

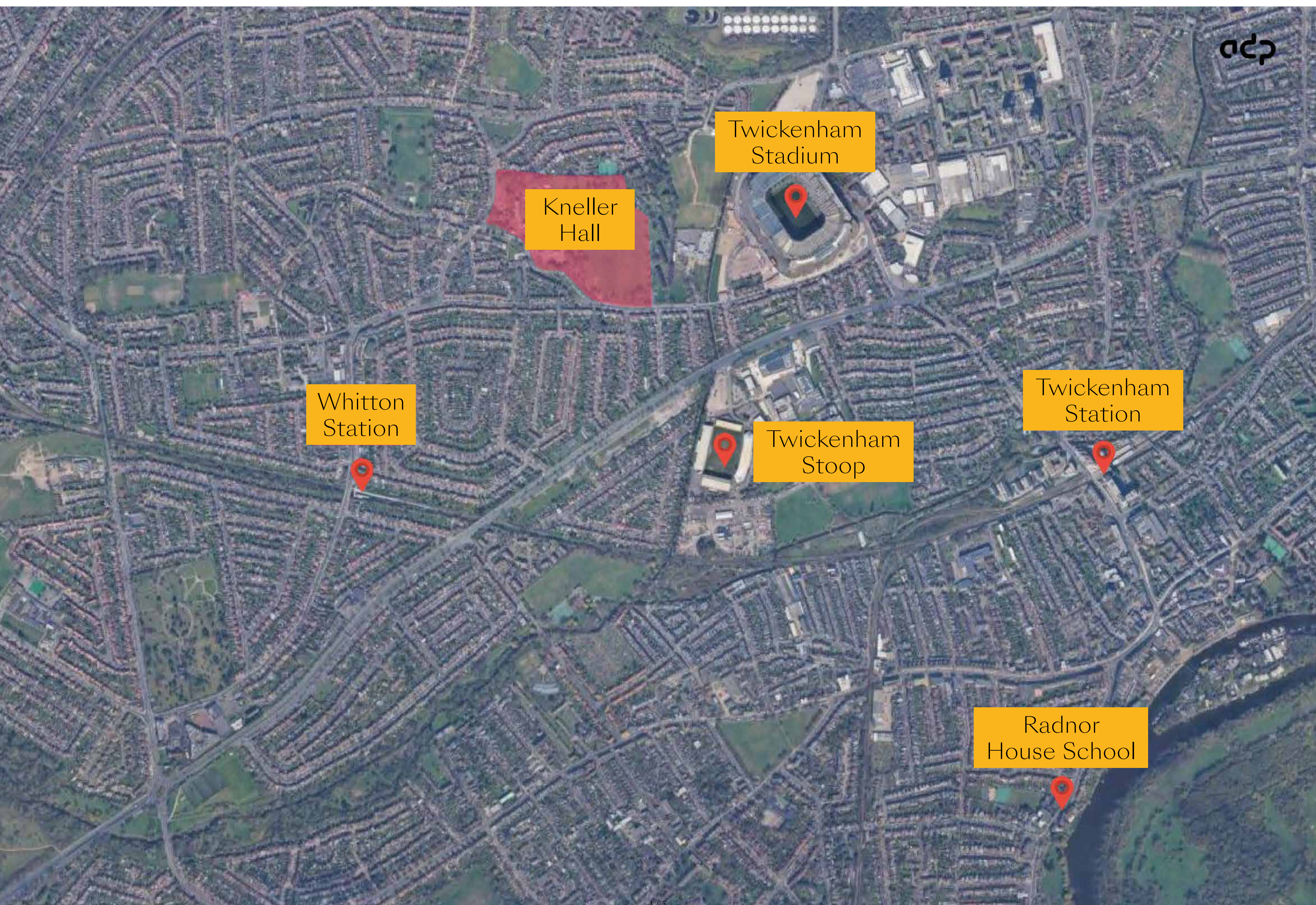
Thank you for attending our exhibition today.

As we finalise our proposals for the Kneller Hall planning application, we wanted to update you on how these have progressed and to hear your views.

The proposals will help deliver significant benefits locally and continue the legacy of Kneller Hall as a positive educational space in the Whitton community and broader Richmond area.

The proposals for a new senior school at Kneller Hall comprise new sporting facilities (including an indoor swimming pool), a school hall, a forest school and classroom space. In addition the proposals provide the refurbishment and restoration of the existing listed and curtilage listed building to make these more accessible.

Please take the time to browse these exhibition boards and give your feedback. This information and feedback form can also be found online at www.radnor-twickenham.org



Aerial view of Kneller Hall situated within the local area

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WHO ARE DUKES EDUCATION AND RADNOR HOUSE SCHOOL?



Pope's Villa

WHO ARE DUKES EDUCATION?

Dukes Education is a family of UK nurseries, schools and colleges united by a common purpose; to give children the foundations for an extraordinary life through education. Founded in 2015 by its chairman Aatif Hassan, Dukes Education has 23 schools and colleges, and 20 nurseries, with sites across London, Cambridge, Kent, and Cardiff.



