

DESIGN & ACCESS STATEMENT

Proposed extension and residential development of
No. 3 Duke Street, Richmond TW9 1HP

Document prepared for and on behalf of: Johanna Cumming



20th DECEMBER 2023

INTRODUCTION

The Design and Access Statement is submitted to the London Borough of Richmond upon Thames (LBRuT) to support a planning application for the proposed development of the existing single storey site situated at 3 Duke Street, Richmond TW9 1HP.

The proposal seeks to extend above the existing single storey building on the site to provide new 1no. new two bedroom and 3no. one-bedroom residential dwelling apartments across the erection of 3no. additional storeys.

This document should be read in conjunction with all other submitted supporting documents and the following drawings as detailed below:

- Ordnance Survey Site Location Plan @ Scale 1:1250
- EX-01 Existing Front Elevation – A2 @ Scale 1:50
- EX-02A Existing Rear Elevation – A2 @ Scale 1:50
- EX-03A Existing Side Elevation – A2 @ Scale 1:50
- EX-04 Existing Section Through Detail A-A – A2 @ Scale 1:50
- EX-05 Existing Basement General Arrangement Layout Plan – A3 @ Scale 1:50
- EX-06B Existing Ground Floor General Arrangement Layout Plan – A2 @ Scale 1:50
- EX-07 Existing Roof Layout Plan – A2 @ Scale 1:50
- PL-01 Proposed Front Elevation – A2 @ Scale 1:50
- PL-02B Proposed Rear Elevation – A2 @ Scale 1:50
- PL-03B Proposed Section Detail Through A-A – A2 @ Scale 1:50
- PL-04 Proposed Section Detail Through B-B – A2 @ Scale 1:50
- PL-05 Proposed Basement General Arrangement Layout Plan – A3 @ Scale 1:50
- PL-06 Proposed Ground Floor General Arrangement Layout Plan – A2 @ Scale 1:50
- PL-07B Proposed First Floor General Arrangement Layout Plan – A3 @ Scale 1:50
- PL-08A Proposed Second Floor General Arrangement Layout Plan – A2 @ Scale 1:50
- PL-09A Proposed Roof Flat General Arrangement Layout Plan – A2 @ Scale 1:50
- PL-10A Proposed Roof Layout Plan – A2 @ Scale 1:50

In accordance with the parameters set out within the LBRuT Local Validation Checklist this application is defined as a minor development and therefore the documents required for major applications only are not submitted with this application.

RELEVANT PLANNING HISTORY

2023 – 23/P0127/PREAPP – Pre-Application – Proposal: Erection of upwards extension to provide 3no. new residential flats.

2009 – 09/1194/FUL – Full Application – REFUSED – Proposal: Erection of part 2/part 3 storeys above the existing restaurant to provide five 1-bedroom flats. Alterations to the shopfront and A3 restaurant at ground and basement floor level and provision of air conditioning units at roof level. Provision of roof terrace.

2008 – 08/2826/FUL – Full Application – APPLICATION WITHDRAWN – Proposal: Erection of 3 storeys above existing restaurant to provide three 2-bedroom flats with external terraces. Alterations to shopfront and A3 restaurant at ground and basement level. Provision of air conditioning units at roof level.

2000 – 99/2872/DD01 – Reserved Matter – APPROVED – Proposal: Details (Soundproofing of rooflight) pursuant to Condition Ns01u of Planning Permission 99/2872/FUL.

2000 – 99/3241 – Full Application – APPROVED – Proposal: Demolition and rebuilding of existing A3 premises to form enlarged A3 (Food and Drink) premises – NOT IMPLEMENTED.

2000 – 99/3242 – Conservation Area Consent – NO FURTHER ACTION – Proposal: Demolition of existing single storey flat roofed building and erection of replacement Two Storey restaurant.

2000 – 99/2102 – Full Application – APPROVED – Proposal: Demolition and rebuilding of existing A3 premises to form enlarged A3 (Food and Drink) premises – NOT IMPLEMENTED.

2000 – 99/2103 – Conservation Area Consent – APPROVED – Proposal: Demolition of existing single storey flat roofed building and erection of replacement Two Storey restaurant.

THE SITE

The application site is located on the south side of Duke Street, close to the junction with Quadrant Road, and is currently occupied by a single storey building used as a restaurant, which at time of application was not trading. The existing ground floor area is approx. 123msq.

