

client: Kate MacWhirter, Hannatu Gentles

address: The Kings Arms, 2 Lion Gate, Hampton Court Road, East Molesey KT8 9DD

date: Tuesday, 03 of April 2018



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### Proposal

Refurbishment of The King's Arms Hotel and Bar/Restaurant to upgrade the building to deliver a modern boutique hotel which takes account of the historic building. The proposals aim to improve the understanding of the significance of the building and promote the special architectural and historic special interest. This is the second application which follows the first, currently pending (Ref:18/0498/LBC).

This Design and Access Statement addresses the following proposals:

- M&E
- Structural
- External Render Removal/Replacement

#### 1. Features

The original building was constructed in 1709 in brick. It has undergone significant remodelling over the years which layer the interest of the building, including being partly rendered externally at later dates. The building consists of two elements, a 2 1/2 storey main building with two two-storey bows and a lower two storey part which always was the service range. It is attached to a third building which used to be part of it but is now offices. It is located just outside the north boundary of the Hampton Court Grounds, on the west side of the Lion Gate, opposite Bushy Park entrance gates. Metal work adorns the window sills.

#### 2. Access

There are various transport links in and around the area around the site. Hampton Court Railway Station is 0.5 miles away and several bus routes operate outside of The Kings Arms. Some parking is available free of charge outside the building and hourly rated parking is available throughout Hampton Court Road.

#### Proposed Restaurant/Bar:

The ground floor comprises the public areas and the female WC's are proposed to be located on first and second level landings.

The existing main entrance (with pillars either side) provides one entrance to the bar, restaurant and reception area. A second entrance provides access directly to the restaurant. A third existing entrance provides access to the private dining room. A fire door

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on the east flank of the building provides safe escape from the lounge area. A fourth exit at the west of the main façade provides emergency escape from first floor.

All accesses to the building at ground floor level are step free and accessible for wheelchair users (with the exception of the first floor fire escape route). The private dining room is accessed by a step down from dining room. However, the entrance to the private dining room provides a step free access directly from the street. There is no passenger lift in the building due to heritage constraints. The reception desk does not incorporate a lower section for wheelchair users, as the hotel rooms are not wheelchair accessible due to heritage constraints.

Design includes an accessible WC with standard dimensions with easy access from the restaurant side.

Redesign of the WC layouts and locations are in line with the building control regulations.

### Hospitality/Hotel:

A total of 13 bedrooms are proposed. The rooms include en-suites and various internal space ranging from double to super king sized beds. Some bedrooms have single beds and sofa beds for extra people. No accessible bedrooms are provided.

## 3. Proposed Layout

### Basement:

Proposal comprises the removal, renewal, replacement and addition of various M&E elements. This is to upgrade the existing utilities and add enough connections for the water and gas loads. There is currently enough electrical load, therefore the existing 3PH heads and meters are to remain. To remove some of the second floor roof level loads, the water cylinders are to be removed and hot water cylinders are to be placed in the basement (see supporting documents, prepared by Werninck Building Services). Damp treatment for basement as per specialist recommendation from Tobit Curteis

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### Ground Floor:

The proposal in the first application, comprises the removal of various modern stud walls to make better use of the spaces, such as the kitchen, and exposing the concealed brick fireplace in the Lounge. Modifications to the layouts of the WC's are proposed to make better use of the space in the restaurant, including relocation of the accessible WC.

As part of the current application, M&E and structural works are proposed to the ground floor level. Given the number and variety of the alterations and repairs carried out on this building, it is difficult to state for certain what is and isn't structural. Elements that were never designed to be so, could have become load-bearing. As a result of other alterations, or other originally structural elements could now be redundant. It is best to assume that any existing down stands are structural beams, and that anything along the corridor wall could be load-bearing. Areas where proposed partitions are parallel to the floor span, should have doubled and strengthened joists. To the south east of the building, masonry timber needs to be tied into the timber framing. Trial holes have revealed 4 Acrow Props in the Restaurant area, currently working as support for the structure above. It is proposed to remove the Acrows and the above structure, to the structural engineer designs. (see supporting engineer documents, prepared by Hockley and Dawson supporting this applications)

### First Floor:

The proposal in the first application, comprises the removal of various modern stud walls to provide better layouts of bedrooms and bathrooms. Some of the bedroom entrance doors repositioned and historic doors, frames and mouldings will be reasonably retained and reused. An existing office room is to be joined with room no.15 to create a bedroom with a double bed and a sofa bed.

