

# Elleray Hall Reprovision

5pm Friday 7<sup>th</sup> May

via videoconference

Local Residents meeting with Cllrs Baker & Elengorn

# Understanding Improvements – Context & Agenda

Proposed topics for discussion and feedback

- Full service provision required for core users
- May 2019 car parking report
- Plans and planning policy
- Growth in users
- Project Costs, Housing mix and value of Elleray Site
  
- Improvements for discussion

# 1. Service Provision (Tony)

- Feb 2020 council meeting based decision on ‘an uninterrupted complete service to users’ – it is not clear where this ‘requirement’ came from
- Previous Chairman ‘Of course, not all services will be able to carry on there but we will endeavour to do as much as possible.’
- Present trustees seem to accept this now in latest video
- Local residents have shown a near full and meaningful service can be provided locally
- Therefore, the choice of location is open on this basis
  
- How do councillors see this position?

# 1. Service Provision – Detail (2)

- We understand the council has presently made its recommendation (Feb 2020) to evaluate a build on the NL(E) based around ‘an uninterrupted complete service to users’ – it is not clear where this ‘requirement’ came from (see consultation response below incl intermediate arrangements/temporary location)
- Whereas the previous Chairman of the Teddington Old People’s Welfare Association at the AGM 28/10/05 said ‘Your Committee has negotiated with the Teddington Baptist Church that we can use their buildings during the time of the re building work. Of course, not all services will be able to carry on there but we will endeavour to do as much as possible.’ So, the expectation would more reasonably be that a meaningful range of services should be supplied during any transition period.
- We have seen a lot of changes with Covid, and there seems to be more availability of halls that could help the reprovision team provide a near complete service. For example, the Montessori Group has closed at St Peter and St Pauls meaning the hall is available for 4 days and possibly 5, Bullen Hall in Hampton Wick is being refurbished and could possibility have availability and the new Teddington Cricket club house is available every morning and lunch time and once Covid restrictions are lifted rooms could be available in the afternoons as well. Linden Hall in Hampton could offer activities over 4 days and meals over 3 and would be happy to welcome Elleray hall users and in fact some Elleray hall users also go to Linden Hall. Given the devastation to the hospitality trade we also believe local restaurants would be very willing to provide meals at £5.50 if a regular order were established (given the £5 lunch deals that have been promoted on the high Street) and a commercial size kitchen was not available on a site to cook all lunches - Elleray users could be trying a variety of dishes as well as traditional meals which could be quite interesting for them.
- Therefore, the choice of location is open on this basis.
- In addition is worth noting the trustees are arguing (e.g. promotional video) that it would be better to have a simple transfer but it is clear this is not an absolute requirement (anymore?) and definitely not one that a few months of a transition period which could be made in to a positive experience should be set against making a wrongly informed decision

## Continuity of services and activities

This was an open comment box that allowed respondents to tell us what they think about continuity of services and activities. In total, 34 respondents provided an answer.

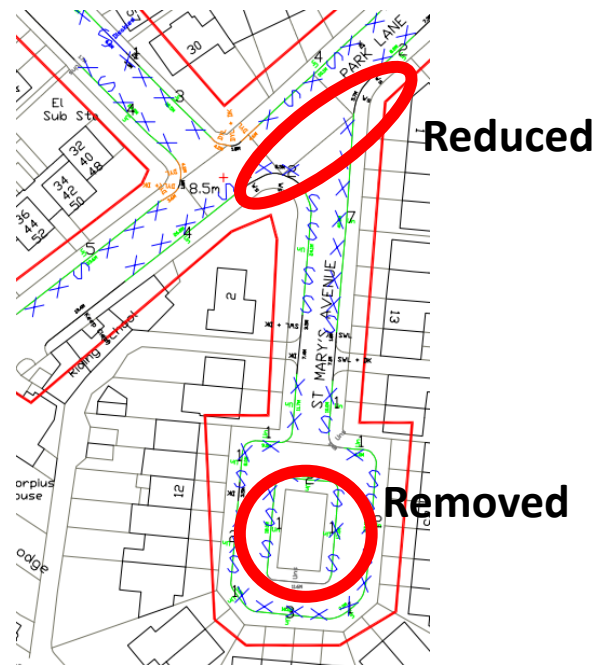
When the comments were analysed and themed, one key theme was identified. This is illustrated in the table below.

