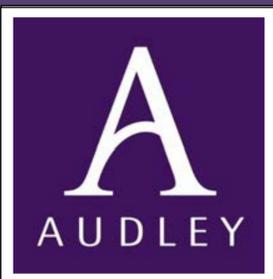




Welcome to our exhibition

RUNNYMEDE CAMPUS, Englefield Green



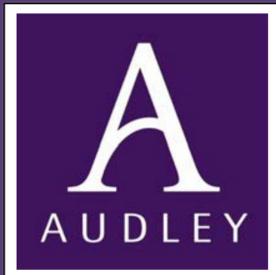
Thank you for coming to this exhibition of Audley's proposal for creating a care community on part of the former Brunel Campus at Runnymede. Through it we are seeking to explain a number of aspects of our plans.

- What Audley is hoping to do on their part of the former college site.
- What goes to make a care community.
- How Audley's care community can benefit local residents.
- What advantages to the local environment would arise as a result of the construction of the care community.
- Show examples of other Audley care communities.



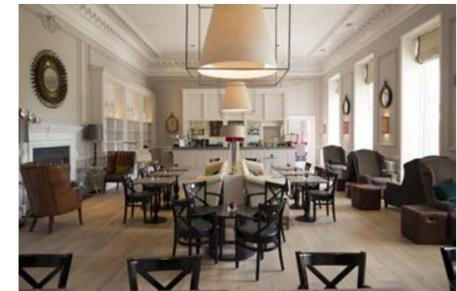
Our Proposals for the Site

RUNNYMEDE CAMPUS, Englefield Green



Audley is proposing to create a care community for older people within the former Runnymede Campus, incorporating some of the buildings of the original Royal Indian Engineering College.

- The architecturally imposing Pillar and President's Halls would be restored and the grand rooms used to provide Communal Facilities with apartments above. Parts of College Hall would be incorporated into new blocks of accommodation alongside.
- The site would be used to provide a care community and so the development would continue to be categorised as the same planning Use Class as now.
- Planning consent has already been granted, in 2011, for a smaller care community.
- The current application is to increase the number of units of accommodation from 59 to 78, which is required to make the extensive facilities (including restaurant, pool and health spa) and on-site care viable.
- The increase in accommodation would be achieved with very little change to the consented footprint, with only the height of the new buildings being increased, although still remaining lower than the President's Hall.
- The apartments would provide high quality accommodation and facilities designed by award-winning Gaunt Francis Architects.





Responding to a Local Need

RUNNYMEDE CAMPUS, Englefield Green



The number of people over 85 (the sector needing the highest level of care) is set to increase from 1.4 million (2010) to around 3.5 million by the year 2035

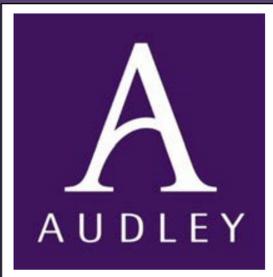
- The Housing Strategy Statement prepared by Runnymede B.C. in October 2012 noted that over 35% of the households in Runnymede are occupied by older people with a significant issue of under-occupation among older person households.
- In addition there are an estimated 1,312 (4%) of households that contain a member who is frail. This has increased from 797 in 2005.
- The Statement continues that “plans need to take into account the changing nature of older persons housing and the services needed to assist them”
- The Strategic Housing for Older People Resource Pack (SHOP) states that 30 private extra care units are required per 1,000 of the population aged 75 years.
- On this basis the need for extra care units in 2017 will be 212 units within the Runnymede area and 1823 units for the whole area served by the proposed development and this will increase over the next 10 years.
- Even taking into account units currently under construction or with planning consent there would still be a shortfall of 98 and 1422 extra care units in the borough and catchment areas respectively.
- From our experience at other Audley sites, we can predict that 70% of residents at the Audley Community will be local and currently living within ten miles of the site.

