

Richmond Education and Enterprise Campus



Location of College site



Aerial view of existing College

What is the Education and Enterprise Campus?

Richmond upon Thames College, The Richmond upon Thames School, Haymarket Media Group, Harlequins, 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, much needed, 11-16, five form secondary school, The Richmond upon Thames School
- Purpose built accommodation for Clarendon School's secondary pupils (who have complex learning difficulties)
- Haymarket's new "tech hub" and digital media incubator.

Additionally as a site neighbour, Harlequins, a global brand and Premiership rugby club is also committed to the proposal. Its excellence in sport, fitness and community values will contribute to the Campus, in particular the curricula of the College and schools.

Benefits of the Campus approach

The organisations that have come together to develop this proposal are committed to delivering the highest quality education with unparalleled opportunities for developing skills and pursuing employment through work experience, apprenticeships and, ultimately jobs.

The Campus will deliver a completely new 22 acre estate, including state-of-the-art, e-enabled education facilities, spaces for start-up businesses, silver service dining experiences, a spa with health and wellbeing centre, an art gallery, theatre and sports hub all providing commercial services to the local community. By sharing an estate the College and schools will operate from a coherent basis, providing seamless access to facilities and expertise.

The Campus will provide:

- Greater educational choice on a single site
- Access to shared facilities, staff expertise and opportunities to share best practice in teaching and learning
- Economies of scale that strengthen the business model and provide a platform for further innovative developments
- Access to work experience and apprenticeships – with Haymarket, Harlequins and other local employers
- Co-location with a mainstream secondary school and the College will increase inclusion opportunities for Clarendon's students and improve transition arrangements

- The new Haymarket "tech hub" will provide access to state-of-the-art facilities, industry standard technology and the opportunity to work with established professionals.

Consultation so far...

Since the proposal to redevelop the Richmond upon Thames College site was announced in 2012, there has been extensive consultation on the plans, thousands of people have been given the opportunity to have their say. This includes:

Initial visioning consultation (January 2013)

This consultation gave residents and stakeholders the opportunity to have their say on the high level proposals. This feedback helped inform later designs.

Three pre-planning consultations

As the proposals were developed, each iteration was presented to the public and stakeholders for feedback in April 2014 / October 2014 and January 2015

A public meeting was held on the 21 April 2015, enabling residents to hear the latest plans and see how their views had been incorporated.

Community Liaison Officer

The S106 Agreement for the Outline Application has a requirement for a Community Liaison Officer (CLO) to be appointed by the Council. The CLO will coordinate the Richmond College Development Monitoring Group,

the group responsible for monitoring community liaison in respect of the Development. The CLO will also be the principal point of contact between local residents, users of the College and School Development Zone and the College in dealing with any issues arising from the Development.

College Reserved Matters Application

In December 2016, the College submitted a Reserved Matters planning application for their Phase 1 Development Zone. The application included detailed proposals for the external appearance of the College building and external hard and soft landscaping areas. As part of the application, both local residents and stakeholders were given the opportunity to comment on the proposals, as they had done for the Outline Application.

School Reserved Matters Application

In August 2016, the Council submitted a Reserved Matters planning application for the new Secondary School and SEN School within the School Development Zone. The application included detailed proposals for the external appearance of the school building and external hard and soft landscaping areas. As part of the application, both local residents and stakeholders were given the opportunity to comment on the proposals, as they had done for the Outline Application.

Website

Information about all the previous consultations is available on: www.reec.org.uk

The Journey So Far

Residential Development

The programme for the residential development remains in line with the phasing set out in the Outline Planning Application. Construction of the first phase of the development will commence after the College have decanted into the new building to the north of the site and the existing college buildings have been demolished.



The Richmond upon Thames School

The school building incorporates the existing Clarendon SEN school and The Richmond upon Thames School a new 11-16 five form entry secondary school.

The three storey design wraps general and specialist teaching accommodation around centre spaces – the school halls and shared dining hall.

