

Since the last newsletter (published January 2007), consultation has been ongoing with local stakeholders, parents and residents. This newsletter is intended to provide an update on the outcome of those consultations. It does not provide details on the events held on 25 and 28 April 2007; the results collected via the feedback forms at those events are currently being analysed and a further newsletter will be produced shortly, that summarises those findings.

Over the period from February to April 2007, meetings were held with local residents, school parents, the Teddington Society Planning Group, and representatives of the Melbourne Road Residents, Fairways Estate Residents, Broom Road Residents Association, Trowlock Island Residents, Holmesdale Meadow Conservation Association, Langdon Park Residents, the Montessori Pavilion School, Teddington Hockey Club and a range of sports users.

School development phasing

The Department for Education and Skills Building Schools for the Future programme requires the school's completion in September 2009. In order to achieve this whilst minimising disruption to teaching, a new school building must be constructed independently from the old one which is no longer fit for purpose for 21st century learning and teaching methods, and cannot therefore be simply refurbished. This means that one of the two existing all-weather sports pitches must be built on as these provide the only areas within the school site that can accommodate a new school building whilst keeping the existing one in operation.

The funding obtained from the DfES is also provided on the basis that the existing provision of sport facilities is retained. This means that the two sports pitches currently within the school site, one of which is floodlit, must be re-provided as part of the redevelopment of the school. These pitches are a unique local asset which is shown in their extensive use, not only by the school and numerous sports clubs, but also by the wider community. In operational terms, two pitches must be provided alongside one another as the Council provides an on-site management team which manage bookings, maintain the facilities and provide an on-site presence for any issue that may arise. Providing dispersed pitch locations would complicate direct management of the pitches, while the school would also find it difficult to have to transport students to and from a pitch elsewhere.

Design options

In order to test the constraints and opportunities of the school site, the architect produced four design options that were presented to all the groups and representatives between February and April 2007. These are summarised as follows:

Options 1 and 2

These options provide a new building (up to four storeys) on the site of the existing currently floodlit pitch; the building fronts onto the Broom Road Recreation Ground. Option 1 requires one sports pitch located off-site permanently and includes the possibility to refurbish the existing sports hall. Option 2 has two pitches within the school site (one sports pitch located temporarily off-site). Both options include a MUGA (Multi-use games area, a type of surface that can accommodate a range of different sports) within the site.

Options 3 and 4

These options provide a new building (up to four storeys) on the site of the existing currently non-floodlit pitch. Option 3 would provide an all-weather pitch permanently off-site and include a MUGA on site, with the possibility to refurbish the existing sports hall. Option 4 has two pitches within the school site (one sports pitch located temporarily off-site). Option 4 does not include a MUGA.



All-weather sports pitches

The options stage of the school design required assessing the potential to accommodate one displaced all-weather sports pitch off-site. The locations that were considered included:

- On the existing sports field within Langdon Park
- On the Broom Road Recreation Ground alongside Trowlock Way
- Within the northern part of the Broom Road Recreation Ground
- At St Mary's, by rebuilding an existing all-weather facility (as a temporary location only)

Findings

A campaign launched by local residents, backed up by the Council's ecological assessment of the site, concluded that the Langdon Park sports field was of ecological importance and its development for an all-weather sports pitch would be unacceptable. Locating an all-weather sports pitch on the Broom Road Recreation Ground was no longer pursued as it would have affected the recreation ground's use for other sports, including football and cricket.

The impact of these findings meant that the redevelopment had to incorporate the two existing sports pitches within the school site. In order to secure continued use of two pitches throughout the construction phase of the scheme, an existing pitch would be rebuilt at the St Mary's site opposite the Lensbury Club on Broom Road until a second pitch is reprovided on site. These arrangements are being explored further.

Considerable support during the consultation was expressed for development of a school building on the currently floodlit pitch (Options 1 and 2). A building at this location would provide flexibility for internal spaces and allow for a greater provision of ancillary educational facilities than siting it on the more constrained non-floodlit pitch. It would also be lower and would therefore be less visually intrusive than the alternative location (Options 3 and 4).

The following are the issues that arose during the February to April consultations that informed the 2 options that were presented at the events on 25 and 28 April 2007. These are summarised and responded to briefly as follows:

Siting options

Residents considered that a 4 storey building located adjacent to the rear of the properties along Melbourne Road (Options 3 and 4) would affect overlooking and would be imposing onto two storey residential properties. This height



can be partially mitigated by tapering the height down from the interior of the site towards Melbourne Road whilst retaining the existing mature trees. Residents expressed concerns that the difference in levels between the site and the gardens of residential properties on Melbourne Road, added to the apparent height would create overshadowing, overlooking and leading the scheme to appear higher than it is.

