or any other aspects of the design.

2 The College proposal aims to create a feature atrium, where the majority of teaching and staff accommodation wraps around. What are your views on the internal layout of the building?

3 Landscaping around the new College building is important. The proposal aims to create a vibrant and characterful, distinct identity for the College whilst maintaining a cohesive, united feel across the campaigns. Please give your views on this aspect of the design

4 The outline planning application includes a general plan for construction across the whole Campus development. Within this consultation we look at the construction issues specifically for the main College building in more detail. What are your views on this element of the proposals?

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