

BRIDGES
Fund Management

Bridges Healthcare (Richmond) Limited



RICHMOND INN

Tree Justification Statement
Greengage

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26 April 2022

Our ref: 551829mc26Apr22LF3

Dear Rachel,

RICHMOND INN HOTEL - TREE IMPACTS

Further to our pre-application meeting with London Borough of Richmond and the request for further details on the options for retention of the Horse-chestnut tree (T1) to the rear of the existing buildings at the Richmond Inn Hotel site, we set out the details of the evolution of the scheme. In particular, this includes how the scheme designs have changed based on feedback from the pre-application meetings, the operational requirements and associated structural requirements of these, and the implications on seeking to retain T1.

BACKGROUND

A tree survey was undertaken on 2nd February 2022 and identified those trees within the site boundary and those in adjacent areas that had the potential to be affected by the proposals for the redevelopment of the former Richmond Inn Hotel, Sheen Road, London Borough of Richmond. A separate tree survey and arboricultural impact assessment report (ref.551829mc10Apr22FV1_AIA) has been produced for the planning application which provides the categorisation of the trees and those that are retained or lost. In summary and based on the final scheme details 3no. trees are sought for retention and 1no. tree (T1) will be lost due to the proposed redevelopment of the buildings along Church Road and Sydney Road.

T1 is protected by a TPO and the Sheen Road Conservation Area and is a mature horse-chestnut situation in a part raised bed, within a paved carparking area to the rear of the existing buildings. Whilst it still has 30+ years life expectancy, it has been unsympathetically pruned, with epicormic growth indicating some stress resulting from its location and setting. Nonetheless it is a Category B tree and has presence in its location although it has limited visibility from Sheen Road and Church Road.



SCHEME EVOLUTION

The development team have explored options for T1 retention. However, during the pre-application discussions, where changes to the mansard roof and the original building were discussed, the feedback from the officers was that this was not supported and the heritage value of these features would be affected accordingly. As such the design team took away this feedback as well as feedback on the proportions along Church Road and Sydney Road.

The full feedback and response to these is shown below

FEEDBACK FROM THE OFFICERS	CURRENT PRE-APP RESPONSE TO FEEDBACK
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 about overlooking caused by extension within courtyard plus concerns over extent and materiality of extension.	7 - The terrace on top of the extension has been largely removed and replaced with a green roof and the extension reduced in size with materiality predominantly glass.

This resulted in the previous layouts - shown below- being revisited with a review of the requirements of the officers being applied to changes and a new design being evolved.



The revised layouts show that the relocation of certain features that were originally conceived to be within the building along Sheen Road, were now having to be relocated to the building along Church Road and Sydney Road as shown below.



JUSTIFICATION FOR DIMENSIONS

The proposals seek to convert the Richmond Inn into an alternative type of visitor accommodation comprising a best in class, hospitality led, care and rehabilitation centre. The model comprises the facilities and services typically associated with a 4-star hotel (private bedrooms, restaurant, communal areas and spa and wellness treatments) but these are supplemented with a specific focus on providing physiotherapy-led residential rehabilitation for patients recovering from injuries, surgeries or other medical conditions. Visitors would have access to state-of-the-art facilities such as hydrotherapy pools and specialist gym equipment, and

trained staff would be available 24 hours a day to provide care, assistance and physiotherapy as necessary.

In order for this to deliver the care provision as envisaged there are a range of operational requirements needed with respect to sizing of hydrotherapy pools, bedroom, and corridor sizing.

Hydrotherapy aids recovery by increasing joint movement and increasing muscle strength, particularly so in guests who have undergone lower limb surgery that causes them difficulty mobilising and/or are unable to fully weight-bear. The inclusion of hydrotherapy is thus integral to the service offering.

Based on 8 operational hours per day, it has been calculated that the hydrotherapy offering will need to be capable of treating 4 guests simultaneously and thus the pool sizes and access around the pools in the proposed design accommodate for this. Providing this service offering over two pools (2 guests per pool at any one time) is an efficient way of allowing simultaneous sessions whilst also ensuring that the pools provide ample space around the perimeter of the pool for carrying out specialist hydrotherapy treatment.

This figure is based on:

- Peak occupancy of 95% equating to 54 guests
- An uptake of hydrotherapy of 90%; as the services will be tailored to each guest it is recognised that not all guests will benefit from hydrotherapy daily
- 40 minute treatment time per day (equating to c.32 hours of pool time per day)

Further details of these are given in Appendix A of this letter and have been provided by the specialist architects Wood Bagot who are part of the design team. This confirms that changes to the location of these features so as to respond to the feedback from the pre-application process, has necessitated an extension of the new build elements along Church Road and Sydney Road to accommodate these.

