

4.0

COMMUNITY CONSULTATION

4.1 BARNES HOSPITAL CONSULTATION SUMMARY

In consulting the local community about the plans for the residential portion of Barnes Hospital, the intention has been to inform stakeholders about the scheme, involve them in the development of the detailed proposals and identify areas where stakeholder feedback could be incorporated.

There have been two phases to the consultation process. The first has been the Listening Phase. JBP Associates undertook an audit of the area around Barnes Hospital to identify local community groups and interested parties. Meetings were held with stakeholders discuss any existing concerns about the proposed redevelopment of the Hospital site. This feedback was used by the project team during the detailed design work and resulted in a number of changes to the proposals to ensure they better aligned with local wants and needs.

The second phase was the Consulting Phase. This entailed the re-engagement with stakeholders to present the outline proposals and involve them as the scheme was developed to planning submission. A consultation website hosted presentation material and provided opportunities for the community to comment on the process and proposals, and make contact with the project team to either learn more about the scheme in general, or attend sessions focusing on specific issues like transport, or construction. The website was promoted by newsletter to approximately 1000 addresses.

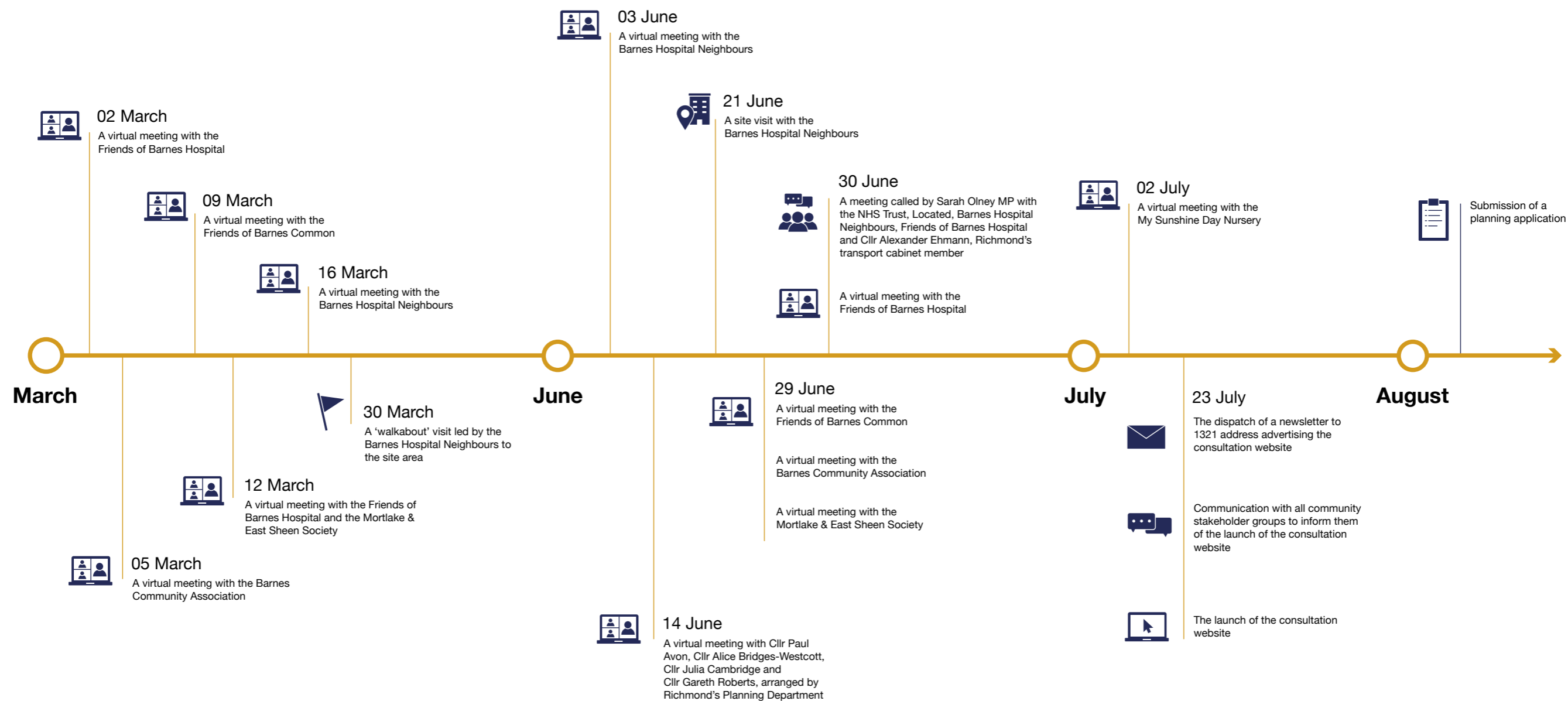
In addition to the above there were monthly meetings with the neighbours, the SEN school developer and the NHS Trust to co-ordinate thoughts on designs and share feedback from interested parties.