It is expected that the construction will be completed in June 2018 for occupation of the building as soon as practicably possible. The Richmond upon Thames School will open in September 2017 and for the first year, the school will be located in separate, self-contained accommodation in the College. This secure space is being adapted to suit the needs of a school, with classrooms, SEN facilities, dedicated outdoor provision and a dedicated reception area.



Richmond upon Thames College

The College Phase 1 building is located to the north of the Campus adjacent to the A316. The five-storey building consists of a central atrium space with curriculum spaces wrapped around the perimeter.

The building also features industry standard commercial spaces, such as a TV Studio, Performing Arts Theatre and a fine-dining restaurant, to provide students with a realistic working environment in which to develop their skills and prepare them for their future career.

The Reserved Matters application is expected to be determined in May 2017, with construction anticipated to commence in June 2017 and complete in January 2019. Due to the fact that the building is located on the current sports pitches, no decant is required, however two temporary grass pitches will be provided on the Cranford Way playing fields before the September 2017 start of term.



Haymarket Tech Hub

The Haymarket Tech Hub is expected to be constructed in accordance with the phasing set out in the Outline Planning Application. Works are expected to commence following completion of demolition of the existing College Sports Hall, which will not occur until completion of the Sports and STEM buildings.

Joint Facility and Community Use

As part of the vision and approach to sharing facilities within the new Education and Enterprise Campus the development of a shared Sports Building has evolved.

The building will be jointly owned and run by Richmond upon Thames College and The Richmond upon Thames School, with both users benefiting from separate facilities within their respective area of the building and appropriate secure lines between, combined with the opportunity to utilise all facilities offered within the overall building and shared costs of operation.

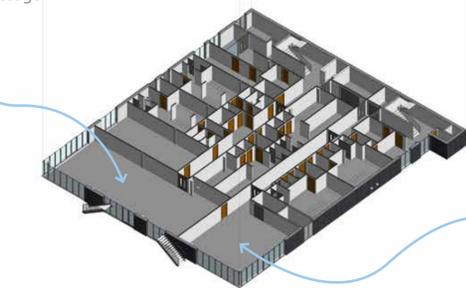
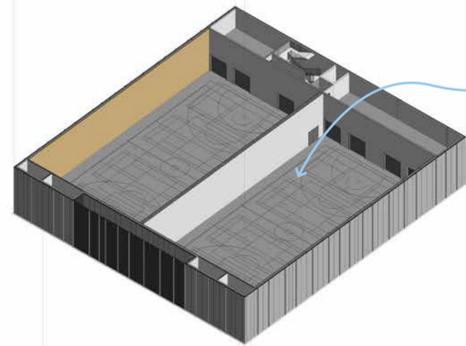
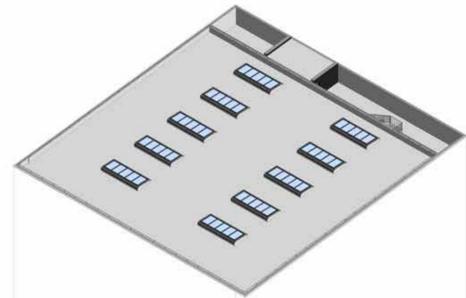
The key spaces within the Sports Building include a Fitness Gym,

Sports/Massage Lab, and an Activity Studio on the ground floor, and two 4-court sports halls on the first floor. The sports halls will provide multi-functional space; sporting activities will include (but not exclusively), basketball, netball, football and martial arts. The halls can also be used for exams, careers fairs and other events.

All of the spaces described above will be available for community use outside college/school teaching hours. Local residents will be able to access the Fitness Gym via a membership system, and hire spaces for use at the evenings and weekends and during holiday periods.



