

KINGS LANE COMMUNITY PARK

COMMUNITY ENGAGEMENT

THE VISION

1

Welcome to Runnymede Borough Council's Second Community Engagement Event presenting the proposals for Kings Lane Community Park.

The proposed scheme will deliver:



A new community centre featuring:

- Community halls with accessible storage
- Creation of a community café and kitchen
- Changing rooms and meeting rooms



A new playground, football pitches, outdoor gym facilities and skate park



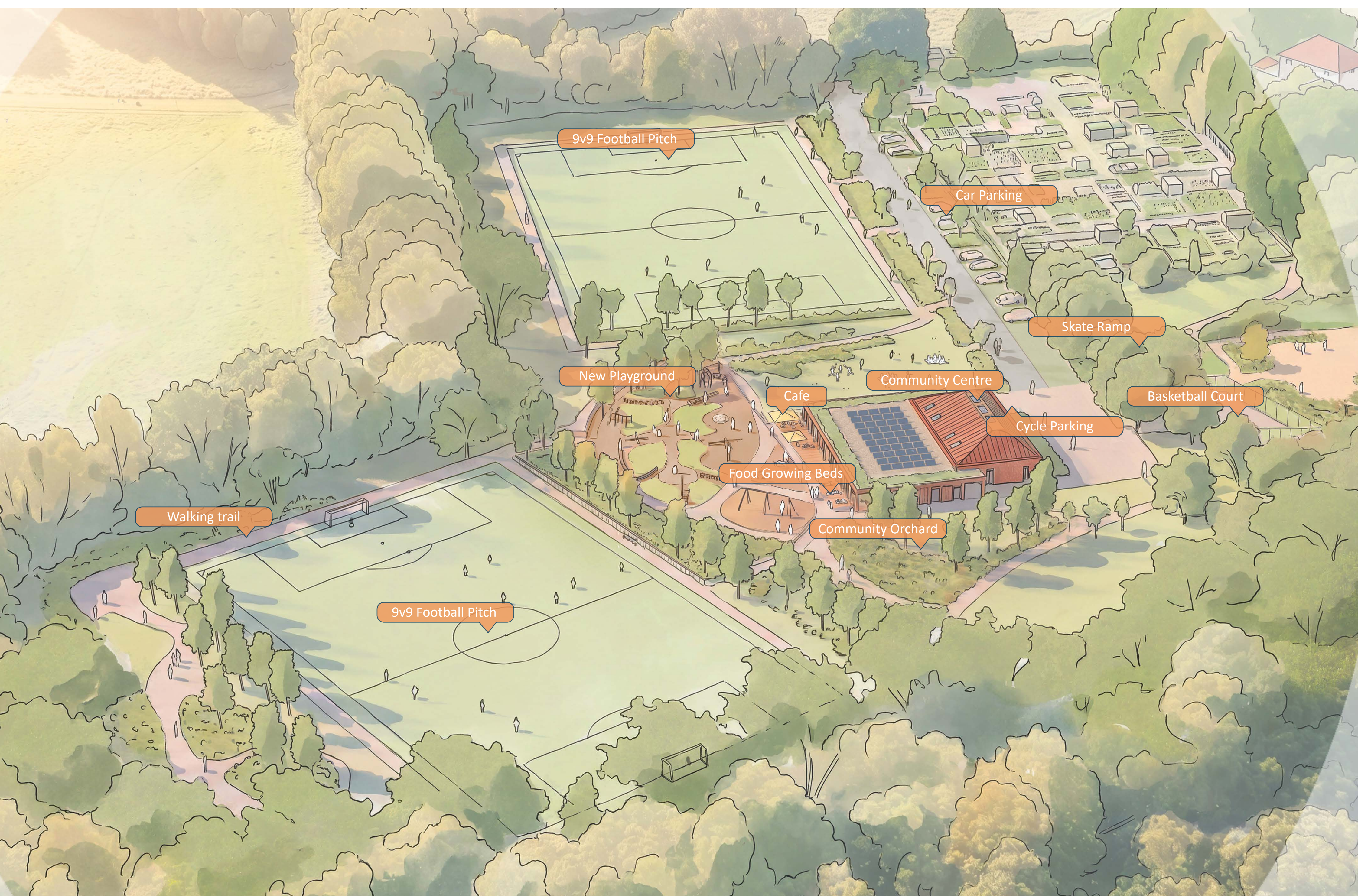
New community food growing and kitchen garden areas