Proposals to the first floor in this second application include M&E and structural works.

Boilers are to be replaced with specification as per M&E proposals (see supporting documents, prepared by Werninck Building Services) and existing flues to be



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reused in the boiler room, along with the AV system. All unused boilers to be removed.

As previously mentioned, due to the age of the building and its various alterations, some structural works are advisable. The structural alterations at this level will be concentrating on the floor levels and the existing and proposed loads. Where proposed partitions are parallel to the floor span, the floor structure should have doubled and strengthened joists. On the corner of the north east bow, trial holes and an engineer inspection, have revealed decay to the floor structure. The proposal is to replace this will like for like timbers to structural engineer designs. Some areas (as marked on engineer plans) are to be inspected during build, and if bearing is insufficient, the joists are to be strapped to engineers details.

(see supporting engineer documents, prepared by Hockley and Dawson supporting this applications)

### Second Floor

The proposal in the first application, comprises the removal of various modern stud walls to provide better layouts of bedrooms and bathrooms. Room No's. 6 and 7 to be made into one bedroom. Some bedroom entrance doors repositioned and historic doors, frames and mouldings will be reasonably retained and reused. Water Cylinder to be removed.

Proposals to the second floor in the current application include M&E and structural works. Structurally, the second floor has similar structural issues and proposals as the first floor. Doubled and strengthened joists are proposed where proposed partitions are to parallel to the floor span. On the north east corner bow, above the first floor level, there is decay to the floor structure. Replacement of this structure is proposed with like for like timbers to structural engineer designs. At the rear bedroom on the south east corner, the floor level is severely unaligned as a result of insufficient joist bearing. As per engineer's proposals, the floorboards are to be lifted and joists to be strapped to restrain to engineer's details. Other locations which might have the same issue are to be inspected by the engineers and the same proposed repairs to be done.

(see supporting engineer documents, prepared by Hockley and Dawson supporting this applications)



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Plans from 1927 show the proposal to convert the hotel into shops, with flats over. This includes a bar, luncheon room and tearoom at ground floor level and a second luncheon room on first floor with the kitchen. 1932 proposals show the change to the bar length that introduced a wooden screen and sliding door with urinals replacing the former office room. It also shows the alterations to lavatories on first floor. Further plans demonstrate the structural changes that have been made to the ground floor such as the opening of the structural wall in the snack and cocktail bar and remodelling the rear of the building at first and second floor.

### 3.1 Design

The project has undergone a considerable design evolution.

Some of the items included were to open the ground floor as much as possible by removing structural walls and changing the shape of the bars. The relocation of the accessible WC would have affected the bar length, which was the reason to reposition the WC location and layouts in the final design.

At the first and second floor levels a proposal of lengthening windows at front and creating a balcony on flat roofs was considered to bring more light in the bedrooms. This was removed from the proposal after the pre-application advice as it was considered by officers to impact the significance of the building significantly.

New flooring structure at first and second levels was proposed to level the flooring.

Attached are images of the original proposals to the first application  
(Ref:18/0498/LBC)



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Front Elevation - Proposed  
Scale 1:100

