

For the past 45 years, Ellera Hall has been a place where local people can take part in a range of activities run by Ellera Community Association. The services remain an integral part of the Council's support for older people. However, the building in which they are based is increasingly difficult and expensive to maintain. Thousands of pounds is spent every year heating the non-energy efficient building.

In 2018, Richmond Council held a consultation on proposals for a possible new community hub in the area. Residents and local groups were clear that the proposal was not popular. Therefore, the new Council administration confirmed that this original proposal would not go ahead.

There were several options to consider;
 1) Rebuild the centre in the current location
 2) Look for an alternative Council owned site
 3) Do nothing

Doing nothing is not our preferred option. Equally, rebuilding the centre in its current location is not preferred as it would involve a lengthy closure of the centre. The Ellera Community Association has requested that continuity of service throughout a redevelopment is essential.

Over the last 12 months we have engaged with Ellera Hall Trustees and carried out a feasibility study on the options available.

We believe that the best option is to relocate the centre to a new, permanent building on the nearby Council owned former depot and North Lane (East) car park site.

We would like your views to help shape our future plans. There will be other opportunities for you to have your say. We hope that everyone in the community will support our objective of providing a social centre for Teddington that will meet the current and future needs of local people and look at the best way we can utilise the existing site to meet the need for affordable homes.

Cllr Piers Allen (Richmond Council Chair of Adult Social Services, Health and Housing Committee)

Cllr Michael Wilson (Richmond Council Spokesperson for Communities, Equalities and the Voluntary Sector)



ELLERAY HALL

A NEW SOCIAL CENTRE FOR TEDDINGTON





Elleray Hall is a Social Centre run by the Elleray Community Association. It is a centre where people come to meet old friends and make new ones in a friendly, safe and welcoming environment. The Social Centre is open Monday-Friday between 9.30am and 3.30pm. Outside the service hours, the centre is used by local groups and individuals from the Teddington community.

WHAT HAVE YOU ALREADY TOLD US?

As part of the current proposals we have considered the views that residents, including members of Elleray Hall, gave us as part of the 2018 consultation and over the past twelve months. We have heard that a new centre must:



Be fully accessible for residents of all abilities - particularly those with wheelchairs or mobility aids. Be easy for people to access - either via public transport, on foot or by car



Result in no interruption to service provision - the current centre must not close until a new one is fully ready



Have suitable and sufficient parking for members of the centre - particularly for a minibus drop-off at the front door.



Have outdoor space for members of the centre e.g. a garden



Not result in a reduction of space for members of the centre



More adequate storage



Have a kitchen



Have clear connections to other local services



Be energy efficient

OUR VISION FOR A NEW SOCIAL CENTRE IN TEDDINGTON

Richmond's total population is estimated to grow by 4.4% between 2019 and 2025. It is estimated that the number of residents aged 65+ will increase by 28.1% between 2019 and 2030. The population of Teddington is set to increase by 8.8% by 2030 and 14.0% by 2050.

Local people are living longer and having more active lives and the Council is committed to working to support their independence and health and wellbeing. Community-based activity plays an important role in meeting these objectives.

The Council will work with the Elleray Community Association and Age UK Richmond to identify how the new centre can best be utilised for the current members of Elleray Hall services.

At the same time, the Council will explore, with the local community, how the services might develop in the future. It will set challenging targets reflecting its own commitments to improved health outcomes, a diverse service offer and culturally appropriate services for the whole community.

Elleray Hall has been the home for invaluable services for local people for the past 45 years. We must replace it with a facility that will provide a comparable level of service for our community now and in the future.

In June 2018, the Council started to explore options for the re-provision of Elleray Hall to meet local needs and requirements. In March 2019 Clive Chapman Architects and Sustainability Consultants were appointed to undertake a feasibility study in respect of the options for the two sites. The sites considered were:

- Elleray Hall, Elleray Road
- Former depot and North Lane (East) car park

The feasibility study aimed to:

- Establish Elleray Hall members' views on the proposals to redevelop the Hall and understand their service needs, particularly how these can be consolidated into a modern, fit for purpose community building.
- Develop design concepts to inform floor space requirements and arrangements between uses, including vehicle and access requirements, as well as internal floor space and facilities. Test these against the former depot and North Lane (East) car park site so that it can be tested in terms of site issues, planning policy and delivery costs.
- Set out a clear rationale for a preferred option for the re-provided building and a robust design concept for its use.