Projected growth in older persons population 2006 to 2026	
65 to 69 year olds	40.6%
70 to 74 year olds	23.3%
75 to 79 year olds	38.5%
at 80 to 84 year olds	33.3%
over 85 year olds	75%



Benefits for local residents and the area

RUNNYMEDE CAMPUS, Englefield Green



Audley now has nine fully operational care communities which have quickly become an integral part of their neighbourhood with their design and facilities appreciated by local residents

- A care community would be a very quiet use for the site which generates very little traffic - this is explained more fully elsewhere in the exhibition.
- The historic buildings on the site would be given a sustainable long-term future that would ensure they will be maintained to the highest standards.
- The existing gardens and grounds would be maintained and enhanced with new landscaping designed to provide private gardens and courtyards for the use of residents.
- Many of the facilities on site would be available to local residents and groups on a controlled basis. In addition there will be opportunities for local people to attend classes or lectures as with our other communities
- This public access would be ensured through a section 106 agreement that would stipulate a minimum number of public open days or events to be organised each year.
- The on-site Audley Care agency that would be established would be in a position to provide personal care for nearby residents in their own homes.
- The development is expected to create the equivalent of 65 full-time jobs on the site in a range of disciplines. Furthermore Audley is one of only two companies in the country that run their own Care Academy to train staff.
- It is anticipated that the Audley community would contribute £1.5-2 million to the local economy.



Landscape - designed for nature

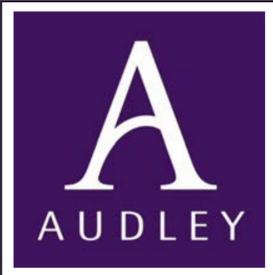
RUNNYMEDE CAMPUS, Englefield Green



Landscaping is a key component of all Audley's care communities, being central to the experience residents have of their surroundings

- At Runnymede Campus the landscaping surrounding the buildings is already well established with many good trees around the site. However landscaping is key to all Audley care communities and would also be at the heart of the new development which would be arranged around new landscaped courtyards.
- These new courtyards would be designed in a formal manner, appropriate to the buildings, but would also provide a variety of more enclosed and intimate spaces for residents to sit and enjoy.
- We would also enhance the existing garden and landscape features to create a highly attractive environment for residents while seeking to create additional habitats for a range of wildlife and plants.
- The restricted size of Audley's site means that, in this case, the scope for some of the features that Audley might normally introduce, such as wild flower meadows or traditional variety orchards, is limited.





Environmental Responsibility

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The proposals would include a number of active and passive measures designed to minimise the use of resources and reduce the emissions, or carbon footprint, associated with the development

Building fabric

The levels of insulation would exceed the requirements of Part L of the Building Regulations. This significantly reduces heat losses and the need for heating and is one of the most effective ways of reducing emissions since it reduces the demand for energy rather than trying to ameliorate the impact of energy use or generation.

Combined Heat and Power (CHP)

The main building would include a hydrotherapy pool which, together with the domestic hot water demand from the kitchens and communal area heating, means it can support the installation of a CHP system.

This is effectively a large electricity generator which provides power for the site but also uses the waste heat for heating communal areas and the pool.

Heat Recovery

All apartments would feature 'MHVR' (Mechanical Ventilation with Heat Recovery) systems which use heat exchangers to recover much of the waste heat from the ventilation and extraction fans.

Lighting

All lighting across the site would use low energy light fittings, with the majority of these being LEDs. These only take an eighth of the energy of standard lights and are a highly effective means of reducing emissions.

Water use

Water consumption would be reduced through the use of aerating taps, low flow showers and low volume dual flush toilets.

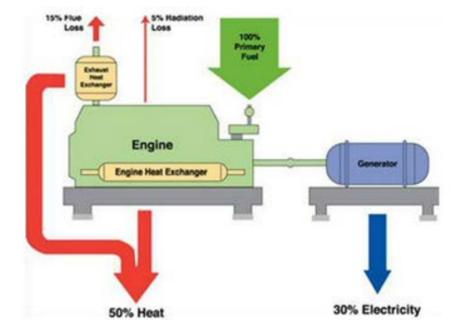


Diagram of CHP

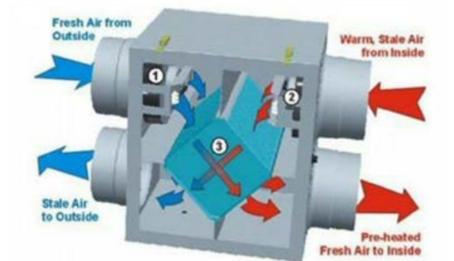
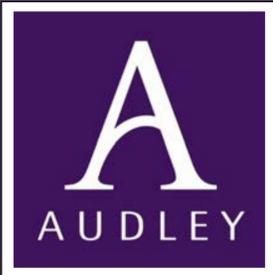