Located to the west of Richmond Green and within the Richmond Green Conservation Area 3 (CA3) the building is designated as a Building of Townscape Merit (BTM) which is part of the parade, 1-6 Duke Street, that are "listed buildings of townscape merit".

The neighbouring property at No. 2 is a Public House and is a 3-storey building. No. 4 Duke Street is a 4-storey building which is primarily in use as an office building with retail facility located at ground floor. The properties form part of a row of BTM's along Duke Street as previously identified.

Duke Street is a relatively small street, which provides links from the main shopping area along A305/A307 The Quadrant/George Street to the predominantly residential area of Richmond Green.

PROPOSED DEVELOPMENT

The application has been prepared in context of the London Plan Guidance Housing Design Standards, Housing Design Quality and Standards Guidance, London Plan Guidance Fire Safety plus, but not limited to, Building Regulations Approved Document K (Protection from Falling, Collision and Impact), Approved Document B (Fire Safety), Approved Document M (Access to and use of Buildings)

The proposed application for No. 3 Duke Street is for the erection of 3no. additional storeys, above the existing restaurant/retail single storey unit, to provide 3no. one-bedroom and 1no. two-bedroom apartments/flats. Planning permission is also sought for necessary alterations to the ground floor and shopfront to provide independent access to the proposed residential spaces.

The design and scale of the proposed development allows for maintaining and matching the prevailing parapet line of the adjoining property at No. 2 Duke Street to the proposed additional Two storey erection proposed. The materials and fenestrations proposed have been designed to compliment the existing adjoining property. We believe that the proposed design complies with LBRuT Local Plan Guidelines as set out in Policy LP1, LP2, LP3, LP4 & LP8.

The proposed third storey design has been set back 1000mm from the front elevation and 1800mm from the adjoining property at No. 2 Duke Street. The design intent proposed is for the materials and fenestrations proposed are to complement the building design of the adjoining property at No. 4 Duke Street. We believe that the proposed design complies with LBRuT Local Plan Guidelines as set out in Policy LP1, LP2, LP3, LP4 & LP8.

The ground floor shopfront is to be replaced due to requirements for reconfiguration of the ground floor to provide independent access to both the retail and residential spaces. The materials and fenestrations proposed have been designed to complement the existing shopfront and facades along the parade of buildings at 1 to 6 Duke Street. We believe that the proposed design complies with LBRuT Local Plan Guidelines as set out in Policy LP1, LP2, LP3, LP4 & LP8.

The proposed ground floor provides an available retail area of approximately 95msq. A further 4msq. of dedicated retail space is provided in the form of a stairwell accessing the existing basement area. The basement area is to be provided as a dedicated retail area. The basement area is approx. 37msq. and is accessible via the single staircase only.

The proposed entrance door into the dedicated residential area leads into a protected 4msq. Lobby space. The overall length of the internal lobby is 2450mm and provides a minimum length requirement of 1570mm when the external door is open and projecting into the lobby area thus complying with minimum requirements as set out under Building Regulations M1 & M2. A proposed internal entrance door leads into a protected corridor space of approx. 13msq. The corridor leads to a staircase providing access up to residential units situated at first floor only. The corridor space also provides bike storage facilities for the 4no. proposed flats, allowing for both space at floor level and wall hanging bike storage positions. We believe that the proposed design for the provision of 6no. bike storage positions provides compliance with LBRuT Local Plan Guidelines as set out in Policy LP44 & LP45.

All proposed thoroughfare, corridor, and staircase access routes leading from ground, first, second floor up to third floor are designed and compliant with minimum standard requirements, as set out under Building Regulations Part K and Part M.

TWO BEDROOM FLAT – FIRST FLOOR

The key design consideration and main objective of the proposed two-bedroom flat scheme was to provide a modern and efficient dwelling that caters for 4 people.

The internal layout and design of the flat either exceeds or complies with minimum requirements as outlined in the London Plan Guidance – Housing Design Standards for furnishing and space provisions.

The design proposal does not allow for a dedicated outside space or balcony facility due to the limited space provision available to No. 3 Duke Street. Any proposal for an external space or balcony facility would not comply with minimum requirements as set out in the London Plan Guidance – Housing Design Standards for private amenity space. Available green/external space is readily available to potential residents via Richmond Green located to the end of Duke Street and no more than 2 minutes' walk from the building.