ARBORICULTURAL IMPACTS

The extension of the new buildings along Church Road and Sydney Road will remove a significant area of the root protection area as shown in the arboricultural impact assessment report prepared for planning. This is unavoidable and principally results from accommodating the hydrotherapy pools, the corridor connecting the reception area to the front of the building, and accommodation.

Whilst the landscaping introduced as part of the proposals will bring forward usable green space into the courtyard, as well as landscaping to the front of the Sheen Road elements, it is recognised that the loss of T1 is significant, although unavoidable.

Options for relocating the tree have been explored although the age and size of the tree make this unviable. During the application meeting held on 16th March 2022, it was discussed that

options to retain T1 had been explored. It was noted that a CAVAT assessment to mitigate the loss of T1 would only be carried out when it was clear that T1 could not be retained.

SUMMARY AND CONCLUSIONS

We have set out in the sections above how the proposed development had originally anticipated the retention of T1 and that the scheme had been designed accordingly. However, in response to the concerns and feedback on unacceptable impacts on heritage, the scheme was redesigned and features such as the hydrotherapy pools were relocated to the new buildings along Church Road.

Considering the operational needs and the sizing requirements of these features, alongside other provided by Woods Bagot (Appendix A of this letter report), the extension of the original building line will remove a significant proportion of the root protection area of T1 causing its death.

Whilst unavoidable and necessary to accommodate the new layouts, this is a significant impact in arboricultural terms. This is mitigated for by the landscaping scheme, which includes a landscaped courtyard and the planting of three street trees on Sheen Road, and a CAVAT payment which can be secured as part of a s106 legal agreement. It is also noted that the scheme brings forward urban greening and the UGF score is 0.37 and the proposals deliver a biodiversity net gain of 389%.

Should you have any questions or queries then please let me know.

Yours sincerely



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For and on behalf of Greengage Environmental Ltd

Appendix A - Operational Requirement Note - Woods Bagot

APPENDIX A OPERATIONAL REQUIREMENT NOTE

01 Tree Justification Note – Requirements of Proposed Use

01.01 Proposed Use Key Functional Requirements

The proposed use of the new hotel to provide post hospital rehabilitation services is primarily aimed at providing physiotherapy with a focus on hydrotherapy. Alongside these specialist services and therapies, the development must deliver appropriate modern and comfortable hotel rooms, with sizing appropriate for guests who will likely have some limitations on their mobility while staying at the hotel.

The two core elements of the project drive the spatial requirements for the new hotel, with the gym & hydrotherapy pools having specific spatial requirements at lower ground, and the efficient delivery of quality hotel rooms on the upper floors.

01.01.01 Hydrotherapy and Gym Spatial Requirements

The current lower ground floor plan has been developed to deliver the spatial and construction requirements for two large hydrotherapy pools of 5m by 3.5m (internal) in size. Pools of this size provide the necessary operational requirements to support 4 guests in hydrotherapy sessions at the same time. The pools at 5x3.5m are a reduced size from the recommended size to accommodate use by 2 guests each simultaneously (see figure 1. Below) to minimise the building footprint. These pools should be accessible from all four sides to facilitate both therapeutic services as well as ongoing maintenance.

Arranging the two 5x3.5m pools efficiently within the building at lower ground while also providing sufficient space