Due to the site constraints (the site width and requirement for an operational set back to buildings along the Melbourne Road boundary), Options 3 and 4 necessitate an overall taller building, and are considered the least favourable options by neighbouring residents.

Options 2 and 4, which contain two all-weather sports pitches within the school site, were generally seen as resulting in a more constrained school site, containing minimal space for recreation and ancillary facilities.

Post-16 facility

The redevelopment of the school no longer includes space for post-16 provision. However, it will be designed so that any future expansion is possible within the school site to accommodate this need.

Noise

Residents were concerned that noise from the sports pitches would be disruptive and there could be noise refraction off a new school building.

Floodlighting

Another major issue for residents was the concern over location of the floodlit all-weather sports pitch on the school grounds, Langdon Park or the Broom Road Recreation Ground. Residents generally felt that the best option was for the floodlighting to remain within the school site. Contemporary floodlighting is far more efficient and light spill would be no worse than existing levels. This impact could be mitigated through better fencing and greater tree cover along the site boundaries. Residents raised concern that floodlighting the pitch closest to Broom Road would be more intrusive to existing residential properties which directly front onto the school.

Construction

Because of the need to construct the new school building on one of the two existing sports pitches to enable continued running of the school, construction traffic would access the site from Trowlock Way. Disruption during construction may affect residents, school pupils and the Montessori Pavilion School. The options containing only one on-site pitch are considered the most desirable in terms of site construction and access. Due to the width of Trowlock Way, its use for construction traffic needs to be considered further.

Parking and access

The provision of parking must be considered for both the construction and operational phases of the scheme. It is estimated that the existing on-site car park could accommodate all construction-site facilities as well as the school's parking needs concurrently. Alternatively, the existing Broom Road Recreation Ground parking area could accommodate construction facilities.

Whilst the school is in operation, a core element of parking will be required on-site for staff, visitors, and other users. Provision must also address concerns by local residents of overspill parking from users of the school and its facilities, including sports users at weekends. However, the level of parking will have to be assessed in relation to the needs of the site and the promotion of sustainable transport modes. The School's Travel Plan will be updated to reflect this.

Ecology area

At present, the area to the east of the school site adjacent to the river is leased from the Council by BP, with a sub-lease to the Trowlock Island residents. It is proposed that it is retained and used by the school for teaching purposes; access will be controlled and limited.

Temporary school facilities

There are no plans to provide temporary teaching accommodation facilities at this stage.

Sustainable design

Planning policy requires that at least 10% site energy use is produced through on-site renewables, part of which will be incorporated within the building's design. A number of other measures are incorporated such as a heat store, the Travel Plan, and achieving a BREEAM 'Very Good' rating.

On-site teacher accommodation

On-site accommodation was initially considered but is no longer being pursued as there are already significant constraints to the development of the school site, and it is no longer viable.

Consultation 25 and 28 April 2007

Following the consideration of the issues outlined, it was concluded that Option 2 was the preferred option by those consulted. After further refinement, two alternative variations to this option ('Gateway' and 'Avenue') were presented at an exhibition held at Teddington School on 25 and 28 April 2007, attended by over 300 people. This exhibition gave the opportunity for all attendees to provide feedback on their views of the proposals. These will be used to inform the final design for Teddington School, for which a planning application will be submitted to the Council's planning department in early August of this year. The next newsletter will publish the findings of this event.

Next steps

An exhibition will be held prior to the submission of the planning application to inform on the scheme that is presented to the Council's planning department.

Updates on the development of the scheme can be found on both the Council and Teddington School websites:

- http://www.richmond.gov.uk/building_schools_for_the_future_newsletter_updates.htm
- <http://www.teddington.richmond.sch.uk/newschool.htm>

Further comment on the proposals can be sent either by e-mail to teddingtonschool@bdp.co.uk or contact Claire Briggs at the London Borough of Richmond upon Thames on 020 8891 7563.

Written correspondence should be sent to: Claire Briggs, Building Development Officer, Education and Children's Services, London Borough of Richmond upon Thames, First floor, Regal House, London Road, Twickenham TW1 3QB.

Translation Advice

If you have difficulty understanding this publication, please visit reception at the address below where we can arrange a telephone interpreting service.

Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રિટિંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے تو، براہ کرم نیچے دیئے ہوئے ایڈریس کے استقبال پر جا کر ملیئے، جہاں
ہم آپ کیلئے ٹیلیفون انٹرپرائیٹنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

Please contact us if you need this leaflet in Braille, large print, on
audio tape or in another language.

Phone: 020 8891 7500 or Minicom: 020 8891 7539.

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