A dedicated flat refuse storage cupboard is provided to a protected, secured store space adjacent the entrance door. The designed space allowed is 1msq. and provides an area for the collection and storage of waste and recycling sacks and containers.

Ensuite facilities are proposed to both 2no. double bedrooms situated to the rear of the proposed development. Each ensuite is proposed to be fitted out with bath, toilet, and wash hand basin. Independent showering facilities are not proposed.

The flat has been designed with an independent WC facility, fitted out with toilet and wash hand basin, that is located to the corridor immediately opposite the entrance door.

ONE BEDROOM FLATS – SECOND FLOOR

The key design consideration and main objective for the proposed one-bedroom flats and scheme at the second floor was to provide a modern and efficient dwelling that caters for 2 people.

Both flats internal layouts and design either exceeds or complies with minimum requirements as outlined in the London Plan Guidance – Housing Design Standards for furnishing and space provisions.

The design proposal does not allow for a dedicated outside space or balcony facility due to the limited space provision available to No. 3 Duke Street. Any proposal for an external space or balcony facility would not comply with minimum requirements as set out in the London Plan Guidance – Housing Design Standards for private amenity space. Available green/external space is readily available to potential residents via Richmond Green located to the end of Duke Street and no more than 2 minutes' walk from the building.

A dedicated flat refuse storage cupboard is provided to a protected, secured store space adjacent the entrance door. The designed space allowed is 1msq. and provides an area for the collection and storage of waste and recycling sacks and containers.

Ensuite facilities are proposed to the double bedrooms situated to the rear of the proposed development. Each ensuite is proposed to be fitted out with bath, toilet, and wash hand basin. Independent showering facilities are not proposed.

Additional natural lighting provision has been indicated to each of the flat's double bedrooms via skylights over. The proposal for the skylights is due to limited/no opportunity for windows to be incorporated directly into the bedroom area.

Both flats are proposed to be fitted with an independent WC facility, fitted out with toilet and wash hand basin that is located to the corridor immediately opposite the entrance door.

ONE BEDROOM FLAT – THIRD FLOOR

The key design consideration and main objective for the proposed one-bedroom flat and scheme at the third floor was to provide a modern and efficient dwelling that caters for 2 people.

The flats internal layout and design either exceeds or complies with minimum requirements as outlined in the London Plan Guidance – Housing Design Standards for furnishing and space provisions.

The proposed design provides 1no. protected balcony space accessed from the living room space. The balcony area complies with minimum requirements as set out in the London Plan Guidance – Housing Design Standards for private amenity space.

A dedicated flat refuse storage cupboard is provided to a protected, secured store space adjacent the entrance door. The designed space allowed is 1msq. and provides an area for the collection and storage of waste and recycling sacks and containers.

Ensuite facilities are proposed to the double bedroom situated to the rear of the proposed development. Each ensuite is proposed to be fitted out with bath, toilet, and wash hand basin. Independent showering facilities are not proposed.

Additional natural lighting provision has been indicated to the flat's double bedroom and dedicated dining area via skylights over. The proposal for the skylights is due to limited/no opportunity for windows to be incorporated directly into the specific area.

The flat has been designed with an independent WC facility, fitted out with toilet and wash hand basin, that is located to the corridor immediately opposite the entrance door.

MATERIALS

The palette of proposed materials will reflect the existing materials used in the immediate area. The main frame structure for the proposed upper storeys is to be steel frame. The front and rear elevations are to be formed in traditional London brick to match and compliment the construction and façade of No. 2 Duke Street. The Fourth storey and roof line has been proposed to be formed in Lead/Zinc cladding to match the existing roofline finishes at No. 4 Duke Street. We believe that the proposed design complies with LBRuT Local Plan Guidelines as set out in Policy LP1, LP2, LP3, LP4 & LP8.

ACCOUSTIC ASSESMENT DESIGN STATEMENT

The proposed building design has been considered, reviewed, and prepared to include requirements and parameters set out in the Approved Document E – Resistance to the Passage of Sound – of the Building Regulations. The application has been assessed against the following requirements:

- E1 – Protection against sound from other parts of the building.
- E2 – Protection against sound within a dwelling house.
- E3 – Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes.

