

**Construction Management Statement**



**Westminster House  
Kew Road, Richmond, TW9 2ND**

Creation of two additional levels of Class C3 accommodation comprising 7no.units, conversion and excavation of the existing Class E basement and part conversion of existing floorspace at basement, ground, first, second, and third floor levels to provide internal access and ancillary residential floorspace with external alterations and associated development

| Date | Rev | Revision History |
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|            | Name    | Position   | Date     |
|------------|---------|------------|----------|
| Created by | C.Patel | Consultant | Dec 2023 |

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## **1. INTRODUCTION**

This Construction Management Statement Plan has been prepared by ECP Partnership Ltd for the proposed basement and roof extension development at Westminster House on Kew Road, Richmond TW9 2ND, to support planning submission by the Baden Prop Ltd.

This report provides a Construction Management Statement (CMS) for further consideration for implementation with any planning consent.

The planning application is for the creation of two additional levels of Class C3 accommodation comprising 7no.units, conversion and excavation of the existing Class E basement and part conversion of existing floorspace at basement, ground, first, second, and third floor levels to provide internal access and ancillary residential floorspace with external alterations and associated development.

### **1.1. Purpose of this document**

The measures set out within this Construction Management Statement have been formulated to comply with the requirements of all these policies and with the Control of Dust and Emissions During Construction and Demolition – Supplementary Planning Guidance as published by the Mayor of London in July 2014

### **1.2. Relevant Policies**

- Local Plan Policy LP 10
- Local Plan Policy LP 45
- TfL CLP Guidance
- TfL Delivery & Servicing Guidance
- GLA Control of Dust and Emissions
- Sustainable Design and Construction Guide
- Richmond Upon Thames - Good Practice Guide on Basement Development
- London Plan (2021)

## **2. SITE DETAILS**

### **2.1. Site Address**

Westminster House, Kew Road, Richmond, TW9 2ND.

### **2.2. Person Responsible for Preparation of Construction Management Plan**

Chetan Patel – Consultant  
ECP Partnership Ltd  
27 Gloucester Street  
London WC1N 3AX  
T: 0208 123 5090  
E: [chetan@ecpartnership.com](mailto:chetan@ecpartnership.com)

## **2.3. Contact Details for the Main/Principal Contractor**

Appointment of Contractor to be confirmed.

## **2.4. Contact Details for Local Residents, Businesses and Community Liaison**

Appointment of Contractor to be confirmed.

## **2.5. Manager Responsible for Day-to-Day Management of the Works**

Appointment of Contractor to be confirmed.

## **2.6. Contact Details for Receipt of Legal Documents**

Contractor person(s) TBC

## **3. EMPLOYER & PROFESSIONAL TEAM**

### **3.1. Employer – Developer**

Baden Prop Ltd  
Block 2, Suite C  
Hirzel Street  
GY1 2NN  
Guernsey

### **3.2. Architect**

Child Graddon Lewis  
Irongate House  
30 Dukes Place  
London  
EC3A 7LP

### **3.3. Structural Engineer**

Axiom Structures  
177 Southwark Bridge Rd  
London  
SE1 0ED  
Tel: 020 3637 2751

**4. THE SITE**

**4.1 Site Particulars**

The combined site Westminster House, Richmond, TW9 2ND is located on Kew Road. The site will be operated from the rear from a side road opposite 37 Kew Road from the North East Elevation which is shared access for:

- Station Car & Cycles Parking
- M&S Deliveries
- Westminster House

Westminster House has retail on the ground floor with has 3-storey office above. The site is to the north of Richmond Station, and is located which is a busy retail parade of shops on Kew Road.

The building sits within the Central Richmond Conservation Area. The site also falls within the identified Secondary Shopping Frontage zone which extends to the south of Kew Road. This popular area has a wide mix of modern commercial architecture, ground floor retail, traditional and contemporary buildings. The picture and diagram below and overleaf illustrate the site area:

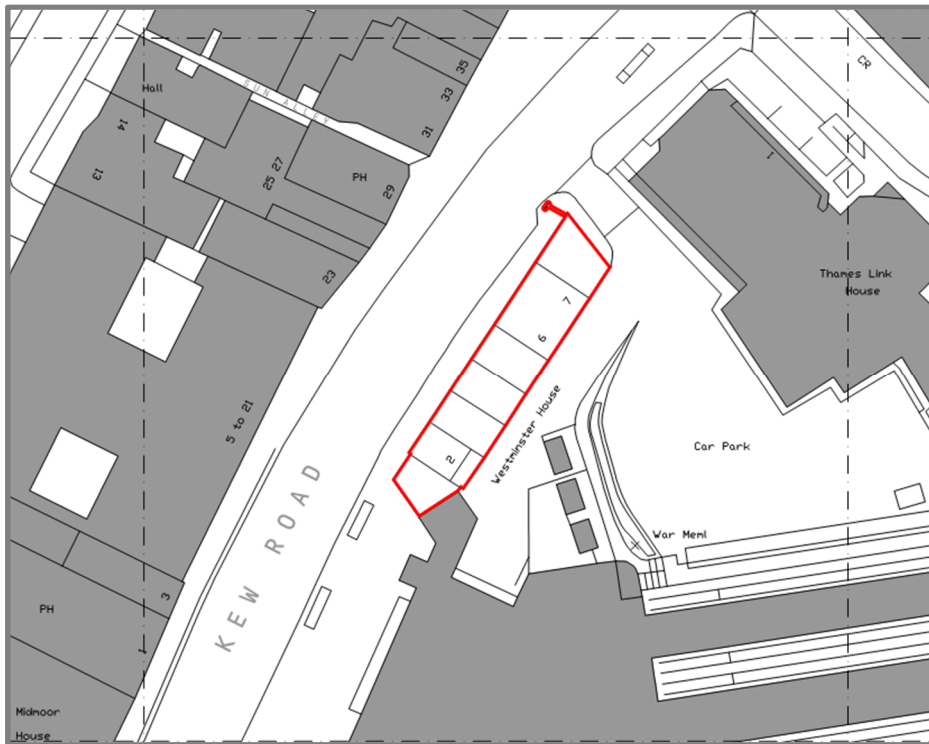


*Westminster House is marked in red*

The rear of the site is Richmond Station car park and cycle parking used throughout the day.

Westminster House is located on Kew Road (A307), Central Richmond; a suburban town in the borough of Richmond Upon Thames in South-west London,





*Westminster House Site Plan is marked in red*

The ground floor, facing onto Kew Road, contains seven separate retail units set within structural bays with glazed shopfronts.

The existing basement is accessed at the rear of the building via vehicle ramp that slopes down from ground level. The ground floor walls & visible basement walls are constructed of red brick, the lower bays below the concrete frame have hit & miss brickwork for ventilation in to the basement for the electrical equipment supplying the building.

## 4.2 Surrounding Area

Westminster House is between Thames Link House and Richmond Railway Station.

The east elevation ramp leads to down to the basement is also used by Richmond Station for their refuse collection, the station car park and station cycling parking, and the adjoining owner's service yard for Marks & Spencer's.

The station refuse collection and cycle parking compound is directly opposite the basement shutter entrance. It is, of course vitally important to avoid deliveries during refuse collection times, and defined delivery times for Marks & Spencer's, and the works and programme are being planned with this in mind.

The front elevation leads on Kew Road's bus stand clearway and is a designated controlled zone for parking, operating 08:30am – 6:30 on east bound direction, where it is an offence to allow vehicles (or any part of it) to stop on top of the marking.

All these factors will be taken account of in the traffic management planning for the site.