Diagram of MVHR



Transport strategy and traffic

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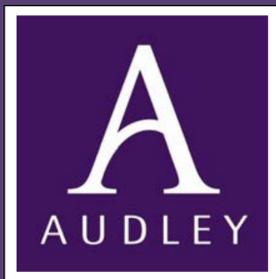
Audley has undertaken a traffic study to assess the traffic generated by the proposals, its impact on the adjacent roads and how this compares with the previous use and consented scheme

- The study predicts the number of vehicle movements in and out of the site. These are based on actual measurements made at a similar, fully occupied, Audley site.
- The report shows that, even when fully occupied, the development would generate very little additional traffic compared to the smaller, consented, scheme - one extra vehicle movement (vm) during the morning peak (12 instead of 11) and two extra (14 instead of 12) during the afternoon peak
- Although there is no traffic data available from when Brunel University was on the site, TRICS, a standardised traffic generation model, shows that it would have created a far higher number of vehicle movements.
- The peak traffic time for an Audley care community is between 10am and 11am, *with very low traffic generation during the morning and afternoon rush-hours.*
- Audley would provide a private bus service for residents, giving access to local shops, bus and train stations as well as trips and evenings out. This service is provided at all Audley care communities and always proves very popular and is well used by residents.
- A draft green travel plan has also been produced which seeks to identify ways in which the number of car journeys from the site can be reduced and Audley is fully committed to implementing these measures.



Early history of the site

RUNNYMEDE CAMPUS, Englefield Green



The name Cooper's Hill dates back to the 12th Century when it referred to a "sheep fold on the high ground at Purneshe". Previously it had been part of the Manor of Egham, but in around 1160 five acres were given by Abbot Hugh of Chertsey to the nuns of Ankerwyke (or Ankerwick) Priory in Wraysbury.

In 1536 Ankerwyke Priory was dissolved by Henry VIII and the land granted to Andrew Lord Windsor to become part of the estate of Parnish Manor, although his son William sold it back to the king in 1544, after which it was granted, by Edward VI, to a Sir Thomas Smith.

In 1652 the estate was sold by his nephew to a John Lee, then passing to his sister Elizabeth, who married a Sir Philip Harcourt. The Harcourts remained in the old manor house until the start of the 19th century when they built a new house on the current site, when the property became known as 'Coopershill'.

The house remained in the possession of the Harcourts until the middle of the 19th century when it was sold first to the Cathcart family and then, in 1860, to Albert Gottheimer, a wine merchant, financier and pioneer of mass production.

The house was then sold again in 1866 but remained empty until 1870, when it was bought for use by the Indian Civil Engineering College, which trained engineers for the Engineering Service of the Government of India.



Map of 1870

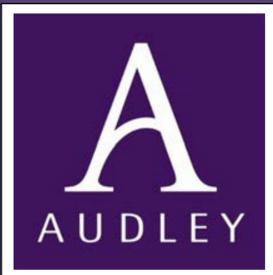


Map of 1896



Later history of the site

RUNNYMEDE CAMPUS, Englefield Green



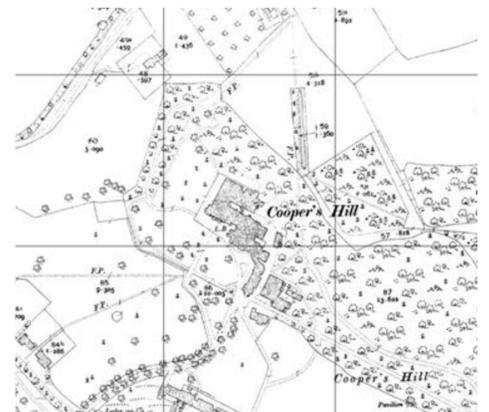
As part of the creation of the Indian Civil Engineering College the house was converted and very significantly extended by the architect Sir Matthew Digby Wyatt, who was well-known at the time for his work with Brunel at Paddington Station.

The *Illustrated London News* mentioned the creation of an “entirely new block” which consisted of a dining hall, library, four classrooms, lecture theatre, model room and a laboratory as well as individual rooms for the students. Corridors were named after persons with distinguished careers in India and the College was opened by the Duke of Argyle on August 5th 1872.