RESIDENTIAL AMENITY

Proposed 1 st Floor Flat No. 1 Two Bedroom/4 People	C4 Dwelling Space – Minimum Standards	Submitted Design - Proposed Area sqm
GIA	70msq	98msq
Living Room		27msq
Dining Room		13msq
Kitchen		9msq
WC		2msq
Double Bedroom 1	11.5msq	17msq
Bedroom 1 – Ensuite		4msq
Double Bedroom 2	11.5msq	16msq
Bedroom 2 – Ensuite		4msq

Proposed corridor sqm areas not included.

Proposed 2 nd Floor Flat No. 2 One Bedroom/2 People	C4 Dwelling Space – Minimum Standards	Submitted Design - Proposed Area sqm
GIA	50msq	53msq
Living Room		17msq
Dining Room		Incl. in Living Room area
Kitchen		5msq
WC		2msq
Double Bedroom	11.5msq	16msq
Bedroom – Ensuite		3msq

Proposed corridor sqm areas not included.

Proposed 2 nd Floor Flat No. 3 One Bedroom/2 People	C4 Dwelling Space – Minimum Standards	Submitted Design - Proposed Area sqm
GIA	50msq	54msq
Living Room		18msq
Dining Room		Incl. in Living Room area
Kitchen		5msq
WC		2msq
Double Bedroom	11.5msq	15msq
Bedroom – Ensuite		3msq

Proposed balcony and corridor sqm areas not included.

Proposed 3 rd Floor Flat No. 4 One Bedroom/2 People	C4 Dwelling Space – Minimum Standards	Submitted Design - Proposed Area sqm
GIA	50msq	62msq
Living Room		27msq
Dining Room		Incl. in Living Room area
Kitchen		5msq
WC		2msq
Double Bedroom	11.5msq	16msq
Bedroom – Ensuite		4msq

Proposed balcony and corridor sqm areas not included.

The gross internal floor area (GIA) of the existing ground floor area at 3 Duke Street is 119msq. The area of the existing ground floor determined the maximum area available and parameters of the design for the erection of the proposed upper storey residential spaces.

The previous tables provide detail for each of the 4no. flats internal sqm area, albeit not including the corridor links and external balcony spaces.

Each residence includes a Living Room, Dining Room/Area, Kitchen, Double Bedroom, Ensuite and WC.

With regards to the minimum space standards set out in the London Plan Guide for both a One bedroom/2-person and Two bedroom/4-person single storey developments, the proposed dwellings exceed baseline requirements.

Whilst the GIA of each of the proposed dwellings exceeds the baseline recommendations, they do not do so excessively with each dwelling designed to provide comfortable layouts with efficient circulation.

INCLUSIVE ACCESS STATEMENT

The proposed design for the introduction of an additional 3no. storeys to the existing single storey site, for the provision of dwelling space, has been reviewed against the Approved Document M of the Building Regulations, and particularly M4(2) Category 2: Accessible and Adaptable Dwellings.

The existing off street access into 3 Duke Street, is via 2no. existing door locations that benefit from an internal flush finish floor level to street level. The proposed redevelopment does not alter or impact on the current access to the site.

The communal single entrance door into the dwelling flats is compliant with the following requirements as set out in the guidelines of Building Regulations Approved Document M4(2):

- The proposed entrance door has a clear opening width greater than the minimum requirement of 850mm.
- The proposed threshold is an accessible threshold.
- The entrance door leading into the entrance lobby has a distance greater than the minimum requirement of 1500mm between door swings.

The communal stairs leading to dwelling flats is compliant with the following requirements as set out in the guidelines of Building Regulations Approved Document M4(2):

- The communal stairs providing access to dwelling flats is compliant with the requirements as set out in the Approved Document K – Protection from falling, collision and impact – of the Building Regulations.

The private entrance doors shown for entry into the dwelling flats is compliant with the following requirements as set out in the guidelines of Building Regulations Approved Document M4(2):

- The proposed entrance door has a clear opening width greater than the minimum requirement of 850mm.
- The proposed threshold is an accessible threshold.

The circulation areas and internal doorway widths in the dwelling flats is compliant with the following requirements as set out in the guidelines of Building Regulations Approved Document M4(2):

- The clear landing widths are proposed at 1000mm and are greater than the minimum standard guideline of 900mm.
- All internal doors provide an opening width greater than the recommendations set out for either a corridor clear passageway of 900mm or 1050mm.