The results of the feasibility study, including the parking survey, are available on the Council website (www.richmond.gov.uk/Elteray_Hall_Reprovision) with hard copies available at the drop-in sessions.



Local residents enjoying the services and facilities provided at Elleray Hall

Summary of findings

Do nothing to the current building

Not our preferred option. The current building is costly to maintain and will need significant investment to keep the facilities as currently provided. Not possible to deliver services for future generations.

Redevelop the current building

Not our preferred option. Redevelopment of the current building would involve a long-term closure and loss of service provision for residents.

Relocate to the former depot and North Lane (East) car park site

This alternative site is near the current facility, centrally located, has good transport links and is owned by the Council. The car park is underused and permit parking could be relocated in the nearby area.

A separate site would enable continuity of service at current centre until the new one is ready for use.

Re-providing the hall on the former depot and North Lane (East) car park site would enable the redevelopment of the current site for much needed residential and affordable housing in the local area.



Parking in the local area

The Council is aware that by re-building Ellera Hall on the former depot and North Lane (East) car park site, there will be a loss of parking spaces.

A feasibility study has been carried out which included an assessment of the impact resulting from the loss of parking from the car park. The study concluded that following redevelopment of the car park site, parking stress levels will remain below the 85% threshold prescribed by the Council. The nearby North Lane (West) car park is able to absorb over-spill parking during the peak weekend period.

Should the North Lane (East) car park be redeveloped, consideration will be given to transferring the 11 season tickets currently on issue at this car park for use in the North Lane (West) car park. A review of the future issue of these tickets will be carried out.

A wider parking review in Teddington is underway. This will involve consultation with residents and businesses of both existing controlled parking zones in Teddington and of roads outside these areas. **Residents of the proposed new development will not be entitled to apply for a CPZ permit or a car park season ticket in the area.**

For more information, go to:

Existing Teddington CPZs:
www.richmond.gov.uk/teddington_parking_review_existing_cpzs

Outside Teddington CPZs:
www.richmond.gov.uk/teddington_strawberry_hill_area_parking_study

The parking review closes on 6 March 2020.

The results of the initial parking survey will be revisited as part of the pre-planning and planning application process and local residents and stakeholders will be able to provide their views. Further parking surveys are expected to be carried out in the area in the next two months.

Housing on the Ellera site

By relocating the Social Centre to the former depot and North Lane (East) car park site, it would free up the current site on Ellera Road.

It is thought the site would be suitable for housing. Initially an all market housing scheme was considered to secure the maximum receipt to help fund provision of the new Centre. However, lead Council members have asked Officers to also consider the viability of a 100% affordable housing scheme that would provide low cost housing for rent and sale, targeted at local residents and workers.

The objectives of this approach would be to:

- To provide genuinely affordable low-cost rent housing, targeted at existing social renters looking to downsize. The benefits would include more manageable accommodation in a town centre location, close to local services including a new Ellera Hall and releasing larger family homes for letting by families in need.
- Homes for low cost rent and sale targeted for local residents and workers including potentially key workers providing vital services in the Teddington area/borough.

An initial assessment identified that up to 18 one bedroom homes (meeting the latest space standards) might be accommodated to meet these objectives. However, the Council is now looking at options which would provide some family homes, which would reduce this number.

It is still early days, with plans still forming. Any proposals would be subject to surveys, pre-application discussions, pre-planning consultation with residents and stakeholders, viability and the planning application process.

A report will be published for the Adult Social Services, Health and Housing Committee on the 10 February 2020 and a further report taken in April 2020.