Enhanced landscaping and open space



Provision of car parking and cycle parking storage



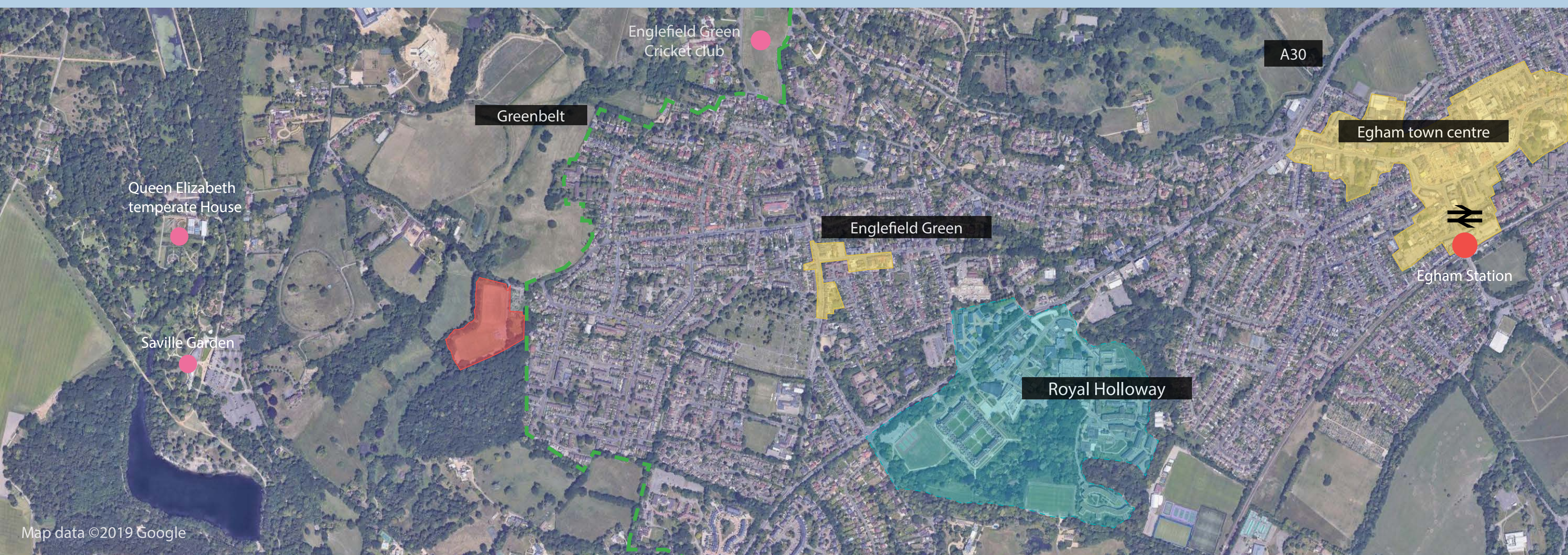
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SITE CONTEXT

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The site is located in the Green Belt and currently comprises a dilapidated Rugby Club Pavilion and associated recreational ground with 2 sports pitches, children's communal play area, and a skate park.



The site is surrounded by a beautiful mature woodland and grassland habitat but is currently relatively inaccessible and subject to significant challenges with anti-social behaviour.

Our proposal looks to create a new inclusive facility which celebrates the beauty of the greenbelt and promotes accessibility for all ages.