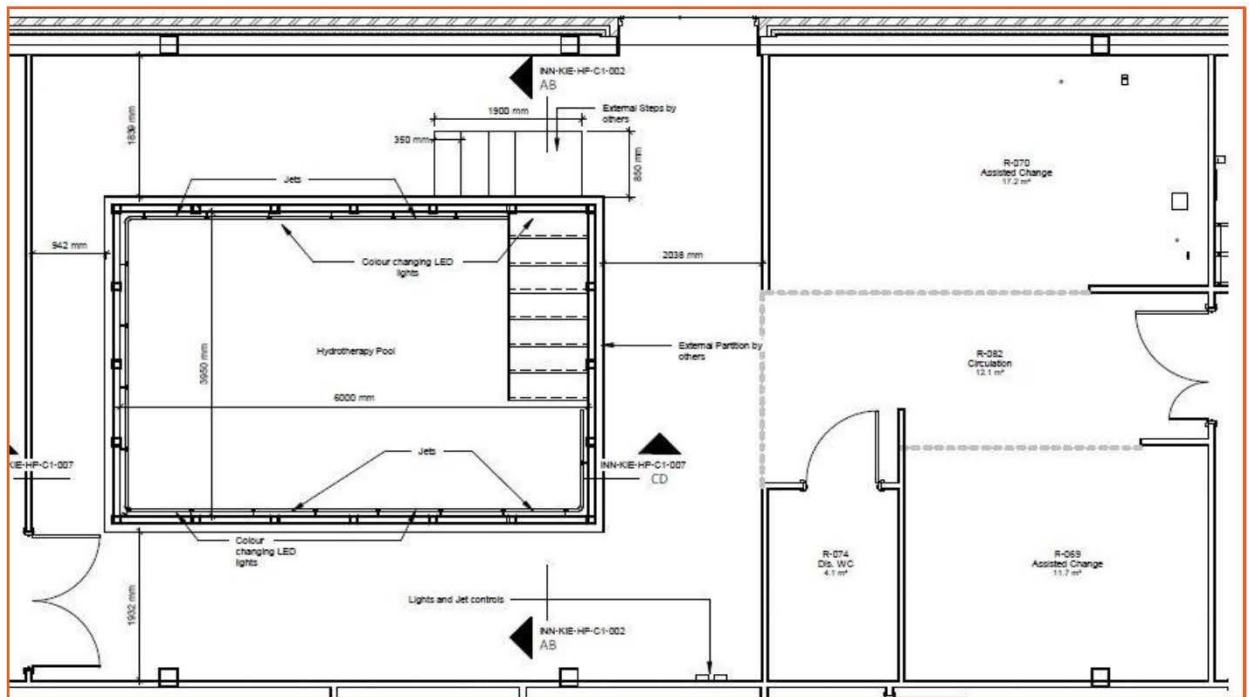


Figure 1. Example plan of a pool room layout – Innova Pools Technical Info

for the adjacent gym has been a critical element of the design, which has driven the overall width of building.

The arrangement of the pools allows for a maintenance access zone of 365mm to the western side of the pools (a bare minimum width for occasional access only) and a 1m circulation space to the eastern side of the pools for both maintenance and therapy access. Between the pools a 1.5m circulation zone has been allowed to provide sufficient space for guests and staff to both access the pools as well as the WCs and changing space below. The pool room is a minimum of 9.865m wide (internal) to accommodate the two pools and provide the necessary access.

