

3341: 29 George Street Richmond

PROPOSED CHANGE OF USE: 9No NEW FLATS

1.00 Introduction

1.01 This statement was prepared by ttg architects to accompany the following drawings:

- 3341 001 Rev A Site Location Plan
- 3341 002 Rev A Site Environment
- 3341 100 Rev D Proposed Ground Floor
- 3341 101 Rev D Proposed First Floor
- 3341 102 Rev G Proposed Second Floor
- 3341 103 Rev E Proposed Third Floor
- 3341 110 Rev D Proposed Site Plan
- 3341 200 Rev C Adjoining Uses
- 3341 201 Rev E Existing Church Court Elevations
- 3341 202 Rev C Proposed Church Court Elevations
- 3341 203 Rev - Entrance and Roof Elevations
- 3341 300 Rev B Existing Ground Floor Plan
- 3341 301 Rev A Existing First Floor Plan
- 3341 302 Rev B Existing Second Floor Plan
- 3341 303 Rev B Existing Third Floor Plan

to be attached to a Full Planning Application to be submitted by GL Hearn on behalf of Tesco Stores Ltd.

2.00 Location

- 2.01 The site fronts onto George Street to the north with rear vehicular and delivery access from the south on Paradise Road. On the east is Wellington Yard, an access alleyway to neighbouring retail properties leads from George Street. The western boundary is made up of Church Court and Church Walk a pedestrian route linking George Street and Paradise Road.
- 2.02 The site lies within a Conservation Area, includes a Building of Townscape Merit and is adjacent to a Listed Building. With the gardens of the Grade II listed St Mary Magdalene Church, the Church Court/Church Walk area provides a quiet backwater off the busy thoroughfare of George Street.
- 2.03 George Street is the retail heart of Richmond Town Centre but Church Court, like Brewers Lane and Golden Court leading to Richmond Green provides a more eclectic and local mix of retail, catering and amenity services. Church Court has café, public house, hairdresser, bookstore and health and fitness businesses at ground floor with residential and office space at first second and third floors. Church Walk is a mix of

residential cottages, a restaurant and an estate agent. This whole area benefits from the amenity provided by the green space surrounding St Mary Magdalene Church.

3.00 Existing Buildings

- 3.01 The buildings on the site are made up of the four storey frontages - to George Street, Wellington Yard and Church Court - of a late Victorian building originally constructed as a family department store. This building is designated a Building of Townscape Merit and the facades were retained in the early 1990's when the site was developed as a Tesco Metro store. This development created a two storey brick and stone building to the rear of the four storey George Street building, utilising traditional fenestration patterns using arches, friezes and cornices to reflect and blend with neighbouring properties.
- 3.02 The four storey George Street Building accommodates retail use by Tesco at ground floor with an entrance lobby to the first floor bookmaker, Coral. First floor is subdivided to create the Coral tenancy, with the remaining area occupied by Tesco offices.
- 3.03 Second floor is linked to the Tesco offices by a staircase and is utilised as ancillary space. The staircase is also used for roof access to the adjacent plant areas. The third floor within the roof space is empty and void with maintenance access only.
- 3.04 The rear building is primarily retail with delivery and stock handling at ground floor. Second floor is primarily stock, storage and ancillary areas. The building steps back at first floor on the Church Court elevation to create an open means of escape route. The roof to the second Floor houses plant to service the store with bulk plant items contained within an acoustically screened enclosure.
- 3.05 The retail uses are serviced by an enclosed and secured service road and yard, also known as Wellington Yard, which is accessed off Paradise Road. This service road is in shared use with the residential properties known as St James Cottages.

