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10 KING STREET, RICHMOND, TW9 1ND. DESIGN AND ACCESS STATEMENT



1. EXISTING PROPERTY.

The property is a three storey mid terrace building comprising a book shop on the ground floor with associated storage in the basement and a two bedroom residential flat on the upper two floors.

The property is both a Building of Townscape Merit and within the Richmond Green Conservation Area, forming part of the 'Key Shop Frontage' within the 'Main Centre Boundary for Richmond.' The site is also a designated 'Key Office Area' and within an 'Archaeological Priority Area'.

2. PREVIOUS PLANNING APPLICATIONS.

There have been four planning applications for proposed works to the property:

- | | |
|--------------|--|
| 82/0893 | Erection of a single storey rear extension.
Granted permission 08/09/1982 |
| 91/0079/FUL | Part change of use from retail to residential to enable self-containment of upper floor flat
Refused permission 20/05/1991 |
| 92/1983/FUL | Part change of use from retail to residential use to facilitate installation of new staircase
Refused permission 23/04/1993 |
| 11/T0584/TCA | T2- Sycamore - (overhanging boundary wall belonging to "The Broads") – Remove and grub out roots
Decided the council raises no objection 19/10/2011 |

3. DRAWINGS.

The drawings included with this application are:

- | | |
|-----------|-------------------------|
| 640 / 01 | BLOCK and LOCATION PLAN |
| 640 / 02 | AS EXISTING floor plans |
| 640 / 03 | AS EXISTING elevations |
| 640 / 04 | AS EXISTING section |
| 640 / 111 | AS PROPOSED floor plans |
| 640 / 112 | AS PROPOSED elevations |
| 640 / 113 | AS PROPOSED sections |
| 640 / 114 | AS PROPOSED block plan |

4. PRE-APPLICATION ADVICE.

Pre-application advice was sought from Richmond planners in 2020. A copy of their response is included with this application.

It is dated 26th June 2020, ref: 20/P0098/PREAPP and was compiled by Jack Davies.

5. PROPOSED SCHEME.

Planning approval is sought for the proposed alterations:

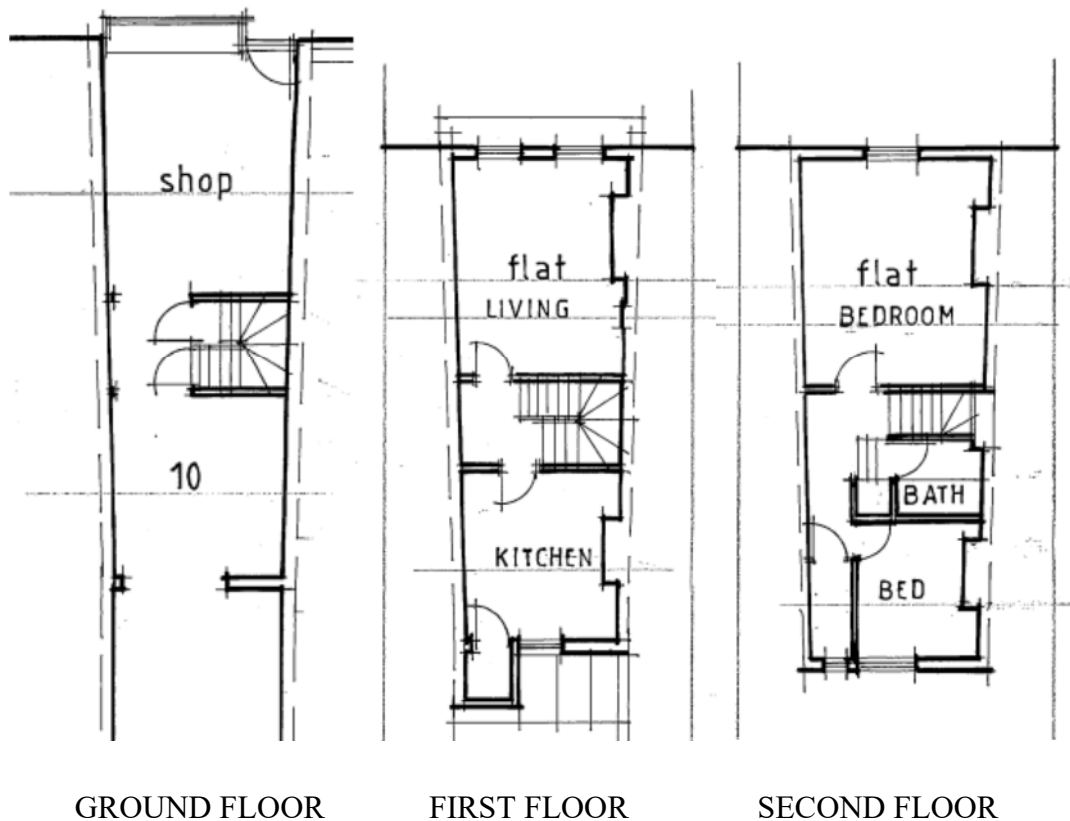
PROPOSED NEW STAIRS

ENLARGED UPPER FLOORS FLAT

It does not include for the proposed larger basement referred to in the pre-app report.

