

Richmond Royal Hospital Statement of Community Involvement

November 2018

Prepared by Snapdragon at PLMR for UKI Richmond Limited



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1. Executive Summary

- Snapdragon at PLMR were appointed by the applicant, UKI Richmond Limited (hereafter referred to as 'UKI'), and developers, RER London Limited, to undertake a programme of community consultation to support their Planning Application for the development of the former Richmond Royal Hospital and to produce this Statement of Community Involvement.
- As part of the pre-application process in support of the Planning Application, UKI have implemented a programme of community consultation to inform and seek feedback from the local community on their proposals for the site.
- This programme has taken place in conjunction with formal pre-application discussions with officers at Richmond Council.
- The programme has been predicated on a series of key sessions to which the local community were invited, taking place at the site in July, August and September 2018: a Residents Reception (held on 4th July), a Residents Drop-in Session (held on 22nd August) and a Public Consultation (held on 20th September and 22nd September).
- Beyond these events, there are various means through which the project team has undertaken additional engagement throughout the course of the programme, including correspondence regarding the scheme via email and phone, a dedicated project website and regular contact with key political stakeholders.
- The programme has demonstrated support for the re-use of the building as a residential development, the retention of many of the historic aspects of the building in addition to the inclusion of new healthcare space.
- Where concerns have been raised, these have primarily been focused on construction traffic, traffic flows, car parking and the affordable housing provision included as part of the scheme.
- A response from the project team to each of these issues is included in this Statement of Community Involvement.
- The project team is confident that it has conducted a thorough community consultation programme in support of a planning application for the development of the former Richmond Royal Hospital.
- UKI are intending on submitting a Planning Application to Richmond Council by the close of 2018 with a decision anticipated in early 2019.
- The project team will continue to engage with the local community throughout the remaining stages of the planning process.

2. Context

The former Richmond Royal Hospital is located within the London Borough of Richmond upon Thames.

The site is a complex of interconnecting buildings arranged around a hard landscaped courtyard area. Central to the Hospital is a Grade II Listed, former residential dwelling that was acquired and converted to hospital use in the 1860s. This site has subsequently been developed in a fragmentary fashion over the course of the late 19th and 20th Centuries, with a number of more recent alterations made from the 1960s onwards.

The site currently benefits from street access on Kew Foot Road, with in-bound vehicular access to the courtyard from Evelyn Road and out-bound from Shaftesbury Road. The courtyard currently provides approximately 25 surface car parking spaces, 3 of which are designated for disabled use.

A range of outpatient services are currently operating from the Hospital.

The overall site area is approximately 0.38 hectares (0.94 acres). The Hospital is located within the Kew Foot Road Conservation Area. The building sits on the boundary of the conservation area and the open space of the Richmond Athletic ground.

The proposed scheme will be mixed-use involving the restoration and conversion of the existing buildings at the site. The sensitive development will incorporate a modern healthcare facility alongside the provision of new residential accommodation.

This will entail development of the Richmond Royal Hospital site for a mix of health (D1) and residential uses (C3), with associated landscaping, parking and associated works.

At the time of writing this Statement of Community Involvement, the proposals are as follows:

- The provision of 68 apartments located over 5 floors, including affordable housing.
- The current Health Care use will be consolidated into a new modern 500 sqm space that will be housed within the building fronting Evelyn Road, the Northern Wing of the site.
- The listed building will be converted to its former and original residential use. The BTM (Buildings of Townscape Merit) will be retained. The rear of the North and South wings are to be extended. It has been agreed with the Council Conservation Officer to demolish and rebuild a portion of the Evelyn Road wing.
- A new building block is developed on the eastern edge which will connect the two wings to form a central communal landscape courtyard.
- New landscaped gardens are proposed around the perimeter of the site and in the courtyard. This will improve the townscape on Kew Foot Road and provide high quality communal amenity space for the new residents;
- An underground car park is proposed beneath the courtyard. Also located here will be plant and cycle storage.

3. Principles of Engagement

The purpose of this section of the Statement of Community Involvement is to highlight the objectives of public engagement, methodology, strategy, and the principal guidelines that UKI have followed as part of their community consultation programme.

The objective of the process has been two-fold:

- To inform members of the local community on UKI's scheme and emerging proposals prior to the submission of a planning application to Richmond Council.
- To encourage feedback on the scheme from members of the local community to inform the scheme's design and planning process.

There are a series of planning policies and guides at the national and local level which stress the need for applicants to engage with the local community when bringing forward planning applications.

National Level

The Localism Act 2011 emphasises the need for pre-application engagement and actively encourages both Local Authorities and applicants to take these principles into account.

Meanwhile, the NPPF (National Planning Policy Framework), strengthens the need for front-loaded community engagement. It states that consultation should not be a reactive process, but rather it should enable the local community to say what sort of place they want to live in at a stage when this can make a difference. Such involvement leads to outcomes that better reflect the views and meet the needs of the wider, diversified community.

Further, a raft of measures intended to "improve neighbourhood planning" were implemented in April 2017, with the Neighbourhood Planning Act 2017 coming into effect.

Local Level

Richmond Council adopted its [Statement of Community Involvement](#) in June 2006. The document outlines the Council's expectations of developers who are bringing forward large planning applications in the local area, setting out the processes through which effective community involvement in the planning process can be delivered.

Conclusion

With all of the above taken into account, planning policy and guidance at the national and local level indicates that the consultation process should be based on the following principles when it comes to pre-application engagement:

- Access to information should be open and without qualification;
- Communities should be enabled by informing and educating;
- Participation should be sought and encouraged;
- There should be front-loading involvement;
- The process should be transparent and conveyed in plain-English;

- Messages should be consistent;
- There should be feedback and an intent to take account of responses.

The principles outlined above should be adhered to, whilst acknowledging the fact that there can often be barriers to providing a comprehensive and wide-reaching consultation process, including:

- The complexity of many issues, including the developing nature of proposals at pre-application stage;
- Difficulties in identifying and reaching different groups within a community;
- The language of planning can be complex and disengaging to a lay member of the public.

UKI have sought to adhere to these principles of engagement throughout their community consultation programme in support of their scheme for the former Richmond Royal Hospital.

4. Residents Reception – July 2018

Overview

A Residents Reception was held at the site on 4th July 2018 between the hours of 4.30-8pm.

The purpose of the session was to introduce immediate neighbours of the site to the project team. An invitation (see **Appendix A**) was sent to 94 addresses in close proximity to the site. The address zone can be found in **Appendix B**.

Boards were on display at the event, designed to show attendees initial ideas for the scheme (see **Appendix C**).

Overall, this session was attended by 28 people, including residents living on Shaftesbury Road, Old Deer Park Gardens and Evelyn Road.

Of note, 5 people attended in their capacity as staff at the Richmond Rehabilitation Unit; an NHS facility located directly adjacent to the site on Evelyn Road and within the address zone for which the invite for the session was sent.

Feedback

While the session was primarily intended to focus on introducing immediate neighbours of the site to the project team given the early stage of the scheme design, the format of the event was organised in such a way that attendees could share initial enquiries at an early stage in the process, prior to the formulation of more detailed proposals.

Key areas of discussion raised at the event by attendees were focused on the emerging scheme proposals (including affordable housing), construction traffic, traffic flows and parking:

- Principle of development – this was widely supported by those attending this initial reception.
- Scheme proposals (including affordable housing provision) – attendees were interested in the amount of healthcare space that would be provided as part of the scheme, affordable housing provision, the potential height of the development and its design.
- Construction traffic – attendees were interested in how much of the existing site would be demolished and how materials would be transferred to and from the site during the construction process via lorries.
- Traffic flows – attendees sought to inform the project team of incidents that have occurred as a result of lorries using nearby roads, questioned how access to the site might work and raised poor sight lines at the junction of Kew Foot Road and Shaftesbury Road, questioning how they could potentially be improved via the scheme. They also raised the heavy traffic that occasionally occurs in the area as a result of the nearby Falcons Preparatory School.
- Parking - Attendees were interested in how much parking might be provided as part of the scheme, whether more residents in the area would lead to more competition for parking

spaces and whether new residents at the proposed development would be able to apply for permits.

Conclusion

The project team are of the view that this session served as a positive initiation to the community consultation programme, allowing immediate neighbours surrounding the site the opportunity not only to meet key members of the project team, but observe ideas for the scheme at an early stage and establish a dialogue moving forward.

The project team were pleased at the level of support for the development of the site for residential and the way in which this could benefit the wider area.

5. Resident Drop-in Session – August 2018

Overview

Following the the initial Residents Reception in July (see **Section 4**), a Residents Drop-in Session was held at the site on 22nd August between the hours of 4.30-8pm.

The purpose of this session was to update immediate neighbours of the site on the progress that had been made on the scheme proposals since the initial Residents Reception (see **Section 4**), prior to a wider public consultation once the scheme proposals had been more fully developed.

An invitation (see **Appendix D**) was sent to the same 94 addresses (see **Appendix B**) in close proximity to the site who were invited to the Residents Reception.

Updated boards were on display at the event, designed to show progress on the scheme since the initial ideas presented at the Residents Reception in July (see **Appendix E**).

Overall, the session was attended by 25 people, many of whom attended the Residents Reception.

Notably, there were 2 of the site's local ward councillors in attendance.

Feedback

Like the Residents Reception, key areas of discussion raised at the event by attendees were primarily focused on the detail of the scheme proposals (including affordable housing), construction, traffic and parking. Given the more advanced nature of the proposals there was further scope for a dialogue in other areas including on landscaping and impact on light:

- Scheme proposals – based on discussion with the project team a majority of residents were positive about the idea of 70 residential units included as part of the updated scheme.
- Beyond the number of residential units, residents were positive about the inclusion of the healthcare space, with some discussion over what services this would comprise.
- The inclusion of Housing Association units as part of the update scheme, did elicit a mixed response among a small number of attendees, but was praised by the two local ward councillors in attendance.
- Construction traffic – a number of residents indicated their satisfaction that the project team had considered construction traffic as part of the updated proposals (a key area of discussion raised at the Residents Reception in July), in particular the proposals that HGV's would not be directed to use Evelyn Road or Shaftesbury Road, should the scheme proceed.
- Some residents were interested in what would happen to the existing Evelyn wing as part of the scheme and whether it would be demolished or refurbished (it was noted that this was an ongoing area of discussion for the project team).

- Traffic flows – a number of residents in attendance were particularly focused on traffic. Residents were satisfied that a banksman would be managing traffic if the scheme proceeds but also raised concerns about the turning/reversing into Evelyn Crescent to exit the site.
- Parking – parking was a key area of discussion at the event, particularly car parking (residents appeared indifferent to the 160 cycle spaces proposed as part of the scheme). Residents were pleased to be informed that new residents would be ineligible for a parking permit. Nearby residents also raised the issue of disabled car parking, though they appeared satisfied by the scheme in this regard and the restriction on parking permits.
- Landscaping – with the landscaping proposals more developed following the Residents Reception, there was greater scope for discussion in this area covering public/private space and appearance of the spaces. Overall the project team were of the view that the landscape ideas were generally well received at the event by attendees.
- Light pollution/overshadowing – This was an area of discussion at the events for a small number of attendees, with some raising concerns regarding the potential light pollution that could arise from certain aspects of the scheme and others noting that it could have implications for overshadowing.

In addition to the issues raised above, it should be noted that two attendees expressed their desire to leave written comments on the updated scheme having attended the session. Both of these comments emphasised their concerns with regards to lorries using the roads in close proximity to the site – an area of discussion noted at the Residents Reception.

These comments were as follows:

- *“Thanks for consulting. Horrified at the thought of lots of huge lorries doing 3 point turns at the end of Evelyn Road. Like planting photos. Don’t like new block ideas – just matching brick colour won’t make it blend in”.*
- *“I have concerns with regard to lorries turning in Kew Foot Road and safety of resident cars”.*

Conclusion

The project team is of the view that this session was an important part of the consultation process, acting as a means of updating those most affected by the scheme following the initial Residents Reception and allowing the continuation of an ongoing dialogue with the project team.

There appeared to a clear desire for something to happen to the existing site, with a consensus that the site was underutilised at present; most attendees were not hostile towards the general principle of developing the site. Where concerns were raised, these were primarily focused on some of the finer details of the scheme, as noted above.

There was a particular desire to see healthcare space retained as part of the proposals.

Regardless of any individual concerns, attendees interacted well with the event and many residents indicated their positive sentiment towards the consultation process to date.

6. Public Consultation – September 2018

Overview

A Public Consultation was held at the site on 20th September and 22nd September between the hours of 4.30-8pm and 10am-1pm respectively.

Having established a dialogue with immediate neighbours surrounding the site via the Residents Reception (see **Section 4**) and Residents Drop-in Session (see **Section 5**), the purpose of the session was to consult a wider segment of the local community on the scheme, prior to the submission of a planning application to Richmond Council.

An invitation (see **Appendix F**) was sent to 480 addresses in close proximity to the site. The address zone can be found in **Appendix G**.

Boards were on display at the event, designed to show attendees the latest version of the scheme, prior to the finalisation of a planning application to Richmond Council (see **Appendix H**).

Across the two timeslots, the session was attended by 74 people:

- Thursday 20th September – 48 attendees
- Saturday 22nd September – 26 attendees

One local ward councillor attended the consultation on 20th September.

Feedback

There were comment forms present at the event (see **Appendix I**), which posed quantitative and qualitative questions, allowing attendees the opportunity to give their feedback on the scheme, which would be passed on to the project team for consideration.

18 people filled in comment forms, responses for which can be found in **Appendix J**.

The responses are as follows:

Quantitative Responses

*Please note that responses will not always add up to 18; some failed to complete responses and others ticked more than one answer.

Are you?

- A local resident – 18
- Working in the area – 2
- Visiting the area – 0
- Special interest group – 0
- Other – 0

Age?

- Under 20 – 0
- 20-35 – 1
- 36-50 – 4
- 51-55 – 5
- Over 65 – 8

Sex?

- Male – 9
- Female – 9

Do you support the redevelopment of this site in principle?

- Yes – 13
- No – 2
- Not Sure – 3

The project team is pleased that the vast majority of those attending are supportive of the development of the site.

Do you support RER London and UKI Richmond's plans to deliver housing as part of their scheme to redevelop the site?

- Yes – 12
- No – 1
- Not Sure – 4

As above, the project team is pleased that the vast majority are supportive of new homes being brought to the area as part of the development.

Do you support RER London and UKI Richmond's plans to provide new healthcare space as part of their scheme to redevelop the site?

- Yes – 14
- No – 0
- Not Sure – 3

There is overwhelming support for the continuation of some form of healthcare provision to remain on the site and within the local community.

Do you support RER London and UKI Richmond's scheme to redevelop the site?