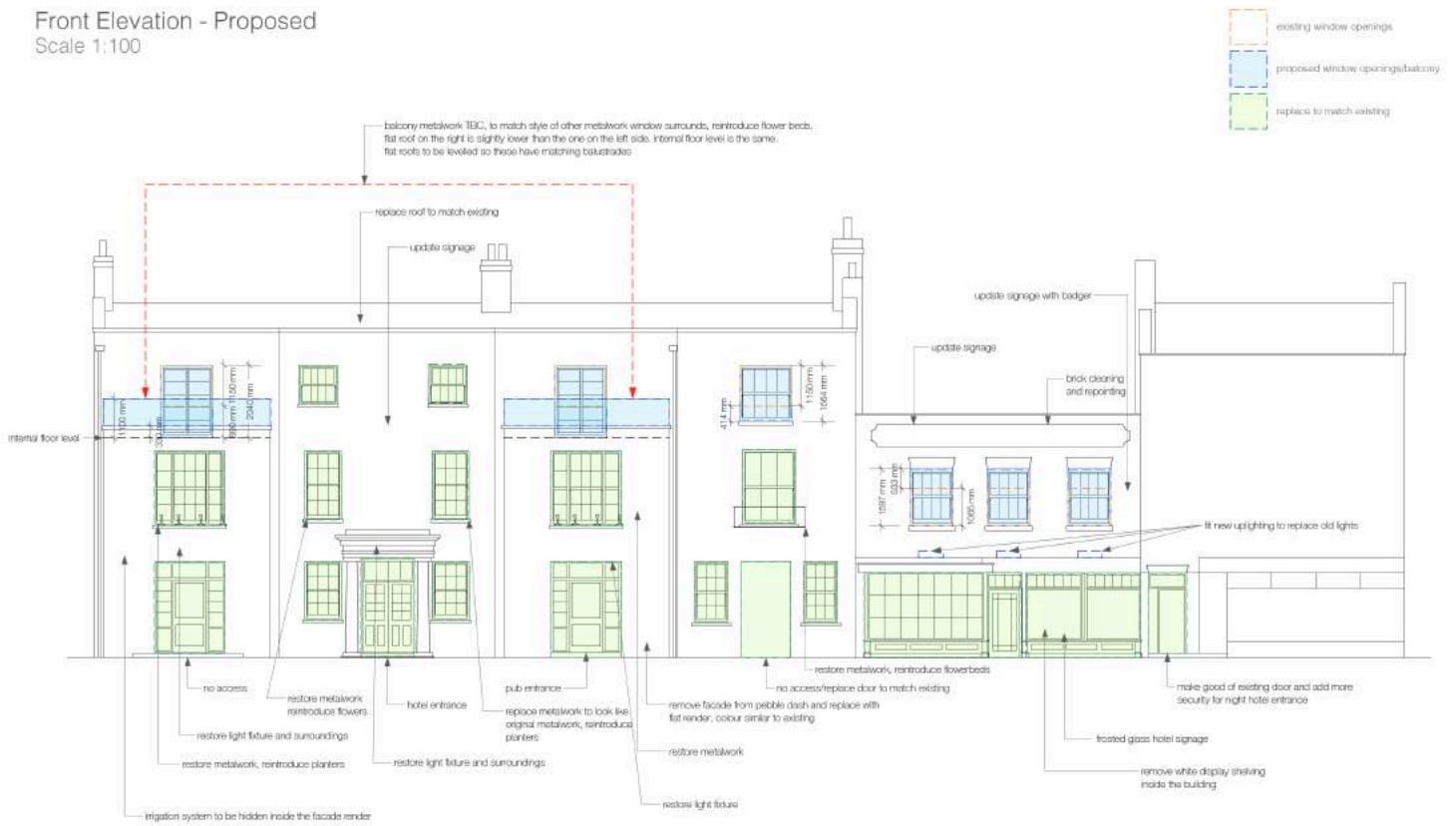


Image with original proposal of Front Elevation as per evolution of first application (ref: 18/0498/LBC)



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Side Elevation - Existing  
Scale 1:100

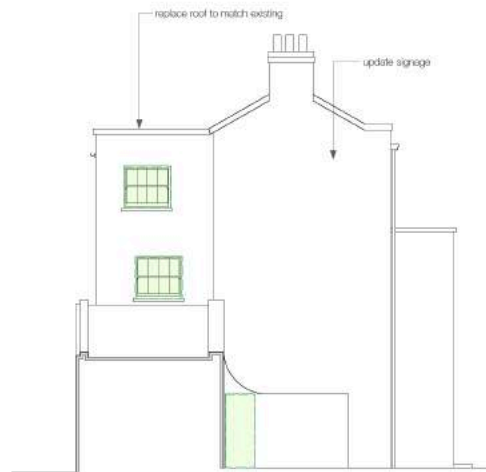


Image with original proposal of Side Elevation as per evolution of first application (ref: 18/0498/LBC)





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### Rear Elevation - Proposed Option 2 Scale 1:100