Themes	Number of respondents that mentioned this theme	Percentage of respondents to this question
Theme 1 – In favour of continuity (incl. intermediate arrangements/ temporary relocation)	18	53%
This open response (Free text) question was answered by 34 respondents.		

## 2. Parking Survey May 2019 - prior to St Mary's Ave changes

(Dave)

- Parking Survey was before Council improved access for emergency vehicles in St Mary's Ave and removed around 10 parking spaces
- In addition;
  - The Parks are introducing charges on the Queens Rd/NPL car park
  - The Ellera Hall parking is being reduced but with a plan to increase activities
- If 10 more cars need to use the NL(W), and the NL(E) is closed, ML(W) would be stressed at 91-92% (78 cars parked and 7 free spaces)
- This would result in queues in North Lane as is known to happen even with the NL(E) open
- We also do not know the impact of CPZ's the only way to confirm the new situation and if the NL(E) can be closed would be with a survey once Covid restrictions have been lifted and CPZ is in place **but present information shows the NL(E) should not be closed**
- How do the councillors see this?



# 2. Parking Survey May 2019 – Detail (2)

- Parking Survey suggests a 84% stress level in local roads (at 85% it is considered stressed) but subsequently council has improved access for emergency vehicles in St Mary's Ave and removed around 10 parking spaces;

Table 5. 10:00am-11:00am Parking Survey Results

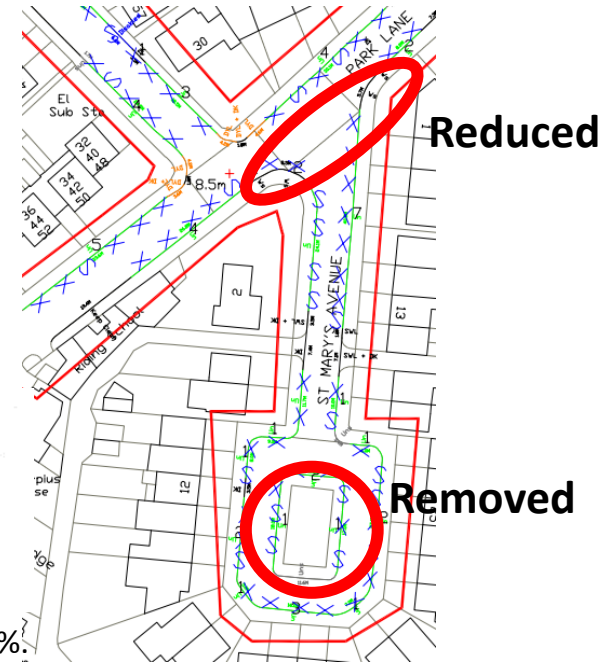
Road	Unrestricted Kerb-side			
	Total Parking Spaces	Number of Cars Parked	Number of Free Spaces	Parking Stress
Elfin Grove	4	4	0	100%
Elleray Road (Behind Shops)	5	6	0	100%
Broad Street*	21	18	4	82%
Little Queens Road	33	29	7	81%
Middle Lane	0	0	0	0%
North Lane	21	27	1	96%
North Place	13	13	0	100%
Park Lane	19	16	5	76%
Queens House	15	11	5	69%
St Marys Avenue	40	33	9	79%
Total	171	157	31	84%

Source: PMA Survey  
 Note: Some arithmetic errors due to rounding's  
 \*Parking on Broad Street is Pay and Display during 08:30am-18:30pm (Mon-Sat)

Table 6. 10:00am-11:00am Parking Survey Results

Road	Parking bays			
	Total Parking Spaces	Number of Cars Parked	Number of Free Spaces	Parking Stress
North Lane East car park	21	12	9	57%
North Lane West car park	86	56	29	66%
Total	107	68	38	64%

Source: PMA Survey  
 Note: Some arithmetic errors due to rounding's



- The new/real situation in local Rds is therefore is very stressed between 87-98%.
- People park in local roads to avoid paying charges in NL car parks so will be displaced back into these car parks
- In addition;
  - The Parks are introducing charges on the Queens Rd/NPL car park
  - The Elleray Hall parking is being reduced but with a plan to increase activities
- If 10 more cars need to use the NL(W) and the NL(E) is closed it would be stressed at 91-92% ; 78 (68+10) cars parked and 7 (29-12-10) free spaces)
- This would result in queues in North Lane as is known to happen even with the NL(E) open
- We do not know the impact of CPZ's the only way to confirm the new situation and if the NL(E) can be closed would be with a survey once Covid restrictions have been lifted and CPZ is in place **but present information shows the NL(E) should not be closed**