RADNOR HOUSE SCHOOL

Radnor House is an independent selective co-education day school which is currently located at Pope's Villa, 1.6 miles south-east of Kneller Hall. Radnor House pupils learn in small classes with a strong focus on individual attention. The school educates girls and boys from ages 9 (Year 5) to 18 (sixth form).

The school is currently at full capacity. The school is heavily oversubscribed. A shortage of space also means that Radnor House is restricted in the curriculum and bespoke facilities it can offer students, and students are forced to travel off site for sporting activities.

The development of a new senior school at Kneller Hall will enable the existing pupils in Year 7 and above to move to the Kneller Hall site. There will be improved facilities for existing students and further growth to offer more spaces for additional students.

The new school will be called Kneller Hall School.



KNELLER HALL
SCHOOL

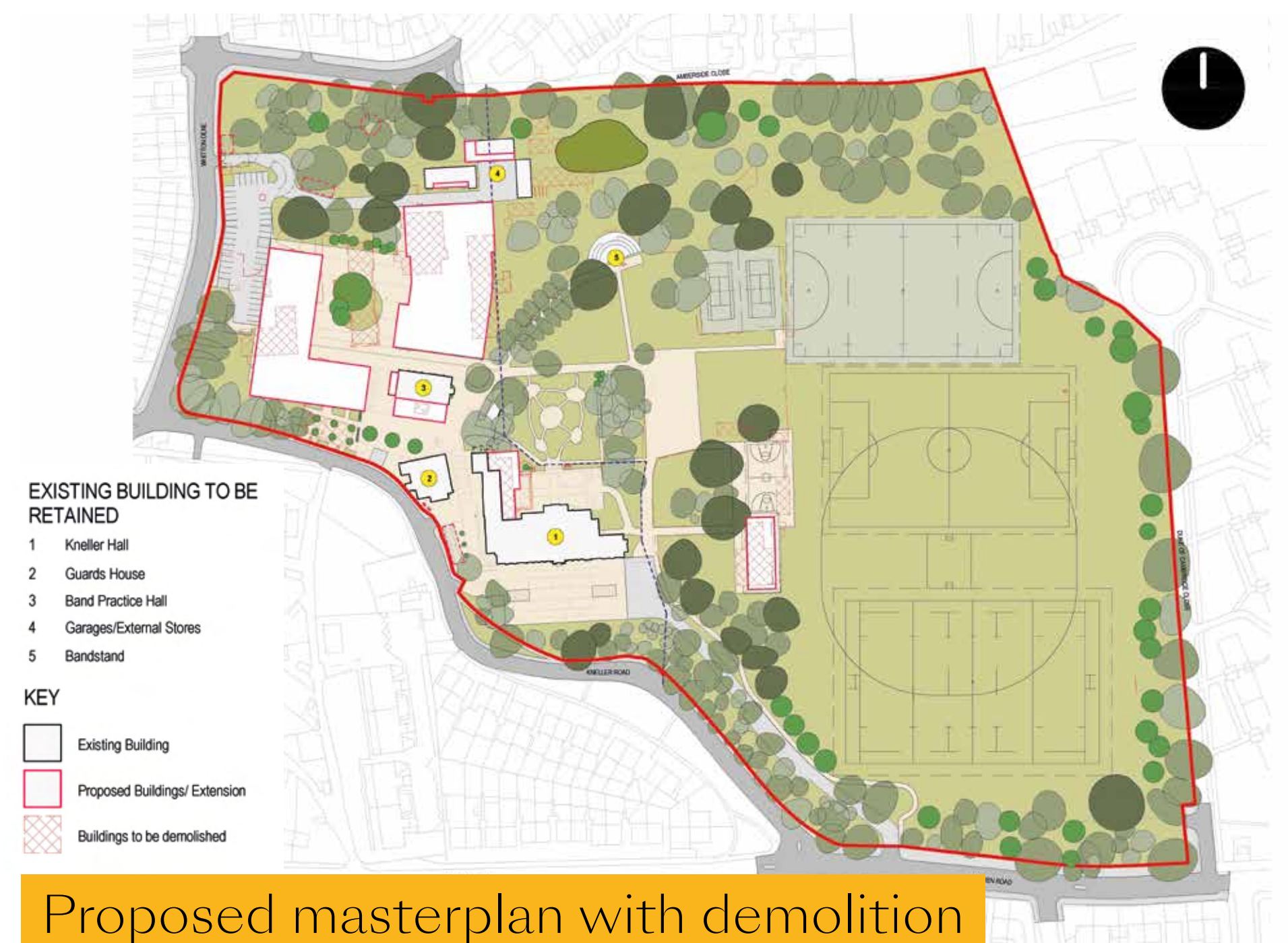
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AN OVERVIEW OF OUR PROPOSALS

Dukes Education propose to establish a new senior school within the listed Kneller Hall building and the wider Kneller Hall site. The proposals include the restoration of the existing listed and curtilage listed buildings, and the development of new buildings on the site.

When the school initially opens it will have circa 500 pupils. Kneller Hall will grow annually, with a capacity for up to 1,000 pupils.