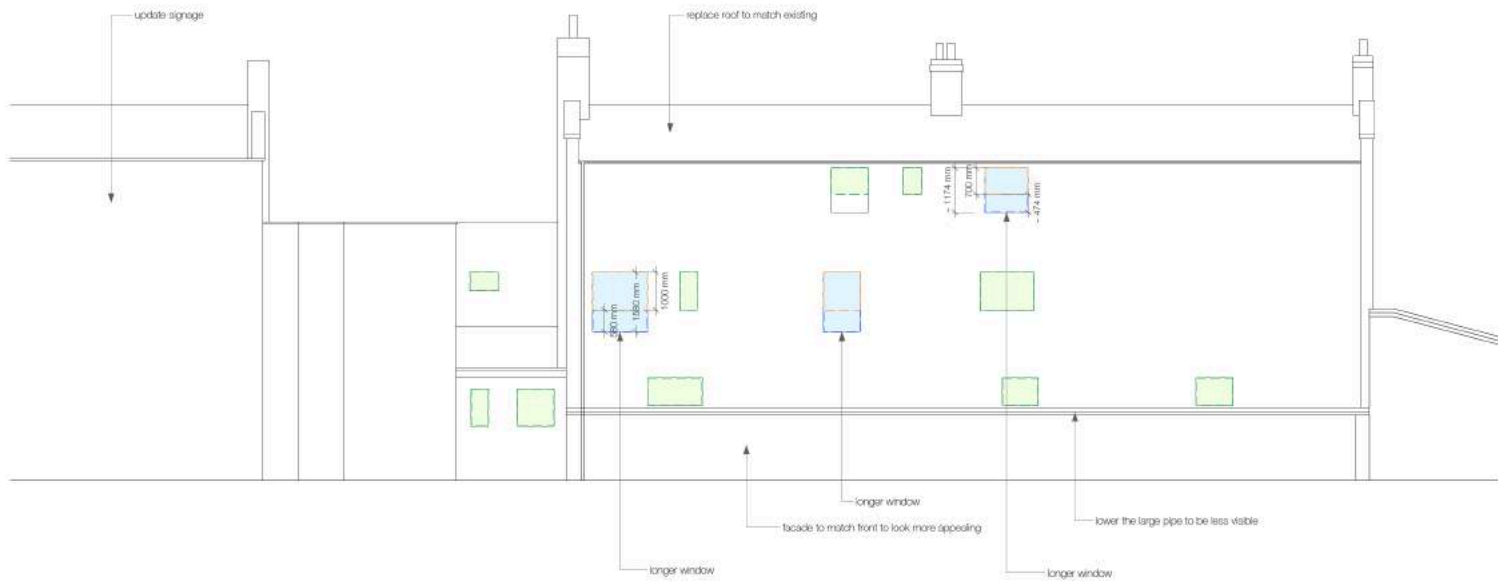


Image with original proposal of Rear Elevation as per evolution of first application (ref: 18/0498/LBC)



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## Ground Floor Plan - Proposed

