

## **Elleray Community Centre and linked Residential Development - Updated FAQ (December 2021)**

### **1) Why have the two proposals been submitted as one application?**

Planning policy restricts the loss of community use. Providing the new community centre on the car park site ensures the continuity of the use, as the existing services will carry-on at the current hall whilst the new facility is being built. Once complete, the ECA as managing user group would move into the new community centre.

This would leave the existing site which would be sold to a Registered Provider, to be developed for affordable housing. The sale receipt of the existing site would be used to help pay for the new community centre.

Therefore, the two sites are linked to enable the development to be compliant with planning policy, hence one planning application.

### **2) Will the residential units meet the required standards set out in the London Housing Design Guide? With particular reference to amenity requirements?**

The residential units exceed the amenity requirements as set out within the London Plan requirements. The Design Team and Registered Provider are in communication with the GLA regarding the provision of communal space on the ground floor, for the first-floor apartments.

### **3) To what extent was(is) the existing Elleray Hall used and how will the proposed community centre adequately provide facilities for the most popular uses of the existing hall?**

On average, Elleray Hall accommodated 25 – 30 visitors a day for activities related to the health and well-being contract (CILS – Community Independent Living Service) prior to the pandemic. These activities included daily lunches, exercises, tai chi, read along sessions, board games, dancing, and community talks.

Information regarding other users of the hall is not held by the Council, as it sits outside of the CILS contract and monitoring information provided. However, there are many other uses of the hall and these activities include ballet classes, music groups aimed at people with learning and/or physical disabilities, group meetings, open fair, auctions, children's parties, tutoring sessions, and other activities that benefit the community.

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.

### **4) How is the community centre designed to be inclusive for all (including provisions for baby change facilities)?**

Please refer to item 6.1.6, Inclusive Access Statement in the Design and Access Statement for full details. The Design and Access Statement can be found [here](#). There are baby changing facilities on the ground floor and the building is fully accessible.

**5) What provisions has the design made to retain as many trees as possible?**

Across both sites, three small trees/shrubs are proposed to be removed (2 x Category C1,- Low Quality, and 1 x Category U – Poor/Dead). They are to be replaced with circa 26 new trees, some of which are planned to be semi-mature.

**6) How is the design reflective of local development patterns or of the existing long-established townscape?**

The visible element of the residential development (front block) was designed to be in keeping with the row of BTMs, following similar scale and materials. For more information about the design and facades, please refer to item 6.2.3, Rendered Elevations & Materials in the Design and Access Statement for full details. The Design and Access Statement can be found [here](#).

**7) Why is the Council not delivering a 100% carbon reduction for this development?**

The existing Ellera Hall is at the end of its effective lifespan as it grows increasingly expensive and difficult to maintain the energy inefficient building. Whilst delivering the scheme within budget, the Council are seeking to re-provide the Community Centre beyond planning policy requirements, and to deliver a building which has a lower carbon footprint than the existing Ellera Hall. The design achieved a BREEAM Excellent rating, which is also described as best practice because broadly it represents performance equivalent to the top 10% of UK new non-domestic buildings.

The affordable housing will be developed by a third party (housing provider) that aims to achieve a carbon reduction of 58.23%, substantially higher than the minimum 35%.

To make up for the difference, contributions will be made to Richmond's Carbon Offset Fund. The Council will make contributions for the proposed Community Centre and the appointed housing provider will contribute for the housing development. These contributions will be used to fund measures/schemes that will support the Council's objectives of reducing our carbon footprint.

**8) The proposed housing development (mix of units) is inappropriate in an area, where the prevailing character of the locality is that of family housing, outside the designated Teddington Town Centre.**

The size and mix of units have been agreed with the Planning Department. This accommodation responds to the site constraints, aspirations to maximise the delivery of affordable housing within the borough and provides an option for residents looking to downsize whilst being in a town centre location.

**9) Has a Registered Provider been selected for the proposed housing development?**

Richmond Housing Partnership have been selected as the preferred housing provider for the current Ellera Hall site, subject to finalising terms for the sale of the land with the Council.