4.00 Proposals

- 4.01 The proposal is to seek a change of use and create 9No new one bedroom flats at second and third floors of the existing four storey George Street building.
- 4.02 The flats will occupy what is the current Tesco use at second floor and the void roof space at third floor. Tesco will internally reorganise their existing stock and ancillary space at first floor in the rear building to accommodate the new access and staircase arrangement for the new flats. The stair currently used by Tesco for access to the roof will be replaced with a new stair wholly within their revised demise which will create a new small brick enclosure at roof level on the rear elevation of the flats.
- 4.03 The proposed layouts are as shown on the accompanying drawings and as scheduled over:

FLOOR/No	DESCRIPTION	GIA (m²)	GIA (ft²)
SECOND			
FLAT 2.01	1 BEDROOM	55.6m ²	595 ft ²
FLAT 2.02	1 BEDROOM	50.0m ²	535 ft ²
FLAT 2.03	1 BEDROOM	50.0m ²	535 ft ²
FLAT 2.04	1 BEDROOM	50.0m ²	535 ft ²
FLAT 2.05	1 BEDROOM	55.0m ²	590 ft ²
THIRD			
FLAT 3.01	1 BEDROOM	56.7m ²	610 ft ²
FLAT 3.02	1 BEDROOM	51.0m ²	550 ft ²
FLAT 3.03	1 BEDROOM	51.0m ²	550 ft ²
FLAT 3.04	1 BEDROOM	56.7m ²	610 ft ²

5.00 Design and Access

- 5.01 Whilst the flats fit comfortably and naturally into the existing George Street envelope, the biggest challenge is creating a strong entrance to the new flats which would reinforce their identity to potential residents and the wider community.
- 5.02 Consideration was given to a George Street entrance but this was counter to the Local Plan Frontages Policy which restricts loss of retail frontage.
- 5.03 The Wellington Yard leading from George Street was also reviewed as a potential entrance but as this alley has become a service area for the adjacent retail units, and because of its proximity to the bookmaker entrance, this was discounted as not compatible with residential use.
- 5.04 The Church Court/Church Walk frontages with their distinctive character and scale, and the existing mixed uses, was considered the most appropriate and attractive adjunct for residential use.
- 5.05 The primary issue this raised was the relative remoteness from George Street. This has been resolved by securing an existing means of escape staircase, which faces St Mary Magdalene, from Tesco and this will be adapted to form the new residential entrance. [Tesco will retain, under licence, emergency means of escape access only to this staircase to serve the flat roof plant area].
- 5.06 The entrance and staircase will give access to first floor where the current building steps back to create an external means of escape walkway. With the proposed changes, this means of escape will not be required by Tesco and it is proposed that this

is incorporated into the residential development to create an obscured glazed corridor link between the entrance and the new flats.

- 5.07 Unfortunately, because of the physical constraints and arrangement of both the existing and re-planned buildings and the dislocation of the proposed entrance from the flats, no lift can be configured to serve all levels and therefore no wheelchair disabled access can be provided.
- 5.08 The proposals will have minimal architectural impact on the existing buildings and surrounding area whilst at the same time reinforcing the existing residential uses in Church Court. As all the flats are contained within the existing George Street frontages and as these have been planned around the existing windows, there will be little except cosmetic changes to these elevations.
- 5.09 Utilising and adapting the existing stair tower in Church Walk will also only result in minor elevational changes but have the benefit of removing dead retail frontage. Associated with this entrance will be a refuse and recycling store – in an area to be given up by Tesco – and will utilise and remove current dead retail frontage. The new entrance door and frames and the store door frames and louvres will be constructed from panelled hardwood with obscured toughened and laminated glazed panels. The refuse store will house 9 No 360 litre refuse containers which will be collected from the George Street collection point shown on the drawings.
- 5.10 The biggest physical external change to the building will be the enclosure of the existing means of escape walkway at first floor. To minimise the visual and amenity impact for neighbouring properties it is proposed that this elevation will be constructed mirroring the existing arched features to retain the existing fenestration pattern and character of the building. These features will be infilled and top lighted with obscured toughened and laminated sealed double glazing.
- 5.11 The height of the corridor enclosure will be constrained to fall within a notional light angle to the first floor windows opposite. As this is a circulation area and not a habitable area it is envisaged that the effect on neighbouring properties amenity will be minimal. Obscured glazing will allow light in but prevent overlooking of the residential properties on the adjacent side of Church Walk.
- 5.12 Access to the residential entrance will be by foot via the pedestrianised Church Court/Church Walk. No vehicular access is provided to this entrance and no car parking is being provided as part of the development (see accompanying Transport Assessment). Cycle parking will be provided in a dedicated secure enclosure sited adjacent to the existing substation in the gated Wellington Yard. This is compatible with the shared residential access arrangement already benefitting the rear of St James Cottages.