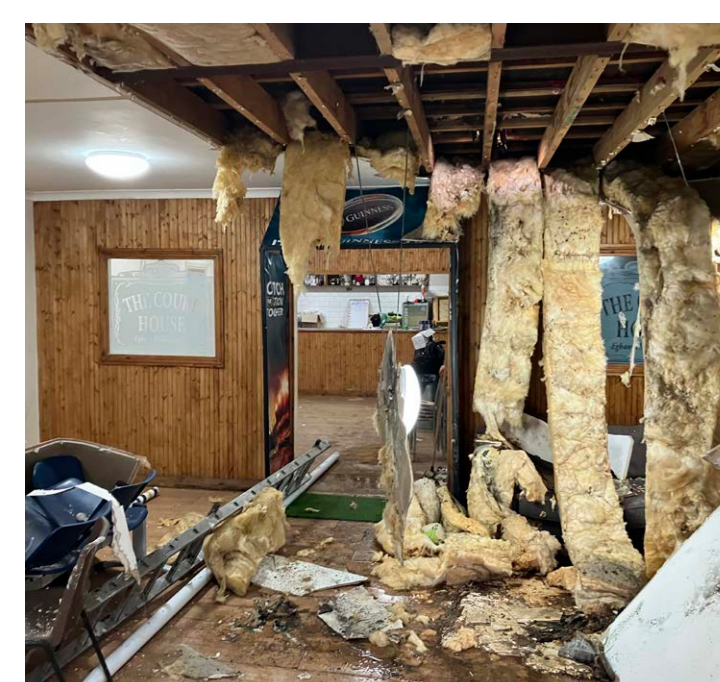
View of the existing pavilion



View of the existing skate ramp



View of the existing playground



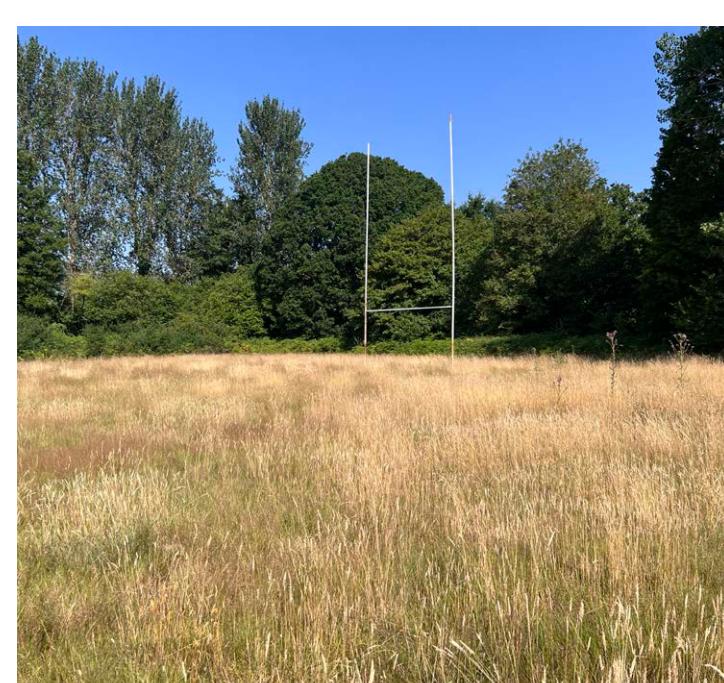
View of the existing pavilion interior



View of the existing pavilion



View of the mature trees on site



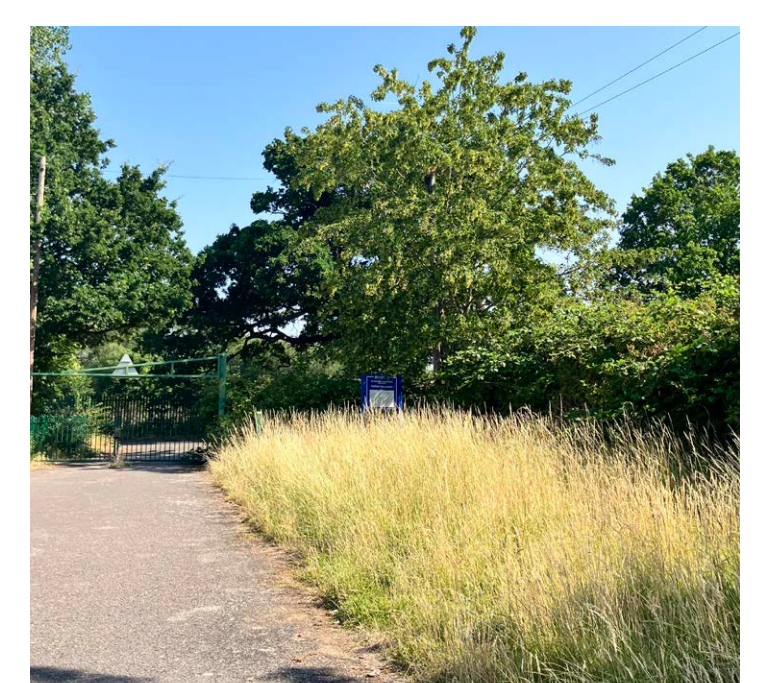
View of the surrounding woodland



View of the site entrance



View of the building in context



View of the site exit

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THE CONSULTATION PROCESS

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Our team have undertaken an extensive process of consultation which began on 18th May 2026 and will continue until the planning process is complete. We have worked hard to incorporate as many of your thoughts as possible and will continue to do so after this event.



Engagement Point Raised

Design Response

Accessibility of the current site

The design proposes to introduce a network of accessible paths throughout the site navigating the level change with a 1:21 gradient suitable for wheelchair and less-mobile users. This network will provide access to all parts of the site and will link in with other features such as accessible play equipment, raised planting beds for less-mobile users, the proposed football pitches and the building itself. Accessibility from the Firbank Place footpath entrance is vastly improved by connection into this network and removes the need for residents to walk down Kings Lane where there is no pavement. Bus services or other transport will be matters for the Council to determine. The Kings Lane site lies a 3 minute walk from the current Larchwood Drive site where 'the Hub' is currently situated.

Safety and security

The design aims to create a 'design-led' approach to security with passive surveillance offered from and to the building from all points of the site, a perimeter walking trail encouraging consistent low level usage and low level bollard lighting around parking and the building entrance to alert users to people around the site. Opportunities to fit roller shutters into the design have also been considered and can be implemented if deemed necessary.

Accessibility for disabled or low mobility users

