

## Elleray Community Centre and linked Residential Development – FAQs

### The new community centre

#### **Why is Elleray Hall being redeveloped?**

The Elleray Hall building is beyond its economic useful life and no longer fit for purpose. A condition survey commissioned in July 2018 indicated that the property was at the end of its effective lifespan requiring disproportionate maintenance costs and extensive repairs to extend its usage into the future.

#### **Why is the new Elleray Community Centre being relocated to the North Lane (East) Car Park?**

The Council explored options for the re-provision of Elleray Hall to meet local needs and requirements and in March 2019 commissioned a feasibility study for the potential development of a new and wider use community centre. The feasibility study can be found [here](#). The option to re-provide the community centre on North Lane East Car Park with a residential scheme on the current site was recommended and approved at Finance and Adult Services Committees early in 2020; see [here](#).

This allows for continuity of service with the existing hall remaining in use whilst the new one is being built and has the benefit of a single transfer of vulnerable service users from Elleray Hall to the new premises when it is completed.

The residential development in turn would meet two objectives. Firstly, it would provide a cash receipt that would reduce the cost to the Council Taxpayers of funding the development of the new community centre and secondly it supports the Council's commitment to provide more affordable housing.

The relocation proposals were then presented by the Council at events in Teddington during a period of public consultation on what the centre should provide on the new site.

#### **I have heard that the new community centre will be open longer hours, is this true?**

There is no limitation on the hours of opening of the present Elleray Hall and those of the new community centre have yet to be decided. The existing hall is available for use in the evenings and weekends. Please see [here](#) for further information.

#### **What impact will the new community centre have on existing local businesses?**

Activities at the new centre are not expected to affect the services offered by existing local businesses. The café that is in the plans is for users of the centre, rather than a standalone publicly accessible café.

#### **What community activities take place in Elleray Hall?**

Current (pre-Covid) activities are listed here: [www.ellerayhall.org/community-users/](http://www.ellerayhall.org/community-users/)

**Will there be noise from the garden and patio and the interior of the new hall?**

The project has an Acoustic Consultant who is providing an assessment of the proposed building envelope and future uses, to set insulation and noise limits to safeguard neighbours. This will be in line with design standard and building regulations.

**What is the vision for the new community centre?**

The centre will be for Teddington residents, but also residents across the borough. We hope to see a wider and diverse range of users and the Council has been working with the Elleray Community Association, to create a joint vision for the new centre. This vision includes:

- a space that is open and welcoming to all members of the community
- a modern building, fit for purpose and future proofed
- re-provide the well-loved garden space and a greener centre overall
- expand current service provision and appeal to a wider range of users
- work to proactively accommodate groups/ organisations who wish to use the centre

**What services would a new community centre provide?**

The core service at the new community centre would continue to be for older people. However, the building will be flexibly designed so a wider range of residents, groups and services can utilise space alongside this core provision. The Council is working with the Elleray Community Association to identify new users of the centre, as well as those known to them already, and encourages anyone who may wish to use the new community centre to contact [ellerayreprovision@richmond.gov.uk](mailto:ellerayreprovision@richmond.gov.uk).

**Will the new building be sustainable?**

Sustainability is a crucial consideration for the design. The building will achieve BREEAM New Construction 'excellent' through a highly insulated fabric, photovoltaic panels generating electricity, air source heat pumps for heating and hot water, rainwater run-off attenuation and reduced water consumption. Enhancement of the biodiversity of the site is achieved with the introduction of extensive landscaped gardens.

**How long will the community centre be out of action while the new one is built?**

As the new community centre is being built on a new site there will be no significant break in provision, apart perhaps for a short amount of time when items are transferred from the current to the new centre following hand over.

**What is the size of the new community centre compared to the current?**

The existing building is 510.5m<sup>2</sup>, and the proposal is currently 519m<sup>2</sup>.

**How does the capacity of the new hall compare to the old?**

The existing hall is circa 194m<sup>2</sup> whilst the new hall is currently 143m<sup>2</sup>. Though this space is smaller, the design includes partitions so that the space is more flexible and more activity rooms and supporting spaces have been provided.

**Isn't the pavement on North Lane too narrow and road too busy to be a good location for the new centre?**

The bollards are in place on the east side of the road to protect against turning lorries. There are alternative pedestrian routes to access the proposed new community centre. The centre is set back from the road (further than neighbouring residential properties), with a courtyard area large enough for the minibus to drop users right next to the entrance.

**The new residential development**

**Will the new housing be affordable?**

Yes, the new residential development will be 100% affordable. The exact tenure mix will be confirmed nearer to the submission of the planning application.

**Who will deliver the housing?**

Following planning permission being sought in the summer, the housing site will be sold to a housing provider who will then deliver the housing.

**Is the Council overdeveloping the housing, and overproviding single bedroom flats?**

No, it is not considered that the Council are overdeveloping the site. The development is expected provide 16 affordable units (12 x 1 bed, 2 x 2 bed and 2 x 1 bed wheelchair units) in a two-storey building that from the road appears as two houses with to the rear a curved mews development. The scale and type of unit sizes have been developed through initial discussions with the planning service but as with all proposed developments, it will be subject to the detailed planning application to be submitted later this year when the proposals will be assessed against the Council's adopted planning policies and plans and also subject to statutory planning consultation.

**Is the path running down the side of the new housing going to be publicly accessible?**

The proposal has been reviewed in relation to a Secured By Design (an initiative to design out crime on new-build developments) and it was recommended that the pedestrian access to the rear mews be gated with a fob key locking system, so restricting public access.

