

Elleray Hall is a community centre in the heart of Teddington that offers a range of activities, predominantly for older people, run by the Elleray Community Association. However, the building needs re-developing as it is no longer fit for purpose and is increasingly difficult and expensive to maintain. The Council has been developing new proposals for the centre and a linked housing scheme, first consulted on in February 2020. The vision for the new Community Centre is for it to be at the heart of the local community. It will continue to offer core services for older residents, but also allowing and encouraging a wider range of groups and individuals to use the centre, enabled by a more flexible design.

Delivering a community centre for Teddington is a priority for the Council, which has been engaging on the future of Elleray Hall for several years. In February 2020 the Council presented proposals in a consultation which detailed a new flexible Community Centre, and a linked affordable housing scheme. In June 2020, feedback from the February consultation was presented to the Adult Social Services, Health and Housing Committee, and a decision was made to proceed with the design of the scheme, kicking off several months of design development, working with key stakeholders and incorporating comments received from the public.

The proposals show the new Community Centre relocated to the nearby Council owned former depot and North Lane (East) car park, while the current Elleray site will be used to deliver an affordable housing scheme. The housing scheme will deliver much needed affordable housing in Teddington, whilst helping to fund the new centre

The Council is seeking further views on the latest proposals ahead of a planning submission targeted Summer 2021. We hope that everyone in the community will support the Council's vision of providing a Community Centre for Teddington that is distinctively designed, offers flexibility and that will meet the current and future needs of residents as well as the delivery of affordable housing.

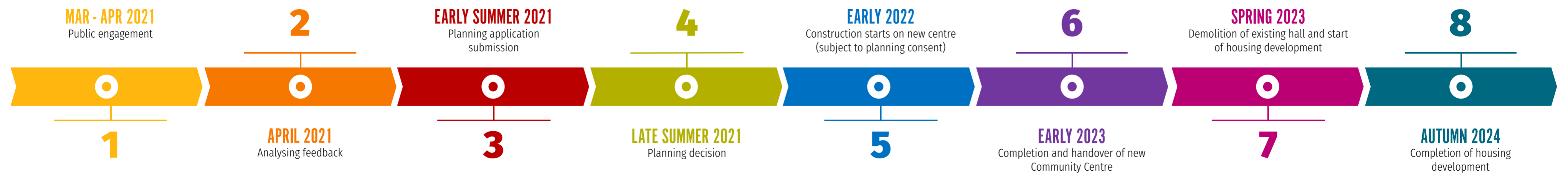
The Council is determined to provide a fit for purpose Community Centre in Teddington, that not only provides for the existing needs but also opens up opportunities for other users. Alongside this we have the opportunity to provide some much needed affordable housing in the area. We look forward to hearing your feedback on this exciting proposal.

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)



Indicative Timeline



ELLERAY HALL

A NEW SOCIAL CENTRE AND HOUSING SCHEME FOR TEDDINGTON





Aerial view across the site

This master plan shows the new Community Centre and residential development.

The Community Centre will be accessed by North Lane and is located directly opposite the North Lane (West) car park.

The housing development will be accessed from Middle Lane / Elleray Road and will be located on the site of the current Ellera Hall.

Left: Masterplan for Community Centre and housing scheme

ELLERAY HALL

A NEW SOCIAL CENTRE AND HOUSING SCHEME FOR TEDDINGTON

The Council has heard from consultations completed in February 2020 and prior to this, that residents would like to see a flexible Community Centre which encourages a range of users. Some of the constraints of the existing centre include its layout, lack of storage, room size and restricted access to different parts of the building meaning that it is very challenging to hold multiple events or groups at one time. Built in 1911, the current building is also at the end of its useful life, it is increasingly expensive to maintain and is not energy efficient.

The new community centre will address these issues and will be built on the former depot and North Lane (East) car park. The design follows the principle of an elegant, 'public building' character, in-keeping with the facility use, whilst breaking the scale of the accommodation into two staggered wings around an entrance parking courtyard to the front. To the side and rear are landscaped gardens off to the south, east and north.

The building has a strong gable form fronting North Lane, comprised of dark stock brick with red 'rubber' brick detailing, following local building materials and the character of Teddington. Hipped roofs in standing seam metal run the length of the building and end with small flat roof extensions, all reducing the buildings impact towards surrounding neighbouring properties and gardens.

Sustainability is a crucial consideration for the design. The building will achieve BREEAM New Construction 'excellent' through a highly insulated fabric, photovoltaic panels generating green energy, 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.