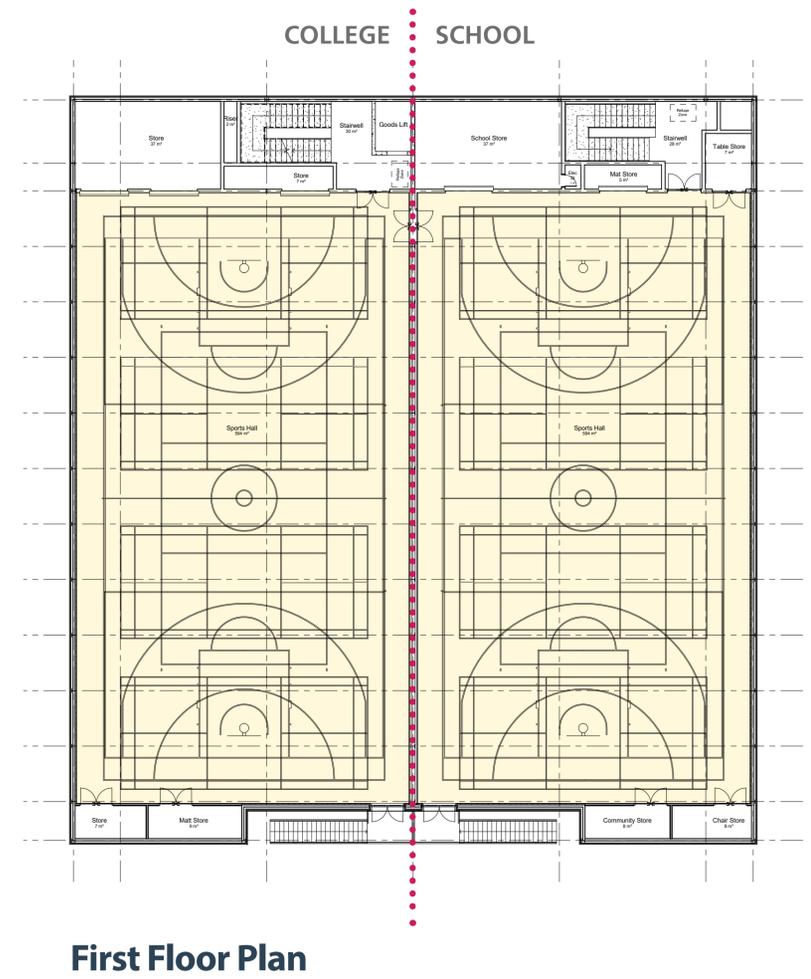
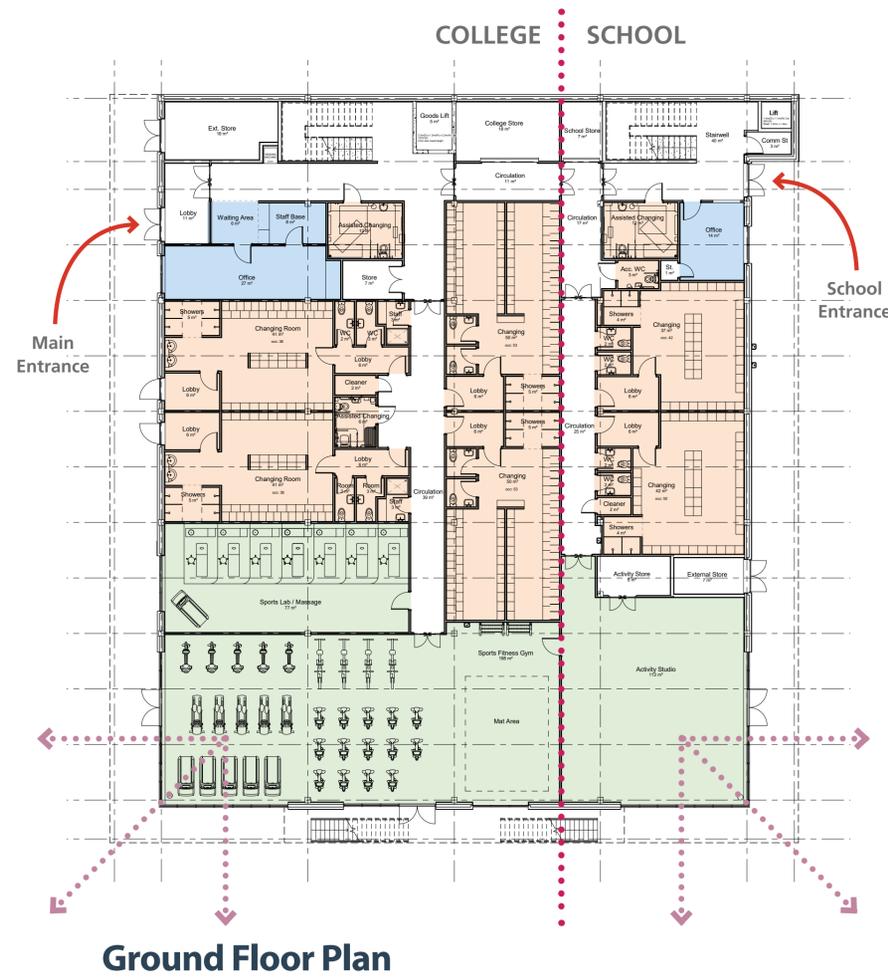
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2 x 4-court Sports Halls

