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RESIDENTIAL STANDARDS STATEMENT:
CHANGE OF USE FROM OFFICE TO
RESIDENTIAL AT ONSLOW HOUSE, 9 THE
GREEN, RICHMOND

FOR MS DAVIES AND MR MORTON
November 2023

RESIDENTIAL STANDARDS STATEMENT: CHANGE OF USE FROM OFFICE TO RESIDENTIAL AT ONSLOW HOUSE, 9 THE GREEN, RICHMOND

NOVEMBER 2023

Prepared for

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Version Control

Project 5021207
Issue Date
Originator PB.
Checked
Version
Notes

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1. INTRODUCTION

- 1.1 This Residential Standards Statement has been prepared by Ridge and Partners LLP on behalf of Ms Davies and Mr Morton in support of their full planning application and application for listed building consent for the change of use of Onslow House, 9 The Green, Richmond, TW9 1PX to a single dwelling.
- 1.2 The purpose of this Statement is to demonstrate that through the conversion of the application property, appropriate residential room and amenity standards can be provided. This is set out in the context of the Richmond Residential Development Standards SPD dated March 2010.
- 1.3 The Application seeks:

“Change of use from Office (use class E) to a single residential property (use class C3)”.

Statement Structure

- 1.4 This statement firstly provides a description of the application site and surrounding area in **section 2**, with details of the proposed development then provided in **section 3** and then **section 4** sets out the residential design standards applicable in this case.

2. SITE AND SURROUNDING AREA

Site and Surrounding Area

- 2.1 The Site, Onslow House, is located on Green Road, Richmond. Onslow House is a five storey, Grade II listed building constructed in the mid eighteenth century for residential use. The building is constructed of load bearing solid masonry external walls with timber floors. There is a small garden to the front of the property and a larger one to the rear. There is also an original wine cellar.
- 2.2 The property is situated on southeastern side of Richmond Green, which is a conservation area, with views across The Green. The Green is edged by houses and commercial establishments.

3. THE DEVELOPMENT PROPOSALS

- 3.1 This full planning application and listed building consent that seeks permission for the change of use from use class E Office Space to restore it back to its original use as a single residential dwelling, use class C3.

- 3.2 The current building has a gross internal area of 4,158m² which is not proposed to change if this planning application were to be approved.

4. RESIDENTIAL DESIGN STANDARDS

- 4.1 In terms of the SPD, the proposals meet with the general design principles in that they will, through the conversion of the property from offices to residential, make more effective use of urban land for modern living needs. The proposals look to convert the offices to a single residential unit, so returning the property to its original use, which will be less intensive than the former office use. The external appearance of the building will remain unchanged.
- 4.2 Given the above, the proposals will not have any impact on the amenity of neighbouring properties, the appearance of the property, the character of the surrounding area, parking provision or outdoor amenity space. The sustainability of the property is dealt with in a separate sustainability statement and checklist.
- 4.3 In terms of residential room sizes and garden space, the proposals will meet sufficient outdoor amenity space standards and internal spaces to meet the minimum room sizes set out in the SPD.

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