For more information, please see the Statement of Community Involvement submitted with the application.

The following table outlines the activities that were undertaken to support community involvement in the planning application for the redevelopment of the residential plot at Barnes Hospital.

Date	Activity
2 March 2021	A virtual meeting with the Friends of Barnes Hospital
5 March 2021	A virtual meeting with the Barnes Community Association
9 March 2021	A virtual meeting with the Friends of Barnes Common
12 March 2021	A virtual meeting with the Friends of Barnes Hospital and the Mortlake & East Sheen Society
16 March 2021	A virtual meeting with the Barnes Hospital Neighbours
30 March 2021	A 'walkabout' visit led by the Barnes Hospital Neighbours to the site area
3 June 2021	A virtual meeting with the Barnes Hospital Neighbours
14 June 2021	A virtual meeting with Cllr Paul Avon, Cllr Alice Bridges-Westcott, Cllr Julia Cambridge and Cllr Gareth Roberts, arranged by Richmond's officers
21 June 2021	A site visit with the Barnes Hospital Neighbours
29 June 2021	A virtual meeting with the Friends of Barnes Common
29 June 2021	A virtual meeting with the Barnes Community Association
29 June 2021	A virtual meeting with the Mortlake & East Sheen Society
30 June 2021	A meeting called by Sarah Olney MP with the NHS Trust, Located, Barnes Hospital Neighbours, Friends of Barnes Hospital and Cllr Alexander Ehmann, Richmond's transport cabinet member
30 June 2021	A virtual meeting with the Friends of Barnes Hospital
2 July 2021	A virtual meeting with the My Sunshine Day Nursery
23 July 2021	The dispatch of a newsletter to 1321 addresses advertising the website
23 July 2021	Communication with all community stakeholder groups to inform them of the launch of the consultation website
23 July 2021	The launch of the consultation website
Ongoing	Correspondence with local residents and businesses
Ongoing	Monthly liaison meetings with NHS Trust and the team developing the medical and school site

2021 Timeline



5.0

DESIGN EVOLUTION

5.1 PRE APPLICATION NO.1 PROPOSED MASTERPLAN SUMMARY



Pre-application Meeting 1, 5th November 2020

We introduced the proposals and the principle of a standalone application for the residential site. The initial scheme proposals included a single storey increase in height to Blocks A and B above the OPP parameters.

SUMMARY OF KEY CHANGES AND BENEFITS:

Key Development Points:

- Additional storey added to Blocks A&B
- 25 additional apartments proposed while keeping the same tenure mix as the OPP
- Optimised internal efficiency through the rationalisation of cores and circulation spaces
- Improved lobby area and corridor layout
- Whilst some floor plates include a core to unit ratio of nine units per core rather than eight, as the cores are generally naturally lit and ventilated. Furthermore, given the limited number of storeys, there are also a limited number of households sharing the same communal spaces.
- Units meet the London Housing Design Guide area standards
- Block C contains 24 affordable units with a separate entrance of which 19 are social rent, 5 are shared ownership
- Undercroft and disabled surface parking with 47 spaces in total (addition of 3 spaces to consented scheme). Car parking ratio of 45% without accommodating further parking

5.2 PRE-APPLICATION MEETING NO.1 FEEDBACK RESPONSE

The principle of optimising the development was broadly supported, however further work was encouraged to ensure that the resultant scheme maximised public benefits (in particular an uplift in affordable housing) and did not create unacceptable impacts on nearby residents, heritage assets and the amenity of future occupants.

The summary of comments and the responses including additional design information is listed below:

Height Scale and Massing

- **Additional Height & Associated Heritage/ Townscape Impact** - the increase in height will result in an additional impact on the CA.
- **Impact on BTMs** – the proposals should preserve, and where possible enhance, the significance, character and setting of BTMs.
- **Height of Block A** - the impact on the Recreation Hall to be considered further given the proximity and single storey nature of this building and should preserve, and where possible enhance, its significance, character and setting of BTMs.
- **Height of Block B** – whilst Block B will broadly match the height of the tallest building on site, the massing at roof level is greater at 3rd floor level. It is recommended the scale and bulk is revised to allow for a more sensitive massing reflective to the existing building and designations of the adjacent cemetery, or otherwise further information will need to be provided (detailed drawings, townscape views, and an updated Heritage Statement) to fully assess this impact.
- **Height of Block C** – this block is far less prominent and could be increased in height instead of Block A or in addition to the other two blocks and would have the benefit of increasing affordable housing delivery, subject to viability considerations.
- **Impact on Cemetery** - the additional height of Blocks A and B will result in an increase in scale and mass adjacent to the western boundary, increasing the visual impact and limiting the views into and out of the OOLTI.