PROPOSAL SUMMARY

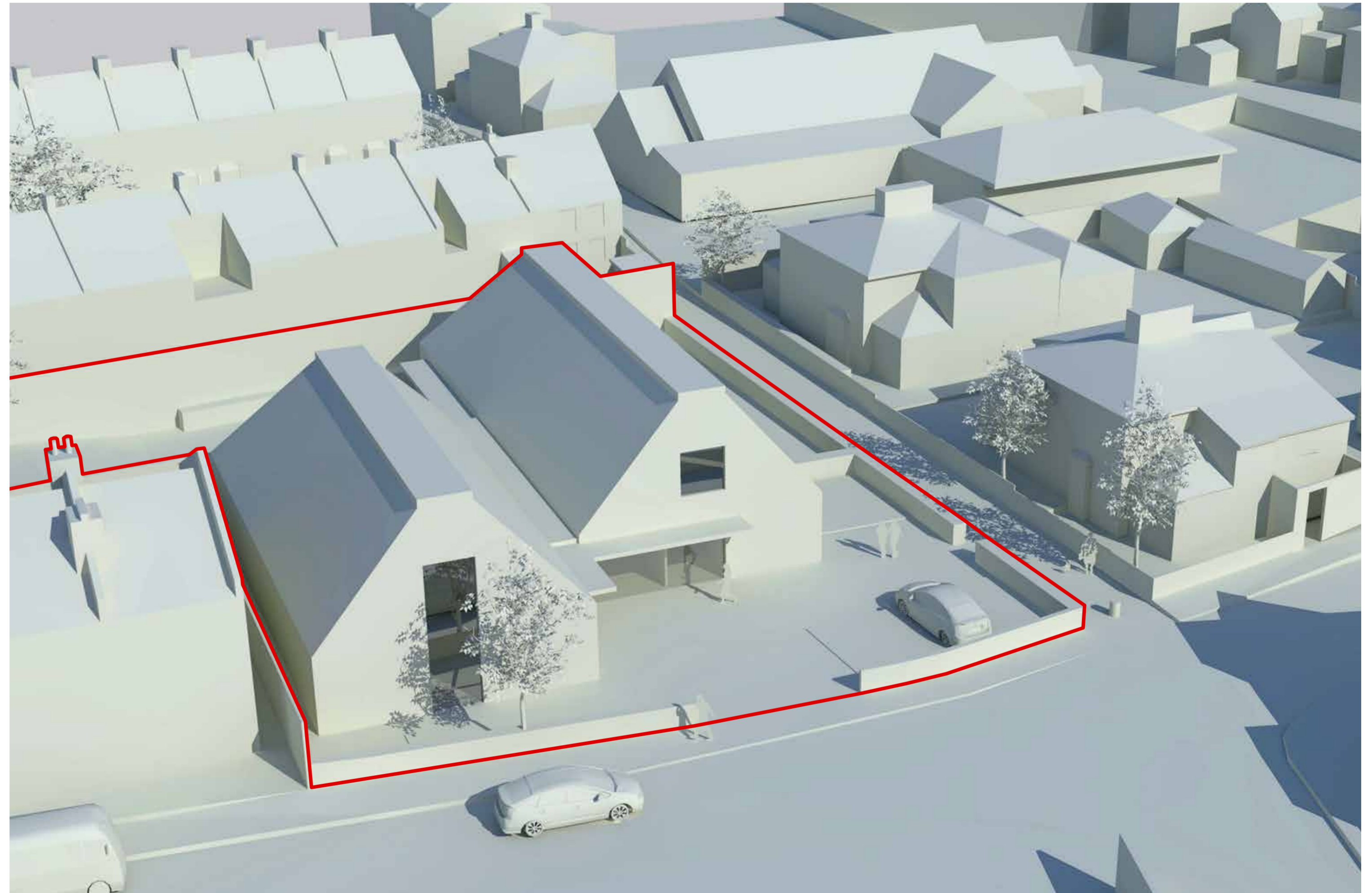
We are proposing to build a new community social centre on the former depot and North Lane (East) car park site. The design principles are:

- A large, double height hall with the potential to be divided into three separate areas suitable for independent use, inclusive of separate access - Possible uses: dance, yoga, antiques fairs
- Large professional kitchen that serves the hall, a cafe space, and garden terrace area
- Open reception area overlooking the main entrance, central staircase and lift, with views to a garden
- Lounge and cafe opening out onto the garden terrace and covered area
- Specialist rooms, for uses such as hairdressing, chiropody etc
- Multiple activity rooms suitable for different uses, inclusive of café, lounge and quiet area with movable partitions - Possible uses: NCT classes, AA meetings, Yoga, smaller dance classes, MP surgery
- Activity rooms located on the first floor with potential to be utilised during the day by other local groups with minimal disruption to the existing Ellera Hall programme
- Lift access to all floors
- Wheelchair accessible sanitary facilities
- Lockable storage areas
- Landscaped gardens off a terrace and accessible from the café, lounge and hall
- Parking space for a minibus plus three car parking bays, together with an additional City Car Club space possibly shared with the affordable residential scheme

- A highly sustainable building reducing the use of energy with renewable energy systems and working towards a target of 'Zero Carbon'

emissions Subject to funding, we want the new building to be an example of modern, energy efficient building.