Also other questions about methodology

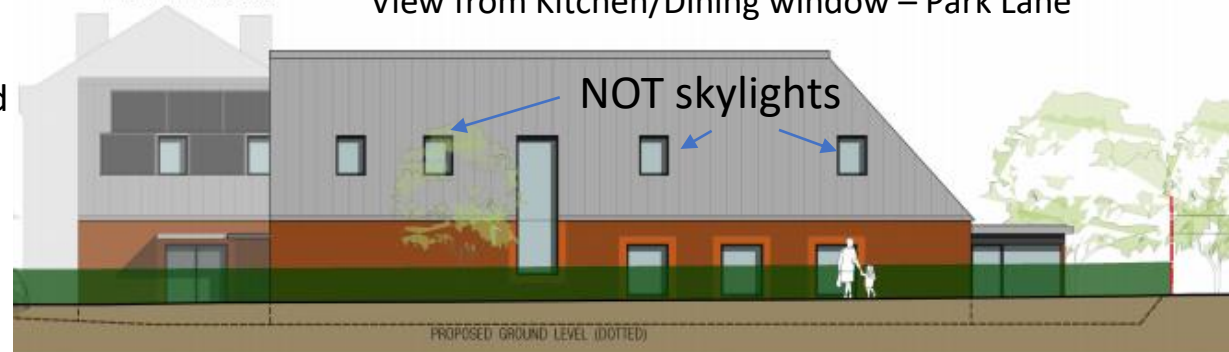
What are councillors views on this?

### 3. Assumption – ‘High level plans met Planning Regulations’ - Reality Major Privacy and Overbearing issues (Phil)

- Unclear how planning advice was obtained about privacy issues when reprovision team (and therefore planners) do not have privacy impact images, for example;



- No views from houses produced for Middle Lane. Architect referred to ‘skylights’ – but actually meeting room or office windows at face level looking into properties

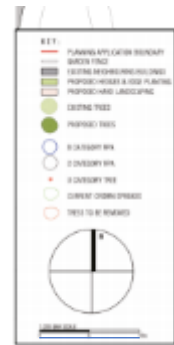
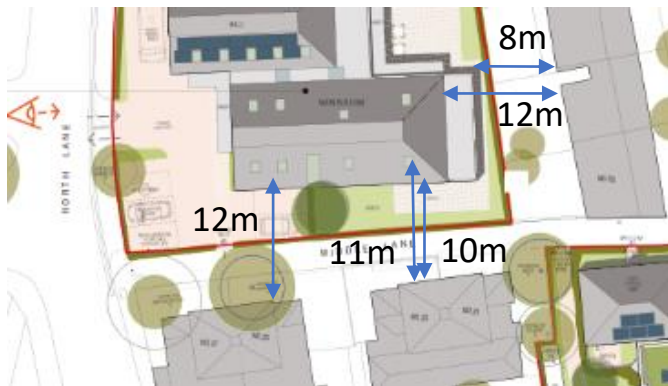


- We have had to produce mock-ups or understand issues – what are councillors views on privacy from these pictures?