All play equipment has been carefully considered to provide equal access to disabled users where possible. This includes accessible pathways between all equipment, lower play equipment to ensure access for wheelchair users and accessible alternatives for facilities such as swings. In addition to this the community growing area provides raised beds to allow gardening facilities for those with mobility challenges and gym equipment will provide a range of facilities suitable for all ages. The community pavilion provides level thresholds throughout and dedicated parking for mobility scooters and buggies.

Playspace for all ages

Playspace provision totals circa 1315m² and provides facilities for ages 2-12 years old. Natural play equipment, sand tables, swings and small slides provide facilities for toddlers and young children whilst a zip line and climbing facilities provide activities for older children.

Natural play equipment & biodiversity trails

Natural play equipment is included across the playground in the form of log stepping stones, balance games and natural timber play equipment. Biodiversity is integrated across the site with a net gain of circa 20%. The primary habitat will be improved grassland consisting of wildflower and tall grasses with the addition of circa 50 trees and complementary wetland and ornamental habitats around the site edge and adjacent to the building.

Inclusion of community greenhouse

A community orchard and raised planting beds are provided adjacent to the building. Greenhouse facilities could be added if desired by the community operator.

Inclusion of gym & basketball court

The existing Multi Use Games Area (MUGA) with basketball court facilities is to be retained alongside a new community gym

Inclusion of a sensory garden

The community orchard provides a secluded environment surrounded by a range of planting for sensory activities

Provision of facilities for older generations

The community growing area, cafe and hall space will all provide facilities for older residents alongside younger generations. Studies show that a mix of intergenerational spaces provides benefits for all parties and that seclusion of older generations can lead to significant changes in mental health.

