

T +44 (0)20 7407 3336
W www.formstudio.co.uk

1 Bermondsey Exchange
179–181 Bermondsey Street
London SE1 3UW

1 Railshead Road, Old Isleworth TW7 7EP

Application for Change of Use of Part to Residential Use

Residential Standards Supplement

Reference 20 / 1870 / FUL

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0	Draft	30/07/20	JHL	
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Directors **JH Lingard** BSc Hons Dip Arch RIBA
MJ Crayton BSc Hons Dip Arch RIBA

Associates **MJ Neale** BSc Hons Dip Arch RIBA
PS Lower BA Hons Dip Arch RIBA
KB O'Dwyer BSc Hons B Arch

Introduction

1. Introduction

1. This application relates to a change of use to residential use of an area of B1 office space located on the First Floor of the development at 1 Railshead Road, Old Isleworth.
2. The development, which was newly constructed during 2016-2017 comprises a mixed use building housing 21 residential units over ground floor and part first floor commercial space.
3. The original Planning permissions for the development were made in 2013 by Goldcrest Land who secured permissions as follows:
 - a) 1st August 2014 permission was granted under reference 13/3390/FUL for a residential scheme comprising 27 residential units and 4 live/work units
 - b) 1st August 2014 permission was granted under reference 13/3388/FUL for a mixed use scheme comprising 21 residential units with 1355 m² of B1 commercial space – the scheme implemented.

2. This Application

4. The application that is now being submitted is for internal alterations to the development and does not involve any change to the external appearance of the building nor any changes to its plot.
5. The proposed Change of Use converts 492 square metres of unused office space on the first floor of the building into 6 residential units with associated amenity space and common parts, as follows:
 - a) Unit 106 is a 1 bedroom 2 person unit of total GIA 55.4 sq.m.
 - a. Hallway 11 sq.m. (all room figures NIA)
 - b. Living Room / Kitchen 24 sq.m.
 - c. Bedroom 12 sq.m.
 - d. Bathroom 5 sq.m.
 - e. Store 1.5 sq.m.
 - b) Unit 107 is a 2 bedroom 4 person unit of total GIA 91.7 sq.m.
 - a. Hallway 8 sq.m.

- b. Living Room / Kitchen 39 sq.m.
 - c. Bedroom 14 sq.m.
 - d. Bedroom 16 sq.m.
 - e. Bathroom 6 sq.m.
 - f. Bathroom 5 sq.m.
 - g. Store 2 sq.m.
- c) Unit 108 is a 2 bedroom 4 person unit of total GIA 88.8 sq.m.
- a. Hallway 6 sq.m.
 - b. Living Room / Kitchen 37 sq.m.
 - c. Bedroom 19 sq.m.
 - d. Bedroom 15 sq.m.
 - e. Bathroom 4 sq.m.
 - f. Bathroom 5 sq.m.
 - g. Stores 2 sq.m.
- d) Unit 109 is a 2 bedroom 4 person unit of total GIA 84.8 sq.m.
- a. Hallway 9 sq.m.
 - b. Living Room / Kitchen 36 sq.m.
 - c. Bedroom 13 sq.m.
 - d. Bedroom 14 sq.m.
 - e. Bathroom 4 sq.m.
 - f. Bathroom 5 sq.m.
 - g. Store 2 sq.m.
- e) Unit 110 is a 2 bedroom 4 person unit of total GIA 85.6 sq.m.
- a. Hallway 7 sq.m.
 - b. Living Room / Kitchen 37 sq.m.
 - c. Bedroom 12 sq.m.

- d. Bedroom 14 sq.m.
 - e. Bathroom 7 sq.m.
 - f. Bathroom 4 sq.m.
 - g. Store 2 sq.m.
- f) Unit 111 is a 1 bedroom 2 person unit of total GIA 56.6 sq.m.
- a. Hallway 8 sq.m.
 - b. Living Room / Kitchen 26 sq.m.
 - c. Bedroom 15 sq.m.
 - d. Bathroom 5 sq.m.
 - e. Store 1 sq.m.

3. Amenity Space

- 6. The proposed units will be able to use balconies already existing on the building and in alignment with those on other floors.
- 7. Unit 106 has a private balcony of 8 sq.m.
- 8. Unit 107 has a private balcony of 7 sq.m.
- 9. Unit 108 has a private balcony of 7 sq.m.
- 10. Unit 109 has a private balcony of 7 sq.m.
- 11. Unit 110 has a private balcony of 7 sq.m.
- 12. Unit 111 has a private balcony of 7 sq.m.
- 13. In addition to the private balcony space the building has landscaped garden space which is also available for residents to use.

4. Standards

- 14. The Richmond Residential Development Standards SPG (https://www.richmond.gov.uk/media/7629/spd_residential_development_standards_2010_final_version_30_11_10.pdf) sets the following standards:
 - a. Balcony space: 5 sq.m for 2 people and 7 sq.m. for 4 people.
 - b. For a One bed flat a minimum of 45 sq.m. with 22 sq.m. for Living / Dining / Kitchen
 - c. For a Two bed flat a minimum of 60 sq.m. with 24 sq.m. for Living / Dining / Kitchen

- d. Main double bedrooms must be a minimum of 12 sq.m.
- g) Central Government Technical housing standards – the Nationally Described Space Standard 2015
 - a. 1 bed 2 person flat a minimum GIA of 50 sq.m.
 - b. 2 bed 4 person flat a minimum GIA of 70 sq.m.
- h) The London Plan 2017 Chapter 3, section 3.3 also sets out that a 1 bedroom 2 person flat shall have a minimum GIA of 50 sq.m. and a 2 bedroom 4 person flat a minimum of 70 sq.m.
- i) The proposals comply with and generally improve on all these standards

5. In Conclusion

- 15. The proposals offer to create generous and well configured flats within the existing building, similar in size, layout and amenity to those created on the upper floors and making use of the amenity space already built into the form of the building.
- 16. Because there is similarity in layout to the existing second floor above, the conversion is straightforward from a services integration aspect.
- 17. Making use of the existing form of the building there is no impact upon the external appearance of the building and no loss of amenity to neighbouring properties.

for and on behalf of

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