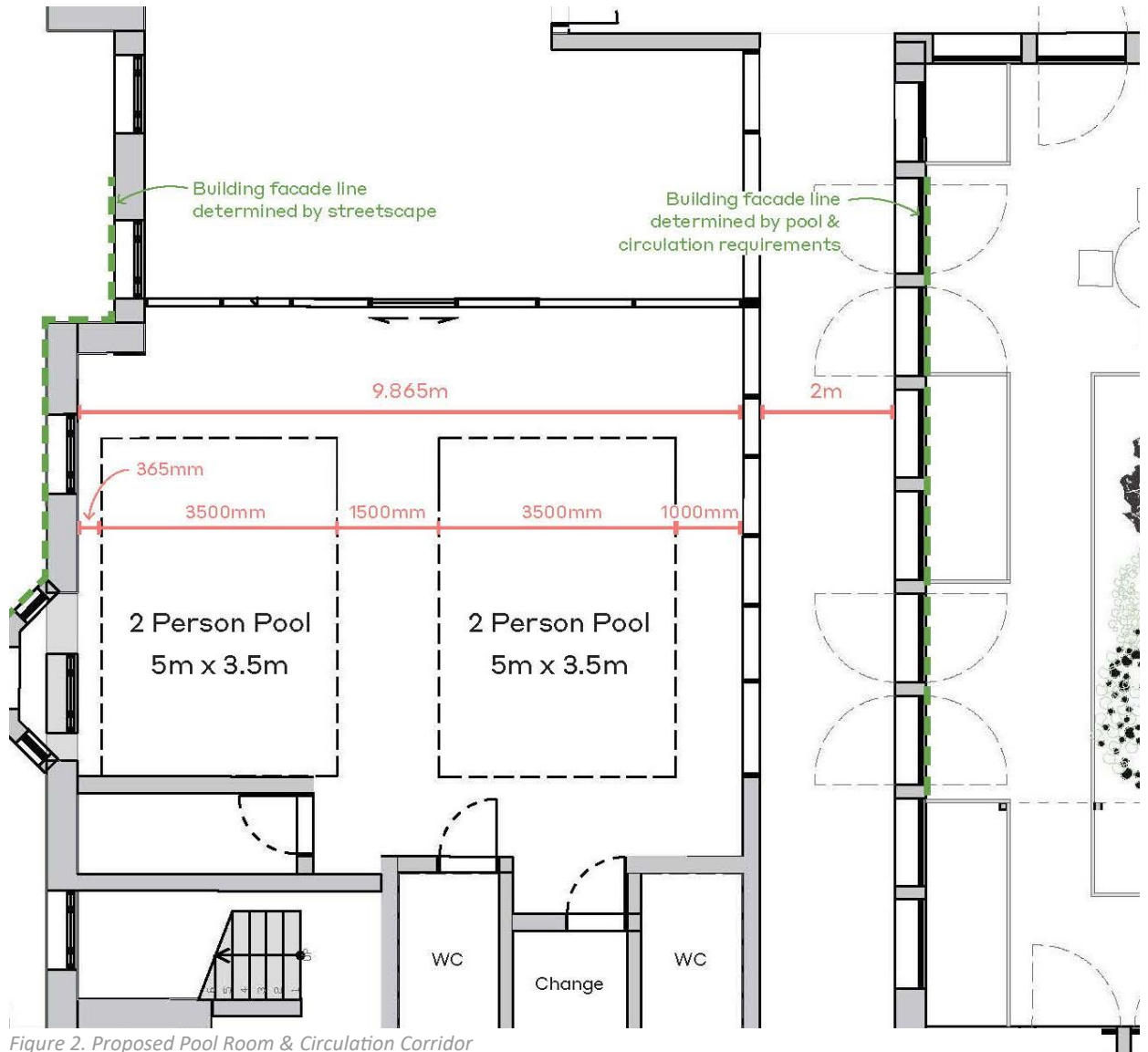


Figure 2. Proposed Pool Room & Circulation Corridor

The external building façade line has been determined by the need to maintain the existing streetscape quality to Church Rd, and so the courtyard facing façade location has then been determined by the spatial requirements to accommodate the pools and circulation spaces.

Due to the stepping nature of the building other arrangements of the pools were studied but demanded either wider buildings or resulted in inefficient spaces which could not accommodate other uses.

Combined with the circulation corridor (see below) the pools have led to the overall internal building width of 12m in the proposed design.

01.01.02 Circulation Corridor

The site constraints and project requirements as a hotel have led to the proposed design with vertical transportation to the floors of the BTM separate from the hotel lobby on Sydney Rd. As such the circulation corridor running on the western side of the courtyard is a key part of the guest arrival journey and access to the hotel facilities.

The circulation corridor has been sized at 2m clear width (see figure 2 above) to provide a suitably comfortable experience for guests, while also accommodating their mobility limitations as they pass throughout the hotel. Under current accessibility requirements, the minimum width of this circulation corridor is 1.5m, however as this corridor will be a heavily used circulation space for guests, this minimum width is inappropriate for this corridor. In addition, the potential 500mm reduction in building width would not bring the building footprint to a point where it does not require the removal of the TPO. While generous compared to absolute minimums, the need for guests to comfortably access the hotel facilities and the connectivity this corridor provides demands a well sized and generous corridor.

01.01.03 Hotel Rooms

The hotel rooms for the project must be of suitable size and quality for guests with mobility limitations to comfortably use, while also being sized appropriate for the market this hotel will serve. A target room size of 20-25m² has been set to provide the quality, space and efficiency required for the project.

Based on our experience hotel rooms dimensioned at 4-5m wide by 5m deep offer an efficient plan form with appropriate access to daylight and well sized rooms. The upper floors of the proposed design have been sized to deliver a minimum 1500mm clear width corridor with 5m deep rooms on either side of the corridor. Including allowances for wall thicknesses which provide suitable acoustic separation, this arrangement sets the overall internal building width to 12m, in line with the lower ground floor width.