Flexible use of space

The hall space is designed to operate as either two smaller spaces (75 and 40 people respectively) or one large space (115 people) providing flexibility for larger or smaller classes/events. In addition to this the hall space can spill out into the communal corridor for large events and can access the cafe and kitchen for activities which require food. The kitchen has been sized to cater for up to 100 people

Social spaces for residents

The cafe and external colonnade area provide social gathering spaces for residents. At present the requirement for a licensed facility with a bar has not been part of the brief but could be considered by the operator once known.

Improved access from Firbank Close

A new accessible pathway from Firbank close linking to the building and a network of pathways across the site is included within the design

Storage facilities for maintenance equipment

Small containers have been situated within the landscape to house mowers and provide goal storage for each of the pitches. Gardening equipment can be stored within the main building store

Consideration of parking and lighting design

Low level lighting will be utilised to illuminate the parking area and area directly in front of the building. Owing to the presence of bats the potential for lighting elsewhere in the site must be minimised.



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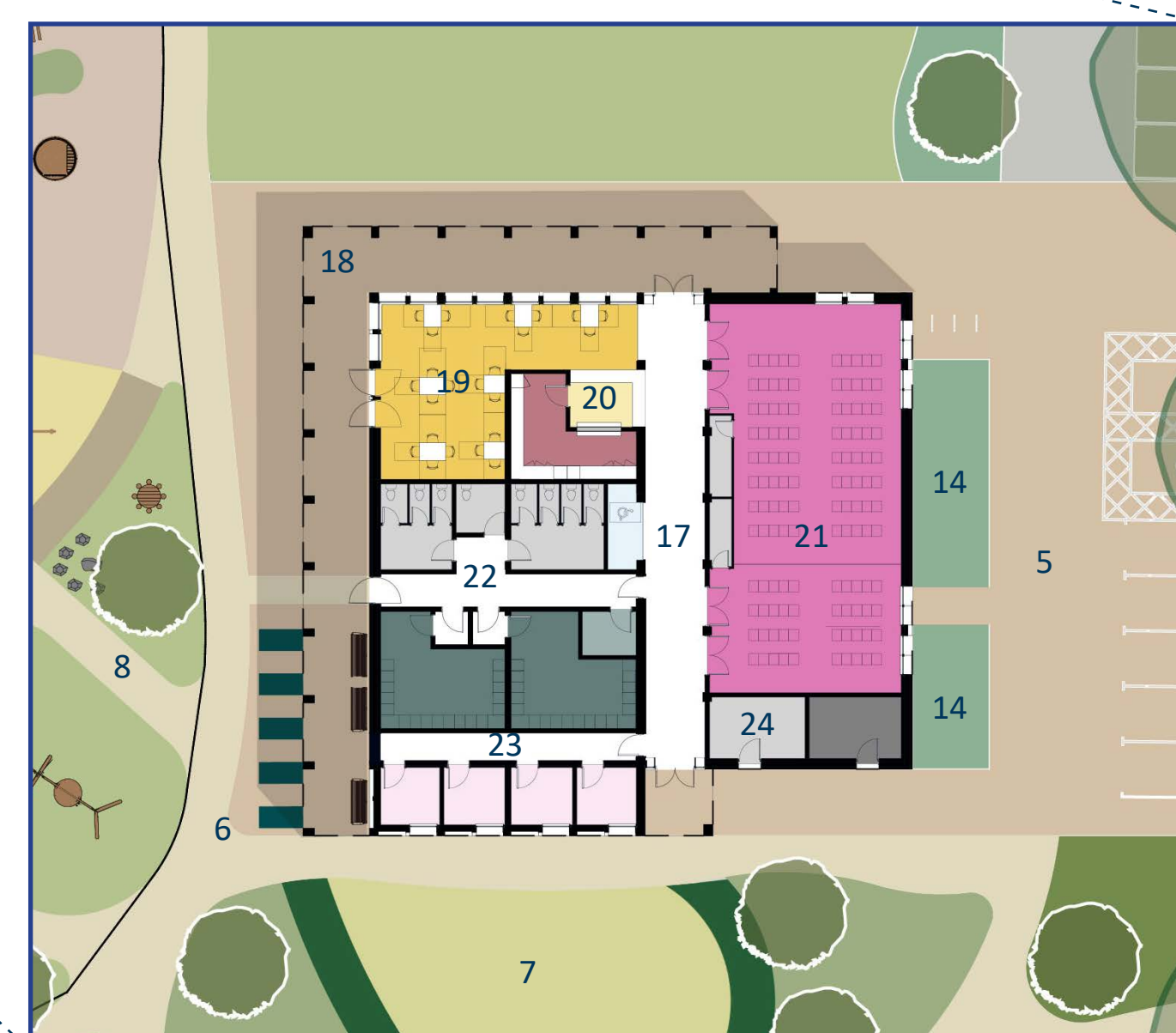
COMMUNITY ENGAGEMENT