Kneller Hall, the Guardroom and Band Practice Room will all be carefully protected with repair and restoration work undertaken.



Dukes Education want to ensure the site's historical musical legacy is maintained.

- The bandstand will continue to be used
- The Guardroom will be converted into a music centre
- The Band Practice Hall will be converted to a circa 275 person school hall with retractable seating, that will be used for plays, assemblies and as a drama rehearsal space

The proposals also include the development of new buildings to provide high quality and modern teaching accommodation. These have been carefully designed to consider their relationship to the existing on-site buildings and nearby residential properties. These include:

- A new 3-storey L-shaped teaching block on western part of the site
- A new sports centre with an indoor swimming pool and 4 sports courts to the east of the new teaching block
- A new sports pavilion on the eastern part of the site, which will replace the existing dated sports hall building and provide changing facilities for the outside sports pitches
- Single storey extension to the Band Practice Hall, to provide dressing rooms, WCs and a break out space
- Replacement single storey extension to the rear wing of Kneller Hall, to provide a school library



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AN OVERVIEW OF OUR PROPOSALS



Proposed landscape masterplan

The landscaping strategy has been developed having regard to the site's history and the importance of retaining and enhancing the site's existing ecological value.

The proposed strategy seeks to provide a green corridor across the northern part of the site, where ecology and biodiversity will be enhanced. It also proposes to provide useable and well-designed outside spaces and courtyards for pupils; to create connectivity between the buildings and across the site; and to provide food growing and outside learning opportunities for pupils.

There will be additional and improved outdoor sports facilities, including two resurfaced and flood lit tennis courts, an outdoor astroturf hockey pitch, two re-turfed grassed sports pitches and a basketball court. In addition, a shelter is proposed to accommodate a forest school programme. Community access will be provided to many of these facilities (please see the later board).

Ecology and biodiversity improvements are proposed across the site, to achieve biodiversity net gain. The strategy proposes:

- Retention and enhancement of acid grassland, where possible
- Wildflower meadows
- Introduction of green roofs on the new buildings
- Replacement tree planting at a 2:1 ratio – over 60 additional trees will be planted
- Introduction of a swale with wetland planting
- Introduction of bird and bat boxes

A management plan will be submitted as part of the planning application, to ensure the correct management of the landscaping scheme and biodiversity strategy.

A site wide energy strategy and communal heating system is proposed, which will comprise:

- Ground source electric heat pump, which will be laid beneath the grassed sports pitches
- Air source electric heat pumps
- Photovoltaic panels on the roofs of the proposed new buildings
- Enhanced building fabric and LED lighting
- No combustion or gas fired boilers are proposed

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WHAT HAS CHANGED SINCE WE LAST SPOKE TO YOU?



Rear of Kneller Hall looking south, showing the proposed replacement single storey extension to the rear wing

Since we last spoke to you in May, we have been working hard to finalise the proposals

MAY 2022 CONSULTATION

We consulted you in May to understand what matters to you here in Whitton and your views on the proposals.

- We spoke to 101 people at our event in Kneller Hall
- We sent out information to 3,356 addresses around the site
- We received 58 pieces of feedback
- We spoke to your local councillors and MP

You said to us:

- You agreed that Kneller Hall should continue as a place of education
- 74% of you thought the proposals were sympathetic to the site's context and designation
- You strongly supported community access to sporting facilities
- Some expressed reservations regarding the access points and impact on traffic and congestion locally
- Many of you stated you would like to see the underused site developed

The project team has reviewed each of your comments and developed the proposals with these in mind.

The proposals have developed in the following ways since we spoke to you in May:

- The design and materials of the new buildings have progressed and we are now able to show you elevations and CGIs
- We have secured listed building consent from Richmond Council to enable us to undertake initial investigations and enabling works inside Kneller Hall, to help inform our proposals
- The community use agreement has been drafted, to allow local residents access to many sports and music facilities
- The team has continued to work closely with Sport England, Richmond Council and other consultees, which have been positive
- We have undertaken additional specialist transport surveys to understand how the proposals may impact the local road network

In the following boards, you can see how the design has developed and learn more about the community uses, which were important to you.