The habitable rooms within the dwelling flats is compliant with the following requirements as set out in the guidelines of Building Regulations Approved Document M4(2):

- A minimum clear space of 1200mm is provided in front of and between all kitchen units and appliance as shown on the proposed layouts.
- Glazing to all the windows in each of the principle living areas are proposed at 850mm above floor level.

The WC facilities and Bathroom/Ensuites proposed in the dwelling flats are compliant with the following requirements as set out in the guidelines of Building Regulations Approved Document M4(2):

- Each dwelling flat provides an independent room with toilet and wash hand basin close to the entrance space/central corridor.
- Each dwelling flat is proposed with a dedicated Ensuite facility to each double bedroom.
- The proposed Ensuite facilities to each Bedroom is equipped with a toilet, wash hand basin and a bath.

The proposal for the development of 3 Duke Street, Richmond does not provide wheelchair access to the dwelling flats due to the configuration of staircases and lack of available space within the existing site parameters.

TRANSPORT STATEMENT

Duke Street, Richmond is situated in both a designated Ultra Low Emission Zone (ULEZ) and Community Parking Zone (CPZ). The operational hours of the CPZ are as follows:

Monday to Saturday 8.30am to 6.30pm (Bank and Public Holidays free) (part)

Monday to Saturday 8.30am to 6.30pm and Sundays and Bank Holidays 11am to 5pm (part)

Monday to Sundays (Including Bank and Public Holidays) 8.30am to midnight (Richmond Green Resident Permit Holder Bays)

The position of 3 Duke Street benefits from Public Transport Accessibility Level (PTAL) of 6a. PTAL is categorized in 6 levels, 1 to 6 where 6 represents a high level of accessibility and 1 a low level of accessibility. Levels 1 and 6 have been further sub-divided into 2 sub-levels to provide greater clarity.

The site is within a 5-minute walk of Richmond Underground Station which is located less than quarter of a mile from the proposed dwellings.

The position of Duke Street and its immediate links to the main shopping area/centre situated along A305/A307 The Quadrant/George Street provides convenient access to several local buses.

The transport options provide convenient transport opportunities for both residents and visitors to Duke Street.

PRIVATE OUTSIDE SPACE STATEMENT

The design proposal does not allow for dedicated outside space or balcony facility to the flats situated on the first and second floor area's due to the limited space provision available to No. 3 Duke Street. Any proposal for an external space or balcony facility would not comply with minimum requirements as set out in the London Plan Guidance – Housing Design Standards for private amenity space.

The proposed balcony accessed from the Living Room space to the third storey roof flat is compliant with the LPG Housing Design Standards best practice guidelines for being accessible from either the main Living Room area or Kitchen/Dining space.

The dwelling balconies were proposed to provide access to immediate and private outside space due to no garden or outside space being able to be facilitated within the design due to the restrictions imposed by the site location and positioning.

No communal outside green space has been proposed due to the location of and site restrictions. Outside green space is provided by Richmond Green that is located less than 2 minutes' walk/55 yards from Duke Street.

HERITAGE STATEMENT

The location of the site within the Richmond Green Conservation Area 3 (CA3) and as part of a parade of buildings, which are listed as Building of Townscape Merit (BTM) poses challenges and opportunities on any development.

We consider that the proposed scheme seeks to implement a development that contributes to both compliment and enhance the Conservation Area and parade of buildings that make up the BTM, through appropriate scaling, massing, and an appropriate palette of materials.

The mix of the traditional and contemporary architectural features and details complement the character and eclectic mix of buildings making up the BTM, whilst not compromising the Heritage assets that are part of both the location and the Richmond Green Conservation Area 3 (CA3).

POLICY D12 FIRE SAFETY – GENERAL STATEMENT

Policy D12 of the published London Plan Standards states the following:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure they:

- 1) Identify suitably positioned unobstructed outside space.*
 - a) For fire appliances to be positioned on.*

Parking for fire appliances is available along Duke Street and directly in front of No. 3 Duke Street.

- b) Appropriate for use as an evacuation point.*

An assembly point can be set up on the corner of The Green & Duke Street

- 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures.*

The building works will incorporate Fire Safety features required to comply with current Building Regulation standards. Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D Category LD3 Standard with battery back up will be installed in the stairwell. The hallway of each flat will be fitted with an additional interlinked Heat Detector at ceiling level in Kitchens. The stairwell/escape route will be protected by fire resisting and self-closing fire doors, fitted with intumescent strips and cold smoke seals. Emergency lighting and suitable signage will be provided in the stairwell/escape route, halls, and entrance lobby. Storage area's will be fitted with fire resisting and self-closing fire doors, fitted with intumescent strips and cold smoke seals in these areas.