PROPOSED DEVELOPMENT

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- ① Existing pedestrian access point with accessible foot way leading to the proposed building
- ② Retained vehicular entrance
- ③ Existing road (widened from 4.8m to 6m to meet current highway standards)
- ④ Grasscrete parking for 38 cars along the eastern edge of the existing road
- ⑤ Community plaza - pedestrian priority zone with disabled parking and access to all internal and external amenity
- ⑥ Accessible community growing space
- ⑦ Community orchard
- ⑧ Low fenced accessible play area
- ⑨ Existing Multi Use Games Area (MUGA)
- ⑩ New community gym
- ⑪ New skate ramp
- ⑫ Woodland scrub planting and wetland habitats
- ⑬ Sustainable urban drainage features to reduce surface water flooding challenges
- ⑭ Rain garden edge to existing road to alleviate surface water run off and improve biodiversity
- ⑮ 2 x 9v9 playing pitches with 4 5v5 pitches provided through pitch markings
- ⑯ Site-wide biodiversity enhancements



- ⑰ Central street area linking all programme and landscape elements together
- ⑱ Colonnade providing shading to main communal spaces and protection from rain when entering the building
- ⑲ Cafe overlooking the playground and amenity grass area
- ⑳ Combined bar/servy/reception zone with adjacent kitchen
- ㉑ Adjacent halls with folding partitions to allow the space to become one area if required - occupancy 75 and 40 people individually, 115 total.
- ㉒ Externally accessible changing and WC facilities allowing access out of hours if required
- ㉓ Private meeting spaces
- ㉔ Store for planting and hall equipment