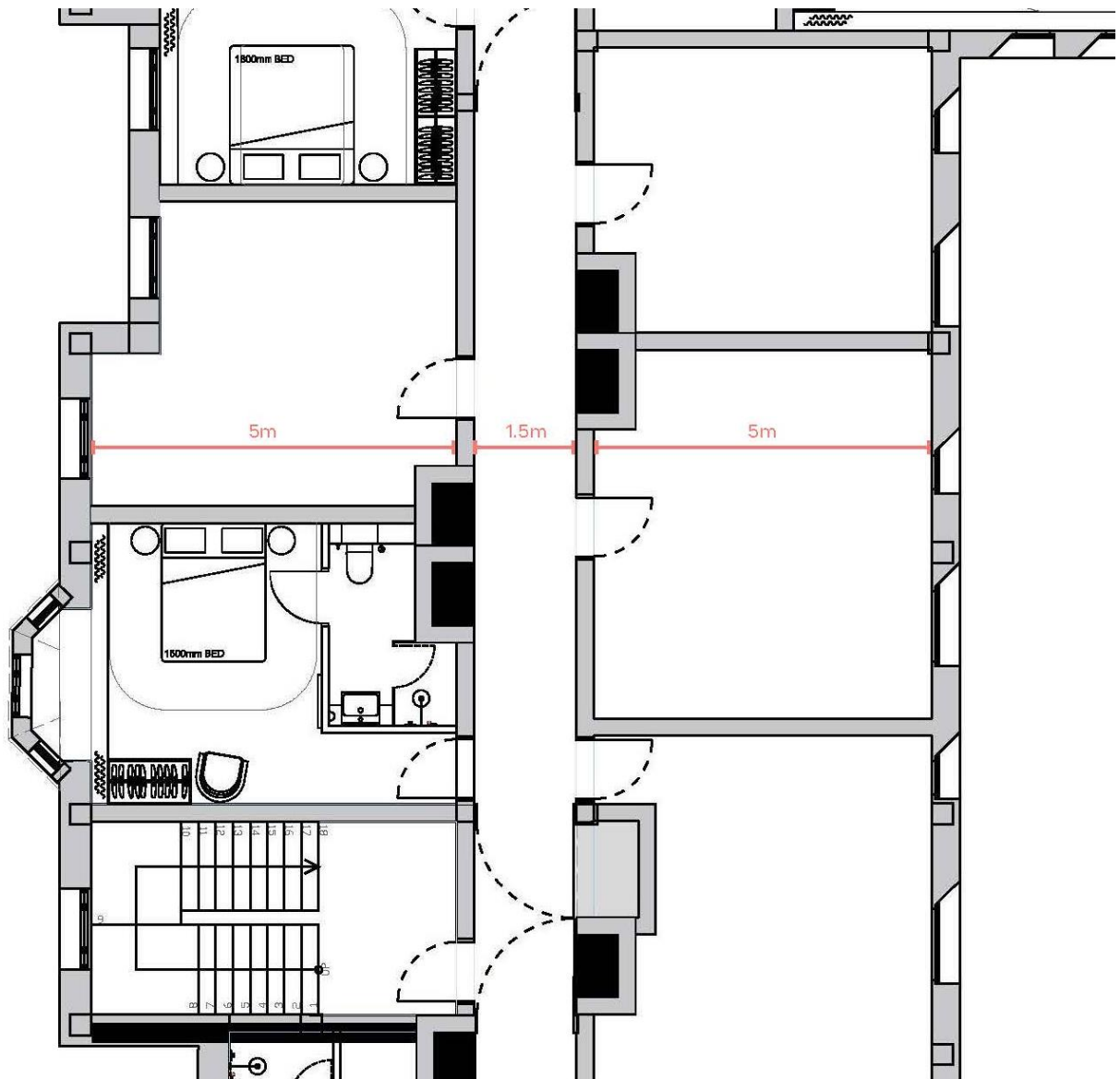


Figure 3. Upper floor plan excerpt

01.02 Alternative Arrangements Tested

Throughout the development of the scheme several alternative arrangements were tested for the location of the pools which are driving the width of the lower ground floor and the impact on the tree.

A range of constraints however have led to the proposed design based on assessing and testing alternative layouts which avoid or minimise impact on the tree, which have been described below.

01.02.01 Option 1 – Pools to Upper Levels

This option was explored at initial study level, however the structural complexity and expense of placing the hydrotherapy pools on upper floors (including ground floor) made this option untenable for further consideration.

01.02.02 Option 2 – Pools to Sydney Rd

Sydney Road provides the only opportunity for vehicular access to the site for both servicing and guests and as such is a key frontage for the operation of the hotel. The spatial requirements of the pool and vehicular access could not be supported by the extent of the site on Sydney Road and so this option was quickly abandoned from consideration.

01.02.03 Option 3 - Pools to the Southern Edge of Courtyard

The initial study for the project included the pools to the southern edge of the courtyard below the building of townscape merit (BTM) in a lower ground floor extension (refer figure 4.). The pools' location in an extension to the BTM was to avoid excessive structural/excavation work within the footprint of the BTM to minimise disturbance or damage to the existing fabric.

