

# DESIGN & ACCESS STATEMENT

ON BEHALF OF

MURARI TRADING LTD.

CHANGE OF USE FROM RETAIL (USE CLASS E) ON FIRST AND SECOND FLOORS AT NO 19  
TO CREATE A NEW, THREE BED, FIVE PERSON MAISONETTE (USE CLASS C3).

&

CHANGE OF USE AND EXTENSION OF ROOF SPACE (USE CLASS E) AT NO. 19A TO CREATE  
A NEW 1BED, 1 PERSON FLAT (USE CLASS C3).

PLUS ADDITION OF FACILITIES AT NO.19A RETAIL UNIT

19 & 19A KING STREET, RICHMOND, TW9 1ND

AUGUST 2021

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## 1.0 EXISTING SITE AND SURROUNDING AREA

The existing Grade II Listed building at no.19 King Street comprises a three-storey building currently in use as a retail store (Use Class E), with the basement, first and second floors being used for storage and meeting rooms, and the ground floor for the shop.

No.19a is a single-storey retail unit (Use Class E), Building of Townscape Merit, with courtyard to the rear.

The site lies within the Richmond Green Conservation Area CA3, and is within Flood Zone 1.

## 1.1 PHOTOGRAPHS OF THE SITE





Photograph 01 – Elevations of existing from King Street



Photograph 02 – Elevations of existing from King Street



Photograph 03 – View from rear of 19a King Street



Photograph 04 - View from rear of 19a King Street



Photograph 05 - View looking north-west from no.19



Photograph 06 - View looking north from no.19



Photograph 07 – Garden of no.19a



Photograph 08 – View looking north-east from no.19



Photograph 09 – Staircase in no.19



Photograph 10 - Staircase in no.19



Photograph 11 – Rear of no.19a



## 2.0 RELEVANT PLANNING HISTORY

Please see the Planning Statement which accompanies this application, for a comprehensive planning history.

## 3.0 PROPOSED DEVELOPMENT

The proposal will provide a much needed three-bedroom single family dwelling and a one-bedroom flat in a town centre location.

### Number 19

The proposed development at no.19 is for a change of use from ancillary retail (Use Class E) to a three-bedroom, five-person flat (Use Class C3) on first and second floors. Access to this flat is via a new entrance and staircase from 19a. This new access to no.19 at first floor level ensures minimum intervention to the Grade II Listed Building. An opening is created at first floor level where one is believed to have existed prior to the demolition of the first floor structure of the Listed Building (see Heritage Assessment).

The existing ancillary retail use already provides a kitchen and shower room. The conversion to residential use will require no further internal works.

### Number 19a

The proposed development at no.19a is for a change of use to the roof space from ancillary retail (Use Class E) to a one-bedroom, one-person flat in the existing roof space, and infill to the rear of the roof at first floor level. The development incorporates a flat roof from the ridge that runs from the two gables to the flank wall of number 19.

Submitted drawing KSR-12C shows all construction works being carried out to the Listed Building. In summary, these include:

### BASEMENT

1. Fire rated plasterboard to be applied to face of existing panelling and underside of stairs to achieve 60-minute fire protection.

## GROUND FLOOR

2. Forming new doorway opening at Ground Floor from the retail unit to the existing WC, currently part of no.19.
3. Forming more substantial party wall between 19 and 19a to provide better levels of sound insulation and fire protection.
4. Form new 60-minute fire rated partition and 45dB sound insulation to bottom of existing stairs. Existing handrail and bannister to remain untouched.

## FIRST FLOOR

5. Form new door opening between number 19a and 19 to provide new entrance to upper floors.

### 3.1 PLANNING PRE-APPLICATION & DESIGN RESPONSE

A request for pre-application advice was submitted to the London Borough of Richmond upon Thames (LBRuT) on 16<sup>th</sup> September 2020, and an online meeting held on 3<sup>rd</sup> November with the LBRuT Case Officer (Jack Davies) Principal Conservation Officer (Nicolette Duckham), Applicant and Project Architect in attendance. Comments were taken on board, and the proposed scheme was altered accordingly.

