

5.0

# PRE-APPLICATION ENGAGEMENT





5.1

# FIRST DESIGN PRE-APP (01/12/21)

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A pre-application meeting was held with Officers on 1st December 2021 to discuss the design amendments.

The development proposals seek to convert the Richmond Inn into an alternative type of visitor accommodation which falls within Class C2 use. In order to accommodate the proposed use, we are proposing a series of design amendments and refurbishment works to the existing building to accommodate the new amenities and facilities associated with the proposed physiotherapy-led rehabilitation use.

The drawings presented and Officers comments is provided in this section.

LOWER GROUND FLOOR



GROUND FLOOR



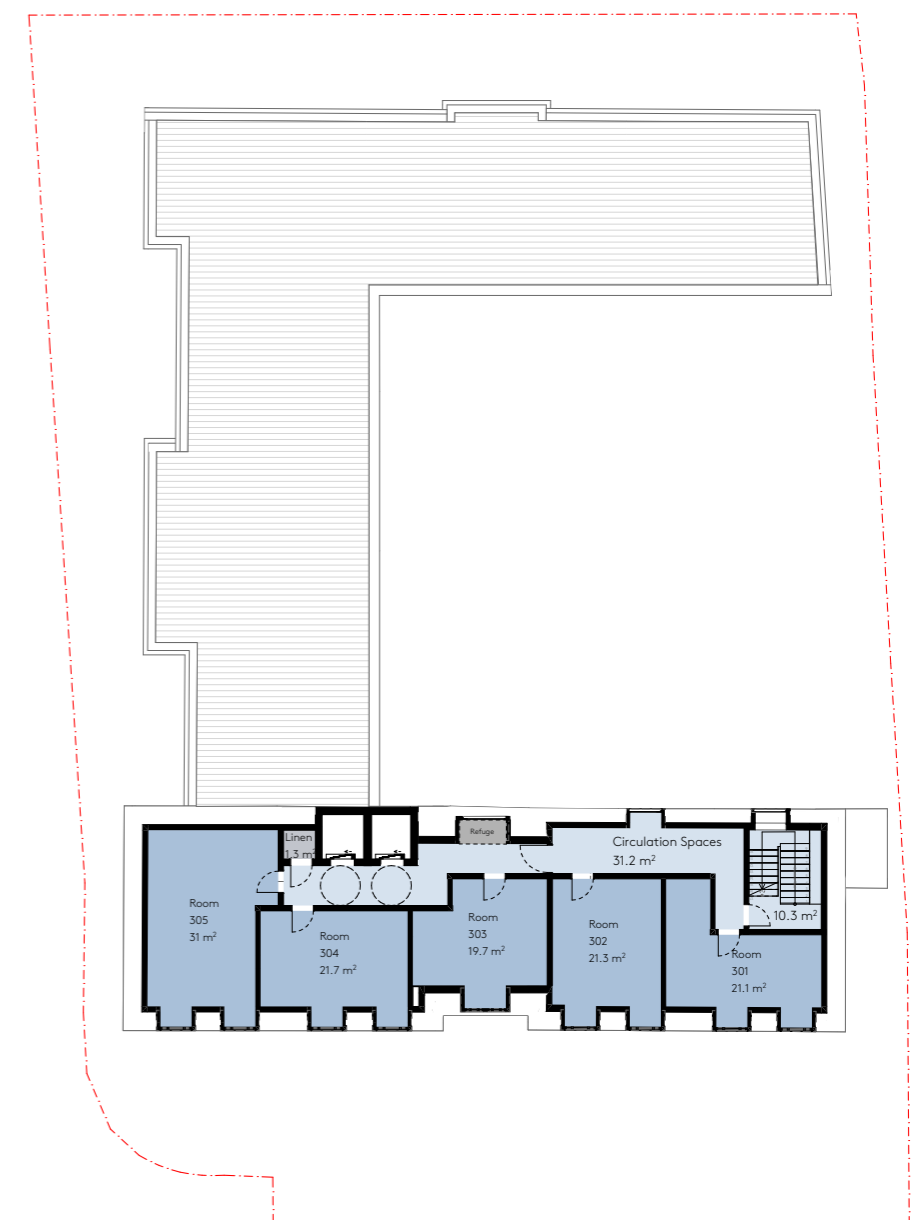
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# FIRST DESIGN PRE-APP (01/12/21)