**Will the housing be sustainable?**

The sustainability of the affordable residential dwellings follows Zero Carbon principles, with super-insulated fabric, photovoltaic panels, reduced rainwater run-off and reduced water consumption, plus an 'extensive' biodiverse green roof. Heating and hot water will be generated by air source heat pumps.

**Will the new housing impact the light and privacy currently enjoyed by neighbouring properties?**

The new development has been designed to minimise the impact on neighbouring residents. The results of the daylight and sunlight report demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. The report states that

taking into account the overall high level of compliance with the BRE recommendations demonstrated, and mitigating factors set out within the report, the proposed development is acceptable in terms of daylight and sunlight.

**Who will be able to buy the housing?**

The new residential development will not be for private sale, it is an affordable housing scheme. The tenure of the units will be confirmed before the planning application.

**Who will look after, and maintain, the green roof of the new residential development on the current site?**

The housing will be delivered by a housing provider and they will be responsible for maintenance and upkeep.

**Where are the refuse and recycling bins to be stored?**

There are two bin store locations suggested in the residential site plan, one on the west side along the access route, the other next to the disabled parking bay on the east side, this can be seen in the design boards. The stores are to be brick enclosures with a solid roof and gates.

**Is the mews in proportion and in character with the surrounding houses?**

The mews is a two-storey building in line with the heights of surrounding buildings, with planners advising on the design and distance from surrounding properties. The front building (street facing) follows the scale, materials, and character of the closest neighbours, with dark London stock brick walls and red stock brick banding, topped with shallow pitch natural slate roofs. The rear mews has a flat green roof reducing its scale to the two-storey pitched roof neighbours.

## **Parking**

**How will the Council mitigate the parking lost at North Lane Car Park (East)?**

Studies have shown that even during peak periods there is spare capacity in the North Lane Car Park (West). With a capacity of 86 parking spaces, this car park can accommodate cars displaced from the North Lane (East) car park. The initial parking survey feedback can be found [here](#)

**Will the housing scheme put additional stress on parking in the area?**

The housing scheme will be a car free development, except for a single disabled parking space. The Council consulted on the introduction of a controlled parking zone (CPZ) in the Teddington area in Autumn 2020 in addition to the existing CPZ in Elleray Road. The results of the consultation were reported to the Transport and Air Quality Committee in January 2021, demonstrating support for the introduction of a CPZ in most of the surrounding roads. Occupiers of the new development will not be eligible to apply for a parking permit either in the existing or new CPZ and so will not be putting any additional stress on the local area. The residential site is well located for any new occupiers to use public transport or active transport modes.

**Would a basement carpark solve the parking issues?**

Basement parking is not being considered. The residential development will be car free (except one disabled parking space) and the loss of the car park is being mitigated. Basement car parks are also very expensive to construct and unlikely to be possible on such small sites.

**Why are you introducing residents only parking in streets each side of Broad Street?**

The Council is progressing parking controls around 7 areas in Teddington/Strawberry Hill. This follows consultation across a large area of Teddington where these measures were supported by most respondents. More information on the consultation can be found [here](#).

**Finances****Will the Council make a profit from the sale of the Elleray Hall site?**

No. The Council will be investing funds received from the site back into delivering the new community centre. It will also be using Council Housing Grant to enable delivery of the affordable housing

**Will construction of the new centre be expensive?**

The current centre is beyond its useful economic life and requires significant investment just to remedy defects and does not offer the advantages of a modern building. While there will be costs associated with the construction of a new centre, it is seen as the option that offers best value for money. The Council will also be able to help fund the delivery of the new centre through the capital receipt received from the sale of the existing centre for affordable housing.

**Why was there an increase in costs reported to Committee?**

In February 2020 the Committee report provided an estimated project cost. Construction costs were “an approximate estimate only” based on the outline feasibility report with little design information or input from structural, mechanical and/or electrical engineers. Costs also excluded fees required to progress the design of the housing scheme to planning as well as enabling development of the housing scheme.

In February 2021 Committee were provided with updated project costs, following further work on the proposal, which provided a more accurate forecast of the total project costs based on current design stage including a contingency allowance.

**Has there been a comparative costing exercise to determine costs of building simultaneously compared to sequentially?**

It is not possible to build simultaneously as this would disrupt the delivery of services currently delivered from Elleray Hall.

## **Next steps**

### **What is happening with the results of the engagement period?**

Feedback from the current period of engagement will help inform design development ahead of a planning application.

### **Will the results of this engagement be reported to Committee?**

The results will not be reported to Committee. The consultation results from 2020 were reported to Committee and since then approval has been given to progress with the project. This engagement period is to inform the designs before a planning application is made. A summary report will be made available online. There will be a statutory consultation period as part of the planning application process and then a report to the Planning Committee.

### **What are the project timescales?**

An indicative timeline is shown in the design boards, see [here](#).

### **Is this already a done deal?**

The Council have made several Committee decisions in support of the project and the latest gave approval to complete the project within agreed capital funding. The proposals do still need to go through the planning process to seek Planning Committee approval as well as the sale of the existing site and the procurement of a building contractor before construction can start.

### **Is this the last opportunity for residents to have their say?**

This is the second period of engagement on these proposals. Residents will be able to provide feedback during the statutory period of engagement carried out during planning. Residents are welcome to email the Council with any queries they have: [ellerayreprovision@richmond.gov.uk](mailto:ellerayreprovision@richmond.gov.uk)