- Yes – 10
- No – 3
- Not Sure – 5

The project team are pleased that the majority of those attending are in favour of the detailed proposals put forward to develop the site.

Qualitative Responses

The comment forms also allowed attendees to provide qualitative feedback on the scheme, via “additional comments”.

11 comment forms featured additional comments, which are set out below, primarily focusing on construction, traffic and parking – in line with key areas of discussion at the Residents Reception and Residents Drop-in Session.

To a lesser extent there were also comments relating to density, design and the healthcare space proposed as part of the scheme.

- “More parking required for future residents. Visitors parking required. Affordable housing should face the other way as current plan has it overlooking the gardens of residents in Shaftesbury Road”.
- “Transport problems during construction”
- “The density of occupation proposed for this development is significantly higher than existing for this area. Given the narrow streets and limited facilities this will inevitably result in congestion”.
- “Looks very interesting. Very supportive of proposed traffic flows”.
- “Too little parking for residents. Regardless of what people think/say/are told, as their families develop they will want/need cars - often more than one per family”.
- “I say no because the plans to route lorries in and out of the site are intractable and chaotic. 70 units and 30 parking spaces will inevitably cause acute parking problems”
- “Concern about the number of people will bring into already crowded area, car parking space. Worried about disruption number of vehicles coming for building works”.
- “I have major concern with regard to traffic and parking problems increasing significantly, in an already congested residential area. The roads and pavements in the area are already very poorly maintained, will redevelopment improve or worsen these?”
- “Generally positive. Only doubt is the modern new units. It'll be the first modern style of house in the area & risks standing out like a sore thumb”.
- “**Depends upon density. **Because of probable conflict of interest between two NHS authority units chosen by you. ***But needs accept an inevitable subject to many caveats”
- “I support redevelopment if it provides healthcare NHS or private. I do not support housing as part of the scheme”.

Conclusion

The project team believes that the feedback received at the public consultation was generally positive. The primary issues of concern are all managed as part of the planning and development process; in particular, concerns over the construction processes will be taken into account as part of the construction management plan and form a temporary and manageable part of the overall programme.

While individual enquiries were raised during conversations with the project team and touched upon in the qualitative feedback, a majority of attendees who were minded to offer feedback indicated support for the development of the site in principle, support for plans to deliver housing as part of the

scheme, support for new healthcare space as part of the scheme and support for UKI Richmond's scheme to develop the site.

7. Additional Engagement

Beyond the key events outlined in Section 4, 5 and 6 of this SCI, there are various means through which the project team has undertaken additional engagement throughout the course of the consultation programme.

This has included:

- Correspondence regarding the scheme via email and phone
- A dedicated project website
- Regular contact with key political stakeholders

Correspondence regarding the scheme

Correspondence regarding the scheme via email and phone has primarily been in the form of residents indicating their intention to attend the events outlined in **Section 4**, **Section 5** and **Section 6** or requesting a copy of the boards on display at the events – these were from people who attended and wished to have copies for future reference or those who were unable to do so and wished to gain further information.

Correspondence via email which is more detailed in nature is explained in **Appendix K**.

The project team has sought to respond to all enquiries in a swift and comprehensive manner as appropriate.

Dedicated Project Website

A key element of the community consultation programme has been the dedicated project website for the scheme, www.richmond-royal.co.uk.

The website has been updated throughout the programme. At the time of writing this Statement of Community Involvement it features:

- Information on the background to the scheme
- A contact form
- The boards on display at the events outlined in **Section 4**, **Section 5** and **Section 6** (which are available for the public to download)
- Answers to Frequently Asked Questions that have arisen throughout the process (see **Appendix L**)

It is intended that this website be updated throughout the remaining stages of the planning process at key milestones for the scheme.

Contact with key political stakeholders

Throughout the community consultation programme the project team has maintained close contact with key political stakeholders.

The following stakeholders were sent an initial introduction letter (see **Appendix M**) prior to commencement of the programme from the project team:

- Leader of the Council – Councillor Gareth Roberts
- Cabinet Member for Environment, Planning and Sustainability – Councillor Martin Elengorn
- The site’s local ward councillors - Councillor Richard Pyne, Councillor Richard Warren and Councillor Nancy Baldwin.

This letter was intended to give notice of the scheme to be brought forward and the associated programme to be undertaken (further letters were sent to the Chief Executive of Richmond Council and the Council’s Director for Environment and Community Services).

Further, the following were made aware (see **Appendix N**) of the Residents Drop-in Session via email prior to the event, all of whom were told that they were welcome to attend given their positions at the local authority:

- Leader of the Council – Councillor Gareth Roberts
- Cabinet Member for Environment, Planning and Sustainability – Councillor Martin Elengorn
- Chair of the Planning Committee – Councillor Jonathan Cardy
- The site’s local ward councillors – Councillor Richard Pyne, Councillor Richard Warren and Councillor Nancy Baldwin.

The event was attended by two of the site’s ward councillors.

The stakeholders above were also made aware (see **Appendix O**) of the subsequent Public Consultation event prior to the session.

The event was attended by one of the site’s ward councillors. .

After the public consultation, the project team provided an overview of the initial feedback processed following the event to the political stakeholders invited to the session (see **Appendix P**).

This resulted in two separate lines of enquiry from two of the site’s ward councillors, both of which were responded to comprehensively (see **Appendix Q**).

The project team intends to maintain a dialogue throughout the remaining stages of the planning process and will notify them once the planning application has been submitted to Richmond Council.

8. Response to Feedback

Where concerns have been raised during the community consultation programme, these have primarily been focused on construction traffic, traffic flows, car parking and the affordable housing provision included as part of the scheme.

A response from the project team to each of these issues is outlined below.

Construction Traffic

A construction management plan will be put in place as part of the development process which will seek to limit disruption to local residents from construction traffic. This will take into account the constraints arising as a result of the local road network and the current traffic flow. A representative from Royal Haskoning was at all of the consultation sessions to discuss the plans and proposed solutions with attendees.

Traffic Flows

Information on the traffic flows and the servicing was provided at the consultation sessions with the detailed information contained within the Royal Haskoning Report which is submitted with the planning application. Models and assessments demonstrate that a suitable management approach can be put in place. Whilst there are some concerns with the traffic flows and the manner in which these are to be managed, it is not possible to fully allay concerns in this respect until the development itself is complete and the system can be seen in practice.

Car Parking

The parking provision proposed accords with both GLA and Richmond Council policy and is appropriate for the development itself. Concerns were raised regarding overall provision, but it was noted that new residents will be prevented from applying for local resident permits, which has been welcomed.

Affordable Housing

Whilst some concerns were raised about both the inclusion of affordable housing and the positioning of the affordable housing within the development, the project team believes that creating a mixed development which is tenure blind in terms of the quality of homes provided is central to a sustainable and healthy residential and community environment.

9. Next Steps

The project team is confident that it has conducted a thorough community consultation programme in support of a planning application for the development of the former Richmond Royal Hospital.

UKI intend on submitting a Planning Application to Richmond Council by the close of 2018 with a decision anticipated in early 2019.

The start on site date will depend on the outcome of the Planning Process with Richmond Council but it is anticipated that work will start on the site in Q3 2019 with a projected build programme of 18 months.

The project team will continue to engage with the local community throughout the remaining stages of the planning process.

10. Appendices

Appendix A – Residents Reception Invitation

RER London Ltd

Dear Resident,

RER London Ltd have recently purchased the former Richmond Royal Hospital.

Working in conjunction with the South West London & St George's Mental Health Trust it is proposed to bring forward a considered and sensitive residential development and continued healthcare facility.

The central Grade II Listed building, originally built as a private residence in 1882 before being converted into the Richmond Royal hospital in the Twentieth Century, will be retained, refurbished and converted with the South and North wings also retained.

Following extensive consultation with the NHS, a modern health facility will also be incorporated, retaining the high quality of mental health services on site.

As neighbours of the site, we are keen to meet with you at an early stage, ahead of wider public consultation. To this end, we would like to invite you to an informal reception to meet us and our team which will be held on the ground floor of the Royal Hospital between the hours of **4:30pm - 8pm** on **Wednesday 4th July** (Entrance through the Listed Building on Kew Foot Road – see below map)

I would be grateful if you could confirm your attendance by contacting my colleague Rebekah Pazcek| (rebekah@snapdragonconsulting.co.uk) or William Hamill (williamh@snapdragonconsulting.co.uk) (Telephone number 0203 176 4161)

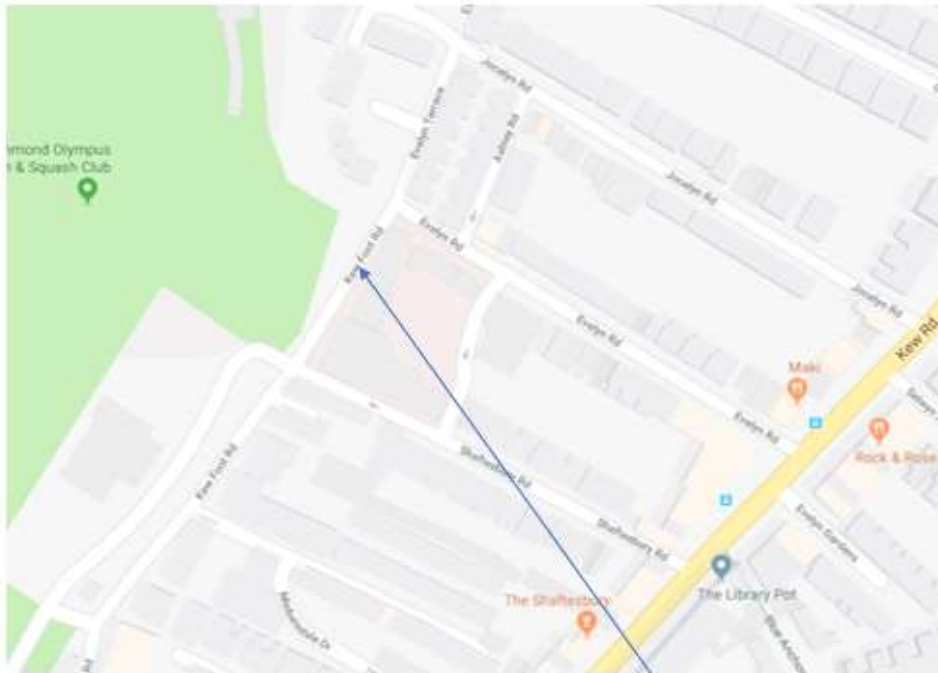
Yours Sincerely

Martin Simms



Martin Simms
Director
RER London Ltd

RER London Ltd



Appendix B – Residents Reception Zone



Appendix C – Residents Reception Boards



Richmond Royal Hospital

The History of the Royal Hospital

- A health facility has been located at the site since the 1860's. As part of the programme of rationalisation and long term management of health care facilities South West London and St George's NHS Trust (the Trust) identified the building as being surplus to requirements. As part of its Estate Management Plan (EMP) the decision was taken after much consultation and debate to sell the building and to use the funds from the sale to assist in the delivery of modern hospital accommodation on-site and also at Springfield and Tolworth in the Trust's area;

Current Hospital

- The Richmond Royal Hospital has not been an in-patient facility for some 40 years plus. Increasingly over the years the building has become not fit for purpose and is less and less used as an out-patient facility. Nevertheless, despite the identification by the Trust that the site should be sold to fund the delivery of the EMP, the Trust ensured that the property will retain its social and community function through a condition of the sale which requires that the new owner, UKI Richmond Ltd, incorporates a health use in their proposals;

The Future of the Building

- The scheme proposals are in the early stages of development. In brief terms, they relate to the re-use and conversion of a large part of the building alongside limited elements of 5,000 sq.ft new build for health related (D1) and residential uses (C3);

Working with the Trust

- Owing to the importance of the development of the Richmond Royal Hospital for on-going health related uses the proposals are promoted in conjunction with the Trust. As already identified, the sale of the property has generated significant funds for the development of new hospital facilities elsewhere whilst retaining part of the existing hospital for continued out-patient services
- The emerging ideas have been generated in discussion with the Trust to ensure that the property can continue in health-related uses for the foreseeable future, serving the local area. The extent of floor area that is proposed for the health function is based on a detailed assessment by the Trust as to what is required going forward and having regard to an overview of the historic use of the space

Residential Space

- In addition to the health-related space the emerging proposals provide for residential accommodation – mix of unit sizes and tenures. The residential being an appropriate use in policy terms meeting the much-needed demand for new housing and affordable housing whilst also being the 'best fit' for the historic fabric of the building.

The Team

Project Manager **RER London Limited**

Architects **Rolfe Judd**

Heritage Consultants **KMHeritage**

Planning Consultants **dp9**

Public Relations **snapdragon consulting**

Transport **Royal HaskoningDHV**
Advancing Society Together

Structural Engineer **W WALSH**

M&E **HOARE LEA (HL)**

Site

Site Detail

The site is a complex of interconnecting buildings arranged around a hard landscaped courtyard area. Central to the Hospital is a Grade II Listed, former residential dwelling that was acquired and converted to hospital use in the 1860s. This site has subsequently been developed in a fragmentary fashion over the course of the late 19th and 20th Centuries, with a number of more recent alterations made from the 1960s onwards.

The site currently benefits from street access on Kew Foot Road, with in bound vehicular access to the courtyard from Evelyn Road and out-bound from Shaftesbury Road. The courtyard currently provides approximately 40 surface car parking spaces, 3 of which are designated for disabled use.

A range of outpatient services are currently operating from the Hospital and it is anticipated that these will be consolidated into approximately 5,300 sqft as part of the development.

The overall site area is approximately 0.36 hectares (0.94 acres).

A Closer Look to the Area

The Hospital is located within the Kew Foot Road Conservation Area 36: as mentioned before the building sits on the boundary of the conservation area and the pen space of the Richmond Athletic ground.

- Original and Shaftesbury House C18
- 1882 or 1896 extensions
- 1904 addition
- 1908 Ophthalmic Wing
- 1923 X-Ray Department
- 1930's Archer Wing
- Post War Infill and Additions



Rolle Judd Richmond Royal Hospital Public Exhibition Boards

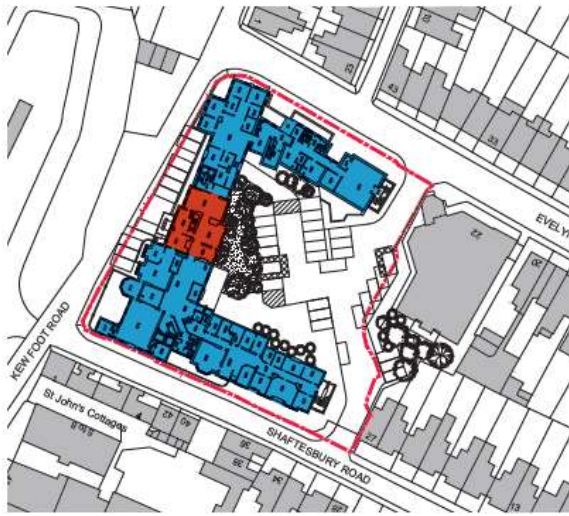
Site Development



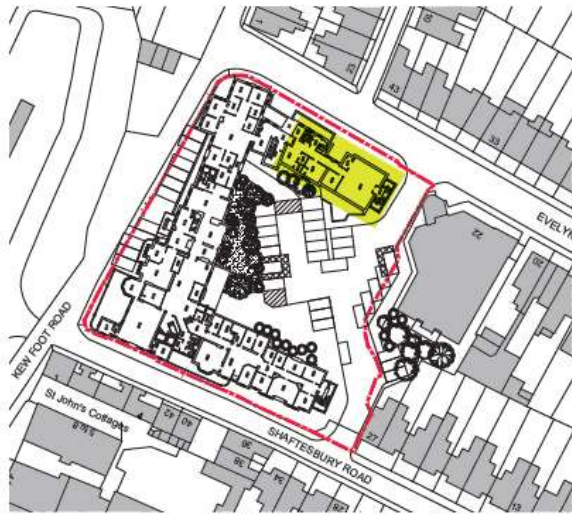
- 1) Original Hospital Footprint
- 2) Hospital First Extension: Reduction of Green Area
- 3) Hospital Second Extension: Further Reduction of Green Area
- 4) Hospital Third Extension: Green Area Enclosure
- 5) Hospital Current Footprint: Denotation of a wing and of two pavilions, creation of a parking where garden was

Rolle Judd Richmond Royal Hospital Public Exhibition Boards

Initial Thoughts_1



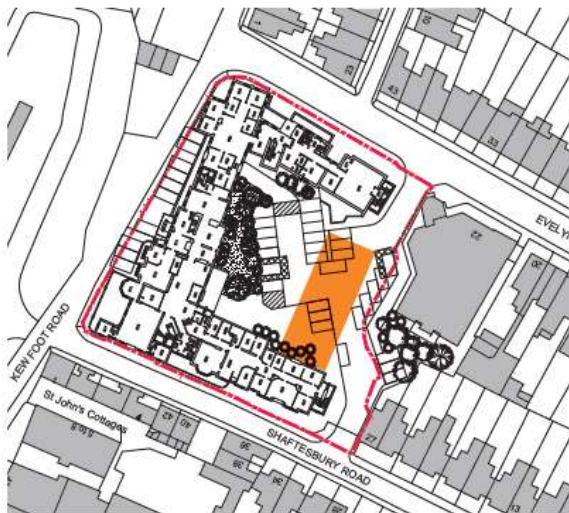
1. Retain, Refurbish and Restore : The existing will be retained, refurbished and restored including the listed building;



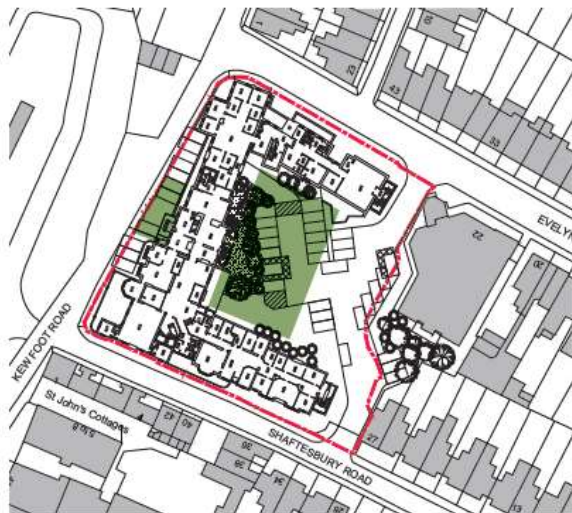
2. 5,000 sqft of New Healthcare Space : Provide 5,000sqft of new healthcare space, with a new fit out to meet current needs with a new stair and lift accessing all levels;

Rolle Judd Richmond Royal Hospital Public Exhibition Boards

Initial Thoughts_2



3. New Housing : The proposals will give high quality residential units to provide much needed housing within Richmond including on site affordable housing located within a completely new self-contained building;



4. New Gardens : Existing surface car parking will be removed from the front of the Listed Building and courtyard and will be replaced with new landscaped gardens. This will improve the townscape on Kew Foot Road and provide high quality communal amenity space for the new residents;

5. Environmental : The existing services infrastructure within the buildings will be completely renewed with energy efficient systems. The internal fabric of the building will also be upgraded, where possible, to provide better performances with regard to energy.

Rolle Judd Richmond Royal Hospital Public Exhibition Boards

Our Experience

Rolfe Judd - Mary Datchelor House, Grove Lane



Bennett House, St James Street



Rolfe Judd - 35 Great Peter St, Westminster



Rolfe Judd [Richmond Royal Hospital](#) Public Exhibition Boards

Internal Pictures



Rolfe Judd [Richmond Royal Hospital](#) Public Exhibition Boards

Appendix D – Residents Drop-in Session Invitation

RER London Ltd

Dear Resident,

You may recall that RER London Ltd contacted you earlier this Summer to make you aware that they had recently purchased the former Richmond Royal Hospital.

Following the initial Residents Reception event that was held on Wednesday 4th July to give neighbours of the site the opportunity to meet with the project team, the team is now keen to update you on the scheme proposals prior to a wider public consultation, which is anticipated to take place in September.

To this end, we would like to invite you to a Residents Drop-in Session to talk you through the latest scheme proposals which will be held on the ground floor of the Royal Hospital between the hours of **4:30pm - 8pm** on **Wednesday 22nd August** (Entrance through the Listed Building on Kew Foot Road – see **below map**)

I would be grateful if you could confirm your attendance by contacting my colleague Rebekah Paczek (rebekah@snapdragonconsulting.co.uk) or William Hamill (williamh@snapdragonconsulting.co.uk) (Telephone number 0203 176 4161)

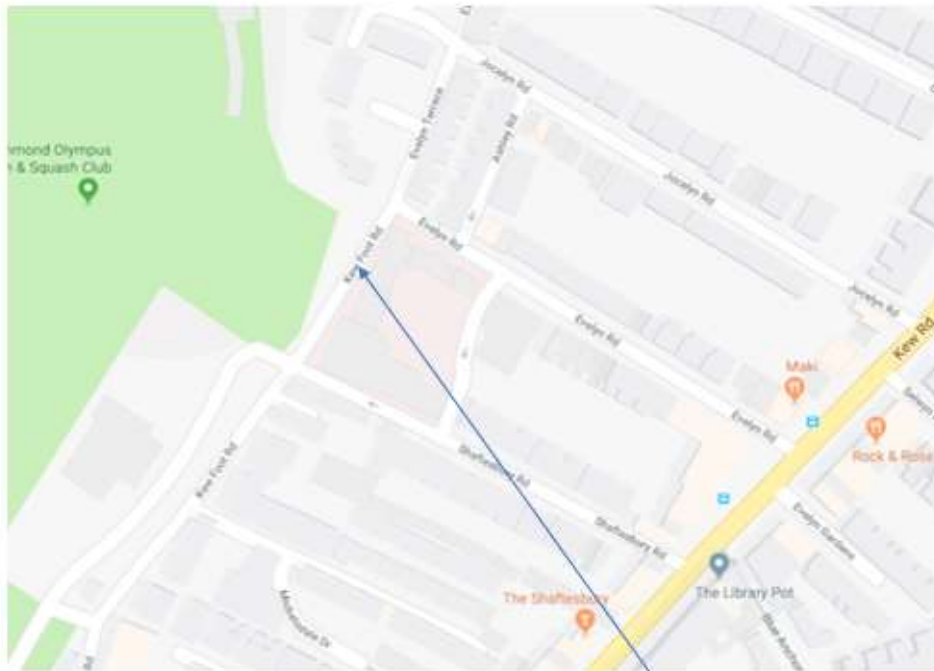
Yours Sincerely

Martin Simms



Martin Simms
Director
RER London Ltd

RER London Ltd



Appendix E - Residents Drop-in Session Boards



UK & EUROPEAN
INVESTMENTS

RER London Limited

South West London and
St George's Mental Health
NHS Trust

Rolfe Judd

Former Richmond
Royal Hospital

The Team

Project Manager RER London Limited

Architects **Rolfe Judd**

Heritage Consultants **XMI heritage**

Planning Consultants **dp9**

Public Relations **snopdragon**
consulting

Transport **Local Authority**

Structural Engineer **W WALSH**

M&E **HOARE LEA**

Landscape Architects **SPACEHUB**

July 22 August 2016

Previous Presentation Boards: 4 July 2018

Site Detail

The site is a complex of interconnecting buildings arranged around a hard landscaped courtyard area. Created in the 1960s as a Grade II Listed building, the site has been extensively renovated and modernised in the 1980s. This site has subsequently been declared as a designated heritage area in the City of London and is subject to a range of restrictions on alterations to the building and its external features which will be considered by approximately 1,200 high capacity of the Council.

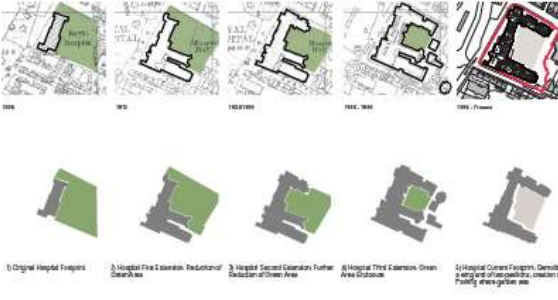
The overall area is approximately 0.25 hectares (0.62 acres).

A Closer Look to the Area

The building is located within the East River Conservation Area. It is a designated area where the building and its boundary with the surrounding area will be preserved as part of the historical planning process.



Site Development



1. Original Hospital Footprint
2. Hospital First Extension, Reduction of Courtyard Area
3. Hospital Second Extension, Further Reduction of Courtyard Area
4. Hospital Third Extension, Green Area Extension
5. Hospital Current Footprint, Demolition of a portion of the existing structure and a new extension at the rear of the site

Initial Thoughts



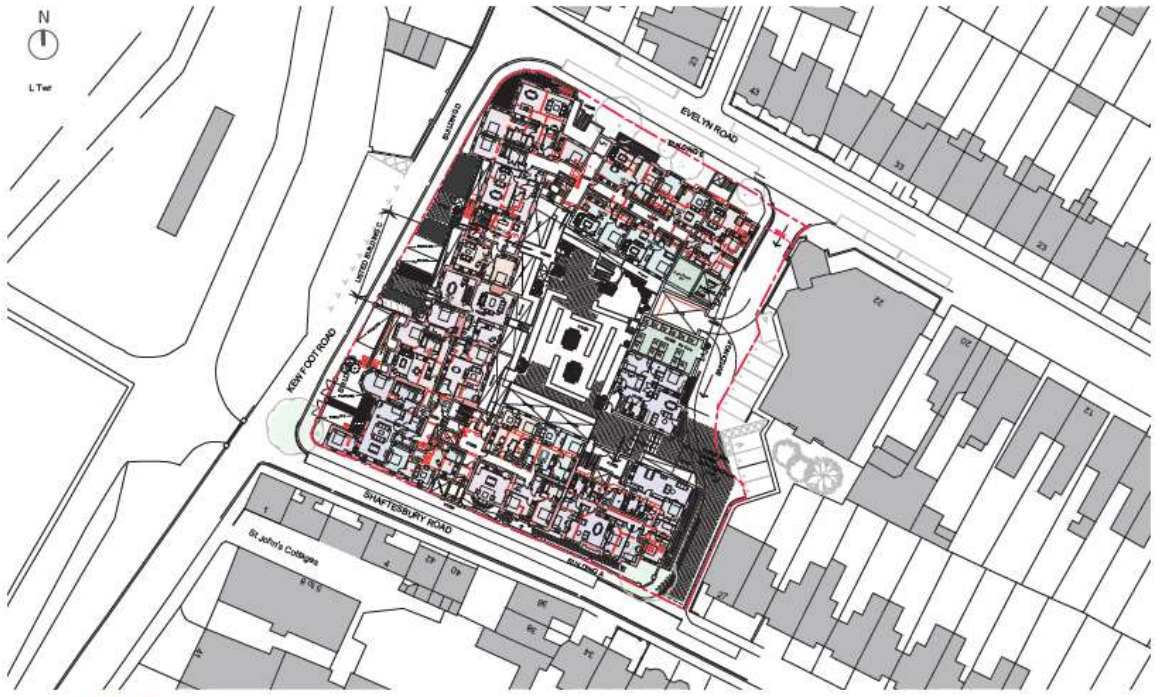
1. Retain, Refurbish and Restore: The existing will be retained, refurbished and restored including the lead building.
2. 5,000 sqft of New Healthcare Space: Provide 5,000sqft of new healthcare space, with a new lift shaft to meet current needs with a new side street accessing all levels.



3. New Housing: The proposal will give high quality residential units to provide much needed housing within the conservation area on site affordable housing located within a complex new self-contained building.
4. New Gardens: Existing surface car parking will be removed from the front of the listed building and courtyard and will be replaced with new landscaped gardens. This will improve the courtyard on four floors and provide high quality, covered amenity space for the new residents.
5. Environmental: The existing services infrastructure within the buildings will be completely renewed with energy efficient systems. The internal fabric of the building will also be upgraded, where possible, to provide better performance with regard to energy.

Rolfie Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Proposed Upper Ground Floor Plan



Rolfie Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Landscape Plan



Rolf Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Landscape Ideas



Rolf Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

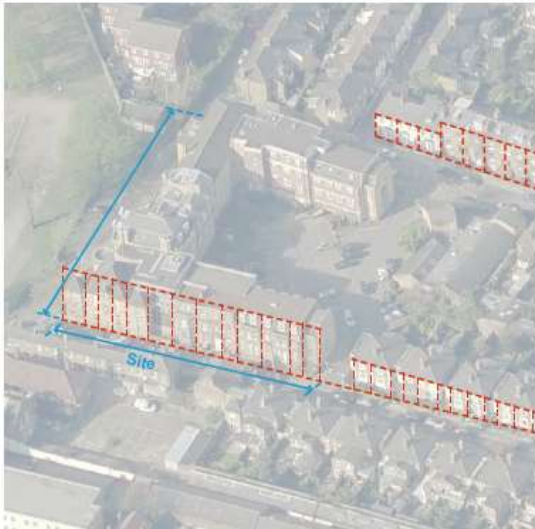
Proposed Floor Plans



Rolle Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

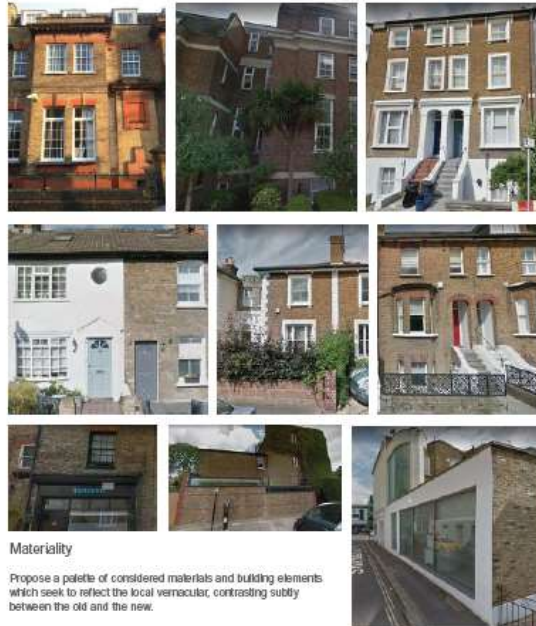
Study of scale, massing and plot widths within the immediate Conservation Area

Initial Concept



Subdivision

Retain the reference to the traditional urban block by subdivision of the facade. Key elevations have been split into identifiable bays, each reflecting their context in terms of character, historical narrative, plot width, vertical emphasis and window proportion.



Materiality

Propose a palette of considered materials and building elements which seek to reflect the local vernacular, contrasting subtly between the old and the new.

Rolle Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Study of scale, massing and plot widths within the immediate Conservation Area



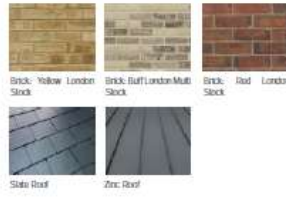
Existing View to Corner of Shaftesbury Road & Access Road



Existing View to Corner of Evelyn Road & Access Road

Proposed External Materials

- 1 Brick - Yellow to match existing
- 2 Timber Window - White
- 3 Slate roof
- 4 Brick - Buff
- 5 Zinc Roof - Grey
- 6 Aluminium Window Anodised Bronze
- 7 Brick - Red London Stock to match existing



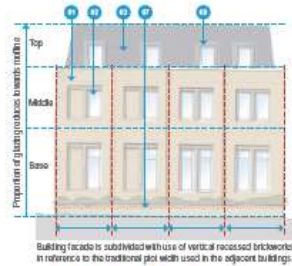
Proposed Elevation to Access Road linking Evelyn Road and Shaftesbury Road

Rollie Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Vernacular Analysis



Proposed Building Bay Detail



Building facade is subdivided with use of vertical recessed brickwork in reference to the traditional plot width used in the adjacent buildings.



Typical Houses along Shaftesbury Road



Proposed Building Bay Detail



Building facade is subdivided with use of vertical recessed brickwork in reference to the traditional plot width used in the adjacent buildings.



Typical Houses along Evelyn Road

Rollie Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Precedents



Rollie Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

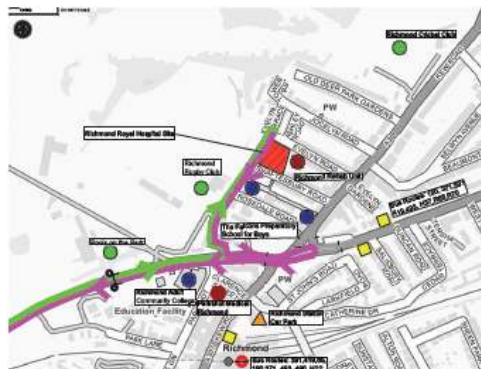
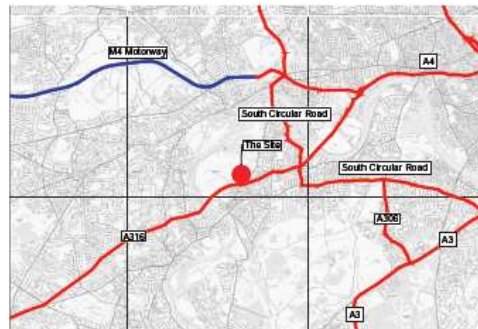
Precedents

Outline Construction Logistics Plan

- Main access route to and from site would be via the A316 for delivery vehicles. The Contractors when ordering materials will advise their suppliers that access and egress to the site is via Kew Foot Road only.
- Access via Richmond Rugby Club was suggested at last event. The gate from the Rugby Club is too narrow to provide construction vehicle access/egress to the site.
- Plans show that construction vehicles can be accommodated within the site boundary on Kew Foot Road without requiring access from Evelyn Road and Shaftesbury Road for loading/unloading.
- Vehicular tracking for HGVs has demonstrated that HGVs can turn within the junction of Evelyn Road and Kew Foot Road.
- Traffic marshals would be employed to supervise the safe turning of vehicles and any access required through narrow sections of Kew Foot Road.
- Vehicular access to the underground car park will be off the link road between Evelyn Road and Shaftesbury Road to the east of the site.
- The main pedestrian access to the completed development will be from Kew Foot Road.
- The main access to the new NHS Trust building will be off Evelyn Road.

Richmond Royal Hospital

Royal Herts Constabulary



Rollie Judd Project Title Neighbourhood Event - Wednesday 22 August 2018

Appendix F – Public Consultation Invitation

RER London Ltd

Dear Resident,

RER London Ltd and UK & European Investments would like to invite you to a public consultation to view their proposals for the redevelopment of the Richmond Royal Hospital.

Working in conjunction with the South West London & St George's Mental Health Trust it is proposed to bring forward a considered and sensitive residential development and continued healthcare facility.

A public consultation on the proposed scheme will be held on the ground floor of the Royal Hospital between the hours of:

4:30pm - 8pm on Thursday 20th September

and

10am – 1pm on Saturday 22nd September

The entrance for the consultation is through the Listed Building on Kew Foot Road – see below map)

I would be grateful if you could confirm your attendance by contacting my colleague Rebekah Paczek (rebekah@snapdragonconsulting.co.uk) or William Hamill (williamh@snapdragonconsulting.co.uk) (Telephone number 0203 176 4161).

Please note that a dedicated project website for the scheme can be found at www.richmond-royal.co.uk.

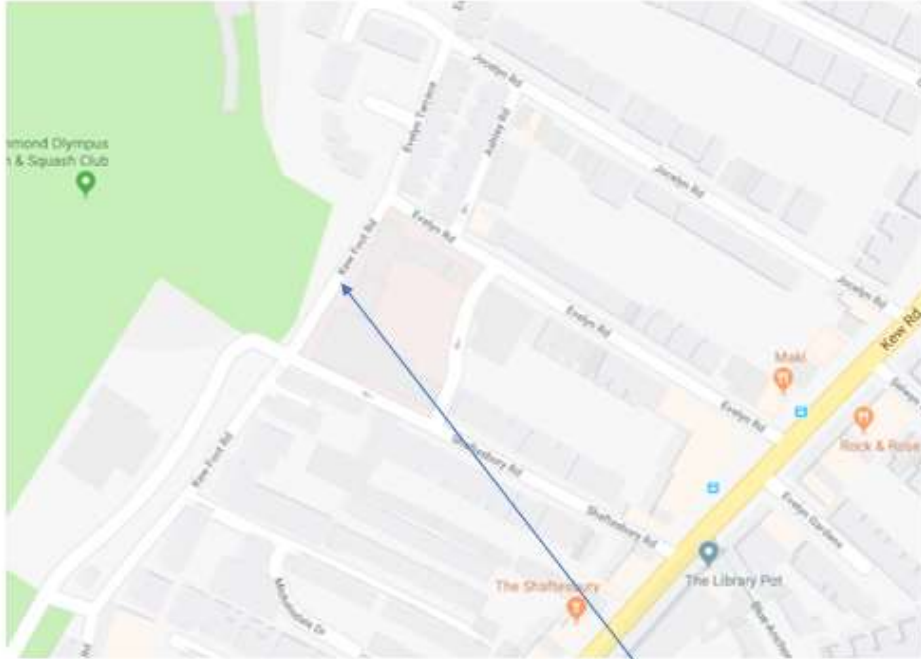
Yours Sincerely

Martin Simms



Martin Simms
Director
RER London Ltd

RER London Ltd



Appendix G – Public Consultation Address Zone



Appendix H – Public Consultation Boards

UKI Richmond Ltd

RER London Limited

South West London and St George's Mental Health NHS Trust

Rolfe Judd

Former Richmond Royal Hospital

The Team

Project Manager: RER London Limited

Architects: **Rolfe Judd**

Heritage Consultants: **KM Heritage**

Planning Consultants: **dp9**

Public Relations: **anapdragon**

Transport: **road**

Structural Engineer: **W WALSH**

MSE: **HOARE LEA**

Landscape Architects: **SPACEHUB**

History of Buildings and Scheme Principles

Site Detail

The site is a complex of interconnecting buildings arranged around a large landscaped courtyard area. Central to the layout is a Grade II Listed, three-storey building that was originally constructed for the site in the 1930s. This site has subsequently been developed as a long-term building over the course of the late 1950s and 2010s, including with work of a former residential care home from the 1980s onwards.

The site currently benefits from access to the New Road Road, with its front entrance access to the courtyard from the Road and access to the 'Museum Road'. The layout includes a number of existing car parks and parking spaces, 3 of which are designated for disabled.

A range of leisure services are currently located from the hospital and a consultation group will be considered for approximately 1,000 sq ft as part of the development.

The construction area is approximately 1.03 hectares (25.5 acres).

A Closer Look to the Area

The hospital is located within the New Road Road Conservation Area, an area of special interest that is listed in the Schedule of the conservation area and is a part of the Richmond & Twickenham Conservation Area.

Original and Post-War (1945-1955)	1950-1955 (Pre-Department)
1955-1965 (Inclusive)	1965-1975 (Inclusive)
1975 (Inclusive)	Post War (1945 and 1950)
1975 (Exclusive)	1975 (Exclusive)

Initial Thoughts

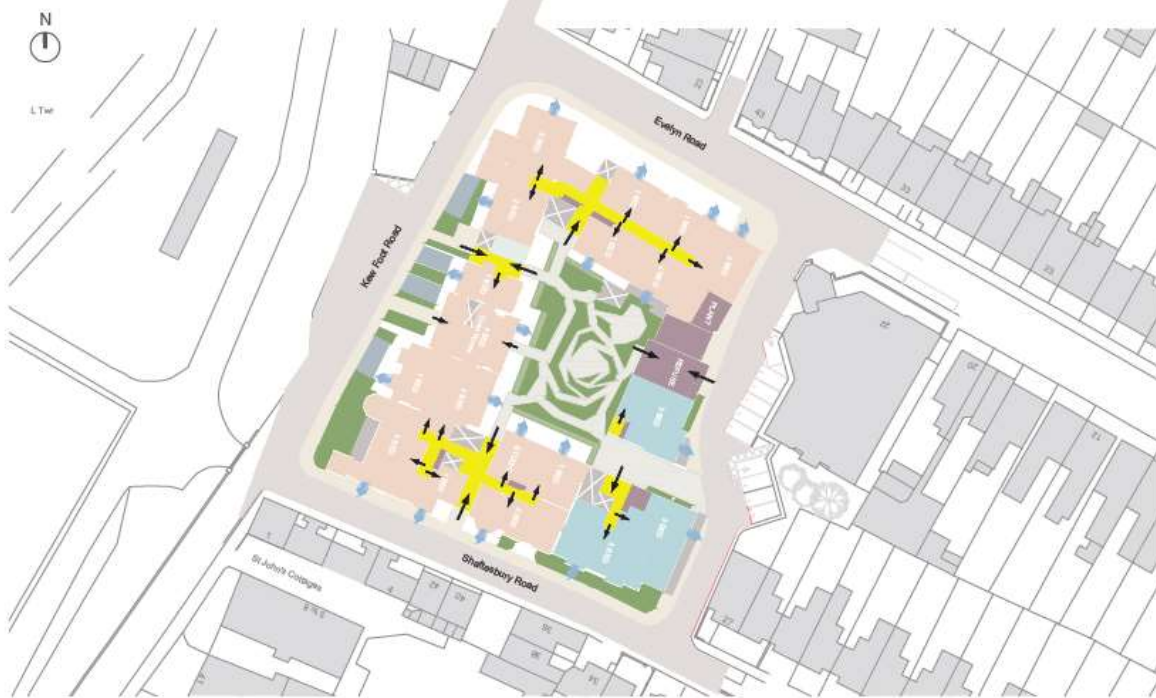
- Retain, Refurbish and Restore:** The building will be retained, refurbished and restored including the listed building.
- 5,000 sq ft of New Healthcare Space:** Provide 5,000sq ft of new healthcare space, with a new 100 car road car park needs with a new site and 80 parking off-site.

Site Development

- Original Hospital Footprint
- Hospital Post-Extension: Reduction of Green Space
- Hospital Second Extension: Further Reduction of Green Space
- Hospital Third Extension: Green Area Encroachment
- Hospital Current Proposal: Development of existing and new spaces, creation of a parking place garden area

- New Housing:** The proposals will give high quality residential units to provide much needed housing within Richmond including on-site affordable housing to cater with a completely new self-contained building.
- New Gardens:** Existing surface car parking will be removed from the front of the Listed Building and courtyard and will be replaced with new landscaped gardens. This will improve the landscape on New Road Road and provide high quality, communal amenity space for the new residents.
- Environmental:** The existing services infrastructure within the buildings will be completely renewed with energy efficient systems. The internal fabric of the building will also be upgraded, where possible, to provide better performance with regard to energy.

Proposed Upper Ground Floor Plan



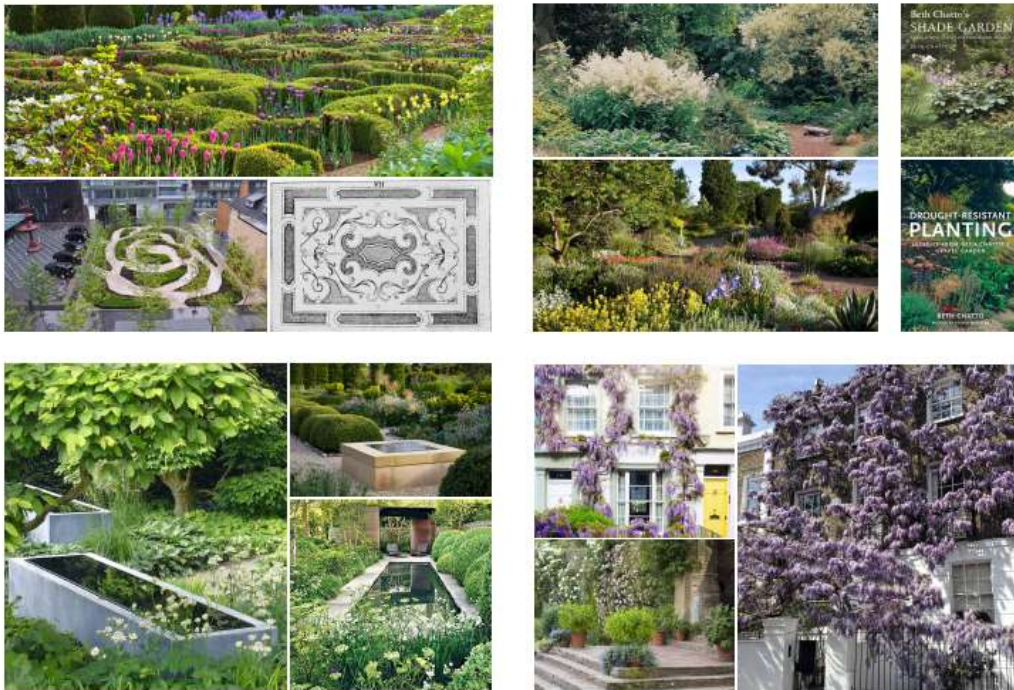
Rolfe Judd Richmond Royal Hospital Public Exhibition

Landscape Plan



Rolfe Judd Richmond Royal Hospital Public Exhibition

Landscape Ideas



Rolf Judd Richmond Royal Hospital Public Exhibition

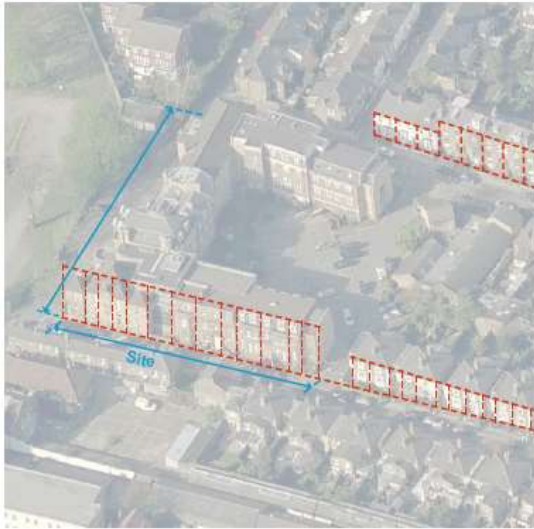
Proposed Floor Plans



Rolf Judd Richmond Royal Hospital Public Exhibition

Study of scale, massing and plot widths within the immediate Conservation Area

Initial Concept



Subdivision

Retain the reference to the traditional urban block by subdivision of the facade. Key elevations have been split into identifiable bays, each reflecting their context in terms of character, historical narrative, plot width, vertical emphasis and window proportion.



Materiality

Propose a palette of considered materials and building elements which seek to reflect the local vernacular, contrasting subtly between the old and the new.



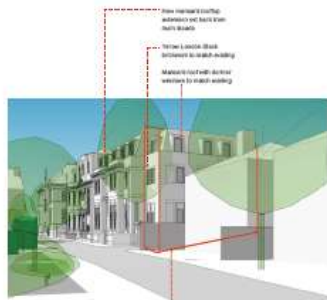
Rolf Judd Richmond Royal Hospital Public Exhibition

Proposed East Wing Elevation

Proposed Elevation Views from Shaftesbury Road



Existing View 2

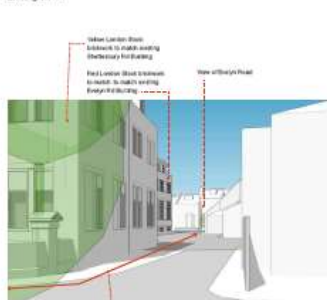


Proposed View 3

Proposed Elevation Views from Shared Access



Existing View 4

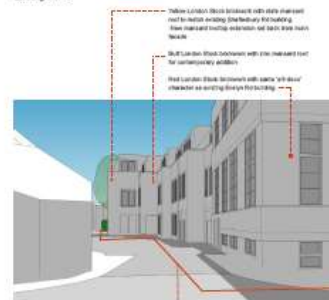


Proposed View 4

Proposed Elevation Views from Evelyn Road



Existing View 5



Proposed View 5

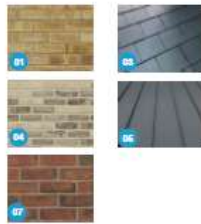
Rolf Judd Richmond Royal Hospital Public Exhibition

Proposed East Wing Elevation

Proposed External Materials



- 01 Brick - London Stock-Smeed Dean
- 02 Timber Window- White
- 03 Natural Slate Roof
- 04 Brick - Buff London Multi Stock
- 05 Zinc Roof - Grey
- 06 Aluminium Window-Anodised Bronze
- 07 Brick - Red London Stock to match existing
- 08 Lead Dormer Window
- 09 Balustrade- Anodised Bronze
- 10 Brick- Glazed
- 11 Metal Window-White
- 12 Balustrade- Black
- 13 Aluminium Cladding/ Flashing



Existing View to Corner of Shaftesbury Road & Access Road



Existing View to Corner of Evelyn Road & Access Road

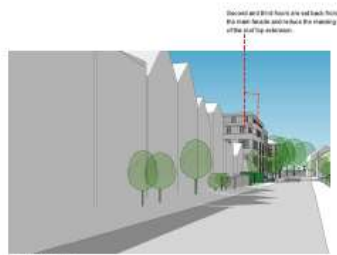
Rolle Judd Richmond Royal Hospital Public Exhibition

Proposed North Wing Elevation - Evelyn Road Elevation

Proposed Elevation Views from Evelyn Road: View from East



Existing View 1

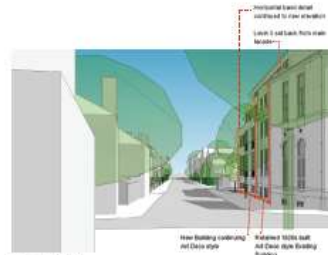


Proposed View 1

Proposed Elevation Views from Evelyn Road: View from West



Existing View 2



Proposed View 2

Rolle Judd Richmond Royal Hospital Public Exhibition

Proposed North Wing Elevation - Evelyn Road Elevation

- Evelyn Road Elevation has been revised in response to comments received from Conservation Officer during pre-application meeting on site on 29th August 2018.
- New proposed elevation to continue the existing 1920s Art-Deco style.
- Sensitive treatment of roof top extension massing by stepping by the facade and changing material from masonry to lightweight cladding.
- New Red London stock brickwork to match existing.
- Window proportion to be aligned with existing.



Existing Elevation



Existing Image 01



Existing Image 02



Existing Image 03

Rolle Judd Richmond Royal Hospital Public Exhibition

Precedents

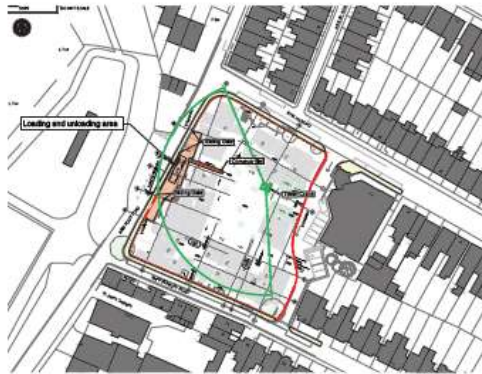


Rolle Judd Richmond Royal Hospital Public Exhibition

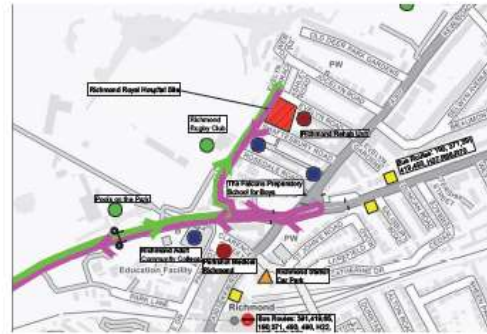
Construction Logistics Plan

Outline Construction Logistics Plan

- Main access route to and from site would be via the A316 for delivery vehicles. The Contractors when ordering materials will advise their suppliers that access and egress to the site is via Kew Foot Road only.
- Access via Richmond Rugby Club has been investigated as an alternative route for construction vehicles. The gate from the Rugby club on to Kew Foot Road is too narrow to provide construction vehicle access/ egress to the site.
- Plans show that construction vehicles can be accommodated within the site boundary on Kew Foot Road without requiring access from Evelyn Road and Shaftesbury Road for loading/ unloading.
- Vehicle tracking for HGVs has demonstrated that HGVs can turn within the junction of Evelyn Road and Kew Foot Road.
- Traffic marshals would be employed to supervise the safe turning of vehicles and any access required through narrow sections of Kew Foot Road.



Rolf Judd Richmond Royal Hospital Public Exhibition



Outline Construction Programme

Year	2020				2021				2022			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Construction Stage	1	2	3	4	5	6	7	8	9	10	11	12
Site work and completion												
Structural completion and fabric												
Installation												
Handover												
Final works and final handover to user												
2020 monthly total construction	7	7	10	22	22	13	15	15	15	15	7	7
2021 monthly total construction												
2022 monthly total construction												

Appendix I – Public Consultation Comment Forms

Richmond Royal Hospital Public Consultation Comment Form

Name:					
Email Address:					
Home address:					
Are you:		Age:		Sex:	
A local resident	<input type="checkbox"/>	Under 20	<input type="checkbox"/>	Male	<input type="checkbox"/>
Working in the area	<input type="checkbox"/>	20-35	<input type="checkbox"/>	Female	<input type="checkbox"/>
Visiting the area	<input type="checkbox"/>	36-50	<input type="checkbox"/>		
Special interest group	<input type="checkbox"/>	51-65	<input type="checkbox"/>		
Other	<input type="checkbox"/>	Over 65	<input type="checkbox"/>		
Do you support the redevelopment of this site in principle?					
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not sure	<input type="checkbox"/>
Do you support RER London and UKI Richmond's plans to deliver housing as part of their scheme to redevelop the site?					
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not sure	<input type="checkbox"/>
Do you support RER London and UKI Richmond's plans to provide new healthcare space as part of their scheme to redevelop the site?					
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not sure	<input type="checkbox"/>
Do you support RER London and UKI Richmond's scheme to redevelop the site?					
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not sure	<input type="checkbox"/>
Do you have any additional comments?					

Disclaimer: Your details are requested to support your comment as part of the public consultation. Data is collated by Snapdragon Consulting on behalf of RER and may be passed on to Richmond Council for consideration when determining the plans. Your details will be held securely in accordance with the Data Protection Act, will only be used to keep you up to date with the proposals and will not be passed on to any additional third parties unless this is made clear to you at the time you supplied it. All employers and contractors who have access to your personal data or are associated with the handling of that data are obliged to respect your confidentiality. The General Data Protection Regulation came into force

Appendix J – Public Consultation Comment Form Responses

Are you:	Age:	Sex:	Q1:	Q2:	Q3:	Q4:	Do you have any additional comments?
A Local Resident	Over 65	Male	Not sure	Not sure	Yes	Not sure	Transport problems during construction
A Local Resident	Over 65	Female	Yes	Yes	Yes	Yes	
A local resident working in the area	20-35	Female	Yes	Yes	Yes	Yes	
A local resident	36-50	Male	Not sure	Not sure	Not sure	No	The density of occupation proposed for this development is significantly higher than existing for this area. Given the narrow streets and limited facilities this will inevitably result in congestion.
A local resident	51-65	Female	Yes	Yes	Not sure	Yes	
A local resident	36-50	Male	Yes	Yes	Yes	Yes	LOOKS VERY INTERESTING. VERY SUPPORTIVE OF PROPOSED TRAFFIC FLOWS.
A local resident	51-65	Female	Yes	Yes	Yes	Yes	TOO LITTLE PARKING FOR RESIDENTS. REGARDLESS OF WHAT PEOPLE THINK/SAY/ARE TOLD, AS THEIR FAMILIES DEVELOP THEY WILL WANT/NEED CARS - OFTEN MORE THAN ONE PER FAMILY.
A local resident	36-50	Female	Not sure	Not sure	Yes	Not sure	
A local resident	Over 65	Male	Yes	Yes	Yes	No	I say no because the plans to route lorries in and out

							of the site are intractable and chaotic. 70 units and 30 parking spaces will inevitably cause acute parking problems
A local resident	51-65	Female	Yes	Yes	Yes	Not sure	Concern about the number of people will bring into already crowded area, car parking space. Worried about disruption number of vehicles coming for building works.
A local resident	Over 65	Female	Yes	Yes	Yes	Yes	
A local resident	Over 65	Female	Yes	Yes	Yes	Yes	
A local resident	51-65	Male	No	Yes	Yes	No	I have major concern with regard to traffic and parking problems increasing significantly, in an already congested residential area. The roads and pavements in the area are already very poorly maintained, will redevelopment improve or worsen these?
A local resident	Over 65	Female	Yes				More parking required for future residents. Visitors parking required. Affordable housing should face the other way as current plan has it overlooking the gardens of residents in Shaftesbury Road.

A local resident Working in the area	36-50	Male	Yes	Yes	Yes	Yes Not sure	Generally positive. Only doubt is the modern new units. It'll be the first modern style of house in the area & risks standing out like a sore thumb.
A local resident	Over 65	Male	Yes	Not sure*	Not sure**	Not sure***	*DEPENDS UPON DENSITY. **BECAUSE OF PROBABLE CONFLICT OF INTEREST BETWEEN TWO NHS AUTHORITY UNITS CHOSEN BY YOU. ***BUT NEEDS ACCEPT AN INEVITABLE SUBJECT TO MANY CAVEATS
A local resident	Over 65	Male	Yes	Yes	Yes	Yes	
A local resident	51-65	Male	No	No	Yes	Yes	I SUPPORT REDEVELOPMENT IF IT PROVIDES HEALTHCARE NHS OR PRIVATE. I DO NOT SUPPORT HOUSING AS PART OF THE SCHEME

N.B

Q1 – Do you support the redevelopment of this site in principle?

Q2 – Do you support RER London and UKI Richmond’s plans to deliver housing as part of their scheme to redevelop the site?

Q3 – Do you support RER London and UKI Richmond’s plans to provide new healthcare space as part of their scheme to redevelop the site?

Q4 - Do you support RER London and UKI Richmond’s scheme to redevelop the site?

Appendix K – Detailed resident enquiries

Resident enquiry regarding public consultation/heritage

From: [REDACTED]
Sent: 06 September 2016 15:11
To: William Hamill <williamh@snapdragonconsulting.co.uk>
Subject: Public consultation

Hi William

I have already been to one consultation event back in August, and have just received a letter through my door about other events in September. Has there been any progress since August, or is it the same sort of thing?

Best regards [REDACTED]

Subject: RE: Public consultation

Hi [REDACTED]

The event is intended to be a formal public consultation with a more significant number of local residents invited.

There will be boards on the scheme, with an opportunity to leave feedback on the proposals, prior to the submission of a planning application to Richmond Council.

Best,

Will Hamill Account Manager

Mobile 07807 127892

P L M R | snapdragon

Subject: RE: Public consultation

Thanks for the reply.

So will there be any more details than there were before on the boards, or is it just that you have invited more people?

Incidentally, I see on this website: <http://www.rlp.co.uk/richmond-royal/> it says that the Royal Hospital was built in 1852 as a private residence, and converted into a hospital in the twentieth century. However I have with my title deeds a document dated 28th May 1870 pertaining to payment of Land Tax and it says 'name of occupier: Richmond Royal Hospital, amount of tax £4 10 shillings'. This shows that it was a hospital in 1870, and from the style of the listed building part, I should say it was built in the first half of the 19th century.

The staff at the local history section of the Richmond Reference Library are very helpful if RER wish to look into this further.

Best regards [REDACTED]

Hi [REDACTED]

Many thanks for your email on this.

Having discussed the event in further detail with the project team, I have been informed that the boards for the 20th / 22nd September exhibition will be updated to show proposed elevations and updated transportation and construction details.

Key materials from the event will be uploaded to the website for the scheme [here](#).

With regards to your points on heritage, the project team has asked me to inform you of the following:

- We believe the Richmond Infirmary was founded in 1808
- We have a Heritage expert Consultant, advising the team, KM Heritage who is providing a full study of the buildings on the site in the application.
- KM Heritage are also in touch with Richmond's Conservation Officer.

Best,

Will Hamill Account Manager

Mobile 07807 127892

P L M R | snapdragon

Dear Will

I will try and come on Thursday 29th, but it's a work day and that may not be possible.

In the meantime I attach a scan of the outside and the map from the document I mentioned. The name of the proprietor is given as Hall Ternill, the occupier is Richmond Hospital, and the description of the estate of property is 'House & grounds, Kew Lane'. Perhaps you would like to forward this information to your Heritage consultant.

Best regards [REDACTED]

Resident enquiry regarding public consultation/various aspects of the scheme proposals

[REDACTED]
Subject: Richmond Royal Hospital

Hi [REDACTED]

I hope you are well.

I am sending this email on behalf of the Richmond Royal Hospital project team regarding the recent consultation for residents about redeveloping the site.

I believe you are looking for more information about the plans.

Please find attached the boards on display at the Residents Reception.

The website can also be found [here](#).

Best,

Will Hamill Senior Account Executive

[REDACTED]



To: [REDACTED]
Subject: Re: Richmond Royal Hospital

Hi William,

Thank you for your prompt response. I would appreciate you sending me any information relating to plans as the development proceeds.

My house is [REDACTED] and although I currently have a tenant who conscientiously forwards relevant mail, it would be most useful if you could post letters to me directly at [REDACTED] or email the information.

I was told by a neighbour that an underground car park was included in the proposals but cannot see any reference to it in the information you sent. Is this correct?

Kind regards, [REDACTED]

From: [REDACTED]
Sent: 19 July 2018 08:48:42
[REDACTED]
Subject: RE: Richmond Royal Hospital

Hi [REDACTED]

We would be more than happy to send you information via post moving forward.

I will liaise with the project team regarding your question on underground car parking and will get back to you in due course.

Best,

Will Hamill Senior Account Executive

[REDACTED]



From: [REDACTED]
Sent: 19 July 2018 10:33
To: [REDACTED]
Subject: Re: Richmond Royal Hospital

Hi Will, Thank you. Just to be crystal clear, it would be best for you to send information to me in [REDACTED] The Royal Hospital is an impressive and well preserved building. I look forward to seeing it sympathetically restored and in full use. Kind regards, [REDACTED]

To: [REDACTED]
Subject: RE: Richmond Royal Hospital

Hi [REDACTED]

I can ensure any information goes to the following address: [REDACTED]

To answer your question regarding underground parking, I have been informed that the team, at this stage, are working on the basis of including a single basement floor of car parking for the new residential units located under the new courtyard. There will be approximately 20 car parking spaces plus spaces for residents cycles (under the current car park).

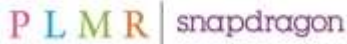
The intention at this stage is also that the area above the car park be a landscaped amenity space for the benefit of the new residents.

A caveat to the above is that this is all at a very early stage – the plans are far from being finalised and it is early days in the design process.

Best,

Will Hamill [REDACTED]

Mobile [REDACTED]



To: William Hamill <w.hamill@snapdragonconsulting.co.uk>
Subject: RE: Richmond Royal Hospital

Hi Will,

I note that the Residents Drop-in Session for the scheme proposals for the Royal Hospital, Richmond will take place today. I cannot attend and would really appreciate you sending information/plans by email or by post to my [REDACTED] address. Thank you in advance.

Kind regards, [REDACTED]

To: [REDACTED]
Subject: RE: Richmond Royal Hospital

Hi [REDACTED]

I hope you are well.

Please find attached the boards that were on display at the event, showing the most up to date version of the plans.

If you require any further information, do let me know.

Best,

Will Hamill Account Manager

Mobile [REDACTED]



To: [REDACTED]
Subject: RE: Richmond Royal Hospital

Hi Will,

Thank you very much for sending the boards. Obviously I am concerned about what will happen [REDACTED] not least because there is a doorway near there. From what I can understand of the plans, from blowing up the relevant area on the upper ground floor, this will not be used as an entrance but form part of the exterior wall of an apartment. Could you confirm this? Would that part of the facade be retained much as it is now, with the doorway intact? If you have elevations for that part of the building, either now or in the future, I would be interested to see them.

Kind regards, [REDACTED]
Sent from [Outlook](#) for Windows 20

To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Richmond Royal Hospital

Hi [REDACTED]

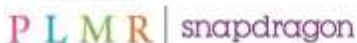
This is just a quick email to let you know that this email has been received and I have contacted the project team to see if there is any information I can provide at this stage that can answer your questions on the scheme.

I hope to respond soon.

Best,

Will Hamill Account Manager

Mobile [REDACTED]



To: [REDACTED]
Subject: Re: Richmond Royal Hospital

Thank you, Will. I do appreciate you keeping in touch - and also addressing my concerns so promptly. Best wishes, [REDACTED]

[REDACTED]

No problem at all - I am happy to help.

I have received the following information from the project team which they hope will address your questions:

We cannot send any elevation plans over just yet to residents as they are still being discussed with the Richmond Planners. However we can confirm that the main pedestrian access to the site is proposed to be off the New Foot Road entrance where the concierge will sit.

The concierge will work for the management company and accept and distribute the mail, parcels etc. Some residents with cars and cycles will use the car lift off Ewell Road access and gain access to the building that way.

We are proposing to have a secondary access door for the convenience of the residents who will live in the Shaftesbury Avenue wing. Access to that building will be via video entry phone with a separate code for just the residents in that building. The residents of the other buildings will use the main access and not have access to the Shaftesbury Road door code.

The Shaftesbury Road new building residents may also choose to use the main access to maintain contact with the concierge, so the footfall will not be heavy at the Shaftesbury Road secondary access. There will be minor repairs to the Shaftesbury Road existing elevation and particularly to the glazed area to the west of the wing, where the internal stairwell now sits and this area will be replaced by brickwork. As mentioned above, these plans have not yet been discussed with LB Richmond but should be available at the time of the next public exhibition.

I hope this is helpful.

Best,

Will Hamill Account Manager

Hi Will,

Thank you for this, I am still a bit unclear about where the secondary access door will be. As I understand it, this is not for the residents of the part of the old building fronting Shaftesbury Road (ie opposite my house) but just for the residents of the new building so presumably sited on that building. Is this correct? And does the bridging up to be done to the old west wing relate to the current doorway almost opposite [REDACTED] I am sure the developers will want to preserve the integrity of the facade so am not too worried about this but would be interested to see the elevations when you have them. I come to London regularly but my visits may not coincide with the next public exhibition. Should it be feasible to do so I'll certainly attend it.

Kind regards, [REDACTED]

Hi [REDACTED]

I do hope the information is helpful.

Although I am of course happy to help, if you have any further questions, I believe attendance at the consultation would be useful for you as there would be an opportunity to have face to face discussion with the relevant consultants and leave feedback on the proposals.

Best,

Will Hamill Account Manager

[REDACTED]

Resident email feedback following Residents Drop-in Session

Dear Rebekah,

It was a pleasure to meet all associated with the redevelopment of Richmond Royal this evening. I would be grateful if the following points could be considered (and forwarded to relevant parties as appropriate) as part of the planning and redesign of the site:

1. The extra 'wing' on the site's eastern aspect will have direct overlooking to the gardens of the north side of Shaftesbury and the south side of Evelyn Road. This reduces privacy to the gardens, and possibly to some of the properties themselves. To alleviate this, it would be preferential for:

- the height of this new wing to be reduced to two storeys from the current proposal of three storeys.
- all rooms (and thus windows) overlooking these gardens to be non-social rooms, in other words, not living rooms or kitchens. If they are bedrooms or bathrooms, the loss of privacy to the gardens is reduced.
- to remove the proposal for Juliet balconies and instead install standard size and traditional casement/sash windows with limited openings. This will prevent noise transfer from the new dwellings to the current quiet garden spaces and will also reduce the ability to overlook.

2. There needs to be increased consideration given to the impact of increased pedestrian footfall along Shaftesbury Road by the new flats. The number of dwellings on Shaftesbury Road is small, and the residential population small also. The proposal for approximately 70 dwellings will increase pedestrian footfall along the road. We already receive a disproportionately large number of people walking up and down the road from the hospital, school, and sports ground, often to utilise services on Kew Road, for example Tesco, and also to access the main road for bus routes (route 65) and road access to the train station. An increased residential population will likely yield further pedestrians using the road, increasing littering and noise. By carefully reviewing pedestrian access to the hospital site, some of these pedestrians could be naturally diverted to other access routes, namely Kew Foot Road and Evelyn Road, reducing impact on Shaftesbury. This could be ameliorated further by installing electronic vehicular (but not pedestrian) gates into the hospital site on both the Shaftesbury and Evelyn Road vehicle access points, to discourage pedestrians (residents and hospital service users) from using these and maintaining them as vehicle access points only. It would also stop people using the site road as a 'cut through' to neighbouring residential streets.

3. The density of the development is a concern, with approximately 70 units proposed. This roughly equates to the current number of properties on both Shaftesbury and Evelyn Road combined, thus potentially almost doubling the residential population of the immediate area. It would be pertinent to consider reducing the number of flats to reduce impact (construction, vehicles, people, services) on local residents.

4. As discussed at the consultation, the 'in' access via Evelyn and 'out' via Shaftesbury Road seems illogical given the current one way design of these streets. There are arguments to maintain the status quo, but also arguments to take the opportunity to reverse the layout. I believe that further attention needs to be given in this regard prior to formal submission of the planning application.

Overall, I have no objection to the redevelopment of the hospital site into a residential community, providing that it is achieved sensitively and with due consideration given to the local population. The plans do look pleasing, but small tweaks would make a huge difference to how we all feel about what will inevitably be a massive and impactful development. Thus, I urge you to consider the above with sincerity.

With thanks and kind regards,

[REDACTED]

[REDACTED]

Dear [REDACTED]

I hope you are well.

I am emailing you regarding the scheme at Richmond Royal Hospital.

This email is to thank you for your attendance at the Residents Drop-in Session in August and the points you outlined for consideration as part of the planning and redesign of the site, relating to:

- The extra 'wing' on the site's eastern aspect
- The impact of increased pedestrian footfall along Shaftesbury Road by the new flats
- The density of the development
- The 'in' access via Evelyn and 'out' via Shaftesbury Road

The points you raise have been shared with the project team who will consider this feedback as they work to finalise the scheme.

The project team is pleased to hear your assertion that the plans look pleasing and that overall, you have no objection to the development of the hospital site into a residential community, providing that it is achieved sensitively and with due consideration given to the local population.

I would like to assure you that we are committed to doing our utmost to respond to comments raised and to work with the local community proactively as we bring forward the scheme.

Best,

[REDACTED]

Email response to phone call regarding Party Wall Agreement Enquiry

To [REDACTED]

Hi [REDACTED]

I hope you are well.

Please see below a response from Martin Simms who is leading the Richmond Royal Hospital project, regarding your Party Wall Agreement enquiry. If you have any further questions on this please email msimms@rer.uk.com:

Hi William

The discussion on Party Wall agreements usually occurs after planning permission has been granted and detailed design has been carried out.

The request for a discussion on a PWA is therefore premature.

I have also looked at the location of [REDACTED] and it is quite a distance away from our proposed development and is not affected by the building works.

Party wall agreements are only entered into when the new works are abutting the existing properties and there is another building in between no [REDACTED] and the site.

Perhaps the owner is getting mixed up with a condition survey of his property, this will be a matter for future discussion with the contractor following planning.

Will Hamill Account Manager

[REDACTED]

Email exchange with local resident regarding parking

Dear Sir/Madam

Since attending one of your consultations on the proposed development of the hospital I have been giving some thought to the issue of parking. I understand that you will be providing around 20 parking places for around 70 units. For the c 50 units that don't have a parking space, I wondered how the issue of tradesmen (plumbers, decorators, removal men etc) parking would be provided for. Given the number of flats it would seem to make sense to me for at least one of the 20 spaces to be available for any resident to book for a short period to allow for this.

Yours sincerely

[REDACTED]

Dear [REDACTED]

I hope you are well.

Many thanks for your email regarding the scheme at Richmond Royal Hospital.

The project team is grateful for your points on parking.

In the first instance, it should be noted that the number of spaces that will be provided as part of the scheme is 29; this will be composed of 25 spaces in the car park and 4 spaces on the Kew Foot road frontage.

Parking is proposed on the Kew Foot Road frontage outside the main entrance and reception where the concierge will sit (please find attached a plan demonstrating this). It is the plan that all deliveries will be accepted at the main entrance by the concierge who will then distribute to the residents.

If you have any questions in the meantime, please do not hesitate to ask me.

Best,

Dear [REDACTED]

It's not deliveries that I'm concerned about but rather decorators, plumbers, and other workmen, both working directly for individual households and presumably also gardeners etc for the management company. Where are they going to park? With 70 units there is likely to be a constant stream of them.

All the best

[REDACTED]

Dear [REDACTED]

Many thanks for your email.

At this stage, we anticipate that the management company that is put in place for the property will carry out general maintenance works and regular landscape management etc.

It is difficult to estimate the frequency of this activity though I doubt it is as regular as you anticipate. In any event at the time that the management company is put in place they will agree a protocol for maintenance and general management which may well include the identification of an area within the development where vehicles can park.


I hope that this goes some way towards re-assuring you on this issue.

Best,

Does that mean you don't expect residents to use their own decorators etc for internal works?

If not I'm afraid you still haven't really answered my question.

[REDACTED]



Many thanks for your email.

People are of course free to use their own contractors and decorators.

However, much as existing residents in the area do not all have contractors continually, we would expect this to be on an occasional and manageable basis.

Best,

Appendix L – Frequently Asked Questions on the dedicated project website

FAQs – The Proposals

What type of development is being proposed? ∨

How many residential units will be provided on the site? ∨

What sort of homes will be provided? ∨

Will there be affordable housing provided at the site? ∨

What will happen to the existing listed building? ∨

How will the scheme affect the Conservation Area? ∨

Will any parts of the building be demolished? ∨

Why are you bringing forward these proposals now? ∨

What will happen to the existing use at the site? ∨

What efforts have been made to ensure the proposed development fits in with the surrounding area? ∨

FAQs – The Developers

[THE PROPOSALS](#)

[THE DEVELOPERS](#)

[HEIGHT](#)

[PARKING](#)

[CONSTRUCTION](#)

[SERVICING](#)

[LANDSCAPING/AMENITY](#)

[ENERGY](#)

[DIALOGUE](#)

[NEXT STEPS](#)

Who is bringing forward this development? ∨

Have RER done any work in London or the local area before? ∨

FAQs – Height

THE PROPOSALS THE DEVELOPERS **HEIGHT** PARKING CONSTRUCTION SERVICING LANDSCAPING/AMENITY ENERGY DIALOGUE NEXT STEPS

How many storeys will the largest building on the site be? How will it impact the surrounding area? ∨

FAQs – Parking

THE PROPOSALS THE DEVELOPERS HEIGHT **PARKING** CONSTRUCTION SERVICING LANDSCAPING/AMENITY ENERGY DIALOGUE NEXT STEPS

How many parking spaces will be provided? ∨

Will residents have to apply for local parking permits? ∨

FAQs – Construction

THE PROPOSALS THE DEVELOPERS HEIGHT PARKING **CONSTRUCTION** SERVICING LANDSCAPING/AMENITY ENERGY DIALOGUE NEXT STEPS

How will construction traffic be managed? ∨

FAQs – Servicing

THE PROPOSALS THE DEVELOPERS HEIGHT PARKING CONSTRUCTION **SERVICING** LANDSCAPING/AMENITY ENERGY DIALOGUE NEXT STEPS

How will servicing be managed? ∨

FAQs – Landscaping/Amenity

THE PROPOSALS THE DEVELOPERS HEIGHT PARKING CONSTRUCTION SERVICING **LANDSCAPING/AMENITY** ENERGY DIALOGUE NEXT STEPS

What sort of landscaping and amenity space will be provided with the scheme? ∨

FAQs – Energy

[THE PROPOSALS](#) [THE DEVELOPERS](#) [HEIGHT](#) [PARKING](#) [CONSTRUCTION](#) [SERVICING](#) [LANDSCAPING/AMENITY](#) **ENERGY** [DIALOGUE](#) [NEXT STEPS](#)

Will the scheme be energy efficient? ∨

FAQs – Dialogue

[THE PROPOSALS](#) [THE DEVELOPERS](#) [HEIGHT](#) [PARKING](#) [CONSTRUCTION](#) [SERVICING](#) [LANDSCAPING/AMENITY](#) [ENERGY](#) **DIALOGUE** [NEXT STEPS](#)

Have you had a dialogue with Richmond Council regarding the scheme? ∨

What public consultation has been undertaken to inform the proposals? ∨

FAQs – Next Steps

[THE PROPOSALS](#) [THE DEVELOPERS](#) [HEIGHT](#) [PARKING](#) [CONSTRUCTION](#) [SERVICING](#) [LANDSCAPING/AMENITY](#) [ENERGY](#) [DIALOGUE](#) **NEXT STEPS**

When will the application be submitted to Richmond Council? ∨

When do you anticipate the development being complete? ∨

Appendix M - Introduction letter prior to commencement of the consultation process

Introduction Letter to Leader of the Council, Councillor Gareth Roberts

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Councillor Gareth Roberts
c/o York House
Richmond Road
Twickenham
TW1 3AA

Dear Councillor Roberts,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as Leader of Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

You may well be familiar with the Trust's Estate Modernisation Programme which started in 2014 and involved wide consultation with all parties including Richmond and the other 4 Local Authorities covered by the Trust.

As part of this overall programme, the Trust identified their intention to rationalise and sell a number of their properties, one of which is the Richmond Royal.

The funds from the sale of Richmond Royal will go towards the delivery of the Trust's programme which includes the provision of two self-funded state of the art mental health facilities at Springfield (**Tooting**) and Tolworth (**Kingston**), a new facility at Richmond Royal and expanded community care facilities across the boroughs served by the Trust.

We will continue to work with the Trust to ensure delivery of their new facility in our development proposals.

A formal pre-application submission has just been made to your Council. This pre-app has been compiled by our professional team and submitted by our planning consultant **DP9 Ltd**.

RER London Ltd

The pre-app has regard to the comments previously set out by your Council in its pre-application response letters to the Trust of May and June 2016. The pre-application submission describes our initial ideas for the development including the Trust's new facility.

Public consultation is planned for later this year once the scheme proposals have been further developed.

In the meantime, should you or other colleagues at Richmond Council wish to meet with us to discuss our initial thoughts on the future development plans for the buildings please do let us know using the contact details below and we would be happy to arrange a meeting.

I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

cc.

Brian Kennedy

Email: brian@rer.uk.com

Tel: +44 207 099 1455

Introduction Letter to Caninet Member for Environment, Planning and Sustainability, Councillor Martin Elengorn

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Councillor Martin Elengorn
10 Albert Road
Teddington
TW11 0BD

Dear Councillor Elengorn,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as incoming Cabinet Member for Environment, Planning and Sustainability at Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

You may well be familiar with the Trust's Estate Modernisation Programme which started in 2014 and involved wide consultation with all parties including Richmond and the other 4 Local Authorities covered by the Trust.

As part of this overall programme, the Trust identified their intention to rationalise and sell a number of their properties, one of which is the Richmond Royal.

The funds from the sale of Richmond Royal will go towards the delivery of the Trust's programme which includes the provision of two self-funded state of the art mental health facilities at Springfield (**Tooting**) and Tolworth (**Kingston**), a new facility at Richmond Royal and expanded community care facilities across the boroughs served by the Trust.

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RER London Ltd

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In the meantime, should you or other colleagues at Richmond Council wish to meet with us to discuss our initial thoughts on the future development plans for the buildings please do let us know using the contact details below and we would be happy to arrange a meeting.

I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

cc.

Brian Kennedy

Email: brian@rer.uk.com

Tel: +44 207 099 1455

Introduction Letter to local ward councillor, Councillor Richard Pyne

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Councillor Richard Pyne
c/o York House
Richmond Road
Twickenham
TW1 3AA

Dear Councillor Pyne,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as a North Richmond ward councillor at Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

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RER London Ltd

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I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

cc.

Brian Kennedy

Email: brian@rer.uk.com

Tel: +44 207 099 1455

Introduction Letter to local ward councillor, Councillor Richard Warren

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Councillor Richard Warren
Flat 2
24 Church Road
Richmond
TW9 1UA

Dear Councillor Warren,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as a North Richmond ward councillor at Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

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RER London Ltd

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In the meantime, should you or other colleagues at Richmond Council wish to meet with us to discuss our initial thoughts on the future development plans for the buildings please do let us know using the contact details below and we would be happy to arrange a meeting.

I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

cc.

Brian Kennedy

Email: brian@rer.uk.com

Tel: +44 207 099 1455

Introduction Letter to local ward councillor, Councillor Nancy Baldwin

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Councillor Nancy Baldwin
c/o York House
Richmond Road
Twickenham
TW1 3AA

Dear Councillor Baldwin,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as a North Richmond ward councillor at Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

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In the meantime, should you or other colleagues at Richmond Council wish to meet with us to discuss our initial thoughts on the future development plans for the buildings please do let us know using the contact details below and we would be happy to arrange a meeting.

I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

cc.

Brian Kennedy

Email: brian@rer.uk.com

Tel: +44 207 099 1455

Introduction Letter to Chief Executive

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Paul Martin
London Borough of Richmond upon Thames
Civic Centre
Twickenham
TW1 3BZ

Dear Mr Martin,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as Chief Executive of Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

You may well be familiar with the Trust's Estate Modernisation Programme which started in 2014 and involved wide consultation with all parties including Richmond and the other 4 Local Authorities covered by the Trust.

As part of this overall programme, the Trust identified their intention to rationalise and sell a number of their properties, one of which is the Richmond Royal.

The funds from the sale of Richmond Royal will go towards the delivery of the Trust's programme which includes the provision of two self-funded state of the art mental health facilities at Springfield (**Tooting**) and Tolworth (**Kingston**), a new facility at Richmond Royal and expanded community care facilities across the boroughs served by the Trust.

We will continue to work with the Trust to ensure delivery of their new facility in our development proposals.

A formal pre-application submission has just been made to your Council. This pre-app has been compiled by our professional team and submitted by our planning consultant **DP9 Ltd**.

RER London Ltd

The pre-app has regard to the comments previously set out by your Council in its pre-application response letters to the Trust of May and June 2016. The pre-application submission describes our initial ideas for the development including the Trust's new facility.

Public consultation is planned for later this year once the scheme proposals have been further developed.

In the meantime, should you or other colleagues at Richmond Council wish to meet with us to discuss our initial thoughts on the future development plans for the buildings please do let us know using the contact details below and we would be happy to arrange a meeting.

I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

cc.

Brian Kennedy

Email: brian@rer.uk.com

Tel: +44 207 099 1455

Introduction Letter to Director of Environment and Community Services

RER London Ltd

RER London Ltd

James House
Third floor
1 Babmaes Street
St James's
London SW1Y 6HF

Tel: +44 20 7099 1455
Enquiries: info@rer.uk.com
Web: www.rer.uk.com

16th May 2018

Paul Chadwick
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Dear Mr Chadwick,

Re: Former Richmond Royal Hospital

Kew Foot Road, TW9 2TE

I am writing to let you know, given your position as Director of Environment and Community Services at Richmond Council, that we have recently completed the purchase of the Richmond Royal from the South West London and St George's Mental Health NHS Trust. (The "Trust")

You may well be familiar with the Trust's Estate Modernisation Programme which started in 2014 and involved wide consultation with all parties including Richmond and the other 4 Local Authorities covered by the Trust.

As part of this overall programme, the Trust identified their intention to rationalise and sell a number of their properties, one of which is the Richmond Royal.

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I look forward to discussing matters with you and/or others from your Council.

Yours Sincerely,

Martin Simms



Martin Simms

Email: msimms@rer.uk.com

Tel: +44 207 099 1455

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Brian Kennedy

Email: brian@rer.uk.com


Tel: +44 207 099 1455

Appendix N – Emails to key political stakeholders at Richmond Council informing them of the Residents Drop-in Session

Email to Leader of the Council, Gareth Roberts

Richmond Royal Hospital - Residents Drop-in Session

To 'Cllr.GRoberts@richmond.gov.uk'

 Resident Invite August18. docx.docx
2 MB

Dear Councillor Roberts,

I hope you are well.

You may recall that RER London Ltd have recently purchased the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held on Wednesday 4th July to give neighbours of the site the opportunity to meet with the project team, the team is holding a Residents Drop-in Session this Wednesday, 22nd August, to talk neighbours through the latest scheme proposals.

The event will be held on the ground floor of the Royal Hospital between the hours of 4:30pm - 8pm (further details can be found in the attached letter, which was sent to neighbours).

Given your position at Richmond Council, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

The event will be followed by a wider public consultation, which is anticipated to take place in September.

Best,

Will Hamill Account Manager

Mobile 07807 127892

P L M R | snapdragon

Email to Cabinet Member for Environment, Planning and Sustainability, Councillor Martin Elengorn

 Richmond Royal Hospital - Public Consultation Invitation
To Cllr.MElengorn@richmond.gov.uk

 Richmond Royal Hospital Public Consultation Invitation.docx
2 MB

Dear Councillor Elengorn,

I hope you are well.

You may recall that I contacted you in August, regarding RER London Ltd's purchase of the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held in July and a subsequent Residents Drop-in Session last month, a public consultation on the scheme will be taking place next Thursday (20th September) and Saturday (22nd September).

The events will be held on the ground floor of the Royal Hospital between the hours specified in the attached invitation.

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Will Hamill Account Manager

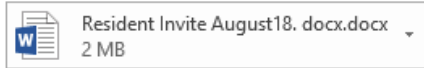
Mobile 07807 127892

P L M R | snapdragon

Email to Chair of the Planning Committee, Councillor Jonathan Cardy

Richmond Royal Hospital - Residents Drop-in Session

To 'Cllr.JCardy@richmond.gov.uk'



Dear Councillor Cardy,

I hope you are well.

You may recall that RER London Ltd have recently purchased the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held on Wednesday 4th July to give neighbours of the site the opportunity to meet with the project team, the team is holding a Residents Drop-in Session this Wednesday, 22nd August, to talk neighbours through the latest scheme proposals.

The event will be held on the ground floor of the Royal Hospital between the hours of 4:30pm - 8pm (further details can be found in the attached letter, which was sent to neighbours).

Given your position as Chairman of the Planning Committee at Richmond Council, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

The event will be followed by a wider public consultation, which is anticipated to take place in September.

Best,

Will Hamill Account Manager

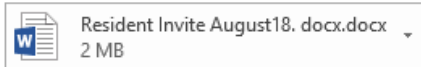
Mobile 07807 127892

P L M R | snapdragon

Email to local ward councillor, Councillor Richard Pyne

Richmond Royal Hospital - Residents Drop-in Session

To 'cldr.r.pyne@richmond.gov.uk'



Dear Councillor Pyne,

I hope you are well.

You may recall that RER London Ltd have recently purchased the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held on Wednesday 4th July to give neighbours of the site the opportunity to meet with the project team, the team is holding a Residents Drop-in Session this Wednesday, 22nd August, to talk neighbours through the latest scheme proposals.

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Given your position as a North Richmond ward councillor at Richmond Council, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

The event will be followed by a wider public consultation, which is anticipated to take place in September.

Best,

Will Hamill Account Manager

Mobile 07807 127892

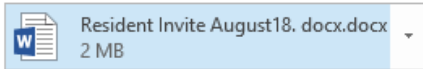
P L M R | snapdragon

Email to local ward councillor, Councillor Richard Warren



Richmond Royal Hospital - Residents Drop-in Session

To 'cllr.r.warren@richmond.gov.uk'



Dear Councillor Warren,

I hope you are well.

You may recall that RER London Ltd have recently purchased the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held on Wednesday 4th July to give neighbours of the site the opportunity to meet with the project team, the team is holding a Residents Drop-in Session this Wednesday, 22nd August, to talk neighbours through the latest scheme proposals.