Scale 1:100

- upgrade electrics
- upgrade gas for kitchen

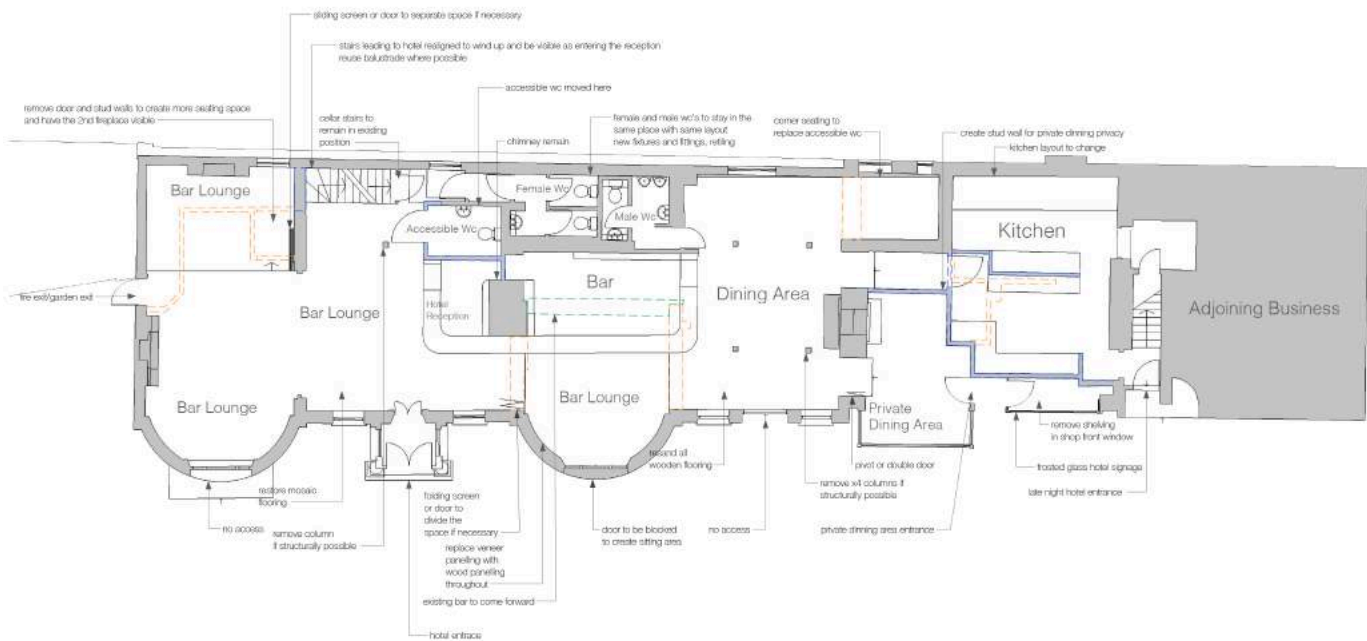


Image with original proposal of Ground Floor as per evolution of first application (ref: 18/0498/LBC)



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## First Floor Plan - Proposed Scale 1:100

- upgrade electrics
- change power showers to plumbed showers with gas water heating
- level flooring if structurally necessary
- make good of ceilings/ plaster walls where necessary
- in rooms with damp problems, assess and repair
- repair/replace roofing to match existing