Fitness Gym / Sport Massage

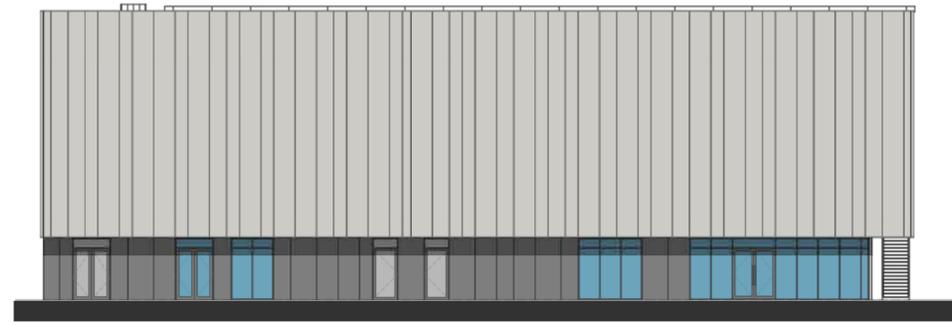
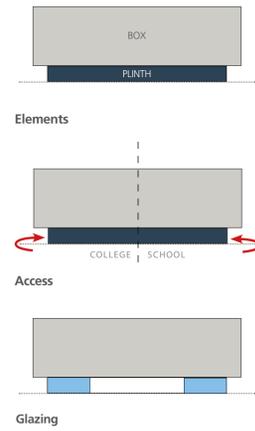
Activity Studio



Architectural Elevations

The Sports Building conveys a simple massing, the form being created by two key elements, the 'plinth' and 'box'. The plinth provides an active frontage and forms a grounding element to support the lightweight cantilevering box above.

The fabric of the building has been designed appropriately for the functional requirements of the sports facility. At ground floor, the fibre cement is robust and resilient whilst at first floor, the metal panels respond to the structural solution and functional requirements of the sports halls.