Proposed teaching block, west elevation

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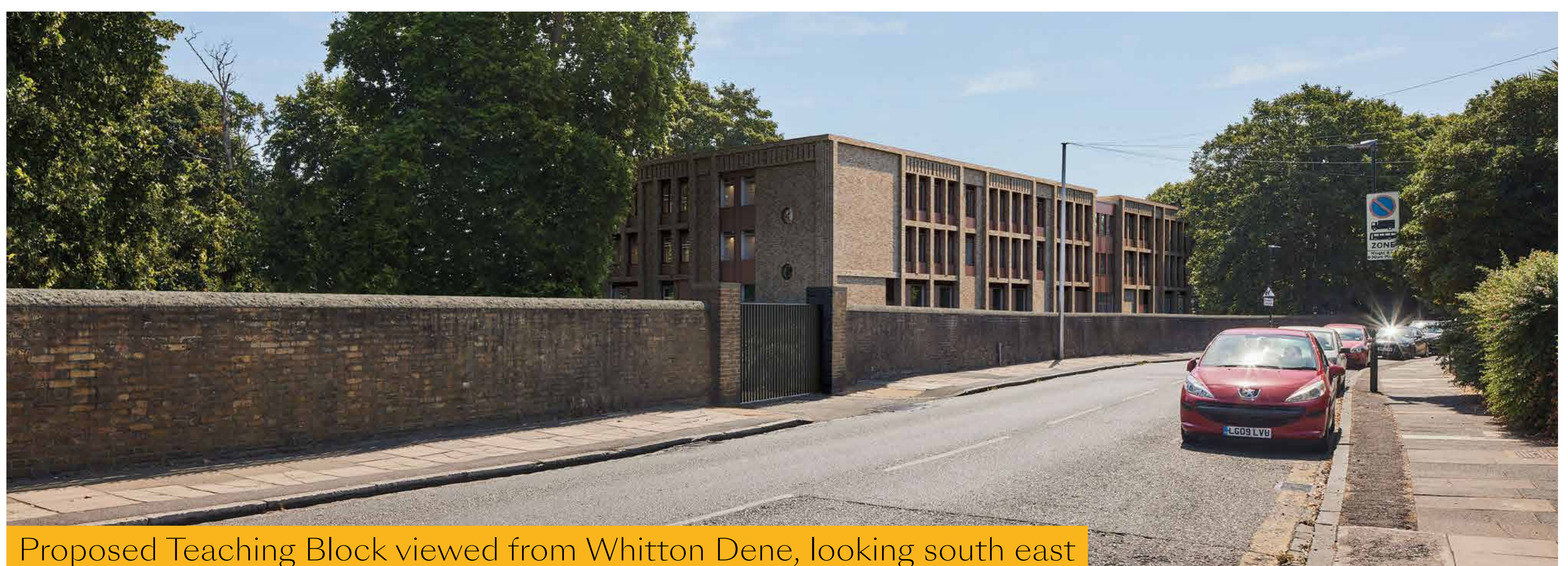
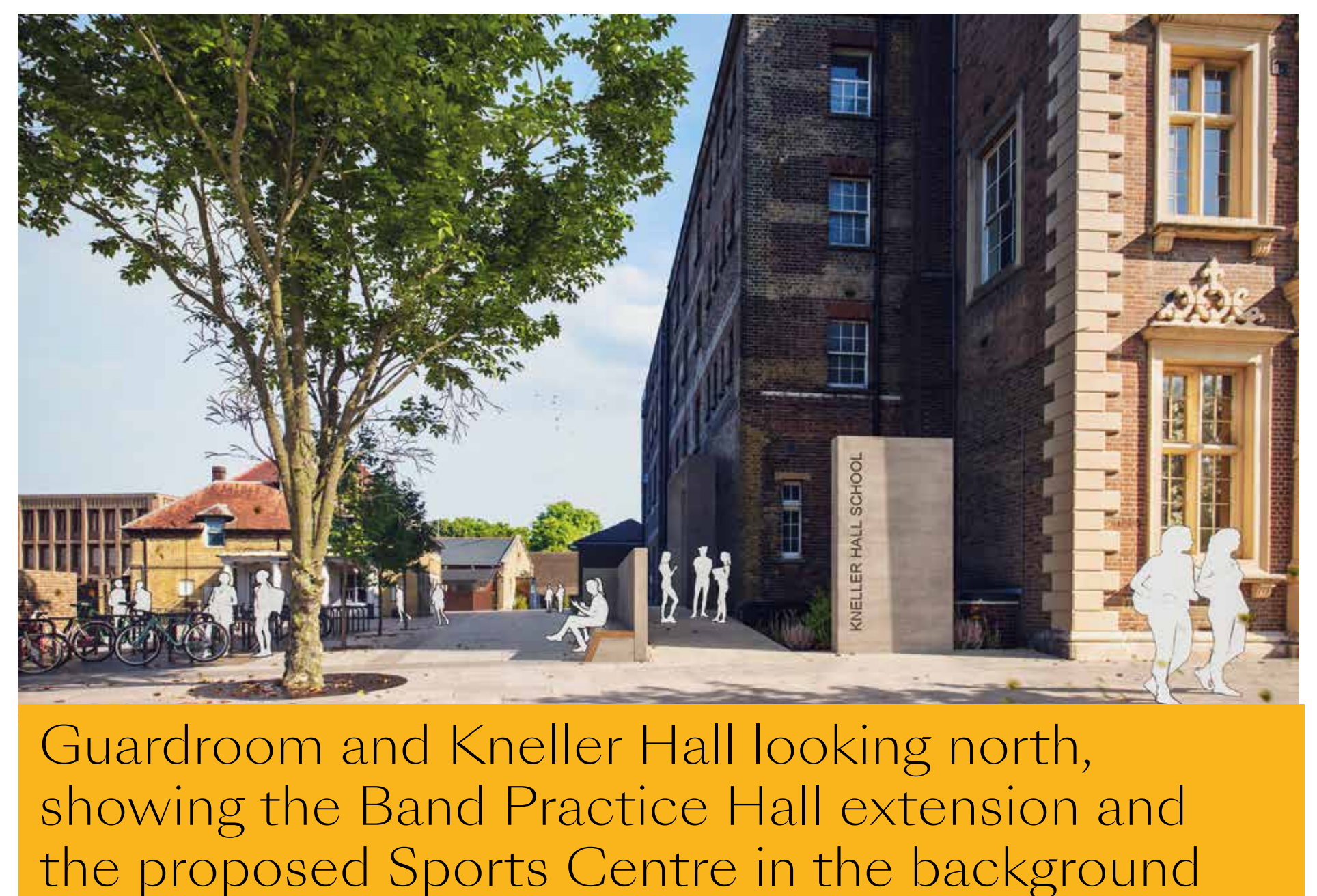
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COMMUNITY USES