Locating the pools within the footprint of the BTM was explored, however the extent of excavation, underpinning and alteration works required to create a space suitable for the pools raised a risk to the integrity of the BTM and so was discarded for further development.



Figure 4. Prior Design with Pool Extension

Locating the pools here required a significant extension of the building at lower ground level to accommodate the spatial requirements, which was considered to alter the BTM aspect and massing to an unacceptable level based on heritage, overlooking and conservation area requirements. The intention for this design was to retain the TPO as shown in figure 5 below, however the lower ground floor extension and existing Church Rd refurbishment works may have intruded on the root zone of the TPO as the detailed construction requirements were developed in any case.

This location for the pools also impacted the servicing and operation of the hotel, using the sub-optimal lower

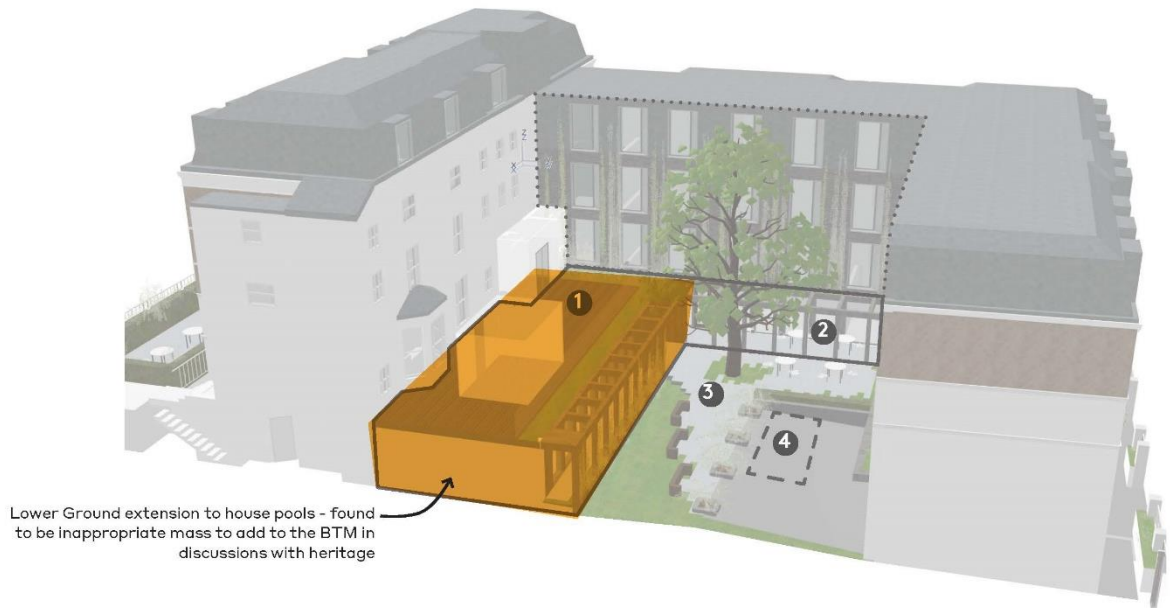


Figure 5. 3D View Showing Pool Extension

ground space to Sheen Rd for habitable guest spaces, moving operational spaces to the corner of Church and Sydney roads.

As such following pre-app discussions with planning and heritage officers, this design option was discarded.

01.02.04 Option 4 – Proposed Design

Following further study of the servicing/operational requirements and the guest experience of the hotel, the proposed arrangement to locate the pools at lower ground in the new build section of the development, to the western edge of the courtyard was adopted. This arrangement provides the benefits of

- minimal additional structural complexity given the demolition and excavation required for the new building works
- spatial arrangements which are developed to suit the requirements of the pools and associated circulation
- central location for the key rehabilitation facilities for all guests, with simplified lift access for rooms in both the BTM and the new build parts of the development



Figure 6. Current Design Proposal

The proposed arrangement however cannot be accommodated while retaining the tree in place, the spatial requirements to house the pools and circulation as well as the rooms above overlap the existing tree location requiring its removal.

The new build portion of the development also requires excavation and re-levelling of the site lower ground level to achieve the necessary accommodation with the roof line of the heritage requirement to maintain the BTM as the dominant building on the site. This requires the lowering of the lower ground floor & courtyard level by approximately 1m which also impacts the ability for the scheme to retain the existing tree.