The pre-application submission showed the demolition of the existing Building of Townscape Merit and the building of a two and a half storey townhouse.

#### 19 King Street

The officers had no objections to the proposal to convert the upper floors into residential use, whilst maintaining the existing ground floor use. The conservation officer accepted the proposal to form a new opening at first floor level from number 19a onto the existing landing of number 19.

#### 19a King Street

The conservation officer objected to the demolition of the BTM but suggested that the existing structure be utilized, and converting existing first floor space into a small residential unit. The case officer objected to the loss of retail space but accepted the principle of using part of the

ground floor to provide a separate access to the first floor of number 19. The conservation officer suggested small dormers to the roof may be appropriate.

## DESIGN RESPONSE

A full planning application with Listed Building Consent (20/3594/FUL & 20/3595/LBC) was submitted on 11th December 2020, with the proposals following advice given at the pre-application meeting, namely:

### 19 King Street

The proposal remained as submitted at the pre-application.

### 19a King Street

- The BTM was retained. The roof was raised by 350mm and two small dormers were introduced at the rear.
- The front gable elevation would be restored with dark yellow stock bricks with lime mix mortar in Flemish bond.
- The ground floor use would be retained as retail or commercial.

Following a further response from the planning officer, and a requirement on the decision notice that a site visit was needed when Covid restrictions had lifted, it was agreed that the FUL and LBC applications were withdrawn on 19<sup>th</sup> February 2021.

A site visit took place on 5<sup>th</sup> May 2021, with the applicant, conservation officer, planning officer, architect and heritage consultant in attendance, following which, further revisions to the drawings were made and submitted to LBRuT for further pre-application advice.

Pre-application advice/comments included the following:

- The suggestion that the ground to first floor staircase to no.19 be given more space at the bottom landing rather than being cut off at the bottom tread with dividing partition. This would allow full residential use again of the upper floors in the future with minimal conversion required.
- Preference for not having cycle storage on the wall of the original staircase of no.19 due to the fragile historic fabric and character of the building. It was considered that, given the

stairs are to be blocked off, they essentially become void for access, and therefore there will be no issue of blocking fire escape.

- There was no objection to the slightly increased height of no.19, nor the extension to the rear.
- There were concerns regarding outlook and access to light to the new flat at no.19a, and potential overlooking due to the placement of the proposed windows. It was not considered that neighbour amenity would be compromised, however the rear facing bathroom window would be required to be obscure glazed and non-openable. It was considered that the proposed windows and skylights would provide adequate light to the new studio dwelling.
- It was noted that the floor to ceiling height at no.19a is proposed at 2300mm for 80% of the internal floor space. The London Plan requires that 2500mm is provided for 75% of the internal floor area. In assessment of this shortfall, the heritage constraints of the site have been recognised, as well as the potential benefits of a new dwelling in a town centre location. Any shortfall must be considered in balance, and it has been considered that in this circumstance, the harm resulting in the shortfall to the London Plan floor to ceiling height standard is balance by other benefits of the scheme and compliance in other areas.
- It was acknowledged that the proposed property at no.19a meets the internal space standards as prescribed by the Nationally Described Space Standards;
- There was concern over cycle and refuse storage; it was noted that due to the town centre location, it is acceptable that waste is stored within the flat and presented to the street on collection day.

It was requested that:

- further detail be provided with regard to the cycle storage on the staircase to no.19 and its impact on the Listed Building;
- larger scale drawings be submitted at application stage for any alterations to the Listed Building.

The further pre-application advice revisions which form this second FUL and LBC application include:

19A King Street:

- Incorporating a flat roof from the ridge that runs from the two gables to the flank wall of number 19. This has not changed the King Street elevation but has increased the ceiling height above 2.3m to 80% of the total floor area. The ceiling height under the flat roof is 2.8m.
- The front window onto King Street has been increased in width and height to 780 x 1350 and the dormer windows have been increased in width and height to improve light and outlook to King Street.
- The cycle storage has been moved to a cupboard in the common entrance hall
- The refuse is now in a new cupboard above the stairwell. It is envisaged the refuse would be stored in plastic refuse sacks and will provide in excess of 240L. The section A-A on drawing KSR-12C illustrates this.