We are keen to build a good relationship with our neighbours and ensure that the local community benefits from access to the facilities at Kneller Hall.

During our May consultation, 96% of you said you supported the proposed community access to Kneller Hall's sporting facilities. Community access to the swimming pool and invitations to concerts and events were the most popular. During the event, many of you stated how important musical events at the bandstand were to the local community.

We will be working with local primary schools to offer full and partially funded Kneller bursaries.

We are excited to confirm that Dukes Education will continue the tradition of inviting local residents to concerts, plays and events held by the School, including those at the Bandstand.

We are in the process of finalising the Draft Community Use Agreement, which will accompany the planning application. This will ensure that local community groups and schools can benefit from these exciting new educational and sports facilities.

The cost of using and hiring the facilities will be similar to charges to use Council-run facilities. This is required to help maintain the facilities. We are speaking to Richmond Council and Sport England to ensure community access is fair, affordable and accessible.

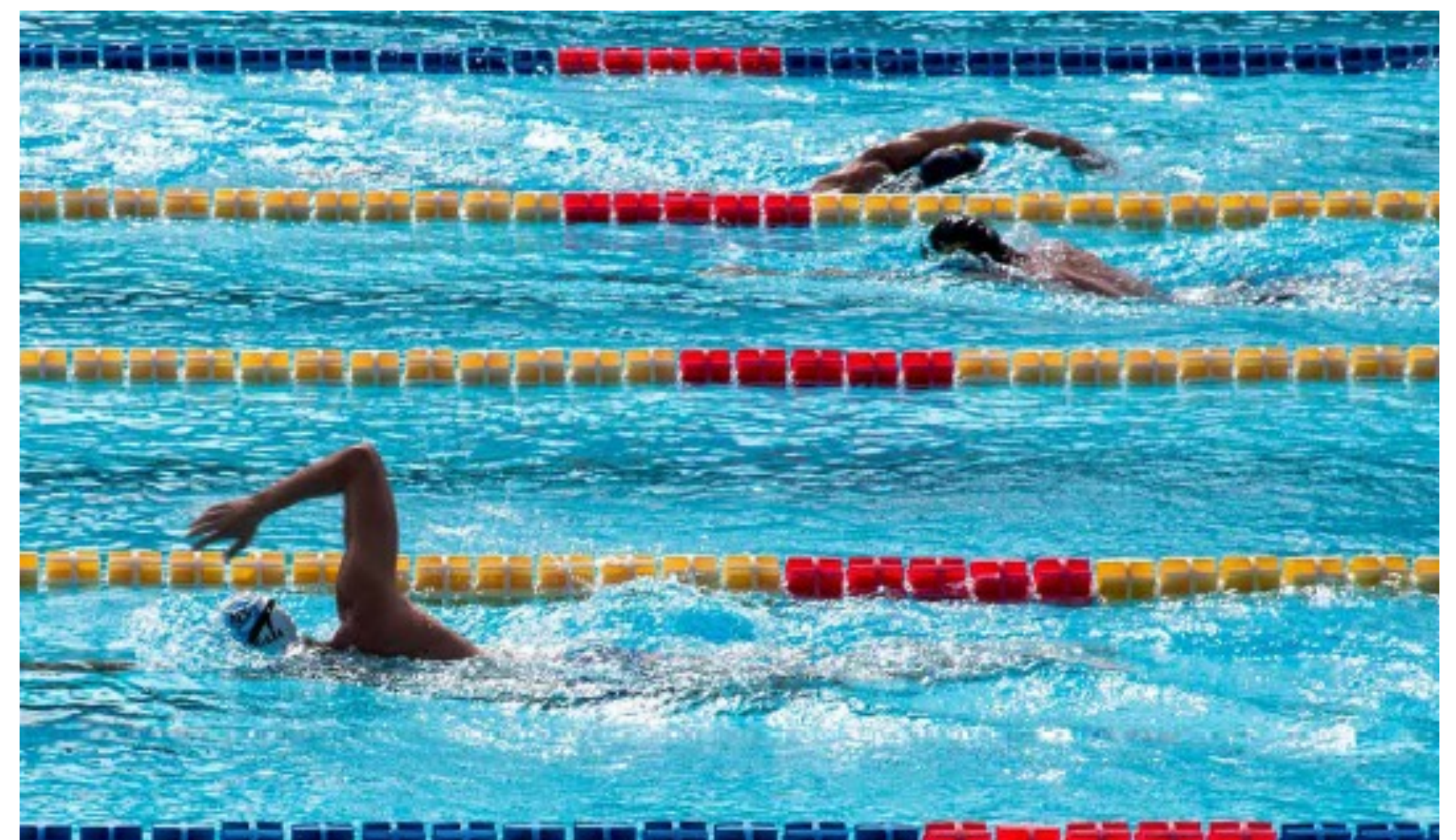
During the school holidays, these facilities will be available during the day. During term time, these will be available in the evening and weekends. Groups using the facilities will be encouraged to walk and use public transport to access the facilities but there will also be on-site parking provided for those that need it, to the east of Kneller Hall, next to the outdoor pitches.