Ground floor plan

Ground floor

- A large, double height hall designed with integral storage and retractable screens, so the space can be subdivided into three separate uses with their own access doors
- Commercial kitchen to serve the hall, café and garden areas
- Entrance and reception area
- Lounge and café opening out onto the garden terrace and covered area
- Quiet room for reading and relaxing
- Specialist rooms, for uses such as hairdressing, chiropody, flu jabs and by Health services
- Toilets, including an accessible toilet and baby changing space.
- Ample built-in storage for a range of activities
- An accessible lift to the first floor

First floor (southern wing)

- Two versatile activity spaces
- Administration/office space
- Accessible toilet
- Staff toilet
- Ample built-in storage

External

- Landscaped gardens and external storage space
- Parking for a minibus, one disabled parking space, staff spaces. Designation of spaces is still under discussion with the Elleay Community Association
- Bike storage



First floor plan

It is a priority for Richmond Council to deliver much needed affordable housing within the borough, and a Council owned site gives a rare opportunity to ensure that this is secured. The Council will be submitting a joint planning application to deliver affordable housing units on the current Elleray Hall site. The housing will be delivered by a housing provider.

The front block has the appearance of two houses, with ground floor wheelchair units with their own front doors and a central communal staircase set back in the facade, allowing access to the first floor flats.

This front building follows the scale, materials and character of the closest neighbours, with a dark London stock brick walls and red stock brick banding, topped with shallow pitch natural slate roofs.

On the west side is a pedestrian gate allowing access to the curved mews development to the rear. The curve is sympathetic to the neighbours, retaining the distance of the new building from the closest properties. The rear wing is 2 storeys with a flat 'green' roof. Windows in the rear mews are located in angled bays that direct views from habitable rooms away from the neighbouring houses and gardens.

Bin and bike stores are located around the perimeter, within secure, covered structures, to prevent any impact to neighbours, whilst retaining their accessibility. With the exception of one accessible parking space and one car club space located in the new community centre the development will be car free.

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.