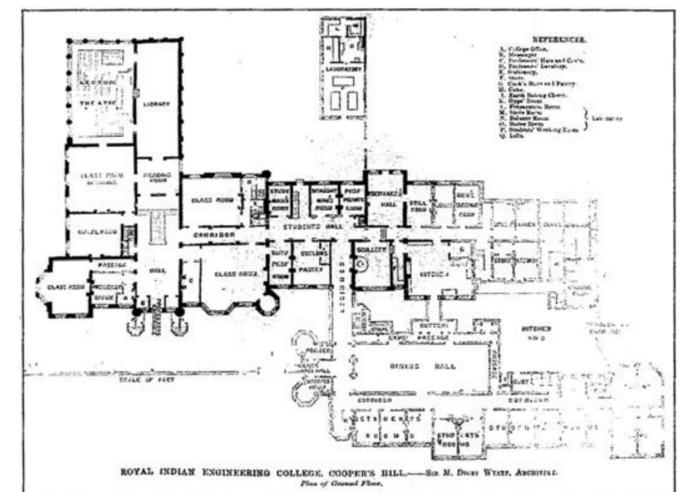
In 1875 it became the Royal Indian Civil Engineering College and the first courses in forestry were introduced, explaining the fine specimens trees from all parts of the British Empire that adorn the grounds.

However by 1905 the college had moved to Oxford University with the result that the whole the estate was purchased in 1911 by Baron and Baroness Cheylesmore for use as a family home.

Unfortunately Baron Cheylesmore was killed 1914 in a motor accident which led to the estate being used as a refuge for Belgian refugees, nuns and children and as a convalescence home for wounded soldiers. The Cheylesmore family subsequently moved out of Coopershill in 1925.



OS Map of 1914

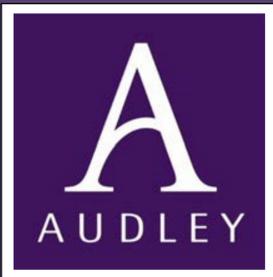


Ground floor plan of the RIEC



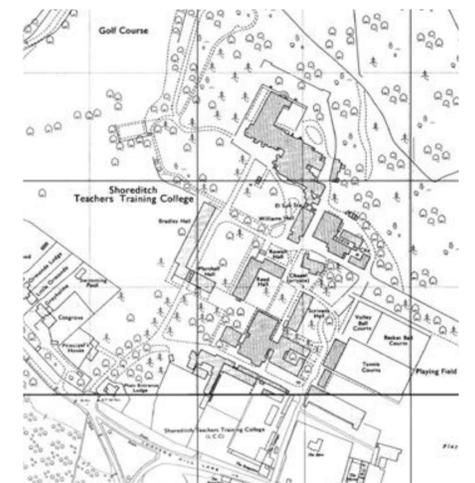
Recent history

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When no buyer could be found the estate was purchased by the London County Council in 1934 and during the war administrative staff, plus the statue of Eros, were transferred here. After the war the Cooper's Hill Emergency Training College was founded to address an urgent need for teachers, later becoming the Shoreditch Training College when it moved from Hoxton. The STC expanded rapidly and in 1964 several new buildings were opened - Rowan, Reed, Bradley, Scrivens, Marshalland Williams Halls. In 1980, with a drop in demand for teacher training, it merged with Brunel University to specialise in design and technology courses. Finally, in 2004, the Department of Design was moved to the main Brunel University Campus at Uxbridge and the Runnymede Campus became purely residential, providing accommodation for students from Royal Holloway College combined with conferences during the summer. However, after only three years Brunel University decided to put the whole site on the market and in June 2007 it was purchased by Oracle, although the company was subsequently to go into administration.

As a result the site was divided into two sections, a larger site containing all the modern buildings which is to be redeveloped as housing, and a smaller site centred on the historic mansion. This was granted consent for redevelopment as a care home and is now the subject of a new application by Audley Retirement to increase the units on the site to a more viable number.



OS Map of 1970

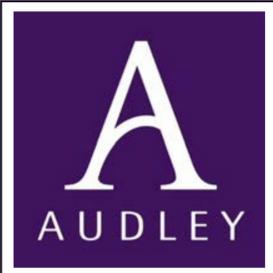


Shoreditch Training College c.1965



Thank you for looking at our proposals

RUNNYMEDE CAMPUS, Englefield Green



We hope you found the exhibition informative and that it answered some of your questions about our proposals for Coopershill Park.

We would very much welcome your written comments and feedback on our proposals. There are comment forms you can fill in now or feel free to comment later via:

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Or email: SandraH@audleyretirement.co.uk

Or call: 01784 412851

Or write: Sandra Harris c/o Audley Court Ltd.
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