3) Are constructed in an appropriate way to minimise the risk of fire spread.

The separating floors and walls of each flat will be fire rated to provide a minimum of 60 minutes fire resistance in compliance with the latest standard requirements of the Building Regulations. All internal partitions within the flats will be 30 minutes fire resistance. Pipe services and ducts passing through the separating floors will be surrounded with 25mm sound absorbent mineral wool and enclosed in a duct of two layers of Gyproc Fireline board for their full height, having sealed joints between the casing and ceiling.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The building has been designed to comply with the requirements as outlined in the Approved Document B Fire Safety Volume 1 2019 Edition and BS9991:2015 in terms of Means of Escape.

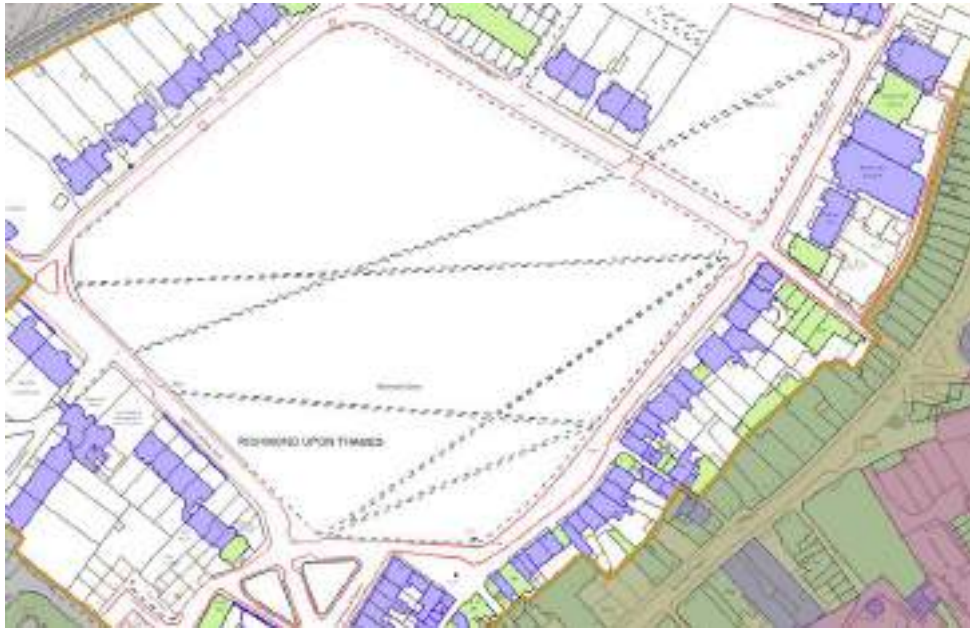
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

The freeholder will be responsible for ensuring Fire Safety Inspections are carried out at regular intervals and to act on the advice of the Fire Safety report. A summary of the evacuation strategy will be provided to the occupants of each flat at the time of first occupation and will also be displayed in the entrance lobby on the ground floor. A Fire Risk Assessment of the building including the Retail space will be carried out prior to occupation of the flats.

6) Provide suitable access and equipment for firefighting which is appropriate to the size and use of the development.

The building will be provided with suitable portable firefighting equipment within the flats, communal areas, and Retail area. Emergency lighting and suitable signage for Emergency Exit will be installed prior to occupation.

PHOTOGRAPHS & IMAGES



Map of Richmond Green Conservation Area (CA3)



Satellite map image of Duke Street, Richmond TW9 1HP



No. 3 Duke Street, Richmond



No. 4 Duke Street, Richmond



No. 2 Duke Street, Richmond



No. 3 Duke Street, Richmond Roof – View towards No. 2 Duke Street



No. 3 Duke Street, Richmond Roof – View towards No. 4 Duke Street



No. 3 Duke Street, Richmond Roof – View from front to rear



No. 3 Duke Street, Richmond Roof – Proposed Front Elevation



No. 3 Duke Street, Richmond Roof – Proposed Rear Elevation