CGI graphic of the proposed new development on the former depot and North Lane (East) car park site



Site plan for the proposed new centre

DESIGN PRINCIPLES

PROPOSED NEW LANDSCAPED GARDEN & TERRACE

PROPOSED 'COMMUNITY SOCIAL CENTRE' BUILDING

- SPLIT BETWEEN TWO LINKED & STAGGERED BUILDINGS
- SET BACK FROM NEIGHBOURING HOUSES
- BUILDINGS TO HAVE PITCHED / HIPPED ROOFS TO REDUCE SCALE
- NO FIRST FLOOR WINDOWS & NO OVERLOOKING

NEW PARKING COURT & DROP OFF POINT

- TOTAL OF 6 SPACES PROVIDED:
- 3 x STAFF/VISITOR BAYS
 - 1 x DISABLED BAY
 - 1 x CAR CLUB SPACE (POSSIBLY FOR ELLERAY HALL AFFORDABLE HOUSING SITE)
 - 1 x MINIBUS SPACE

PEDESTRIAN ROUTE TO NEW BUILDING

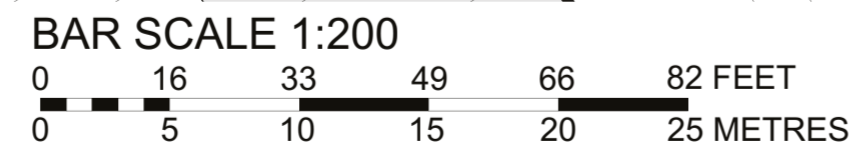
- FROM MIDDLE LANE FOOTPATH
- LINKING ELLERAY ROAD WITH NORTH LANE
- BOUNDARY SCREENED WITH HEDGE PLANTING

PITCHED & HIPPED END ROOFS

- REDUCE THE SCALE OF THE PROPOSED BUILDING
- MINIMISE VISUAL IMPACT TO NEIGHBOURS

KEY

- SUNPATH
- EXISTING BUILDING & MAIN FRONT ELEVATION
- REGISTERED BUILDING OF TOWNSCAPE MERIT
- EXISTING TREE
- PROPOSED TREE
- MAIN ENTRANCE
- SECONDARY ACCESS TO MAIN HALL
- VEHICLE ACCESS
- PEDESTRIAN ACCESS
- VIEW COMMUNITY CENTRE TO GARDENS