- **Undercroft** – cross sections, including potential impacts on the landscaping and site environment should be considered to ensure the buildings are not isolated from the surrounding gardens.
- **Massing** – it is important that the mass of the blocks is broken down through a high quality design, detailing and use of materials. Excessive standardisation should be avoided.
- **Materials** – the materiality appears to show red brick which reflects the retained BTMs on the site, albeit the visuals show a yellow brick which is considered less appropriate.

Landscaping, Playspace & Amenity Space

- **Playspace & Amenity Space** - It is essential the minimum area requirements for soft landscaping and the central communal area are provided, given the increase in density resulting from increased residential units.

Transport, Parking & Servicing

- **Parking Survey** - a new Parking Survey will be required and carried out in accordance with the Council's supplementary planning guidance.

Affordable Housing

- Affordable Rent Category 3 dwellings to be built out as fully accessible where LBR has nomination rights, and any shared ownership/ intermediate rent and private Category 3 dwellings to be built as adaptable.

5.3 PRE APPLICATION NO.2 PROPOSED MASTERPLAN SUMMARY



Pre-application Meeting 2, 4th March 2021

The second meeting included the Council's Conservation Officer alongside the Case Officer and outlined the design development since the first meeting, in particular proposed increase in the height of Block C in line with that proposed for Blocks A and B.

SUMMARY OF KEY CHANGES AND BENEFITS:

Scale and Massing

- Additional storey added to block C to match existing building height
- Comprehensive townscape assessment has been carried out
- Increased distance between Block A and the BTMs
- The scale of the proposal has been considered through massing, sections and elevations in relation to the surrounding existing and proposed context.
- Block B&C have been moved away from boundary for fire access and maintenance

Masterplan and Access Strategy

- Reduction in basement dig to improve site ecology and construction reduce construction traffic and export of soil from site
- Undercroft and surface parking with 54 spaces in total (addition of 7 spaces). Car parking ratio of 0.48.
- Removal of the basement from block C
- Secure cycle storage providing 194 spaces (addition of 53 spaces)
- Improvements to basement layout and vehicular access thought the site including emergency services.

Residential Quality

- 8 additional units proposed in Block C
- Block C Refuse and cycle stores following discussions at the first pre-app accessed at ground level. Surface parking provided for residents.
- Block C contains all of the scheme's affordable units with the exact quantum to be determined following feedback from registered providers and viability assessments
- Entrances to Block C are proposed to be of equal design quality and area both accessed from the linear garden.
- Providing a residential amenity/ work spaces and a post room/ concierge at the entrance to the site

5.4 PRE-APPLICATION MEETING NO.2 FEEDBACK RESPONSE

- Improvements to construction and servicing strategies through a strategic sustainability analysis
- Introduction of air sourced heat pump to reduce energy consumption and improve the ESG of the development
- Introduction of sprinklers over code to improve safety

Architecture and Materiality

- Height impact of Block A has been considered and mitigated through updates to the roof and gable design. Its impact on South Worple way, as well as its relationship with the BTMs and the cemetery have been considered through a comprehensive townscape assessment, as well as facade design.
- Variation of architectural details and features through the facade design
- Material palette has been updated to complement the existing context

Landscaping

- Developed landscaping plan with improvements to play space provisions
- Emergency access has been considered throughout the masterplan
- Proposals to improve the ecology of the site through the introduction of an eco-zone with sanctuaries proposed for bats, bees and other insects
- Creation of natural pockets of play, and reflection moments to encourage a sense of community throughout the site.

Architecture & Massing

Block A

Review building height to minimise the impact to surrounding townscape, CA and setting of the BTMs.

Blocks B & C

Review roof appearance and in particular points below:

Roof - In some of the views, the appearance of top floor is boxy in appearance.

Eaves line – review in line with design code, relationship between the roof and lower floors.

