

The planning application for the redevelopment of Teddington School was received by the local planning authority on 12 September 2007. The formal consultation period that followed received more than 150 comments, letters of support and objections, as well as a number of requests for further information from the local planning authority officers and statutory consultees.

In addition, the continuing refinement of the design and development of the scheme, in response to consultation, meant that revisions have been undertaken since the submission of the planning application. In order to address all comments made and requests for further information, a revision to the original planning application was submitted on 6 December 2007. It is anticipated that after the formal 21 day consultation period that follow the submission of the amendments, the scheme will be presented at a planning committee on 17 January 2008.

This newsletter provides an update and summary on the proposed revised Teddington School rebuild scheme, and of the changes made since the original scheme was submitted for planning consent in September 2007.

The new school building

The proposed building's façades fronting the all-weather sports pitches and Trowlock Island will be treated with light brown buff brick. Fenestration will vary between the different building components. These will visually break up the façades of the two teaching wings. The façades comprising the building entrance and those facing the Broom Road Recreation Ground will be rendered, with timber elements standing out as a feature within the rendered elevation. This creates a more ordered and unified façade along this elevation. It also highlights the entrance to the school better.

The proposed new building has been moved several metres further within the school site, and its massing has been reduced by some reorganisation of the key internal elements of the school. This provides the opportunity to plant a row of trees along the elevation that fronts Trowlock Island. The overall result will be more discreet in its setting, with a better outlook when viewed from across the River Thames.

Sports facilities

After significant consultation with residents, stakeholders, users, the school, Leisure Services and other stakeholders, all other potential options for the original location of the MUGA (multi use games area) have been evaluated. The siting in the original planning application (commonly referred to as the 'Ginkgo Site') still remains the only option which addresses the fundamental development objectives and the many technical issues in an effective and pragmatic manner, notwithstanding the need to realise a replanting scheme in mitigation. A full response to all issues raised has been submitted to the Council, and will be publicly available during the re-consultation period. The Ginkgo trees are planned to be relocated or new trees planted to screen the MUGA to the south and west. The MUGA will be fenced to three metres in height. This facility will be managed by Richmond Sport and Leisure, as is currently the case with the other shared sports facilities, and will be operated on a timetabled basis available to the school, with community availability out of school hours for the majority of the time.

In addition, an existing long jump facility within the school site will be retained, and sits between the two all-weather sports pitches. The new non-floodlit all-weather sports pitch will sit five metres further south than its original proposed location. The new sports pitch will still be sited further away from Broom Road than the original school building.





Parking and access

The existing access point to the school site from Broom Road and car park will be retained as part of the proposed development. Thirty parking spaces will be provided, three of which will be for disabled use. The remainder of the school grounds fronting Broom Road will remain grassed as at present. The existing non-utilised gate adjacent to The Chase, on Broom Road, will be used for maintenance access only.

A new dedicated cycle and pedestrian access will be provided from Broom Road adjacent to the vehicle entrance, via the existing entrance gate into the site.

A new bus lay-by will be located to the end of the Broom Road Recreation Ground on Broom Road to provide a dedicated and safe bus stop facility. Access from the bus stop will be made along Broom Road and into the new entrance to the school site.

Access to the school from Trowlock Way will be retained and now provides access to the front of the new school and will be used primarily for deliveries and access to the MUGA from the school.

Servicing and deliveries

Deliveries will be undertaken off Trowlock Way on a dedicated delivery lay-by within the school site. Goods will be unloaded at this point and brought to the servicing entrance on trolleys. Vehicles will

enter the lay-by or service area via Trowlock Way. To leave the premises, vehicles will reverse out using the existing entrance access to the car park on the Broom Road Recreation Ground which will be widened to accommodate delivery vehicles. This section of Trowlock Way will be marked out as a non-parking area to ensure that traffic flow is not impeded by this new facility.

Floodlighting and nature conservation

Following the recommendations of the original report on bats submitted with the planning application in September 2007, a second bat survey was undertaken over the period from October to November to monitor ongoing activity.