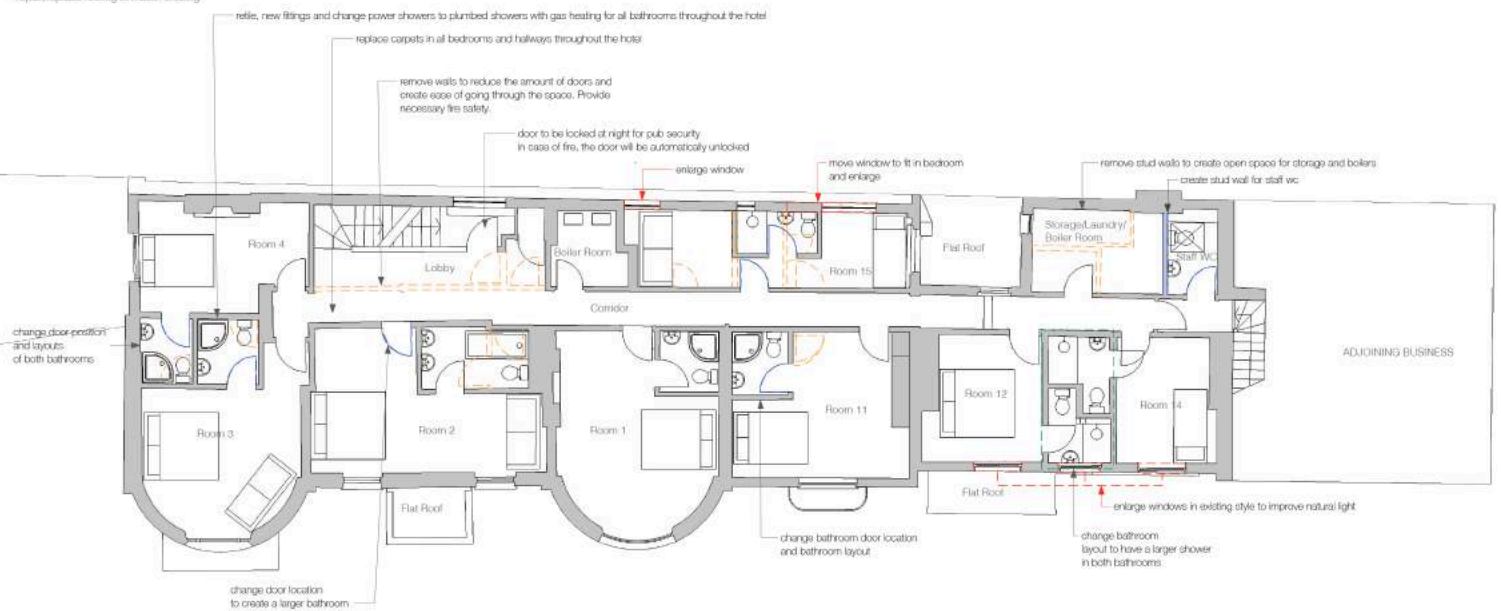


Image with original proposal of First Floor as per evolution of first application (ref: 18/0498/LBC)



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### Second Floor Plan - Proposed Scale 1:100

- upgrade electrical
- change power showers to plumbed showers with gas water heating
- level flooring if structurally necessary
- make good of ceilings/re-plaster walls where necessary
- in rooms with damp problems, assess and repair
- repair/replace roofing to match existing

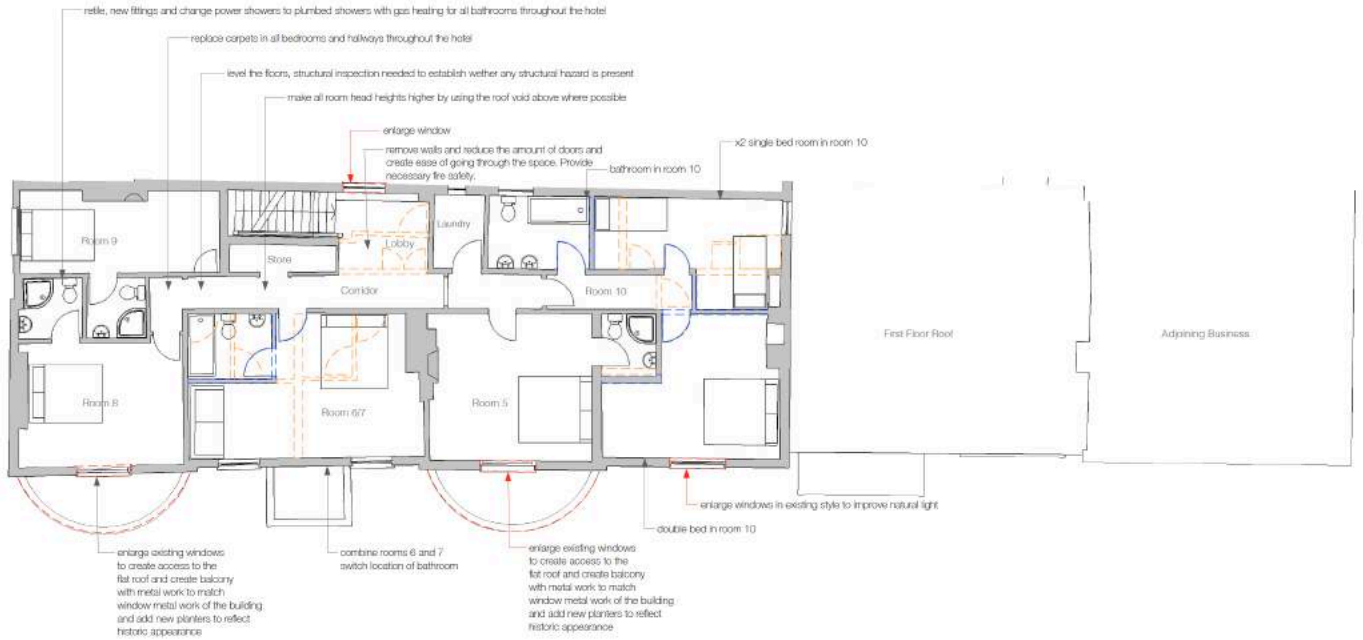


Image with original proposal of Second Floor as per evolution of first application (ref: 18/0498/LBC)



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#### 4. Scale/Appearance

Little change is proposed to the external appearance. There are no proposed extensions and no alterations to openings on the principle front elevation.

