

## **Transport 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.

### **Access**

There are excellent public transport links in and around the application site. Richmond Train and Under Ground Tube Stations are around 0.3 miles away from this location. A Bus Stop, situated right opposite the site as shown on the below photograph provides convenient connections to Kew Gardens, Kew Bridge, Great West Road, Brentford and Ealing Broad Way in one direction and Richmond Town Centre, Tiffin Girls School, Kingston Town Centre in the other direction. According to the Transport for London's WebCAT planning tool, the site benefits from a Public Transport Access Level (PTAL) Rating of 6, considered as Excellent. Richmond Station which provides both tube and mainline rail service in to and out of London is only 0.3 miles from the application site. A copy of the Full PTAL Report downloaded for TFL's WebCAT planning tool is attached as Annexure A.



The application site falls under Controlled Parking Zone (CPZ): N - North East Richmond with Parking Restrictions from Monday to Saturday between 10am and 4:30pm. Although, the application site is eligible for Parking Permit, no provision for Car Parking for the occupants of proposed at the application site has been made with the Planning Application.

The Applicant is willing to enter into a written agreement with the Richmond Council that, with the exception of disabled persons, no resident occupier of the proposed development shall obtain a resident parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket / enter into a contract to park in any car park controlled by the Council. A condition restricting the future occupants in the proposed development from applying for a Car Parking Permit from Richmond Council will be incorporated in their Tenancy Agreements by the applicant.

Seven Cycle Parking have been provided under the proposed new staircase on the Ground Floor, through a separate entrance hall on Ground Floor to serve newly created 4 No. Studio and 3 No. One Bedroom Flats, in accordance with the requirement of One Cycle Parking Space for 1 -2 Bedrooms for Standard Residential Class C3 use, given in Appendix Four – ‘Parking Standards’ of Development Management Plan (November 2011), adopted by Richmond Council, as shown on Proposed Ground Floor Plans on the attached Drawing No. 102 -104 KEWNPA1.

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