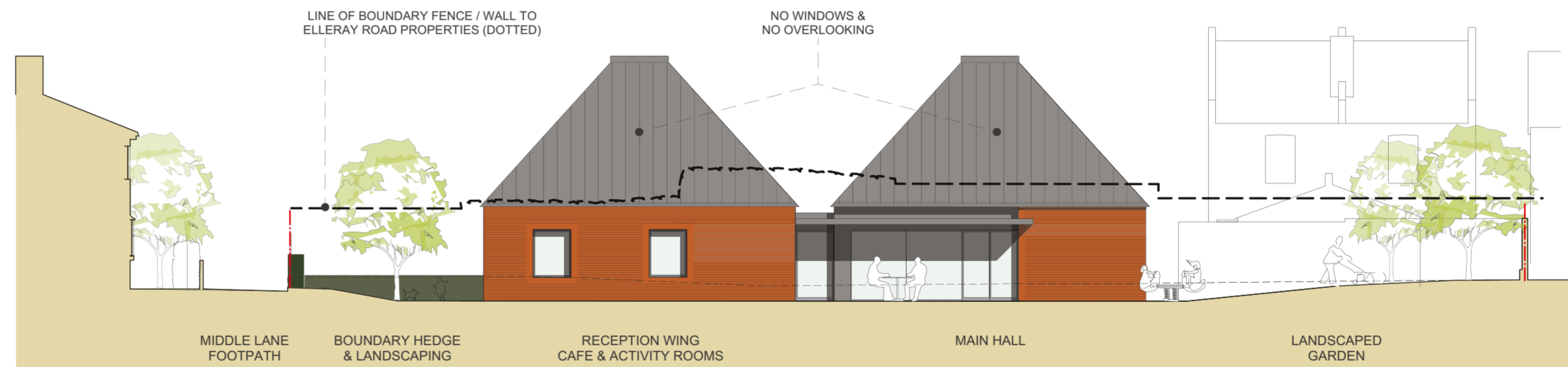
1 - FRONT - WEST ELEVATION



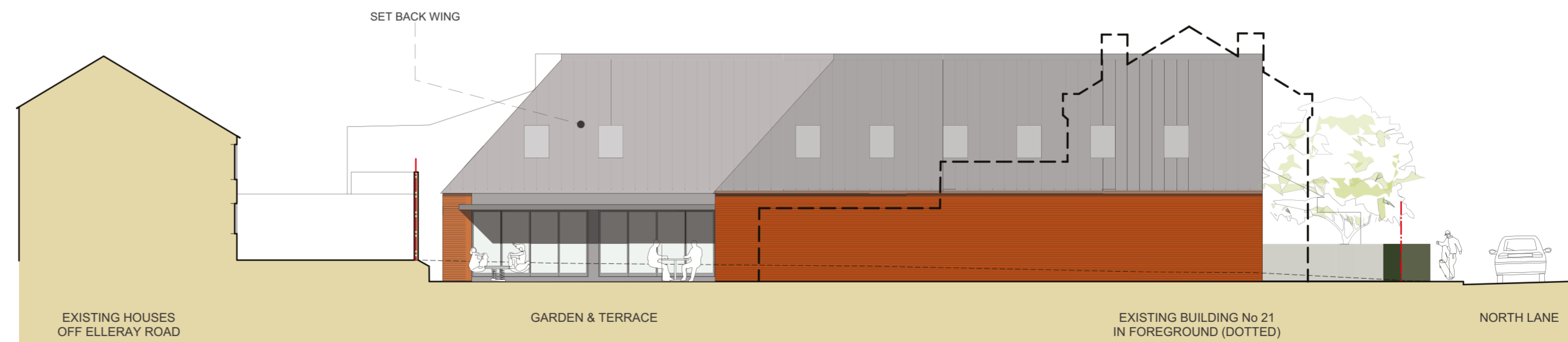
2 - MIDDLE LANE - SOUTH ELEVATION



3 - REAR - EAST ELEVATION