Dormers – look at reducing the number in line with design code, particularly on sensitive elevations

Review size of dormers – reduce further – shouldn't be full size double doors with Juliette balcony

Review distance between Blocks B and C with regards to OPP

Appearance/Materiality

Materiality - Introduce a variation across blocks, with each block to have its own distinct design. Suggest variation in design between the three buildings to break up 'monolithic design'.

Test introduction of different brick tones on blocks, while Block A remaining red with a brick course running through the building of a different brick tone.

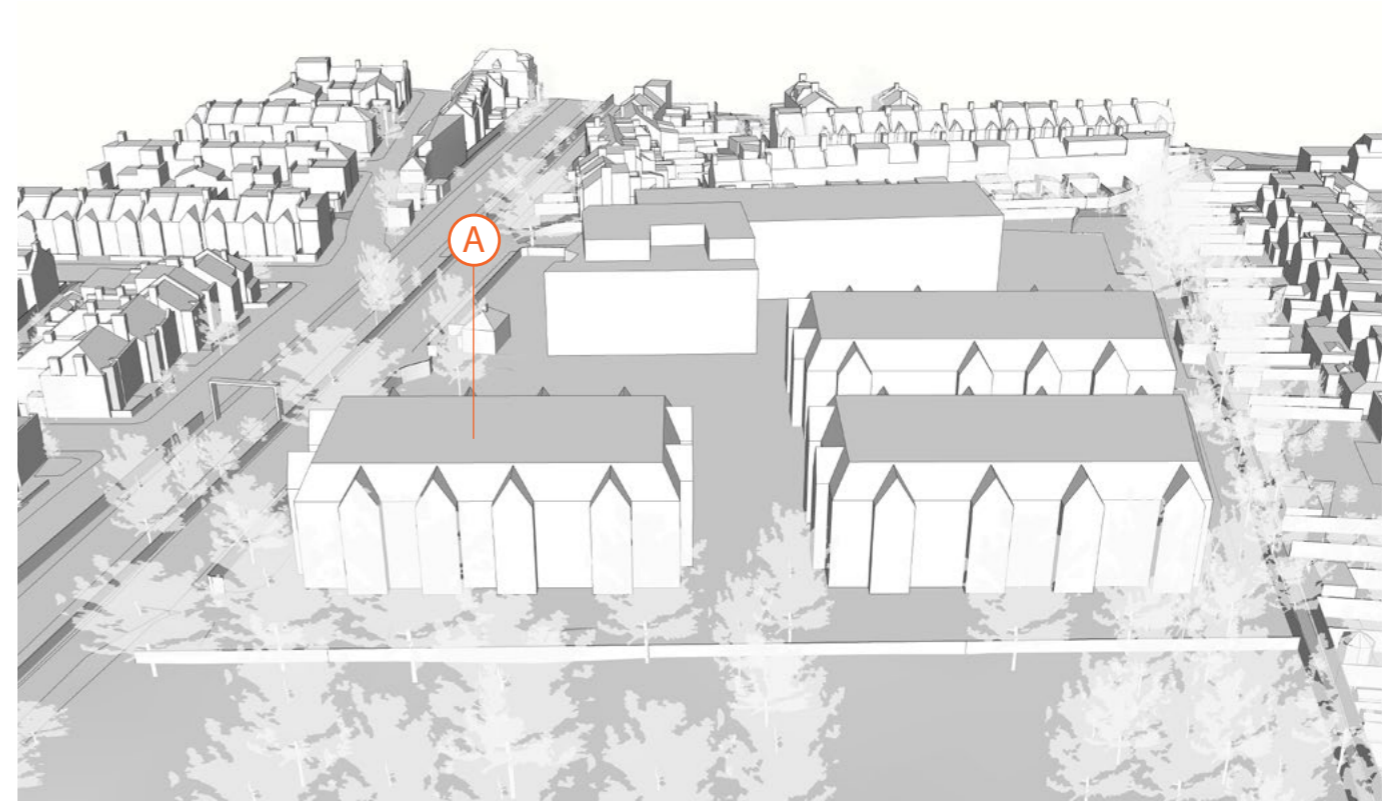
Roof – natural slate would be more sympathetic. In view from S Warple Way – the red brick appears similar to the roof which gives a more dominant appearance for the building

Dormers – in lead or zinc.

Metal work – removing some of the juliette balconies and replacing with smaller openings to minimise metal work

5.5 BLOCK A MASSING OPTIONS

Following the council comment different options were explored in relation to Block A height. The options are presented on this page. The three storey option was adopted for future development.



Block A - 4 storey option



Block A - 3 storey option



Block A - Stepped Option