19 King Street:

Further details on the cycle storage within the staircase of no.19 is shown on drawing no. KSR-16. A timber platform is proposed over the bicycles to ensure protection to the existing stairs and building fabric.

Drawing KSR-16 also shows, in detail, all alterations to the existing fabric. These include:

- Forming a new partition wall at the base of the stairs.
- Forming a new opening in the existing external wall at first floor level.
- New metal stud partition party wall and new blockwork cavity wall, mechanically fixed to existing external wall of number 19.

It is confirmed that the existing kitchen on the first floor and existing shower room on the second floor will be retained as existing, and no further construction works will be required to these rooms.

### **3.2 PRIVACY, OUTLOOK AND AMENITY**

Care has been taken to ensure there are no windows overlooking adjoining properties or amenity spaces. The new windows to the rear of 19a will overlook the existing mature garden to the property. The window to the shower room in 19a will be fixed with obscure glazing.

### **3.3 MATERIALS**

Please refer to submitted drawing no. KR-15B showing a schedule of materials which include:

1. New dark yellow stock brick with lime mix mortar in Flemish bond



2. Painted timber
3. Natural blue grey slate
4. Existing brickwork

### **3.4 REFUSE AND RECYCLING**

In the interests of townscape, it is proposed that accessible recycling bins will be located in the shared stairwell. 240L refuse storage for no.19 will be located in the kitchen and refuse storage for 240L liners in no.19a will be provided in a dedicated storage area within the dwelling, as shown on drawing number KSR-12C.

### **4.0 HERITAGE STATEMENT**

A Heritage Assessment has been prepared by Gareth Jones Heritage Planning, and accompanies this application.

## 5.0 PLANNING POLICY

A planning statement has been prepared by Beamish Planning Consultancy, and accompanies this application.

## 6.0 INCLUSIVE ACCESS STATEMENT

The design takes into consideration the following legislation and design guidance:

- Building regulations 2010 – Part M, taking into account 0.12 and 0.13 with reference to Historic Buildings:

### **Historic buildings**

**0.12** Historic buildings include listed buildings, buildings in conservation areas, buildings of architectural merit referred to as a material consideration in a Local Plan, buildings of architectural and historic merit within national parks, areas of outstanding natural beauty, world heritage sites and vernacular buildings of traditional form and construction.

**0.13** Requirements for accessibility should be balanced against preserving historic buildings or environments. In achieving an appropriate balance it would be appropriate to take into account the advice of the local authority's conservation and access officers, English Heritage and the views of local access groups.

- BS 8300:2009 + A1: 2010 – Design of Buildings and Their Approaches to Meet the Needs of Disabled People – Code of Practice
- The London Plan 2016 (Jan 2017 fix) & 'Intend to Publish' London Plan (2019)
- Door openings will comply with Part M of the Building Regulations.

## 7.0 RESIDENTIAL STANDARDS STATEMENT

The dwelling has been designed to meet the residential design standards set out in the nationally described space standards published by DCLG in March 2015 (amended May 2016). As such, it will meet the following baseline area requirements:

1B/IP dwelling:

- Gross internal area of no less than 37m<sup>2</sup> for a 1B/IP dwelling over a single floor with shower room
- All single bedrooms to be at least 7.5m<sup>2</sup> and at least 2.15m wide.
- Built in storage of at least 1m<sup>2</sup>

3B/5P dwelling:

- Gross internal area of no less than 93m<sup>2</sup> for a 3B/5P dwelling over two storeys.
- All double bedrooms to be at least 11.5m<sup>2</sup> with at least one double bedroom at 2.75m wide and all other double bedrooms at least 2.55m wide.
- Built in storage of at least 2.5m<sup>2</sup>

## **8.0 NATIONAL WATER STANDARDS STATEMENT**

A National Water Standards Statement has been prepared by Clive Chapman Architects within the BREEAM Domestic Refurbishment Pre-Assessment, and accompanies this application.