6. PROPOSED NEW STAIRS.

The existing staircase to the upper floors flat is accessed only through the book shop. It therefore provides the flat with no protected means of escape in case of fire.



Planning approval is sought for creating a protective means of escape from the flat by reconfiguring the stairs and providing a fire lobby between the shop and the flat entrance.

It is appreciated that planning permission for similar proposals were refused in both 1991 and 1992, but this scheme does not include any changes to the existing shop front and, as illustrated in the next section, also proposes maintaining and enlarging the retail area.

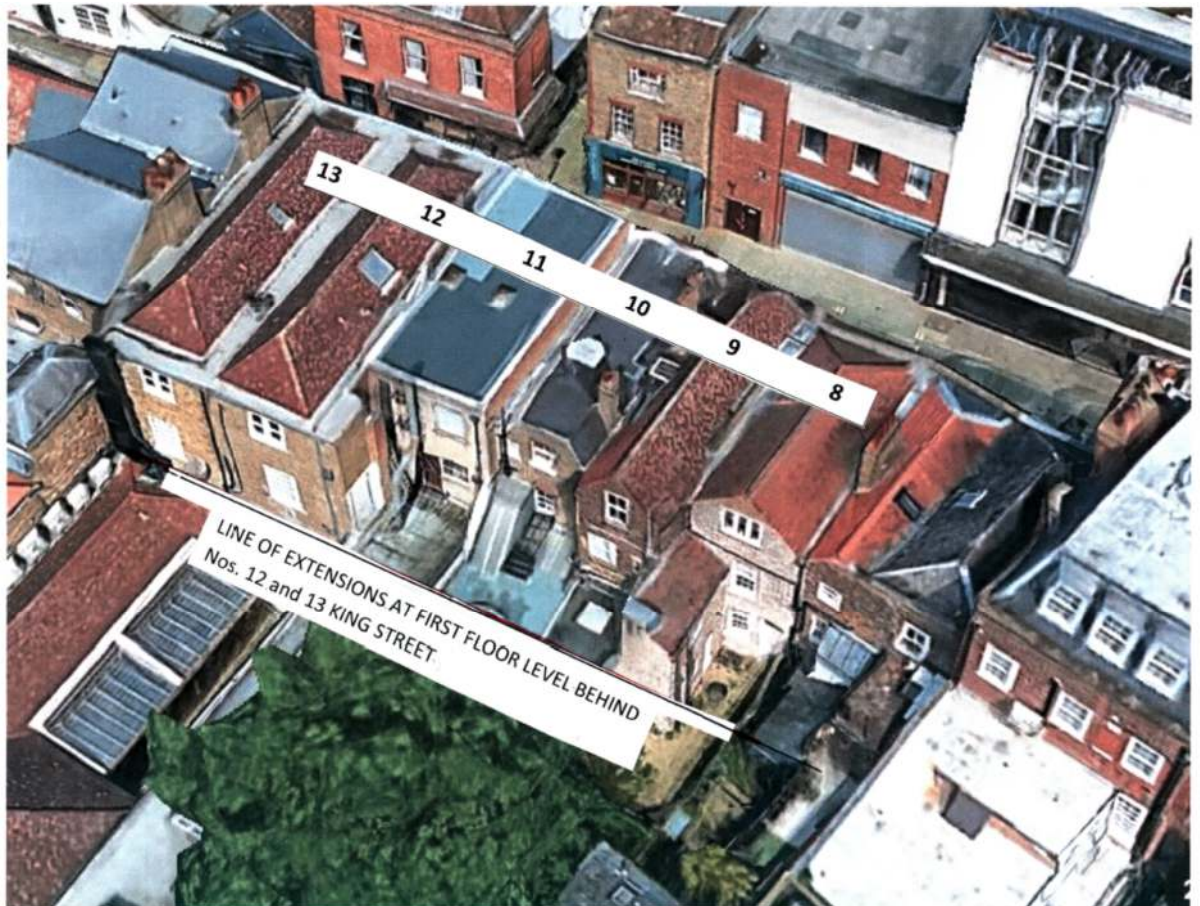
However, in his pre-app assessment the officer had no objections to the new internal alterations and noted:

The shop front would appear to remain as existing. This is encouraged as it appears that this feature is early or original. Changes to the shop front, particularly key architectural features would not be supported.

7. ENLARGED UPPER FLOORS FLAT.

The pre-application design included for a rear extension at first and second floor level 2.500m deep and this was considered favourably by the planning officer in his pre-app assessment.

It can be seen from the illustration below that nos. 12 and 13 King Street extend approximately 3.800m further than no. 10.



The application drawings therefore include for rear extensions to a similar depth.

8. UPPER FLOORS FLAT.

It should be noted that the existing use of the property is mixed retail and residential, with a shop and its associated stores area on ground and basement floors and a flat on the upper two floors.

There appears to be some confusion in the pre-app report as it refers to the requirements for new dwellings. It is intended to extend and improve the existing dwelling in terms of standard of accommodation and means of escape in case of fire. No new dwelling is proposed.