

Residential Standards Statement

Site Location:

Four Regions Restaurant, 102 -104 Kew Road, Richmond, Surrey, TW9 2PQ.

Applicant:

Mr Sammy Mak, 102 -104 Kew Road, Richmond, Surrey, TW9 2PQ.

Proposal:

Part change of use of ground floor from A3 to C3 (Residential) and alterations to existing shopfront to create new access door to facilitate the conversion of existing 2 x 3 bed maisonettes into 4 No. self-contained Studio and 3 No. 1 bed Flats; Rear Infill between the Outriggers; Replacement of Roof with New Flat Red Clay Roof Tiles; Installation of 2 No. Velux Conservation Windows on Front Facing Pitched Roof; 2 No. Velux Conservation Windows and 1 No. AOV Window along with 12 No. Solar PV Panels on Rear Facing Pitched Roof; installation of 4 No. Solar PV Panels on the two Rear Outrigger Flat Roofs; and replacement / repositioning of the existing Extraction Duct at the rear of the Property.

This new proposal for 4 x Studio Flats and 3 x One Bedroom Flats, which includes extension between the Outriggers at First and Second Floor levels replicates a previous scheme for which Planning Permission for conversion of existing accommodation at First and Second Floors including loft space into Seven Studio flats with associated external features and partial change of use of Ground Floor has been granted under application 19/2300/FUL in September 2019. This scheme has not been implemented.

Site:

The application site, 102-104 Kew Road, is situated on the south-east side of Kew Road midway between its junctions with Selwyn Avenue and Evelyn Gardens on the outskirts of Richmond Town Centre. The site is a brick built mid terrace property comprising of Four Regions Restaurant on the Ground Floor with additional seating area in the Basement (A3). The Kitchen is also situated in the Basement which is served with a separate staircase at the rear of the property. The First and Second Floors are currently used as accommodation for restaurant staff and storage area and has separate access through a metal staircase from the Alleyway at the back of the property. The property is in need of complete internal renovation.

Conservation Area:

The application site being a mixed use (commercial and residential) property falls within the Kew Foot Road Conservation Area (CA36), designated on 7th November 1982. It is not designated as a Listed Building.

Appearance:

The front elevation remains largely unaffected with only modest modifications involving creation of a segregated access for the proposed flats at street level on Kew Road and installation of two Velux Conservation Windows (measuring 1.34m in width x 0.98m in height) on the Front Pitched Roof for provision of natural light and ventilation to the proposed Studio Flat in the Loft Space. These two Vexex Roof Windows will be shielded by a number of mature trees which continue unbroken along the footpath outside the property. Two similar Velux Conservation Windows and an Automated Vent Window above the protected staircase are also proposed at the Rear Pitched Roof. Installation of 12 Nos. Solar PV Panels on Rear Facing Pitched Roof and 4 Nos. Solar PV Panels on the two Rear Outrigger Flat Roofs are also proposed. The Existing Pitched Roof will be reconstructed with installation of with New Flat Red Clay Roof Tiles to match the existing roof tiles.

Proposed Modifications:

The internal alterations are almost identical to the consented scheme approved under application 19/2300/FUL, with minor changes to the internal layouts of the proposed flats due to incorporating of new extension between the outriggers at the rear of the building. The new Layout Plans for Flats 1, 2 and 3 on the First Floor and Flats 4, 5 and 6 on the Second Floor are shown on the submitted Drawing for Proposed First Floor and Second Floor Plans; Drawing No: 102-104KEW/NPA3, whereas the Layout Plan for the Proposed Studio Flat 7 in the Loft space is shown on Drawing for Existing and Proposed Loft Plans; Drawing No: 102-104KEW/NPA4.

The scheme comprising of 4 x Studio Flats and 3 x One Bedroom (2 Person) Flats has been designed in compliance with the Technical Housing Standards - Nationally Described Space Standards (March 2015). Their Gross Internal Area are as under:

Flat No.	Flat	Location	GIA SQM
1	Studio	First Floor	46.0
2	One Bedroom	First Floor	51.0
3	Studio	First Floor	38.5
4	One Bedroom	Second Floor	53.0
5	One Bedroom	Second Floor	50.0
6	Studio	Second Floor	37.0
7	Studio	Loft	37.0

A New Front Door and Corridor for access to the Studio Flats has been created on the Ground Floor adjacent to No. 106 Kew Road. Provision for Secure Cycle Storage Space for the proposed Studio Flats has been made under the Staircase in newly created corridor on the New Ground Floor. In order to compensate for the loss of seating area of the Restaurant due to creation of corridor and Protected Staircase for accessing Studio Flats, the space between Outriggers on Ground Floor will be covered resulting in no visible impact.

Alongside the internal modifications and proposed infill two the rear outriggers on first and second floor level for conversion of application site into 4 x Studio Flats and 3 x One Bedroom Flats, a full programme of refurbishment will be carried out including renewal of out dated plumbing, electrical and heating installations. The existing Single Glazed Timber Frame Sash Windows will be replaced with similar looking Double Glazed Timber Sash Windows. The Window facing rear of the property will have 10mm glass / 6mm air gap / 4mm glass construction as per the recommendation of the Noise Assessment Report. A proprietary acoustic floating floor system will be laid over existing floor between the restaurant and flats above in order to prevent excessive airborne noise from the restaurant disturbing occupants of the above flats. The Partition Walls and Floors between the proposed Flats will also be provided with adequate soundproofing recommended: Redecoration of all previous painted surfaces on the front and rear elevation in existing colours with weather shield paints will be carried.

The current odour abatement equipment and extract system installed in the Restaurant Kitchen will be upgraded in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. The existing extraction duct will be replaced with a new extraction duct hung flush to the existing rear Wall of the Outrigger adjacent to No. 100 Kew Road.

Sustainability:

20 No. of Solar Photovoltaic (PV) Panels in Black are proposed to be installed at the Rear Pitched Roof and on the Flat roof of the two rear Outriggers with a design capacity to generate 5550 kWh per year of Renewable Energy on site.

Means of Escape:

A fire exit has also been provided from the Protected Staircase having an Automatic Opening Vent Window through a separate corridor leading to the rear of the property at First Floor Level.

Recycle & Waste Management:

Provision for 2 x 360 Litres Refuse Bins, 1 x 360 Litre Mixed Paper, Card and Carton Recycling Bin and 1 X 360 litre Mixed Container Recycling Bin, (which is adequate for 7 -8 households) have been made for Waste Storage at the Rear of the property for weekly collection through the Alley Way from Selywn Avenue, as shown on the submitted Drawing No: 102-104KEW/NPA1.

Summary:

The proposed scheme is almost identical to the similar scheme approved under application 19/2300/FUL, with minor changes proposed at rear of the building relating to the new extension between the outriggers and does not increase the number of already approved residential units.

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