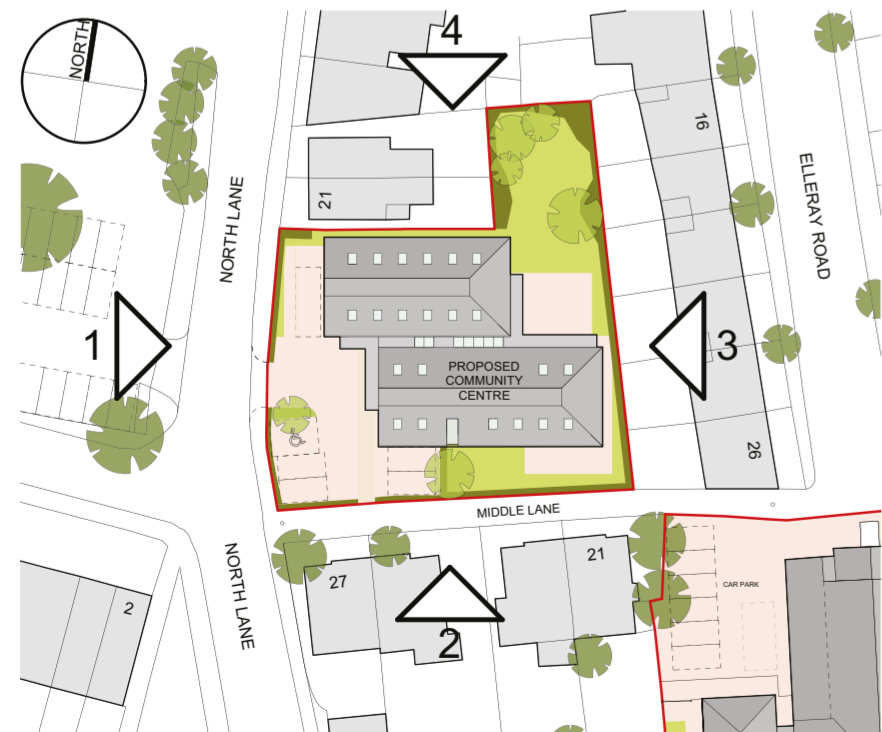
4 - GARDEN - NORTH ELEVATION



BAR SCALE 1:100



ELEVATIONS KEY



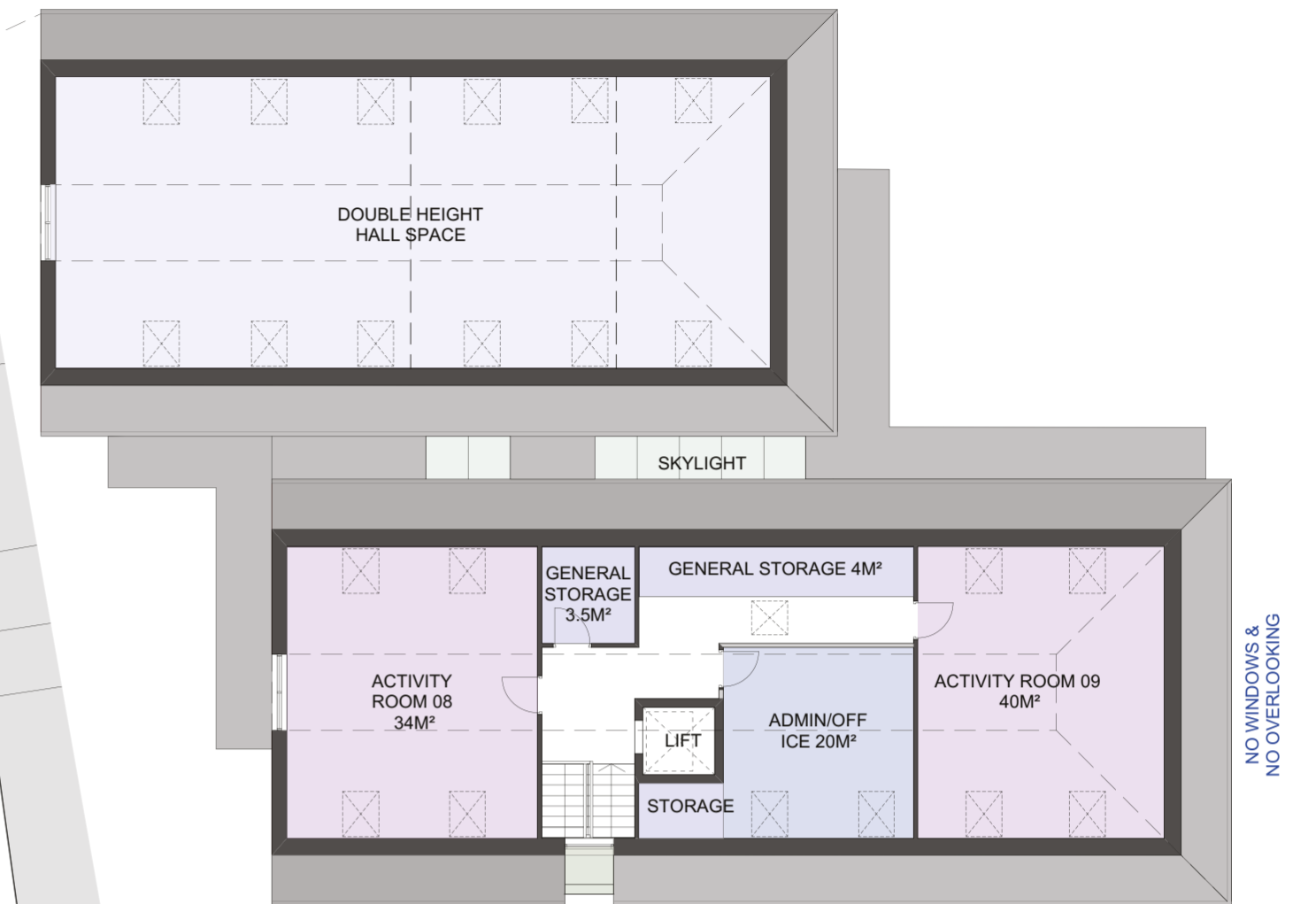
What could the inside look like?