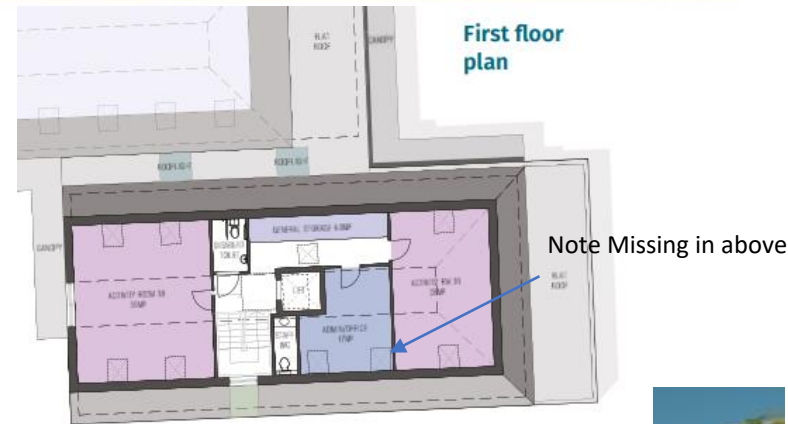
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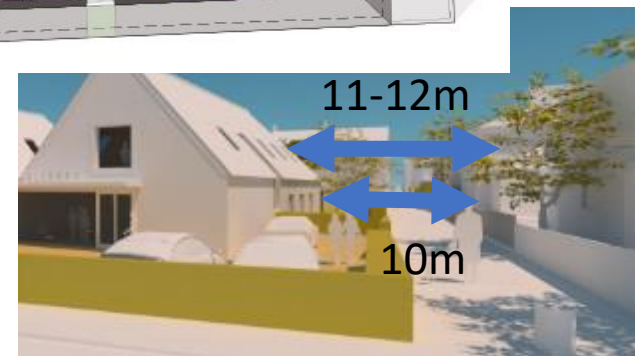
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10m Scale



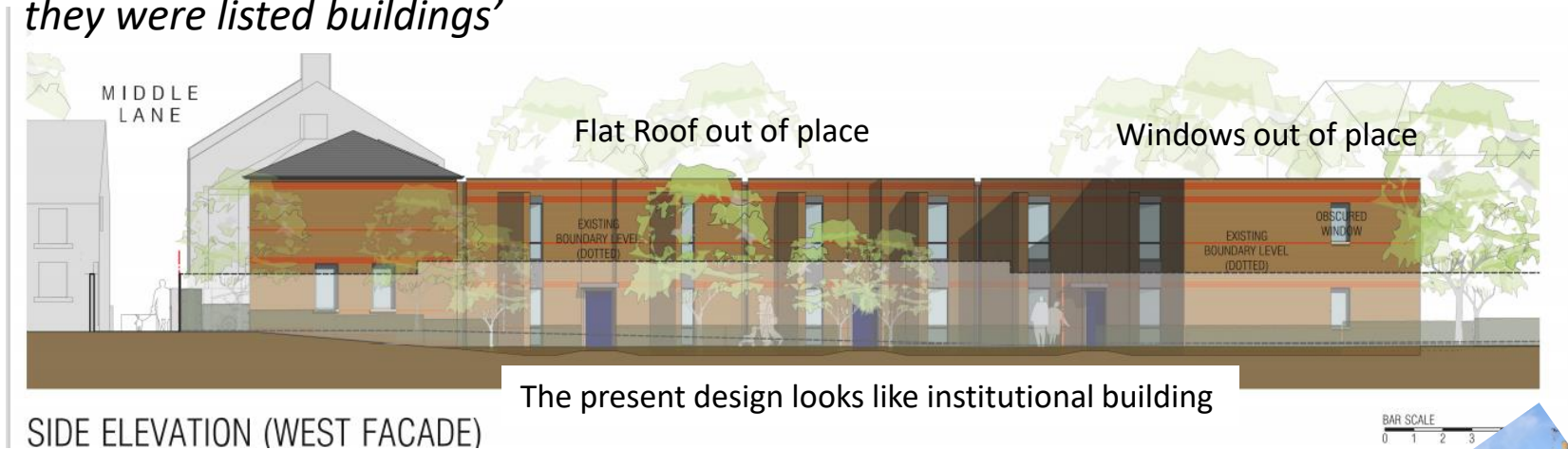
- No views from houses produced for Middle Lane
- Hall in close proximity to houses in Middle Lane & Elleray Rd
- What are councillors views on privacy & overbearing nature?





# 3. No Local Housing Style is anything like the block of flats being proposed (Paul)

- The site is surrounded by local houses with Townscape Merit (TM) classification
- All have Buff London Brick (not dark brick suggested for Hall & flats).
- Council TM policy *'as far as possible treating proposals for works to or close to them as if they were listed buildings'*



Park Lane TM



North Lane New Development

(In keeping with local style and with car parking)



Middle Lane TM



Elleray Rd

- What are councillors views?