This property has issues with roof damage due to its age. The bows roofs, have shown decay and poor drainage. It is proposed to increase drainage diameter and ensure sufficient fall off bay roof. Other notable aspects of the building which are in need of repair includes the external windows and doors. Damp has shown to be an issue caused by poor breathability of the building. As part of the first application, investigative works were undertaken to carefully remove the rendering.

This investigative works have now been undertaken. A number of carefully selected render specialists have been on site to assess the trial holes to the render. As it is a North facing building, damp is more likely to be formed on the front and side elevations. It is proposed to fully remove the front and side renders with specialist tools. Following this works, the bricks are to be repaired and re-pointed where necessary. The last step of the proposal would be to re-render the building using Lime Render and breathable paint. To bring a Regency style to the building, masonry lines in the render is proposed. All this works would be done by specialists contractors which have a background in working with Listed Buildings.

The first application included proposals to repair and replace Crittall windows. At the rear (ground floor level) it is proposed to repair the Crittall metal windows. At the rear (first and second levels) it is proposed to replace the Crittall metal windows with timber sash casement windows to improve the appearance of the building. To enable this and to improve natural light-fall within the building, windows on the first and second floor landings are proposed to be lengthened as part of the first application (Ref: 18/0498/LBC). This will also provide a better appearance of the building in the Hampton Court Grounds and allow the historic significance of the area to be better appreciated.

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Other items include Mid C20 faux wallpaper to be removed and replaced with wood veneer wall panelling.

### 4.1 Planning Policy

This proposals will comply with the following policies:

#### London Plan

- Policies 7.2 and 7.

#### Local Plan Policy

The following policies have been cited by LB Richmond as relevant:

#### Richmond Plan Core Strategy

- CP1 Sustainable Development and CP19 Local business

#### Richmond Development Management Plan

- DM SD1 Sustainable Construction,
- DM OS 4 Historic Parks, Gardens and Landscapes,
- DM HD 1 Conservation Areas – designation, protection and enhancement,
- DM HD 2 Conservation of Listed Buildings and Scheduled Ancient Monuments,
- DM HD 3 Buildings of Townscape Merit,
- DM HD 4 Archaeological Sites,
- DM OS 2 Metropolitan Open Land

#### Richmond new Local Plan Publication Version (emerging)

- LP1 – Local Character and Design Quality,
- LP3 – Designated Heritage Assets,
- LP4 – Non- designated Heritage Assets, LP5 – Views and Vistas,
- LP13 – Green Belt and Metropolitan Open Land,
- LP40 – Employment and local economy

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### 5. Landscaping

Landscaping around the building will remain principally unchanged. Greenery to the rear of the building will be cut back with permission of Hampton Court and the Royal Palaces. A French gutter will be introduced along the rear foot of the building to reduce further damp issues. While the location of these proposals remain outside the redline boundary, these proposals do not require planning or listed building consent and are therefore outside the scope of the current application.

### 6. Heritage Assets

#### Heritage Assets/Significance

The property is a Listed Grade II and is situated in the Hampton Court Green Conservation Area. Located in the grounds of Hampton Court makes this site of significant importance to the area and the history for it. At the front, rear and side, its exterior and roof are in need of repairs. This is to watertight the building and protect the structure of it by removing and avoiding further damp. Internally, a number of alterations have occurred throughout the years. A history of the building, as well as plans, a design evolution and a schedule to show items to be altered, is attached as an appendix (not included here).

#### Impact

Externally, there is little alteration proposed which includes refurbishment of existing materials. The front elevation and roof will be repaired as necessary. At the rear, windows will be replaced by examples more in keeping with the building. Alterations to the ground floor have been kept to the minimum necessary to provide better use of space and look of it. As can be seen from the submitted plans, the new work is restricted in the main to those parts of the building, which have been previously altered. The opportunity has also been taken to remove some non-original partitions. Overall, this will improve the significance of the heritage asset both in terms of the special character of the listed building and in its contribution to the character of the conservation area.