Possible inside layout for the proposed new development on the former depot and North Lane (East) car park site

PROPOSED COMMUNITY SOCIAL CENTRE
GROUND FLOOR PLAN

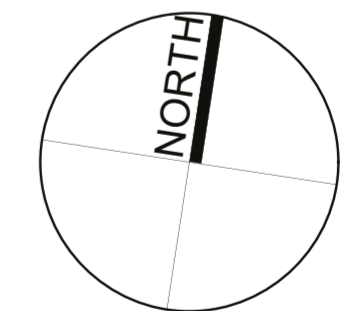


FIRST FLOOR PLAN (ROOF SPACE)



PROPOSED COMMUNITY SOCIAL CENTRE
AREA (GIFA) = 536M²

EXISTING ELLERAY HALL
AREA (GIFA) = 519M²
(HALL = 370M² + EXTENSION = 149M²)



BAR SCALE 1:100





What services would a new centre provide?

The core service at the new centre would continue to be a social centre for older people. However, the building will be designed so other residents can utilise some of the space both during the day and at evenings and weekends. Over the next two years, the Council will be discussing how to maximise the benefit of the centre with Elllderay Community Association, Health, Social Services and the Voluntary Sector, as well as the community itself.

Who will the centre be for?

The centre will be for residents across the Borough, not just Teddington. We hope to see a wider range of users of services in terms of age, culture and needs.

Will the wider community be able to use the centre for events e.g. weddings?

We hope that the centre can be accessed by all. We want it to be able to host events

organised directly by residents themselves. With a professional standard kitchen and flexible spaces, the Centre may well lend itself to these types of events.

Will the new centre be the same size?

The current proposal is that the new centre will be slightly larger. This will enable a more flexible space for new activities in the future. See the Design Boards on how the plans would create a more flexible set of spaces within the centre.

Will the new centre have a garden?

Yes, on the site plan the garden is proposed to wrap around the side and back of the centre. It would be our intention to relocate the popular mosaics and as much of the planting as possible from the Elllderay Road site. The members will have the opportunity to help design the outdoor space and planting.

Why has the former depot and North Lane (East) car park site been selected over other alternatives?

The Council has looked at options in the Teddington area. The site needs to be:

- Owned by the Council
- Of a similar size and scale to the current provision, to ensure services can still be provided
- Ensure continuity of the existing service
- Able to be used through evening and weekend activities and by additional users during the day
- Accessible and visible to the local community
- The 4 Waldegrave Road site was considered to be too far away from the centre of Teddington

How would the redevelopment be funded?

The Council aims to sell the current Elllderay Road site for residential development which will include affordable housing. The funds raised from this sale, along with additional grants and other funding streams, will pay for the social centre redevelopment.

Will the Council make a profit from the sale of the Elllderay Hall site?

No. Funds from the sale of the current Elllderay Hall site will be reinvested into the new development.

Won't Broad Street suffer as a result of the loss of parking spaces?

We believe that there is adequate parking capacity within the vicinity of Broad Street to enable shoppers to still drive to the local area. The new centre is served well by public transport and we hope will bring even more people to the local area. As part of the Pre-Planning and planning application process, residents and stakeholders, including Elllderay Hall members, will be able have their say on parking.

Tell us your views

The Council is seeking views from members of Elllderay Hall and the local community on the initial outline proposals for the future of the Centre. Further engagement will be carried out as part of the Planning Application process. This will include engagement on the proposed housing development for Elllderay Road.

Please tell us your views on:

- Initial designs of the proposed new social centre – considering scale / height / layout and suitability of the facility
- Future vision for the centre, including how it can be utilised for the wider community and support future opportunities for intergenerational care, links to schools and colleges, employment and entrepreneurship support, health and wellbeing resources
- Future vision for providing services for older residents in Teddington and the wider borough. What services would you like to see in the local area?

Have your say online: www.richmond.gov.uk/Ellderay_Hall_Reprovision

Deadline for feedback : Friday 28 February 2020