Sports pitches looking west towards the Sports Pavilion and Kneller Hall

What does this include?

- Outdoor grassed pitches: rugby and football
- Astro turf pitch
- Two tennis courts
- Basketball and netball court
- Sports pavilion with changing rooms, club room, storage and toilets
- Cricket pitch, in the summer
- Indoor swimming pool
- Four court Sports Hall with changing facilities
- Local schools access to Forest School
- Access to the chapel as part of the Open House Festival
- Opportunity to hire the School Hall
- Invitations to local residents to concerts, plays and other events



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TRANSPORT AND ACCESS

AN OVERVIEW

Vehicles and pedestrians will have separate entrances.

The main vehicle access will be via Kneller Road to the south of Kneller Hall, which makes the best use of the local road network and limits vehicle movements on neighbouring predominantly residential roads. Pick-up and drop off will take place via this southern entrance.

There will be a vehicle access point via Whitton Dene for servicing and staff parking. These gates will be controlled by an intercom system.

Pedestrian access will be taken primarily via the existing access to the west of Kneller Hall onto Kneller Road, which will be for use by pedestrians and cyclists only (and emergency vehicle access).

WHAT HAS CHANGED?

Since we spoke to you in May, we have undertaken further travel and transport surveys and have more detailed plans for how traffic will be managed.

Our surveys of existing Year 7-13 students at Radnor House School, who will be moving to Kneller Hall, show that many of these students already cycle, scooter and walk to school, and many live close enough that this remains feasible for them.

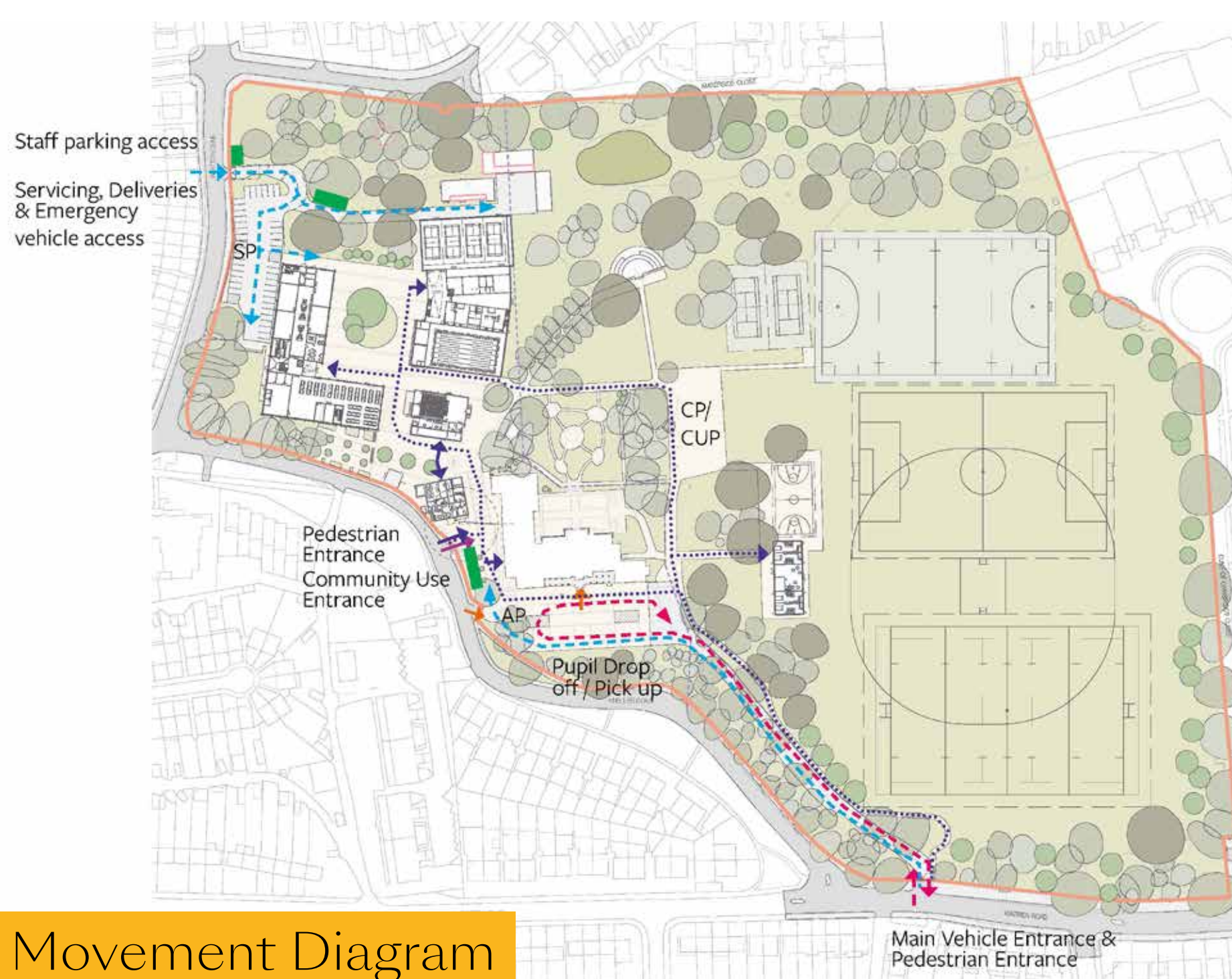
Our surveys also show the site is well connected by public transport, with four bus services operating nearby and Whitton Railway Station 1km away. The school will also be retaining existing school bus services, as well as providing additional school bus routes, to provide students with further alternatives to travel to the school other than private car and public transport, where walking, cycling and scooting is not feasible.