It had been considered, within the first survey, that the floodlighting facilities would have an impact on bat activity. In order to minimise the impact onto the identified bat activity, the detailed plans to baffle and angle the lights to reduce light spillage have been advanced and will be introduced together with considerations of variable lighting levels for different activities and will also be the subject of a light curfew. This will help to minimise light spillage and light intensity which could alter bat behaviour and the behaviour of their prey. The mitigation measures to the floodlighting facilities will be supported by additional tree planting, which will over time, provide a more consistent treeline for bats to forage and commute along. The report concludes that no bat

roosts are expected to be impacted.

Habitat area

The Habitat Area will initially be left as existing, although the disused tennis court will be broken up and removed, as will the fencing surrounding this court. Bird and bat boxes will be delivered as part of the redevelopment. The proposal also includes an outdoor classroom, decking and pond.

Sustainable design

The roof to the teaching wings will be of the 'green roof' type. The scheme will also incorporate rain water, heat recovery systems, solar hot water, earth tubes, and is designed with thermal mass of the building and solar orientation in mind.

Noise impact

The proposed acoustic barrier to extend the length of the two on site all-weather sports pitches will run 35 metres on the Broom Road side of the school site, and has also been extended to run 15 metres to the Trowlock Island side of the northern-most all-weather sports pitch. In order to take this into account, the Acoustic Report has been revised. It assesses the existing noise impact of the Hockey Club Pavilion, tennis courts on the Broom Road Recreation Ground, and the children's playground. It then looks at the impact of the relocated Hockey Club Pavilion, all-weather sports pitches and MUGA. The report concludes that the acoustic barrier provides appropriate mitigation to protect the amenity of neighbouring residential properties.

The impacts of the repositioned second southern-most all-weather sports pitch (five metres further south than previously proposed) has also been considered. It has been estimated that the 35 metres long acoustic barrier fronting the school site on Broom Road will provide an adequate and appropriate mitigation measure to ensure that those properties fronting the school on Broom Road sit within acceptable noise levels. Furthermore, the revised Arboriculturalist Report has identified a number of additional trees that with good management, can be retained along the strip to the rear of the Melbourne Road properties and the all weather pitches. This will allow for underplanting of trees to ensure a consistent and long-term green screen is provided to this elevation.

Next steps

The 21 day public consultation period is your opportunity to comment to the London Borough of Richmond upon Thames, on the revised planning application. All submissions will be taken into consideration when advising on the scheme. Comments can be sent either online through the Council's website, or by written correspondence, to Development Control, London Borough of Richmond upon Thames, Civic Centre, 44 York Street, Twickenham TW1 3BZ. Representations should be made to the planning department, noting the application reference 07/3167/FUL.

The Planning Department's intention is that the scheme is presented to the Planning Committee on 17 January 2008 where a decision will be taken on the redevelopment of Teddington School as proposed. Subject to an approval, construction will begin in February 2008.

Ongoing consultation intended to ensure all issues are considered is being undertaken with local residents who then relay the outcome of meetings to local residents groups. The last of these meetings was held on 20 November 2007. Further meetings will be held as the scheme progresses, with one intended to take place towards the end of January 2008.

Further information

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

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

Any comments directed to the applicant can be made by email to teddingtonschool@bdp.co.uk. Alternatively, contact Claire Briggs at the London Borough of Richmond upon Thames on 020 8891 7563 or write to: Claire Briggs, Education and Children's Services, London Borough of Richmond upon Thames, First Floor, Regal House, London Road, Twickenham TW1 3QB. All planning application material can be accessed on the following link. The application reference is 07/3167/FUL:

- http://www.richmond.gov.uk/search_planning_applications_online.htm



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 مین 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 ઇન્ટરપ્રિટીંગ સેવાની ગોઠવણ કરી આપીશું. Gujarati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿੱਚ 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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TW1 3QB.