West Elevation



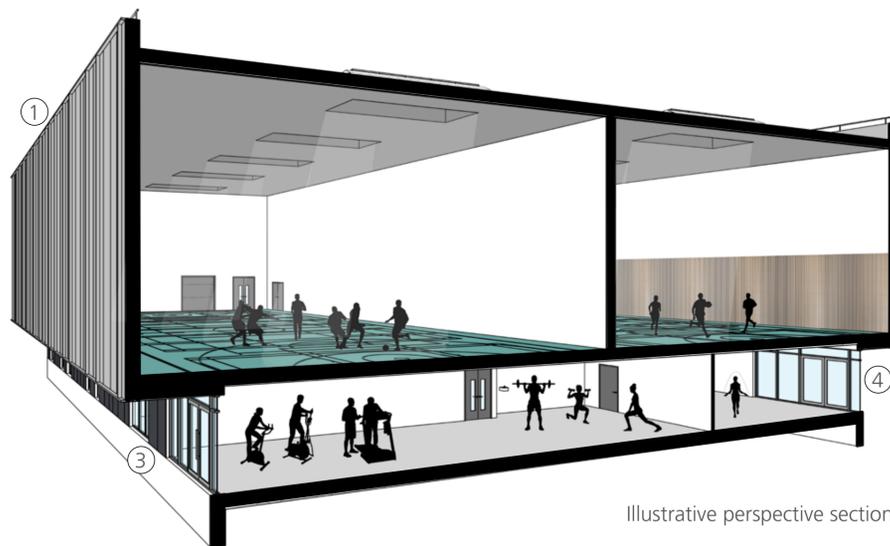
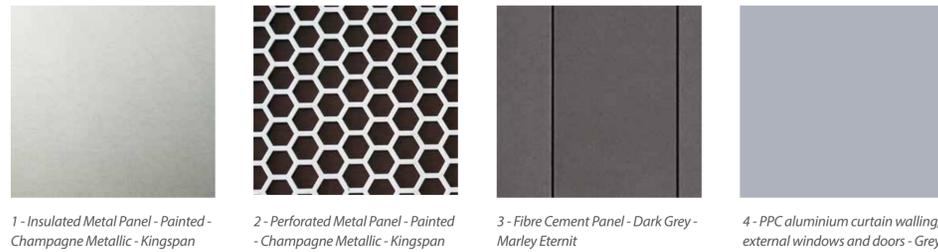
South Elevation

Material Palette

The material palette has been designed to articulate a simple building form and respond positively to the Campus and surrounding context.

The design evolution has explored material approaches which:

- Complement the Campus material palette
- Reflect neutral tones
- 'Break down' flat mass of the building
- Connect in with College STEM building



Illustrative perspective section



Illustrative view from Marsh Farm Lane looking north - final cladding colour for approval

Site Wide Principles

The landscape for the Sports Building follows the masterplan principles for the Richmond Education and Enterprise Campus, consisting of;

- **Distinct Identities & Access**

Creation of a series of legible places within the Campus, each with their own distinct visual identities