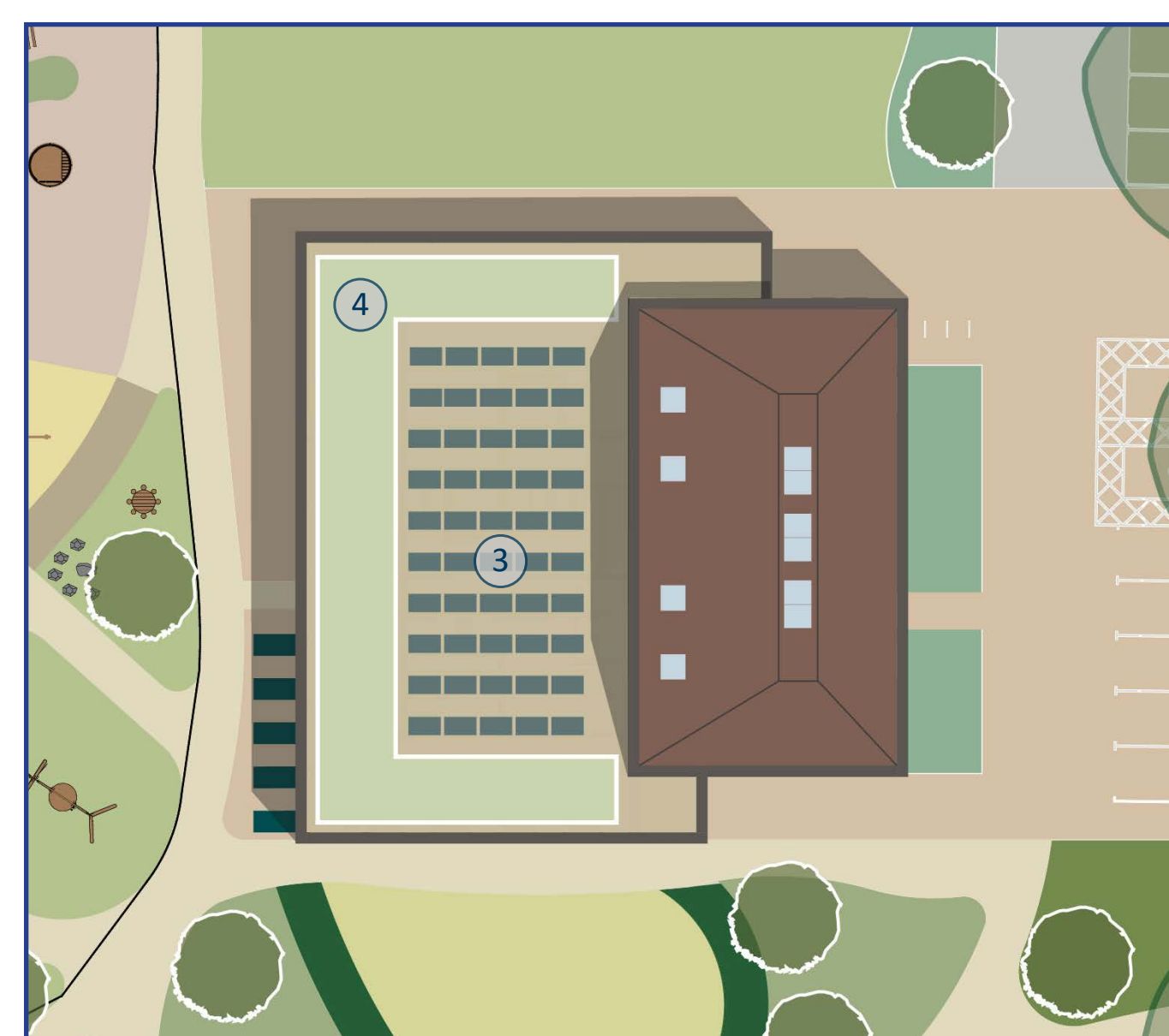
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PROPOSED DEVELOPMENT

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The design proposals shown on boards 4 and 5 demonstrate the progress to date. We welcome your feedback and commentary to assist us in finalising the proposals for planning submission.



- ① New accessible path from Firbank Place
- ② New wildflower meadow planting
- ③ Photovoltaic array and plant zone
- ④ Green roof with biodiverse meadow planting
- ⑤ Existing Multi Use Games Area (MUGA)
- ⑥ Low fenced accessible play area
- ⑦ Colonnade providing shading to main communal spaces and protection from rain when entering the building
- ⑧ Adjacent halls with folding partitions to allow the space to become one area if required - occupancy 75 and 40 people individually, 115 total.
- ⑨ Cycle parking
- ⑩ New tree planting
- ⑪ Cafe overlooking the playground and amenity grass area
- ⑫ Protection of existing healthy trees



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THE PLANNING PROCESS

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WHAT HAPPENS NEXT?

We will incorporate the feedback gathered today, as well as any received through the methods outlined below into the planning application which is expected to be submitted in Autumn 2026.

Please fill in our online survey using this QR code. Alternatively paper surveys are available at the pavilion entrance



For any additional commentary please use the below email address to get in touch or find one of our team to talk to at this event.

kingslane.consultation@montagu-evans.co.uk

Initial feasibility
study design



February 2026

Design development
based on early feedback



May - Sept 2026

Public Consultation
Event



September 2026

Planning Submission &
determination



Autumn 2026

Estimated completion of the
Kings Lane Community Centre



Summer 2029

THE TEAM:

