

# Bridges Healthcare (Richmond) Limited



# RICHMOND INN

## Design and Access Statement

Ackroyd Lowrie

# CONTENTS

## 1.0 INTRODUCTION

- 1.1 Introduction
- 1.2 About the team
- 1.3 About Ackroyd Lowrie
- 1.4 About Woods Bagot



## 2.0 SITE CONTEXT

- 2.1 Site Location
- 2.2 Site Photographs
- 2.3 Planning Context
- 2.4 Planning History



## 3.0 PROPOSED USE & DESIGN BRIEF

- 3.1 Proposed Use & Design Brief
- 3.2 Examples of Comparable Uses



## 4.0 HERITAGE ANALYSIS

- 4.1 Heritage Analysis Introduction
- 4.2 Conservation Area
- 4.3 Character Study
- 4.4 Existing Context Analysis
- 4.5 Photographs of Existing Building
- 4.6 Existing Plans
- 4.7 Existing Elevations
- 4.8 Existing Building Analysis
- 4.9 Historical Maps
- 4.10 Building's History Analysis
- 4.11 Heritage Considerations
- 4.12 Heritage Opportunities



## 5.0 PRE-APP ENGAGEMENT

- 5.1 First Design Pre-App (01/12/21)
- 5.2 Feedback to First Design Pre-App
- 5.3 Comparison with First Scheme
- 5.4 Feedback to Second Design Pre-App
- 5.5 Second Design Pre-App Consultations



## 6.0 PROPOSED DESIGN

- 6.1 Key Principles
- 6.2 Removal of non original buildings & features
- 6.3 New Build/Defining the external boundary
- 6.4 Enhance Pavillions Rhytm
- 6.5 Arrival Experience
- 6.6 Courtyard
- 6.7 Internal/External Contrast



## 7.0 DETAILED DESIGN & DRAWINGS

- 7.1 Proposed Plans
- 7.2 Proposed Elevations
- 7.3 Proposed Sections
- 7.4 Proposed Lower Ground FFL
- 7.5 Schedule of Accommodation
- 7.6 Heritage Commentary
- 7.7 Indicative Views
- 7.8 Impact on Neighbouring Buildings
- 7.9 Pebble Dash Render Removal



## 8.0 PROPOSED LANDSCAPE DESIGN

- 8.1 Landscape Plan
- 8.2 Courtyard View from Sydney Road
- 8.3 Illustrative Section
- 8.4 Sheen Road Frontage
- 8.5 Courtyard
- 8.6 Response to Existing Trees
- 8.7 Street Tree Options for Sheen Road
- 8.8 Ecological Enhancement & Urban Greening Factor



## 9.0 ACCESS, FIRE & SUSTAINABILITY

- 9.1 Local Play Spaces Analysis
- 9.2 Access & Services
- 9.3 Inclusive Design
- 9.4 Fire Strategy
- 9.5 Sustainability
- 9.6 M&E Strategy



1.0

# INTRODUCTION



1.1

# INTRODUCTION

Ackroyd Lowrie has been appointed by Bridges Healthcare (Richmond) Limited to lead the refurbishment and redevelopment of the Richmond Inn Hotel into class 4\*+ visitor accommodation providing care and physiotherapy-led rehabilitation (Use Class C2).

The refurbishment and redevelopment will include:

- 1 - Retaining and enhancing the existing Building of Townscape Merit (BTM) on 50-56 Sheen Road and reconfiguration of the historic façade.
- 2 - Demolition of modern & untidy extensions to Church Road and Sydney Road and rebuild in an architectural style that is in-keeping with the architectural language of the conservation area and subservient to the existing BTM.
- 3 - Replace courtyard parking with high quality amenity space for guests

The proposed design will make a more effective use of the site, restoring the original historic front facade by removing untidy recent additions, with respect to the conservation area. It will complement the key elements of the surrounding context in terms of massing, detailing and geometry.

The proposals seek to remove and replace the sub-standard extensions that were constructed in the late 1990s levels of thermal performance. The new building extension will be highly sustainable, and will have highly efficient heating systems, and high levels of insulation.

The design proposals accommodate the new usage, and the building will meet all users needs in terms of accessibility and designed to very latest Fire Regulations.





1.2

# ABOUT THE TEAM

## ABOUT THE APPLICANT



**Bridges Healthcare (Richmond) Limited**  
*A pioneer and global leader in sustainable and impact investment*

Bridges is an entrepreneurial and award-winning specialist fund manager which manages a series of real estate and private equity funds. The firm is headquartered in the UK and employs over 60 professionals in the fields of real estate, private equity and sustainability consulting. Over the last 10 years the firm has delivered some of the most sustainable buildings in the UK and is developing buildings using innovative technologies to assist on the transition to a low carbon economy, whilst serving the needs of our growing and aging population. Bridges have developed c. 2,000 highly sustainable lower-cost and affordable residential housing units in Leeds, Wembley, Croydon and Abbey Wood, c. 950 care home beds, as well as creating Birchgrove, one of the first Assisted Living “for rent” platforms in the UK. We focus on need-driven sectors where we can benefit all stakeholders and contribute to much need solutions.



## THE PROJECT TEAM

Bridges have assembled the team in response to the direct needs of the project, with specific input and expertise being applied to different elements of scheme. Ackroyd Lowrie have worked with the existing owner to explore improvements previously, allowing them to develop a key understanding of the subtleties and nuances of the existing building and its relationship to the conservation area in which it sits. Woods Bagot’s global expertise in cross-sector design brings the specialist functional requirements of the care and rehabilitation use with the operational needs of a successful hotel-style setting.



INTERIOR ARCHITECTS



PLANNING CONSULTANTS



HERITAGE CONSULTANTS



STRUCTURAL ENGINEERS



TRANSPORT CONSULTANTS



LANDSCAPE ARCHITECTS



HOARE LEA

MEP ENGINEERS  
FIRE ENGINEERS



ACCESSIBILITY  
CONSULTANTS



PROJECT MANAGER



DEVELOPMENT MANAGER



POLITICAL ADVISOR



1.3

# ABOUT ACKROYD LOWRIE

Ackroyd Lowrie is an innovative, East London-based architectural practice committed to delivering high quality urban environments that provide inspiring places to live, work and play. The practice is known for bringing creative, cultural and commercial uses together in spaces that have unique character and sense of place.



R  
I  
C  
H  
M  
O  
N  
D  
  
I  
N  
N

1.1

## THOMAS' SCHOOL - RE-PURPOSING THE ROYAL ACADEMY OF DANCE

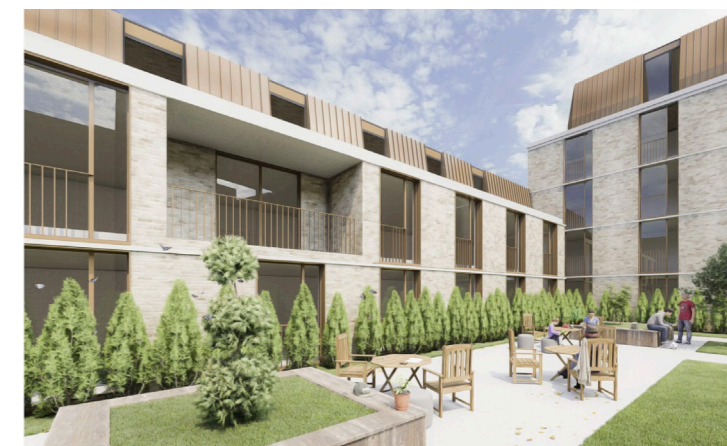
Ackroyd Lowrie have gained Planning Consent for the conversion and extension of the Royal Academy of Dance site in Battersea Square into a state-of-the-art senior school for Thomas's London Day Schools. Thomas's Battersea Square will offer ~40,000 sq ft (4,336m2) of educational space, connected to Thomas's Battersea, the adjacent Preparatory School.



1.2

## CLAPHAM ROAD - APARTHOTEL

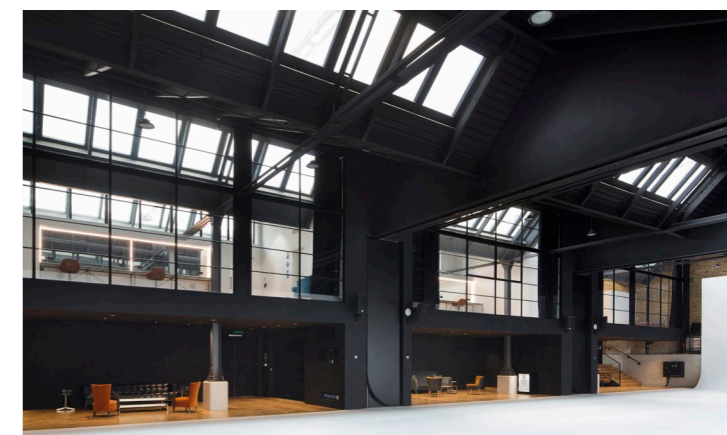
New high-end apart-hotel within conservation area and abutting listed building with central courtyard, providing 142 rooms as well as co-working space, cafe and 8 affordable residential units. A design led approach has been adopted in order to deliver as attractive a scheme as possible.



1.3

## ALVA COACHWORKS - CREATIVE

Alva Coachworks is a unique retrofit project that has transformed a former Victorian tram repair depot into one of London's most innovative new photographic studios and event spaces. The project unites the creative vision of two trailblazers from the UK's lighting and photographic world with the character and beauty of a vacant historic building near Kings Cross to create an exemplary hub for the fashion and photographic industry.





1.4

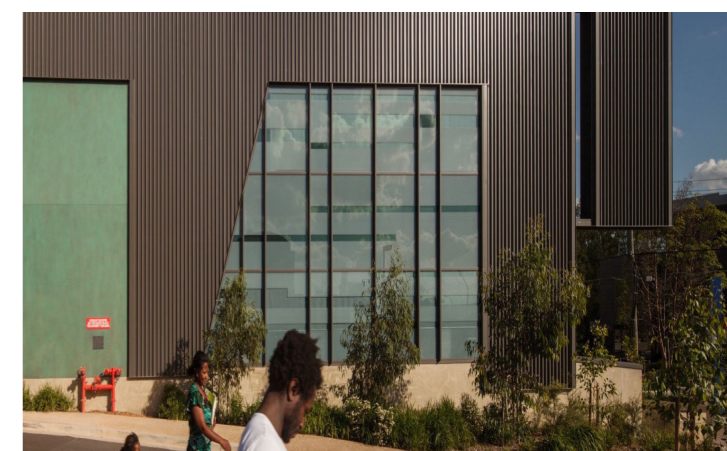
# ABOUT WOODS BAGOT

WOODS BAGOT spans design, research, data, and performance to create People Architecture. We place human experience at the centre of our design process in order to deliver engaging, future-oriented projects that respond to the way people actually use space. We handle projects at different scales and sectors, offering clients a unique blend of commercially minded design and creative lifestyle thinking. Our service is underpinned by the belief in People Architecture - that user focussed design raises value for everyone.

1.1

## NEPEAN MENTAL HEALTH CENTRE

The Nepean Mental Health Centre is designed to respond to the increase in demand for mental health services as a result of the growing and ageing population. The NMHC includes 64-mental health beds servicing high dependency, acute and Specialist Mental Health Services for Older Persons.



1.2

## WOY WOY REHABILITATION UNIT

The rehabilitation unit was built for the Woy Woy Hospital situated on the Central Coast of New South Wales, Australia. A new insertion into the existing health services complex, the project is an extension to the hospital's clinical program and accommodates patients requiring interdisciplinary restorative care following a range of injuries, surgery or illness.



1.3

## PEGASUSLIFE PORTFOLIO

Woods Bagot worked with Pegasuslife across their developing portfolio of later living residential schemes, being involved in over 30 projects across the UK. The projects included a range of C2 and C3 developments, focussed on providing residents with amenities and support services that offered a range of care options across the schemes. Woods Bagot's input assisted in the development of the Pegasuslife service and amenity offer while designing outstanding spaces for residents with a wide spectrum of needs.





2.0

# SITE CONTEXT



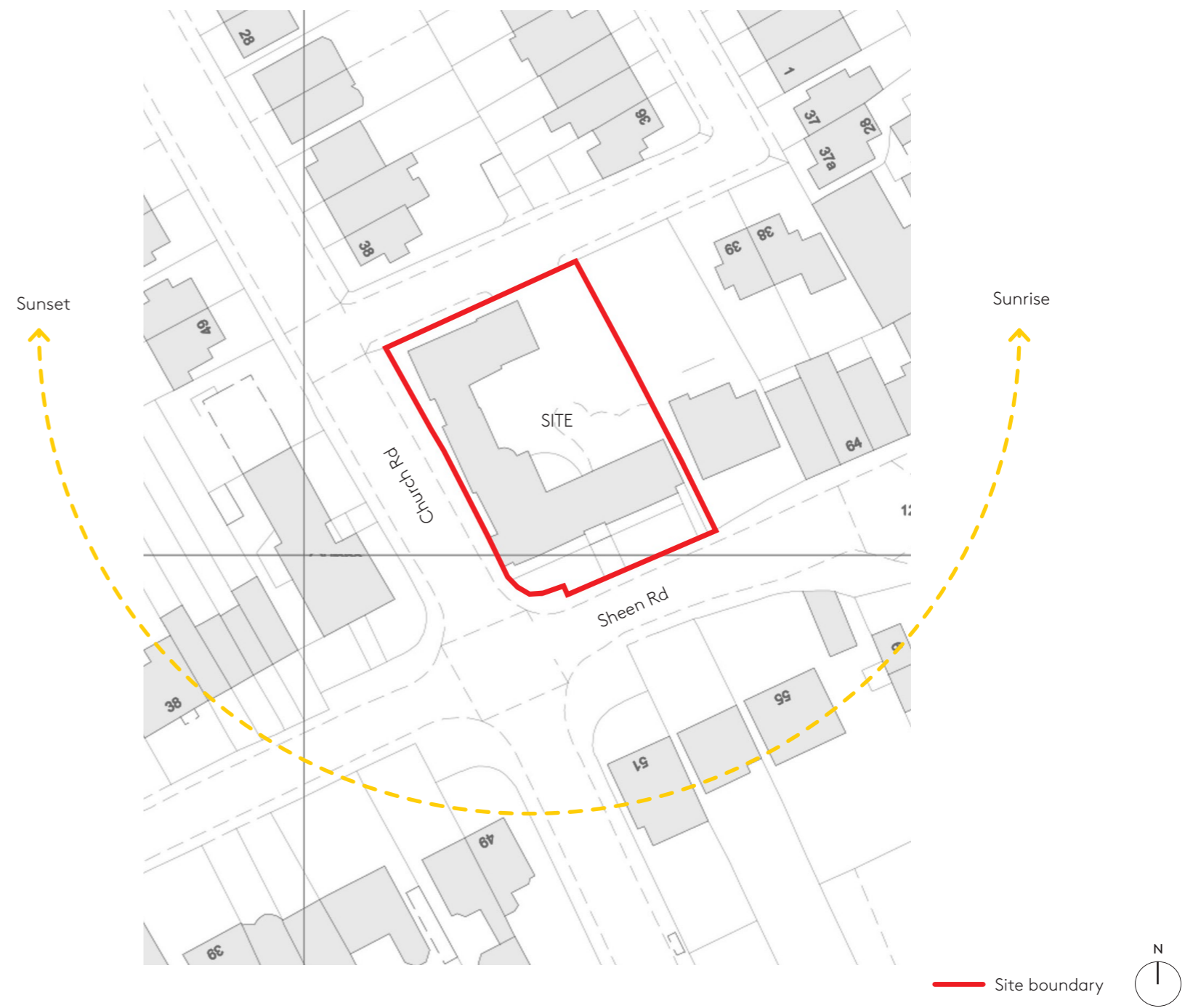


## 2.1 SITE LOCATION

The site is approximately 0.13 hectares in area and sits between Sheen Road, Church Road and Sydney Road. The building was previously used as a hotel with extra amenities available to its guests, such as meeting rooms and lounges.

The rest of the site was used as on-site parking for its guests. The parking area is accessed from Sydney Road and predominantly comprises of hard standing tarmac. The anterior part of the building is comprised of four floors while the rest of the building is comprised of three floors. This building is locally listed as a Building of Townscape Merit, and is in close proximity to several listed buildings.

The uses within the surrounding area are mixed, comprising mostly residential buildings with a hotel to the west of the site. Four-storey terraced houses and a small hotel are located to the north of the site. To the east is a row of three storey terraced buildings which contain small businesses and flats. Directly opposite the site there are three four-storey residential buildings.





## 2.2 SITE PHOTOGRAPHS

RICHMOND INN



1. North facing view of Church Road



2. South facing view of the site from Church Road



3. West facing view of the site from Sydney Road



4. North facing view of context from Church Road



5. North facing view of site from Church Road



6. East facing view of the site from Sheen Road



7. West facing view of the site from Sheen Road



8. Elevation of building opposite site on Church road



9. Buildings opposite to the site on Sheen Road





2.3

# PLANNING CONTEXT

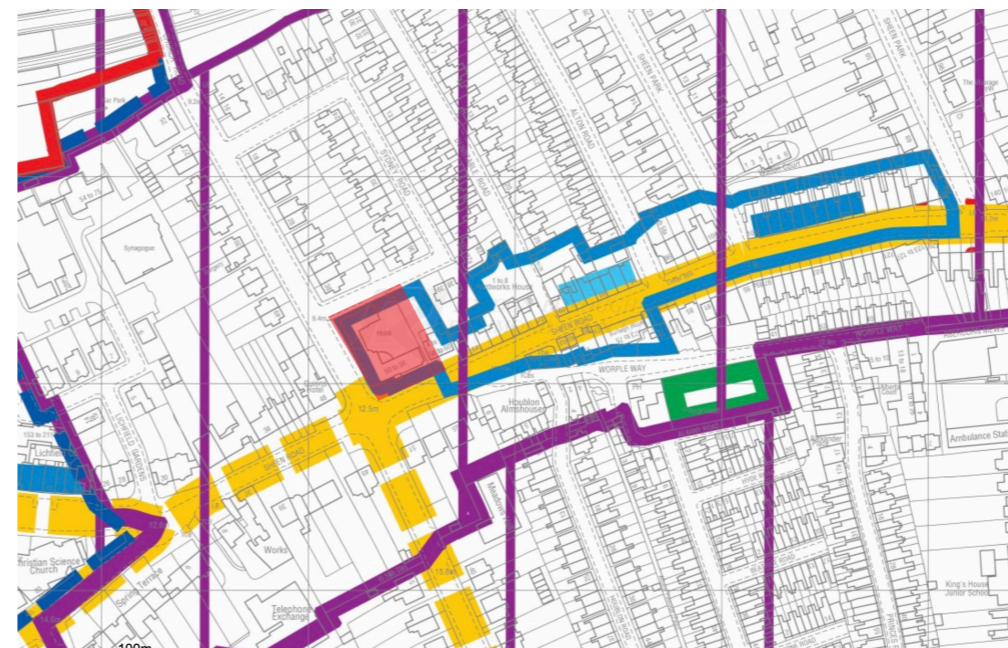
## 2.3.1 PLANNING DESIGNATIONS

The Local Plan (2018) Policies Map indicates that the site is subject to the following planning designations:

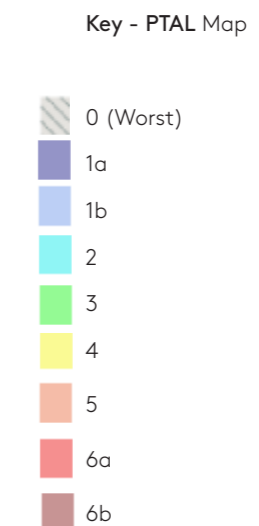
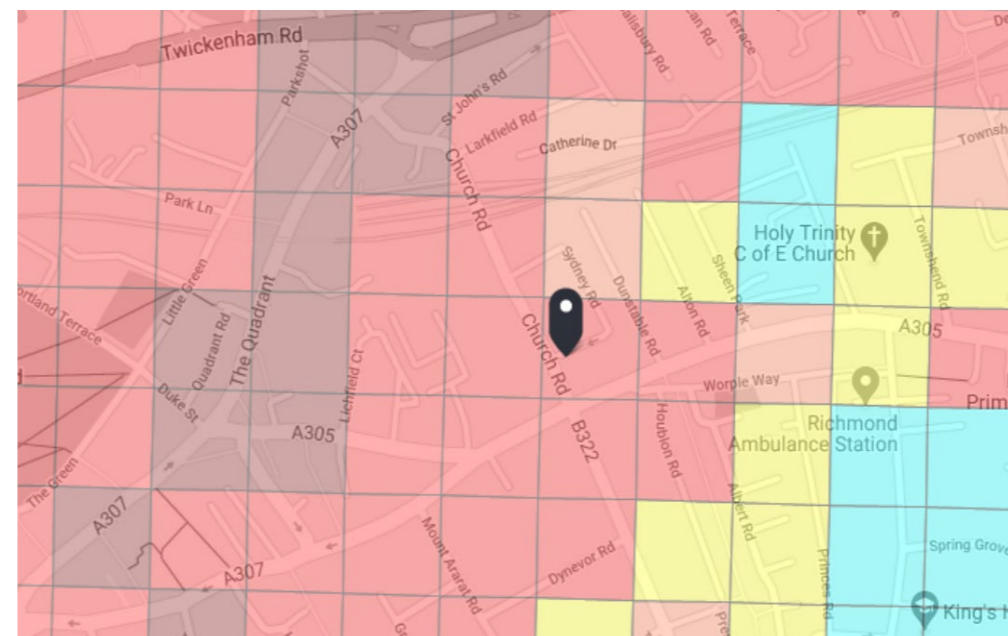
- Archaeological Priority (English Heritage)
- Area of Mixed Use (Sheen Road)
- Article 4 Direction Basements
- Building of Townscape Merit
- Conservation Area (CA31 Sheen Road Richmond)
- Key Office Area (Sheen Road/Sheen Road, Richmond/Status: Key Office Area/Area: 19189.4)
- Local Distributor Road and Primary & Secondary Road
- Main Centre Buffer Zone
- TPO (REF: T0044 - T39 Horse Chestnut - Aesculus hippocastanum)
- Village (Richmond and Richmond Hill Village)
- Village Character Area (Sheen Road - Area 16 & Conservation Area 31 Richmond & Richmond Hill Village Planning Guidance Page 60 CHARAREA06/16/01)
- Ward (South Richmond Ward)

## 2.3.2 PTAL ACCESS MAP

The site falls within the 6a boundary meaning that it has excellent transport links (refer to adjacent map).



Heritage Assets



PTAL Map



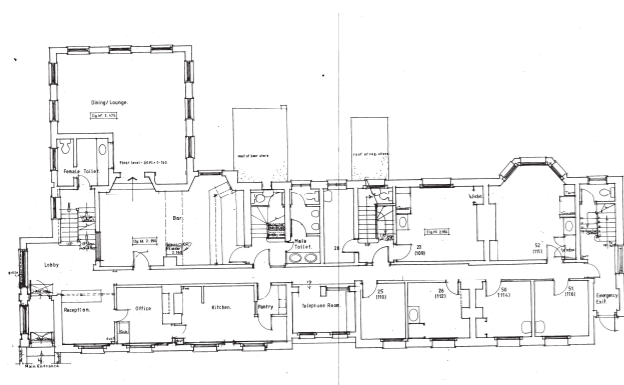


## 2.4 PLANNING HISTORY

### PLANNING APPLICATION - 1981

REF:80/1421  
Date: 26/01/1981  
Status: Approved

Alterations to ground floor to provide residents' bar and erection of single storey infill link extension to Sheen Road elevation.



Ground Floor Plan

### PLANNING APPLICATION - 1989

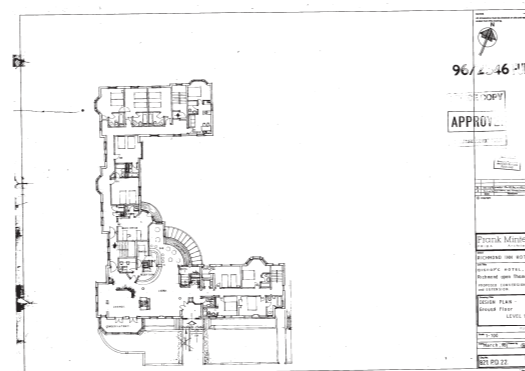
REF:89/0160/FUL  
Date: 15/03/1989  
Status: Approved

Construction of additional storey above existing lower ground floor dining room.

### REVISED PLANNING APPLICATION - 1996

REF:96/2346/FUL  
Date: 27/09/1996  
Status: Approved

Alterations, Restoration And Extension To Existing Hotel Including Erection Of Part 3 And Part 4 Storey Extension Fronting Church Road And Sydney Road, New Conservatory, Entrance And Link Building To The Sheen Road Frontage.



Proposed Ground Floor Plan

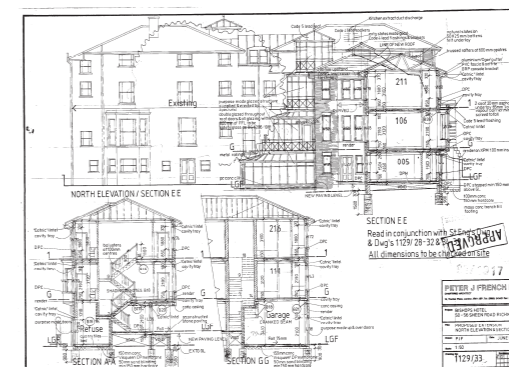


Proposed Elevations

### AMENDMENT TO PLANNING APPLICATION - 1999

REF:98/1017  
Date: 26/03/1999  
Status: Approved

Alteration, Restoration And Extension Of Hotel (amendment To Planning Permission 96/2346/ful)



Proposed Courtyard Elevations

### PLANNING APPLICATION - 2014

REF:13/4389/FUL  
Date: 07/03/2014  
Status: Approved

Demolish and rebuild front and side boundary wall, extend existing front paved area, and rebuild existing external stairs in materials to match existing.







3.0

# PROPOSED USE & DESIGN BRIEF



3.1

# PROPOSED USE & DESIGN BRIEF

R  
I  
C  
H  
M  
O  
N  
D  
  
I  
N  
N

The development proposals seek to convert the Richmond Inn into an alternative type of visitor accommodation which falls within Class C2 use. The proposals would provide all of the facilities associated with 4-star hotel accommodation, including private en-suite rooms, dining facilities, communal lounge and wellness treatments. In addition to this visitor accommodation offer, the proposals will provide bespoke physiotherapy-led rehabilitation (physical rehabilitation) and recovery facilities, such as hydrotherapy pools and specialist gym equipment, to provide physiotherapy-led, short-term, residential rehabilitation for visitors recovering from injuries, surgeries, or other physical illnesses. Trained and experienced staff would be available at all times to provide care, assistance and physiotherapy.

Physical rehabilitation is a process of assessment, treatment

and management by which the patient is supported to achieve their maximum potential for physical function. Research shows rehabilitation can improve your mobility and activity levels, shorten the amount of time you need to stay in hospital or off work, and greatly improve your recovery and quality of life.

A wide range of patients would benefit from physiotherapy-led rehabilitation and currently there is no effective system in place to return people to their former levels of fitness and ability following surgery, injury or trauma. Intensive rehabilitation will likely reduce the prevalence of subsequent injury or re-injury when returning to their own home, and will help moderate the pain and discomfort that patients experience post surgery or illness.

Guests who are likely to benefit from the proposed centre include

those who have had joint replacement surgery, musculoskeletal injuries (sporting or ligament injuries), or have had an extended hospital stay. There would also be provision for any guest who would benefit from short-term, substantial care and physiotherapy led rehabilitation delivered in a residential setting.

In order to accommodate the proposed use, the proposals include a series of design amendments and refurbishment works to the existing building (as set out in this document) to accommodate the new amenities and facilities associated with the proposed rehabilitation use.





3.2

# EXAMPLES OF COMPARABLE USES

The health tourism market is growing, and the business model is already successful in Switzerland, Germany and the US.

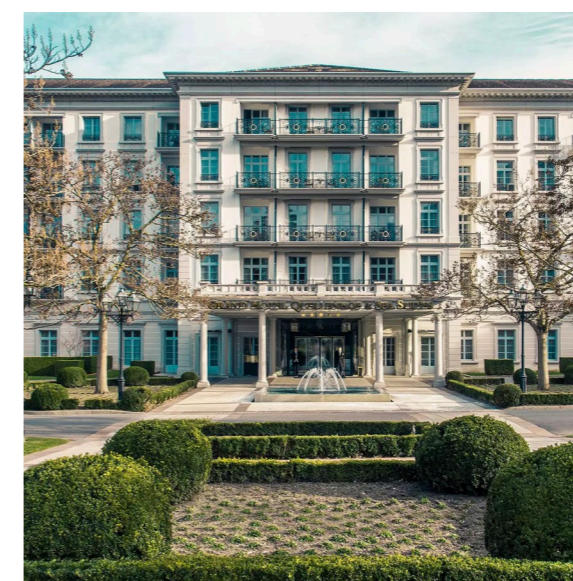
The current physiotherapy-led rehabilitation offering in the UK is limited and the residential rehabilitation market is much better catered for in mainland Europe, with established facilities and an established market for post-operative or post-surgical rehabilitation. The established offerings have led to health tourism where visitors will travel internationally for their treatment/surgery and subsequent rehabilitation stay.

R  
I  
C  
H  
M  
O  
N  
D  
  
I  
N  
N



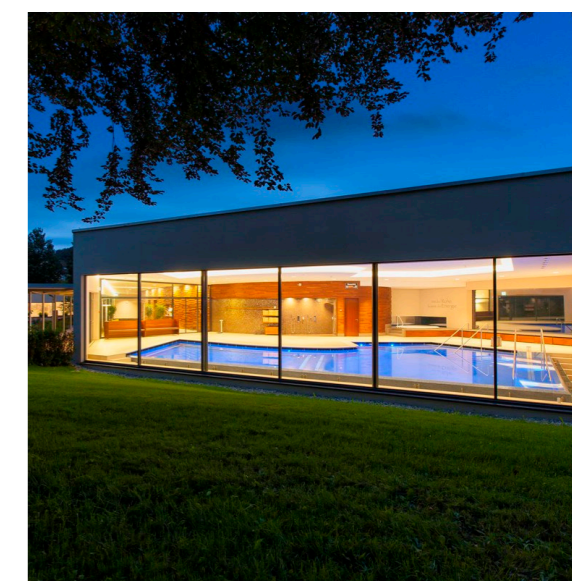
**Circle Rehabilitation Centre**  
Birmingham

- Private rehabilitation hospital which launched in September 2020.
- Treats patients recovering from neurological conditions and musculoskeletal issues alongside specific services for people with arthritis, heart conditions and those receiving treatment for cancer.
- A post covid-19 service will bring together dieticians, physiotherapists and respiratory and other specialities to help with post covid recovery.



**Clinic Bad Ragaz**  
Switzerland

- The Clinic Bad Ragaz is an exclusive retreat for individual rehabilitation following a serious illness or accident.
- They work together with medical partner Kliniken Valens to offer patients a unique combination of top-quality evidence-based medical expertise, comprehensive care, the finest cuisine and wide-ranging recovery and leisure activities.
- All this takes place in an atmosphere of peaceful relaxation and warm hospitality.



**Rehaklinik Dussnang**  
Switzerland

- Rehaklinik Dussnang is a specialized centre for musculoskeletal and geriatric rehabilitation, which offers a range of high-quality medical services as well as a complete service of a high standard hotel.