- **Cohesive Whole, Shared Access**

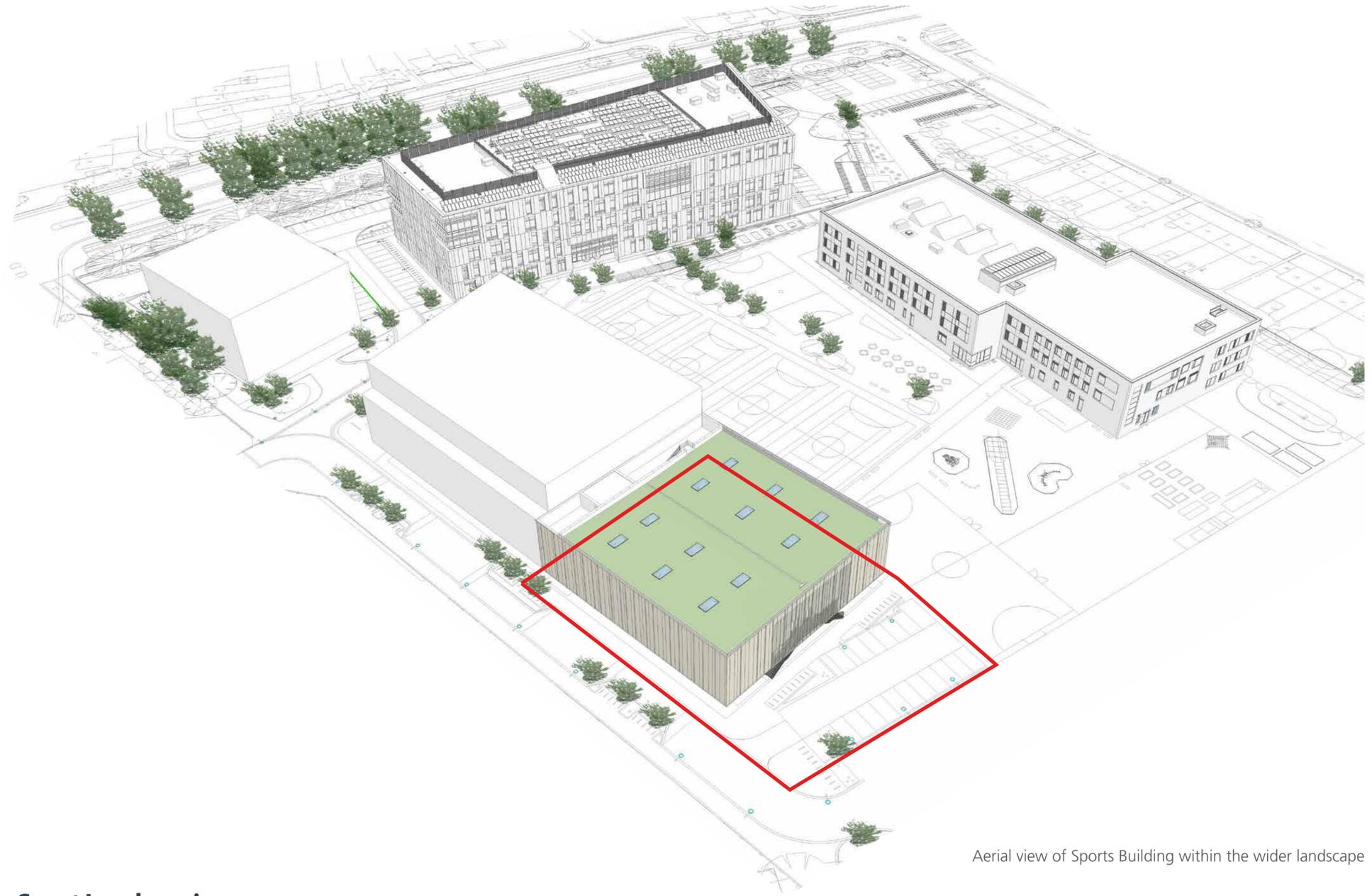