## **9.0 TRANSPORT**

The scheme is restricted in offering parking or cycle spaces due to the buildings' location and Listed Building/BTM status, however, in accordance with Policy LP44 of the Local Plan (Sustainable Travel Choices), the scheme encourages sustainable travel as the site lies within an area with good public transport with a PTAL Rating of 6a. It is expected that the applicant would accept a condition to prevent future occupiers from applying for a CPZ permit.

## **10.0 SUSTAINABILITY**

A BREEAM Domestic Refurbishment Pre-Assessment has been prepared by Clive Chapman Architects, and accompanies this application.

## **11.0 AFFORDABLE HOUSING STATEMENT**

An affordable housing calculator has been submitted as part of this application. In accordance with Richmond Council's Affordable Housing SPD 2014, the scheme will not provide any affordable housing as it falls under the threshold of five converted units, and as such, no Registered Provider has been contacted, however, it is acknowledged, however, that a financial contribution will be due, and has been calculated using the affordable housing calculator.

## **12.0 CONSTRUCTION MANAGEMENT STATEMENT**

The following indicative timescale outlines the proposed stages and phases of works from start to completion:



Month 1 – Site set up and demolition  
Month 2 – Brickwork/external shell  
Month 3 – Internal partitions and new roof  
Month 4 – Plastering and second fix  
Month 5 – Decorators  
Month 6 - Completion

During construction, the retail unit at no.19 will continue to operate as normal, with access to the floors above, gained through no.19a. 19a will cease to operate during the construction period, and the ground floor will be used as a storage area, along with the garden to the rear.

Materials will be unloaded on the street directly opposite the buildings, or around the corner next to Richmond Green, and it is proposed that the contractor or skip company will apply directly through the council to suspend a parking bay/bays for this purpose. It is noted that King Street is a no unloading zone at any time.

Methods to minimise disruption during construction:

There will be some local disruption, however, the project team will aim to minimise the impact of the work through:

Limited construction working hours:

Works will be restricted to 07:30 - 18:00 Monday to Friday and 08:00 - 13:00 on Saturday. No work will be carried out on Sunday or Bank Holidays. The only exception may be for oversize deliveries which may require out of hours deliveries to minimise disruption to the road network.

Public Liaison:

Provide a point of contact to address any concerns whilst the works are taking place.

Managing noise and vibration:

The contractor will adhere to the Noisy Working Standards set by the Local Authority Environmental Health Department and Best Practice guidance BS 5228 (part 1 and 2) to minimise noise and vibration impacts during construction.

Control of Dust and Noise:

The contractor will ensure that access to the main highway will be kept free from mud and debris and will carry out damping down of areas with water if and when a problem of dust pollution is anticipated.

Waste minimisation and management:

A Site Waste Management Plan (SWMP) will be developed for the Project to ensure that all waste is handled efficiently, managed appropriately, disposed of legally and waste streams reduced.

Considerate Contractors:

The contractor will register for the Considerate Constructors Scheme on this project.

### **13.0 FIRE SAFETY STRATEGY**

Means of Warning – alarm system

Mains smoke alarms will be installed in all corridors and staircases, heat detectors in the residential kitchens of no.19 and 19a and kitchenette in the retail unit.

Means of Escape

Means of escape from the maisonette is down two flights of a ventilated staircase to the first floor onto a combined single staircase serving both the maisonette and studio flat. This common staircase exits directly onto the street.

Internal Fire Spread

The doors from the maisonette and the studio flat will be a one hour self-closing fire door to the common stair. The ceiling and walls between the basement and the maisonette staircase will achieve 60min fire protection (see drawing KSR-16). The ceiling to the retail shop will be upgraded to achieve 60min fire protection between the ground and first floor.

#### External Fire Spread

Both the roof and walls of number 19 and 19a are non-combustible brick and natural slate, which is a non-combustible material.

#### Fire Service Access and Firefighting Facilities

Access to both residential units is via the common staircase.

#### Fire Safety Management for the Buildings

If the completed units are sold on the open market, there will be no prescriptive Fire Safety Management Plan.

### **14.0 CONCLUSION**

The proposed new build development is a carefully considered response to the setting and its heritage context. It provides a new access to no.19 King Street with minimal intervention, allowing continued retail use at ground floor and basement level, together with new self-contained residential units in a town centre location.