ELLERAY ROAD
 FOREGROUND (DASHED OUTLINE)
 No.26



View from the gardens



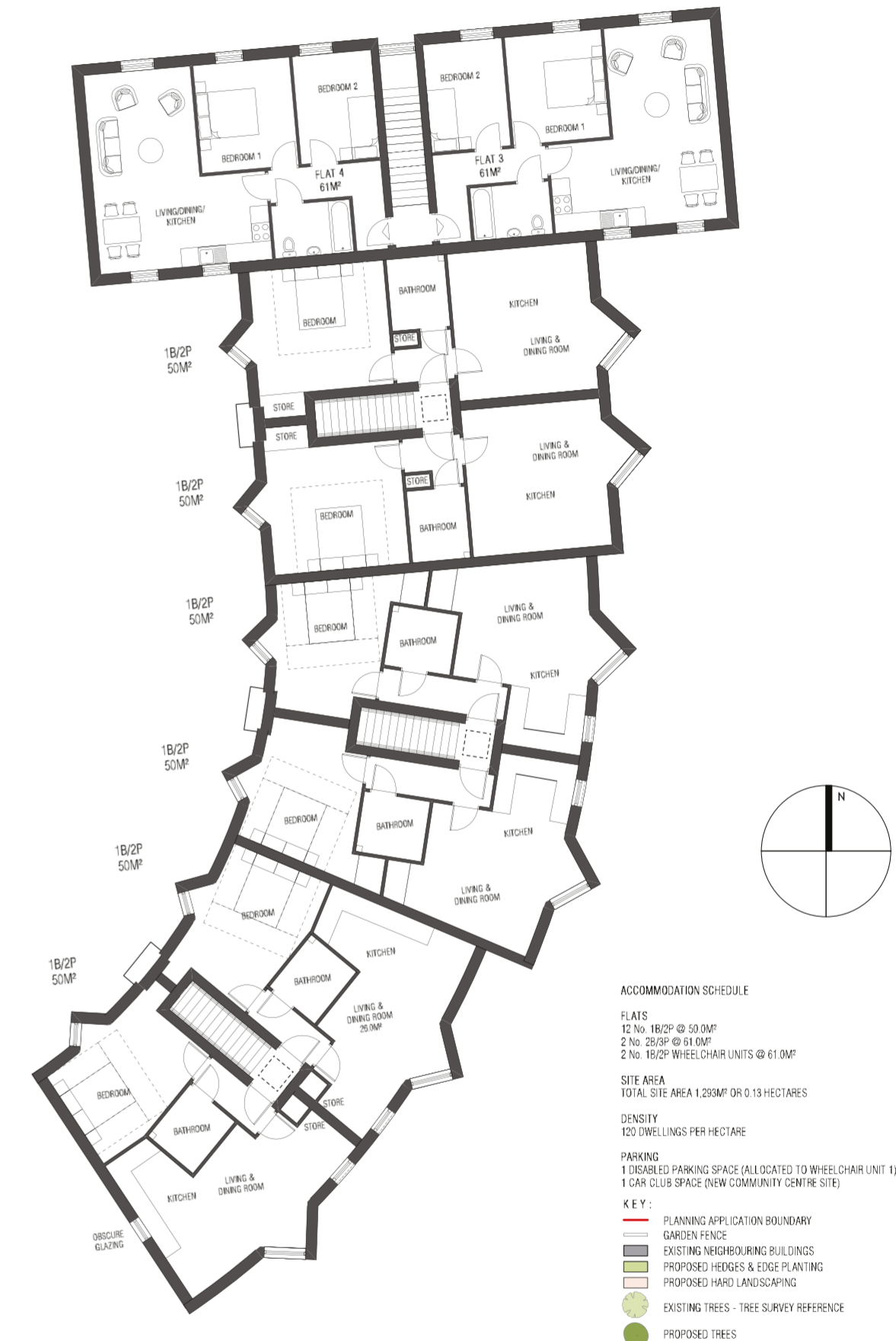
View from Elleray Road

- 12 - 1 beds
- 2 - 2 beds
- 2 - 1 bed wheelchair units at the ground floor
- All units enjoy the benefit of some private or communal gardens space
- Car free development
- One disability parking space
- Bike storage
- Bin storage



Ground and first floor plans

GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

ACCOMMODATION SCHEDULE

FLATS
 12 No. 1B/2P @ 50.0M²
 2 No. 2B/2P @ 91.0M²
 2 No. 1B/2P WHEELCHAIR UNITS @ 61.0M²

SITE AREA
 TOTAL SITE AREA 1.233M² OR 0.13 HECTARES

DENSITY
 103 DWELLINGS PER HECTARE

PARKING
 1 DISABLED PARKING SPACE (ALLOCATED TO WHEELCHAIR UNIT 1)
 1 CAR CLUB SPACE (NEW COMMUNITY CENTRE SITE)

KEY:

- PLANNING APPLICATION BOUNDARY
- GARDEN FENCE
- EXISTING NEIGHBOURING BUILDINGS
- PROPOSED HEDGES & EDGE PLANTING
- PROPOSED HARD LANDSCAPING
- EXISTING TREES - TREE SURVEY REFERENCE
- PROPOSED TREES



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

- Studies have shown that even during peak periods there is additional capacity in the North Lane Car Park (West). With a capacity of 86 parking spaces, this car park can accommodate the additional demand from the North Lane (East) car park.

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

- The housing scheme will be a car free development, with the exception of accessible parking. The Council consulted on the introduction of a controlled parking zone (CPZ) in the Teddington area in Autumn 2020. 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 roads. This means that any occupiers of the new development will not be eligible to apply for

a parking permit 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.

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 flexibly designed so other residents, groups, services can utilise some of the space both during the day and at evenings and weekends. The Council is working with the Elleray Community Association to identify new users of the centre, as well as those known to us already, and would encourage anyone who may wish to use the new centre to contact ellerayreprovision@richmond.gov.uk. The Council is committing to delivering a centre which can be used by a variety of different users.

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 Grant to enable delivery of the affordable housing.

How has COVID-19 affected the project?

- The pandemic caused initial delays but has had limited impact on the scheme as the Design Team have been able to work remotely. By the time the centre has been built the Council hopes that COVID-19 will not still have the limiting effect on social interactions and that residents will be enjoying the new centre.

What is the vision for the new centre?

The centre will be for Teddington residents, but also will serve residents across the borough. We hope to see a wider and diverse range of users of services. As such 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
- increase the centre’s opening hours including evenings and weekends

Tell us your views

The Council is seeking views from members of Elleray Hall and the local community on the design for the new Community Centre prior to submitting a planning application. Further statutory engagement will be carried out as part of the Planning process.

Please have your say online:
www.richmond.gov.uk/Elleray_Hall

The Council will also be running two online sessions where the architect will present the designs followed by a Q&A. These sessions will be held on:

- Wednesday 10th March, 6:30 to 8pm
- Saturday 20th March, 11am to 12:30pm

For further information or to register please go to the above link.

**Deadline for feedback:
7th April 2021**