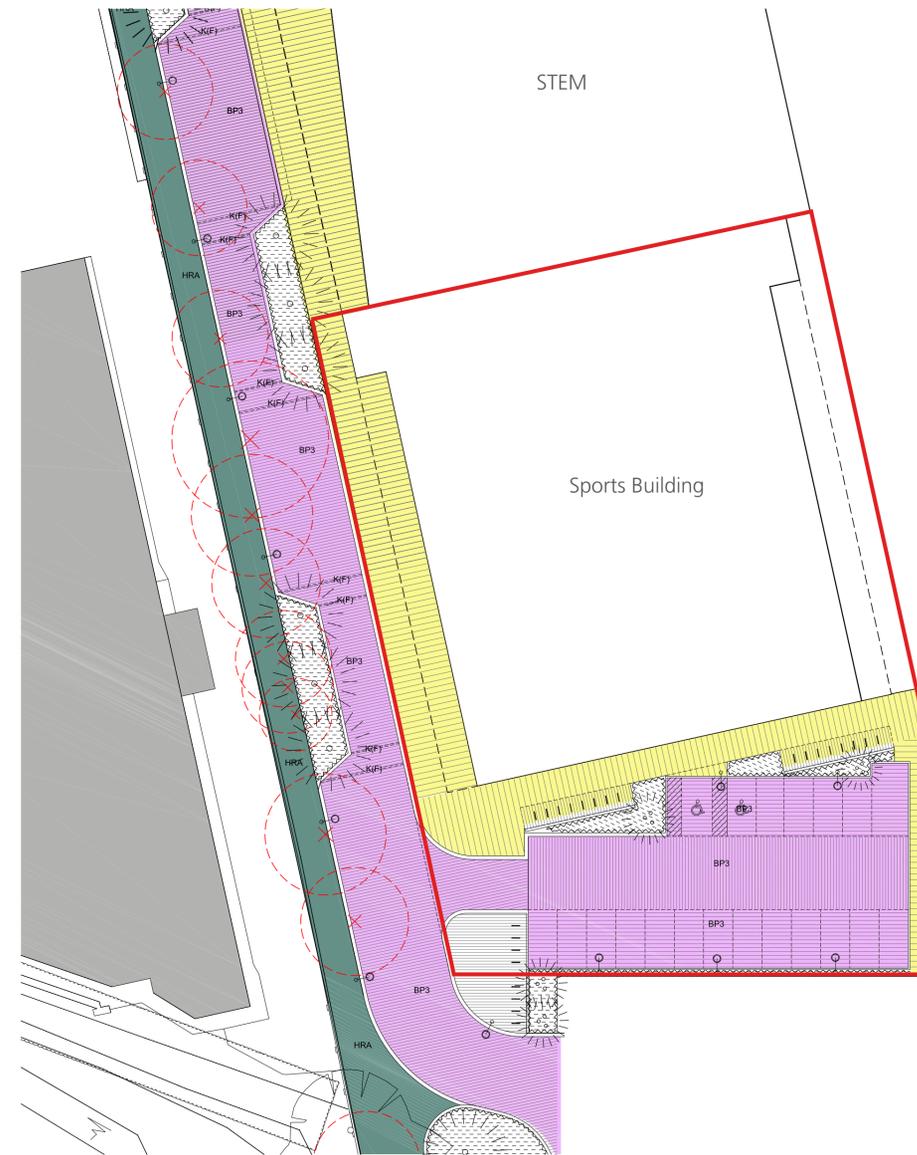
Maintain a cohesive, unified feel across the Campus