Pick-up and Drop-off Loop

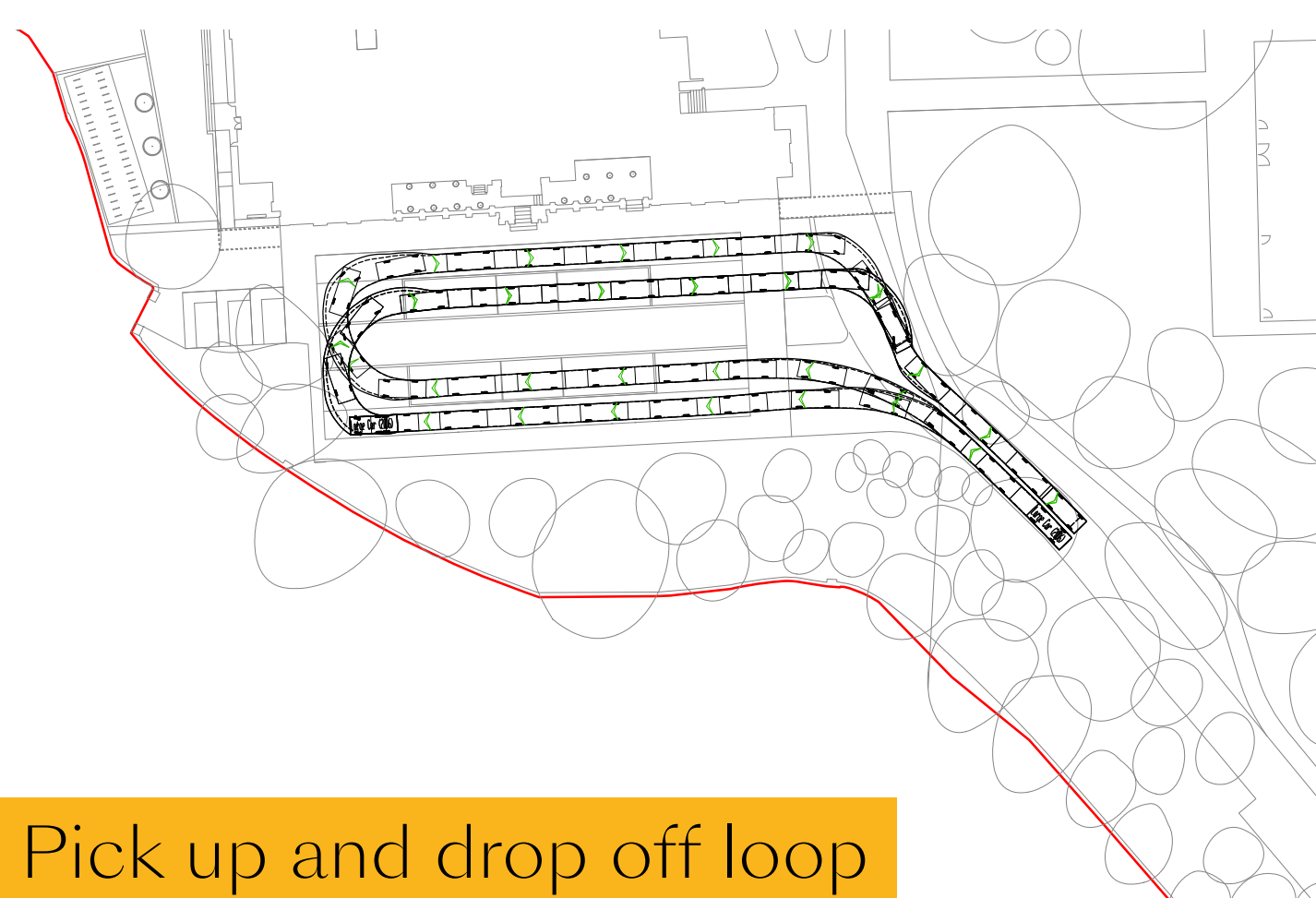
- Vehicles enter and exit via the south access to Kneller Road
- Parade ground will be used and set out in a circular arrangement, to facilitate a clear and efficient circulation of vehicles
- Two banks of pull-in parallel areas with a central zone free of vehicles