### 3. No Local Housing Style is anything like the block of flats being proposed – Middle Lane (Paul)

- Council Townscape Merit policy - ‘as far as possible treating proposals for works to or close to them as if they were listed buildings’



Modern Blocks

No matching of windows

Different Colour Brick



Middle Lane (built around 1800-1850)....  
- Townscape Merit Cottages for a reason

- What are councillors views?

### 3. Assumption – ‘High level plans met Planning Regulations’ - Reality very different (Cont’d) (Tony)

- Other issues
  - No parking for PTAL 3 location unrealistic
  - Security issues with communal garden access, security improvement not possible without losing privacy
  - No outdoor private amenity spaces for upper flats
  - Need for strict planning conditions to control noise
  - .....
- Objective Assessment against planning policies by independent consultants identified issues with overdevelopment on small site, privacy, security, creation of a gated community & parking leading to conclusion;

*“Our overall impression is that the scheme is simply trying to cram too much into the site, and with the number of neighbouring homes that surround the site, and the character of the surrounding area, a lower density scheme that moves away from a large singular block would be more appropriate. The singular large block is too large for the site and would be quite oppressive. Its appearance is more akin to an institutional building, such as a doctors’ surgery or school.” .....* *“We understand the need for affordable housing and support its provision in appropriate locations. However, this should not be justification for overdevelopment. The Council needs to apply the same scrutiny to itself as it does others.”*

- What do councillors think?

## 4. Users (Dave)

- How many users do the councillors understand will use the new Elleray Hall?
- How do councillors see this use developing?

## 4. Users

- Different views on numbers of core users between 10-30 or 25-40 (from actual user & trustee)
- Elderly population will increase for example might plan for +25% - so taking higher figure up to 50 core elderly users medium to long term – present Hall over caters for this number
- There are other social (occasional) users such as dance classes, yoga classes, children's parties etc but these provide income to ECA and do not need a hall the present size of Elleray Hall.

## 4. Project Costs, Housing mix and value of Ellera Site (Dave)

- Present plan highest cost
  - expanded hall, 2 storeys
  - requires massive earth removal (costly & not environmentally friendly to dig transport and dump earth)
  - introduction of a lift cost and new maintenance cost
  - 2<sup>nd</sup> office
  - Fire hydrant system for new flats (costly and needs to be regularly checked)
  - new FOB system on gate (vs simple key) and needs maintenance (even if allowed by planning)
  - ...

Once detail is understood costs often escalate

How do councillors see the cost position?

- Local Residents understand local plan requires family units – why are single bedroom flats being emphasised? Has policy changed to require social to rent single bed flats?
- Original plan ‘self financing’ and costs were around £2m – so suggested site value assumed around £2m
- Last engagement presentation seemed to suggest with only social to rent housing value is less and different mix having to be considered defeating aim of high numbers of social to rent flats (if that is the aim?)
- How many less social to rent flats will be possible while achieving a £2m site value?

# Local Knowledge (Paul)

## (1) Buried Asbestos ?



100 yr old hall structure – perfect Bat habitat

New small communal garden in here



Bats will not be able to access new garden on one side – all flats will give major light pollution (24/7) on each side and destroy habitat, even if roosts can be transferred

## (2) Bat Habitat

# Improvements; Policy & Scheme (Phil)

- Adapt council policies to provide more social housing with changing situation post Covid
  - look more favourably on conversion of (now less used) office space in borough
- Use NL(E) to be a beacon of environmental management with rewilding and electric charging for a borough car park
- Provide high quality social housing (not minimum standard) on NL hoarded area (old Depot site) along with one unit on Elleray Hall site.
- Take realistic view of value of site and significantly reduce costs – suggests build fit for purpose hall & where possible use existing newer building on Elleray hall site



# Improved Scheme – for discussion (Phil)

'Greened' car park



New 'fit for purpose' Hall & Kitchen – to provide service for up to 50 core users (but still provides dance classes, yoga etc for income to ECA)

Newer building reused and upgraded.

# Improved Scheme – for discussion (Phil)



Issue	Parking	Planning	Cost	Environment	Social to Rent Units
Present Scheme	<b>Fails</b>	<b>Fails</b>	<b>Highest</b>	<b>Fails</b>	Similar Number?
Improved Plan	✓	✓	✓	✓	Similar Number?

Not supported by Local Residents

Supported by Local Residents