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



5.1

# FIRST DESIGN PRE-APP (01/12/21)

SHEEN ROAD - E01

SYDNEY ROAD - E02



CHURCH ROAD - E03



5.2

# FEEDBACK TO FIRST DESIGN PRE-APP (01/12/21)

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FEEDBACK FROM THE OFFICERS	SCHEME RESPONSE
1 - Concerns about the introduction of a mansard roof and how this alters the proportions, form and appearance of the original building, particularly on Sheen Road where this creates one elongated elevation.	1 - BTM is retained in its proportions and massing. No extra floor is added to the original building on Sheen Road.
2 - The building on Church Road does not appear subservient to the building of townscape merit.	2 - The new build extension along Church and Sydney Road allows for floor levels to be set down in order to achieve a building more subservient to the BTM.
3 - Whilst Officers acknowledged that there are some examples of mansard roofs in the locality, it is not the dominant roof form, nor is it typical of the area. In addition, it created additional bulk mass and height that Officers did not consider it to be acceptable.	3 - The proposed roofs in the new build extension are shallow pitched roofs, characteristic of the local area, and set below the eaves level of the BTM.
4 - Concerns regarding the elevations: the proportions of the proposed along Church and Sydney Road do not look coherent within the context.	4 - The new build extension to be read as 3 distinct pavillions. The introduction of pavillions and bays articulates and breaks up the facade. Recessed link between the BTM and the new build extension helps maintaining a subservient relation with the existing building.
5 - Single storey side extension on Sheen Road was an original element of the building.	5 - Side extension to be retained.
6 - The ramp on Sheen Road too long and impactful on the street elevation. Accessible entrance on this elevation is not a policy requirement.	6 - Ramp is omitted.
7 - Concerns on the extension within the courtyard and its impact on the neighbouring building	7 - The terrace on top of the extension has been largely removed and replaced with a green roof.

PREVIOUS INDICATIVE VIEW (SHEEN RD)



PREVIOUS INDICATIVE VIEW (CHURCH RD)





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# COMPARISON WITH FIRST SCHEME (DECEMBER 2021)

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In the current scheme BTM is retained in its proportions and massing, no extra floor is added to the original building on Sheen Road. The side extension is retained while the previously proposed ramp on Sheen Rd, considered too long, is omitted.

PREVIOUS INDICATIVE VIEW (SHEEN RD)



CURRENT INDICATIVE VIEW (SHEEN RD)



The proposed roofs in the new build extension are shallow pitched roofs, characteristic of the local area, and set below the eaves level of the BTM. While the new build extension along Church and Sydney Road allows for floor levels to be set down in order to achieve a building more subservient to the BTM.

PREVIOUS INDICATIVE VIEW (CHURCH RD)



CURRENT INDICATIVE VIEW (CHURCH RD)



The new build extension in the current scheme is to be read as 3 distinct pavillions. The introduction of pavillions and bays articulates and breaks up the facade while the previous scheme's elevations altered the traditional proportions of the existing building making it look too bulky.

PREVIOUS CHURCH ROAD ELEVATION



CURRENT CHURCH ROAD ELEVATION





5.4

# FEEDBACK TO SECOND DESIGN PRE-APP (16/03/22)

A second design-focus meeting with Officers was held on 16th March 2022. Officers were supportive of the proposed design following the revisions since the previous pre-application meeting. Other points raised and the schemes response are set out below:

FEEDBACK FROM THE OFFICERS	SCHEME RESPONSE
1 - Further consideration of lift shafts and impact on BTM required	1 - Relevant drawings have been updated and accurate lift overrun bulk dimensions are shown. Impact on the BTM from street level is minimal.
2 - Details on 45 degree rule/impact on neighbours as a result of the Sydney Road extension to be included.	2 -Please see section 7.6 for further details that demonstrate how the amenity of neighbouring properties is protected
3 - Officers noted that the existing horse chestnut tree is a prominent feature and would result in a loss of amenity, and therefore robust justification would need to be provided for its removal.	3 - Please see the accompanying document which sets out the justification for the removal of the tree as part of the proposal.
4 - Officers asked for the landscaping scheme and tree planting along Sheen Road to be reconsidered in terms of the location, species and number of trees.	4 - We will continue engagement with Officer's with regards to an appropriate species and planting mix.
5 - Details/methodology of how the render will be removed from the brickwork of the BTM will need to be provided as part of the application.	5 - For further details see section 7.9 on the removal for the pebble dash render.

PREVIOUS INDICATIVE VIEW (SHEEN RD)



PREVIOUS INDICATIVE VIEW (COURTYARD)



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# SECOND DESIGN PRE-APP PUBLIC CONSULTATIONS

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## Community Consultation

Residents and businesses at over 1100 addresses in the area surrounding the site received a newsletter on Thursday 10th March 2022, notifying them of two public consultation events.

The events were held at the Richmond Inn Hotel, currently non-operational, at the Sheen Road site, on the evening of Thursday 24th March and the morning of Saturday 26th March.

Residents were invited to attend the events to review the plans, meet the project team and, most importantly share their views and feedback.

### Summary of consultation feedback from local residents

In total, the Applicant received 17 written responses from residents, 12 by way of the online feedback form and survey and five hard copy forms submitted at the consultation events.

**QUESTION 1: Do you support the proposal to make improvements to the former hotel to incorporate and celebrate the existing heritage buildings onsite?**

35% of residents strongly support  
35% of residents support  
18% of residents disagree  
12% of residents did not submit an answer

**QUESTION 2: Do you believe that the designs are in keeping with the local area and are an improvement on the current unsympathetic extensions?**

30% of residents strongly support  
30% of residents support  
30% of residents disagree  
10% of residents did not submit an answer

**QUESTION 3: Do you support the introduction of a new form of visitor accommodation with a focus on health and wellness?**

17% of residents strongly support  
23% of residents support  
30% of residents disagree  
20% of residents did not submit an answer

**QUESTION 4: Do you support the commitment to delivering a high sustainable building that will be rated BREEAM 'excellent'?**

30% of residents strongly support  
30% of residents support  
23% of residents disagree  
17% of residents did not submit an answer

### Response to the consultations feedback

- Access through the undercroft from Sydney Road has been widened
- 2 parking spaces have been included in the undercroft area