School Travel Plan to encourage active travel

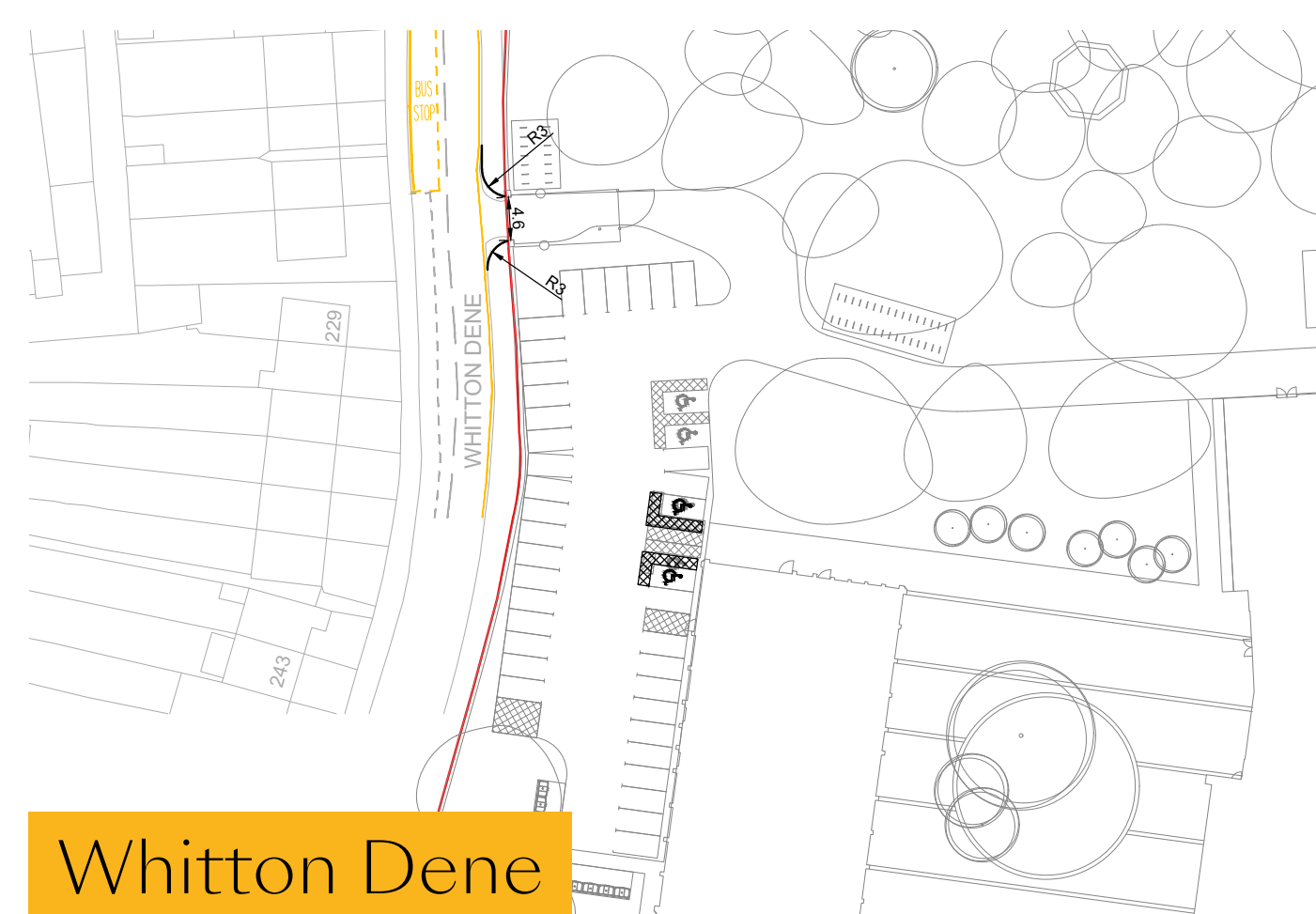
- Safe and secure cycle and scooter parking
- School bus services
- Initiatives such as cycle training sessions
- Staff and parent education on sustainable travel and a direct approach to move away from private car use



Movement Diagram



Pick up and drop off loop



Whitton Dene

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We hope you found this update helpful. It is important for us to know what you think about Dukes Education's vision of Kneller Hall.

You can fill in a feedback form either in-person at our public consultation or online at our website www.radnor-twickenham.org. You have until 19th September to please submit your feedback.

WHAT HAPPENS NEXT?

We are continuing to engage with the Council, Sport England and other consultees as we finalise the proposals. Below is an indicative timeline:

September 2022

Submissions to London Borough of Richmond

Winter 2022

Potential planning committee

2023

Work starts on site (subject to planning permission)

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