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Given your position as a North Richmond ward councillor at Richmond Council, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

The event will be followed by a wider public consultation, which is anticipated to take place in September.

Best,

Will Hamill Account Manager

Mobile 07807 127892

P L M R | **snapdragon**

Email to local ward councillor, Councillor Nancy Baldwin



Richmond Royal Hospital - Residents Drop-in Session

To 'cllr.n.baldwin@richmond.gov.uk'



Resident Invite August18. docx.docx
2 MB

Dear Councillor Baldwin,

I hope you are well.

You may recall that RER London Ltd have recently purchased the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held on Wednesday 4th July to give neighbours of the site the opportunity to meet with the project team, the team is holding a Residents Drop-in Session this Wednesday, 22nd August, to talk neighbours through the latest scheme proposals.

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Given your position as a North Richmond ward councillor at Richmond Council, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

The event will be followed by a wider public consultation, which is anticipated to take place in September.

Best,

Will Hamill Account Manager

Mobile 07807 127892

P L M R | snapdragon

Appendix O – Emails to key political stakeholders

Email to Leader of the Council, Councillor Gareth Roberts

Richmond Royal Hospital - Public Consultation Invitation
To: 'Cllr.GRoberts@richmond.gov.uk'

Richmond Royal Hospital Public Consultation Invitation.docx
2 MB

Dear Councillor Roberts,

I hope you are well.

You may recall that I contacted you in August, regarding RER London Ltd's purchase of the former Richmond Royal Hospital, with plans to redevelop the site.

This is an email to make you aware that, following an initial Residents Reception event that was held in July and a subsequent Residents Drop-in Session last month, a public consultation on the scheme will be taking place next Thursday (20th September) and Saturday (22nd September).

The events will be held on the ground floor of the Royal Hospital between the hours specified in the attached invitation.

Given your position at Richmond Council, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

Best,

Will Hamill Account Manager
Mobile 07807 127892

PLMR | snapdragon

Email to Cabinet Member for Environment and Planning, Councillor Martin Elengorn

Richmond Royal Hospital - Public Consultation Invitation
To: Cllr.MElengorn@richmond.gov.uk

Richmond Royal Hospital Public Consultation Invitation.docx
2 MB

Dear Councillor Elengorn,

I hope you are well.

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Best,

Will Hamill Account Manager
Mobile 07807 127892

PLMR | snapdragon

Email to local ward councillor, Councillor Richard Pyne

Richmond Royal Hospital - Public Consultation Invitation
To cllr.r.pyne@richmond.gov.uk

 Richmond Royal Hospital Public Consultation Invitation.docx
2 MB

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The events will be held on the ground floor of the Royal Hospital between the hours specified in the attached invitation.

Given your position as a North Richmond ward councillor, the project team have informed me that you are welcome to attend; please do let me know if you intend on doing so.

Best,

Will Hamill Account Manager

Mobile 07807 127892

 | 

Email to local ward councillor, Councillor Richard Warren

Richmond Royal Hospital - Public Consultation Invitation
To 'cllr.r.warren@richmond.gov.uk'

 Richmond Royal Hospital Public Consultation Invitation.docx
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Best,

Will Hamill Account Manager

Mobile 07807 127892

 | 

Email to local ward councillor, Councillor Nancy Baldwin

 Richmond Royal Hospital - Public Consultation Invitation
To 'cldr.n.baldwin@richmond.gov.uk'

 Richmond Royal Hospital Public Consultation Invitation.docx
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I hope you are well.

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Best,


Will Hamill Account Manager

Mobile 07807 127892

P L M R | snapdragon

Appendix P – Emails to key political stakeholders following public consultation

Email to Leader of the Council, Councillor Gareth Roberts

 Richmond Royal Hospital - Public Consultation Feedback

To 'Cllr.GRoberts@richmond.gov.uk'

Dear Councillor Roberts,

I hope you are well.

Following on from my previous email making you aware of the public consultation events concerning UKI Richmond's plans to develop the Richmond Royal Hospital, I am sending this to inform you of the feedback from the events.

The public consultation was attended by 74 people over the course of the two sessions:

- Thursday 20th September – 48 attendees
- Saturday 22nd September – 26 attendees

Please note that these events follow a Residents Reception and Residents Drop-in Session for immediate neighbours of the site in July and August, which were attended by 28 and 25 people respectively. Overall, the four events organised by the project team have attracted 127 attendees.

18 people filled in comment forms at the recent public consultation, the quantitative results of which were as follows:

*Please note that responses will not always add up to 18; some failed to complete responses and others ticked more than one answer.

Do you support the redevelopment of this site in principle?

- Yes – 13
- No – 2
- Not Sure – 3

Do you support RER London and UKI Richmond's plans to deliver housing as part of their scheme to redevelop the site?

- Yes – 12
- No – 1
- Not Sure – 4

Do you support RER London and UKI Richmond's plans to provide new healthcare space as part of their scheme to redevelop the site?

- Yes – 14
- No – 0
- Not Sure – 3

Do you support RER London and UKI Richmond's scheme to redevelop the site?

- Yes – 10
- No – 3
- Not Sure – 5

Based on these responses and conversations with attendees, the project team believes that the feedback received at the event was generally positive.

While individual enquiries were raised, a majority indicated support for the development of the site, in principle, support for plans to deliver housing as part of the scheme, support for new healthcare space as part of the scheme and support for UKI Richmond's scheme to develop the site.

It should be noted that the comment forms also allowed the opportunity for attendees to provide qualitative feedback via additional comments; where comments were made these primarily related to parking, traffic and vehicles during the construction process.

All feedback will be considered carefully by the project team as they work towards finalising the planning application to Richmond Council.

The feedback from the events and all previous forms of consultation with the local community will be documented in further detail in the Statement of Community Involvement which will accompany the planning application.

For your reference, the boards that were on display at the events can be found [here](#) – these are now available for public view on the project website.

As ever should you have any queries or wish to further discuss matters then please do get in contact. I will be back in touch to advise when the planning application has been submitted to the Council.

Best wishes,

Will Hamill Account Manager

Mobile 07807 127892

Email to Cabinet Member for Environment, Planning and Sustainability, Councillor Martin Elengorn

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To 'Cllr.MElengorn@richmond.gov.uk'

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Best wishes,

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Mobile 07807 127892

Email to Chair of the Planning Committee, Councillor Jonathan Cardy



Richmond Royal Hospital - Public Consultation Feedback

To 'Cllr.JCardy@richmond.gov.uk'

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Email to local ward councillor, Councillor Richard Pyne

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To cllr.r.pyne@richmond.gov.uk

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Will Hamill Account Manager

Mobile 07807 127892

Email to local ward councillor, Councillor Richard Warren

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To 'cldr.r.warren@richmond.gov.uk'

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All feedback will be considered carefully by the project team as they work towards finalising the planning application to Richmond Council.

The feedback from the events and all previous forms of consultation with the local community will be documented in further detail in the Statement of Community Involvement which will accompany the planning application.

For your reference, the boards that were on display at the events can be found [here](#) – these are now available for public view on the project website.

As ever should you have any queries or wish to further discuss matters then please do get in contact. I will be back in touch to advise when the planning application has been submitted to the Council.

Best wishes,

Will Hamill Account Manager

Mobile 07807 127882

Email to local ward councillor, Councillor Nancy Baldwin



Richmond Royal Hospital - Public Consultation Feedback

To 'cllr.n.baldwin@richmond.gov.uk'

Dear Councillor Baldwin,

I hope you are well.

Following on from my previous email making you aware of the public consultation events concerning UKI Richmond's plans to develop the Richmond Royal Hospital, I am sending this to inform you of the feedback from the events.

The public consultation was attended by 74 people over the course of the two sessions:

- Thursday 20th September – 48 attendees
- Saturday 22nd September – 26 attendees

Please note that these events follow a Residents Reception and Residents Drop-in Session for immediate neighbours of the site in July and August, which were attended by 28 and 25 people respectively. Overall, the four events organised by the project team have attracted 127 attendees.

18 people filled in comment forms at the recent public consultation, the quantitative results of which were as follows:

*Please note that responses will not always add up to 18; some failed to complete responses and others ticked more than one answer.

Do you support the redevelopment of this site in principle?

- Yes – 13
- No – 2
- Not Sure – 3

Do you support RER London and UKI Richmond's plans to deliver housing as part of their scheme to redevelop the site?

- Yes – 12
- No – 1
- Not Sure – 4

Do you support RER London and UKI Richmond's plans to provide new healthcare space as part of their scheme to redevelop the site?

- Yes – 14
- No – 0
- Not Sure – 3

Do you support RER London and UKI Richmond's scheme to redevelop the site?

- Yes – 10
- No – 3
- Not Sure – 5

Based on these responses and conversations with attendees, the project team believes that the feedback received at the event was generally positive.

While individual enquiries were raised, a majority indicated support for the development of the site, in principle, support for plans to deliver housing as part of the scheme, support for new healthcare space as part of the scheme and support for UKI Richmond's scheme to develop the site.

It should be noted that the comment forms also allowed the opportunity for attendees to provide qualitative feedback via additional comments; where comments were made these primarily related to parking, traffic and vehicles during the construction process.

All feedback will be considered carefully by the project team as they work towards finalising the planning application to Richmond Council.

The feedback from the events and all previous forms of consultation with the local community will be documented in further detail in the Statement of Community Involvement which will accompany the planning application.

For your reference, the boards that were on display at the events can be found [here](#) – these are now available for public view on the project website.

As ever should you have any queries or wish to further discuss matters then please do get in contact. I will be back in touch to advise when the planning application has been submitted to the Council.

Best wishes,

Will Hamill Account Manager

Mobile 07807 127882

Appendix Q – Enquiries from and responses to Councillor Nancy Baldwin and Councillor Richard Warren following to key political stakeholders following public consultation

Email from Councillor Nancy Baldwin

Dear Mr Hamill,

Thank you for the information. I would be interested in seeing the qualitative comments from the residents.

With kind regards,
Cllr. Nancy Baldwin
North Richmond
London Borough of Richmond upon Thames
07437 923136

Dear Councillor Baldwin,

Many thanks for your question regarding the qualitative feedback from the consultation event.

I have set out below qualitative comments made at the event. I have tried to order them based on the various themes that were raised e.g. construction, traffic and parking.

The completed comment forms and the project team's response to feedback received over the course of the community consultation programme will be set out in full in the Statement of Community Involvement that will accompany the planning application for the scheme.

Construction

- "Transport problems during construction"
- "Worried about disruption number of vehicles coming for building works".

Traffic

- "Looks very interesting. Very supportive of proposed traffic flows".
- "I have major concern with regard to traffic and parking problems increasing significantly, in an already congested residential area. The roads and pavements in the area are already very poorly maintained, will redevelopment improve or worsen these?"

Parking

- “Too little parking for residents”.
- “70 units and 30 parking spaces will inevitably cause acute parking problems”
- “More parking required for future residents. Visitors parking required”

Other

- “Generally positive. Only doubt is the modern new units. It'll be the first modern style of house in the area & risks standing out like a sore thumb”.
- “I support redevelopment if it provides healthcare NHS or private. I do not support housing as part of the scheme”
- “The density of occupation proposed for this development is significantly higher than existing for this area. Given the narrow streets and limited facilities this will inevitably result in congestion”.

The comments on construction, traffic and parking in particular are areas that were frequently raised during conversations that members of the project team had with attendees at the various consultation events.

I am pleased to report that the majority of the feedback has been generally positive regarding the principles of the development. Residents appear to support the development of the site for housing with retained healthcare use but have noted where they have concerns, principally relating to car parking and construction.

The project team is committed to working proactively with local residents as they bring forward the scheme in order to mitigate, as best they can, the concerns that have been raised.

I do hope this is helpful – if you require any further information, please do let me know.

Best,

Email Councillor Richard Warren

Hi Willam,

Thanks for this.

I'd be grateful for your answers to the following:

1. Would you confirm the total number of residents' car parking spaces planned for this development please? When attending an earlier exhibition, I was told there would be 27, but I've also heard people being told there will be 15 and 30.
2. Of these residents' car parking spaces how many will be underground and how many overground?
3. What will be the total square footage of the underground car park?
4. How many car parking spaces will be created for visitors?
5. How many car parking spaces (for visitors and residents) will be disabled parking bays?
6. How many residents' car parking spaces will be available for car club(s)?

Best regards,
Richard

Dear Councillor Warren,

Many thanks for your question regarding parking figures.

I have listed the answers to each of your questions in red below.

1. Would you confirm the total number of residents' car parking spaces planned for this development please? When attending an earlier exhibition, I was told there would be 27, but I've also heard people being told there will be 15 and 30. **There are 29 resident's car parking spaces in total.**
 2. Of these residents' car parking spaces how many will be underground and how many overground? **There are 25 spaces in the basement and 4 spaces on the forecourt (accessed from Kew Foot Road).**
 3. What will be the total square footage of the underground car park? **The lower ground area includes car park, cycle storage, plant etc. As such, it is difficult to define a precise area for the car park itself. The space being created accommodates as many car spaces as possible.**
 4. How many car parking spaces will be created for visitors? **There are none within the site. Within the area's CPZ there is short term parking available in dual use bays and metered bays.**
-
5. How many car parking spaces (for visitors and residents) will be disabled parking bays? **There are two existing disabled persons' parking places on Evelyn Road that can be used by visitors to the site. It may be necessary to allocate some of the resident's parking spaces for disabled residents. Accessible parking spaces should be provided for between 5% and 10% of accessible residential units. Any parking allocated would need to be close to a step free access to the site.**
 6. How many residents' car parking spaces will be available for car club(s)? **There are two existing car club spaces within the area which are in Selwyn Avenue and Old Deer Park Gardens. 225m and 310m away respectively. The Car Club we have contacted believe there is sufficient capacity in the area to cater for the expected use of new residents. New residents will be entitled to an introductory free membership of a car club.**

For reference, I have also attached a basement car park plan, which contains:

- 25 car parking spaces
- Car lift to access car park.
- 118 Cycle parking spaces (two tier stacking)
- Plant rooms x 2
- Lower part of Substation that comes as two storey

I do hope this is helpful – if you require any further information, please do let me know.

Best,

Hi [REDACTED]

Many thanks.

I couldn't quite follow this sentence: **Accessible parking spaces should be provided for between 5% and 10% of accessible residential units.**

By accessible, do you mean disabled? Is some accommodation being created specifically for disabled residents?

Best regards,

Richard

Dear Councillor Warren,

Many thanks for your email.

Yes, we will be making at least 10% of the units fully adaptable and adjustable to wheelchair units in accordance with policy.

One parking space as shown on the plan meets the additional size requirements for a disabled car user.

Best,