- **Vibrant & Characterful**

Areas set out on a landscape garden principle to create safe and comfortable environments

- **Managed Boundary, Clear Interior**

Supervision and secure boundaries are key



Aerial view of Sports Building within the wider landscape

Sport Landscaping

Whilst observing the site wide principles of the Campus, the proposed landscaping around the immediate Sports Building is driven by function, robustness and resilience.

External areas around the building will consist mainly of block-paving to match external areas near the Phase 1 College development.

Shared surface principles are adopted throughout the development to transfer priority to pedestrians. Demarcation of pedestrian zones will be handled through changes in material and/or colour.

Car parking spaces to the south will provide parking for staff during the day and community parking out-of-hours.

Cycle spaces (at least 40 short stay) will be provided adjacent to the sports Building.



Timeline

Spring/Summer 2017

Construction of the school building has already commenced. Expected College Phase 1 Reserved Matters decision in May 2017, enabling commencement of construction works in June 2017. Submit Reserved Matters application for the Sports Building, seeking approval by the end of July 2017. The hardstanding on the Cranford Way playing fields will be removed and two grass sports pitches will be provided by September 2017.

Autumn 2017

Submit Reserved Matters application for the STEM building, with a decision expected by January 2018.

Summer 2018

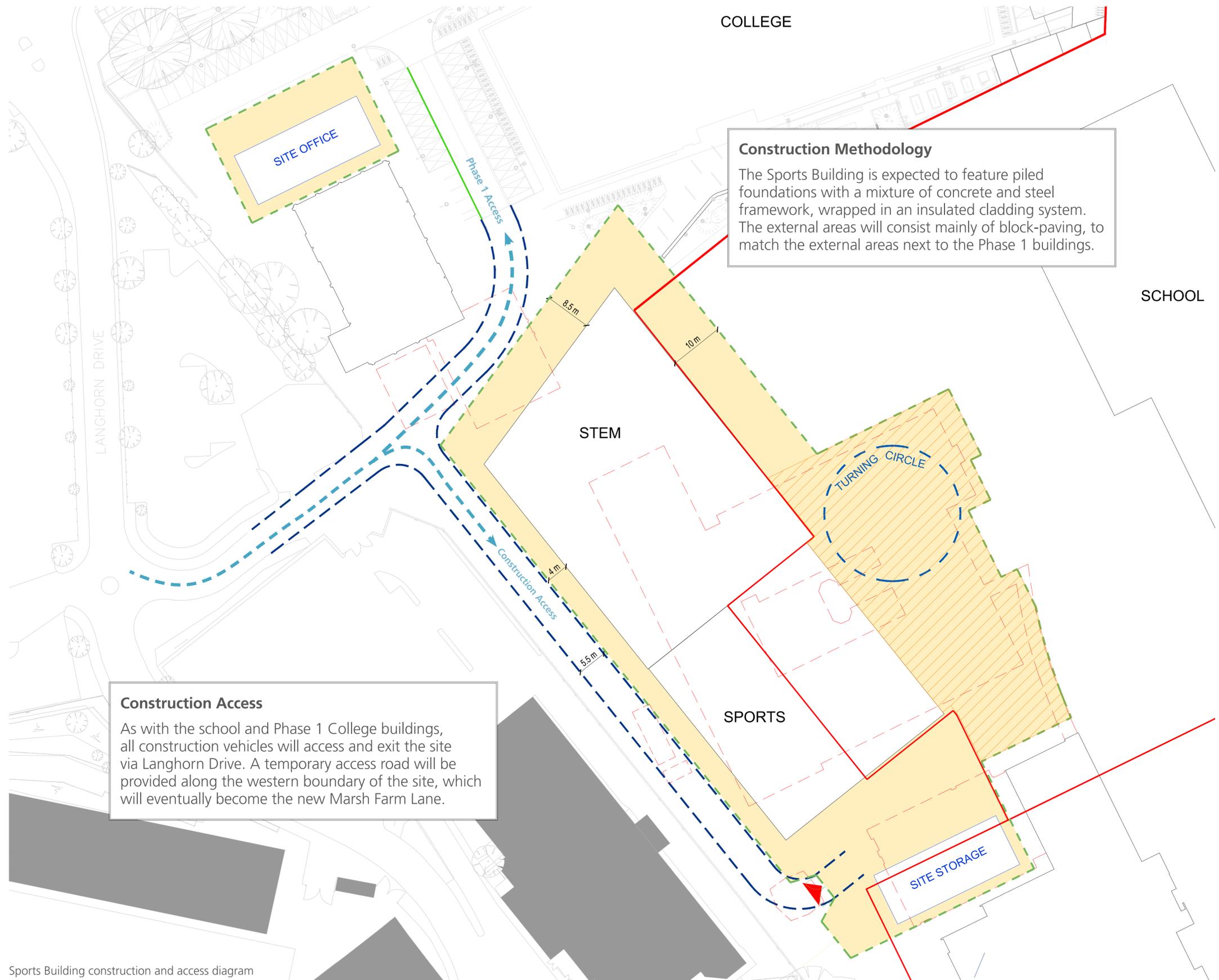
New school buildings available for occupation.

Winter 2018/2019

Expected completion of the College Phase 1 building, following which the College will decant from existing buildings in to the new building. This enables the demolition of the KLM Building, which is expected to take 8 weeks to complete.

Spring 2019

Commence construction of the Sports and STEM buildings. The two buildings will be delivered in phases, the first of which will be the Sports Building. The overall development will ready during Summer 2020.



Sports Building construction and access diagram