

DESIGN & ACCESS STATEMENT

Site Address:

561-563 Upper Richmond Road West
East Sheen
SW14 7ED

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The Application:

Change of use of premises from a mixed use (Class A1/E and Class C3) to a residential uses (Class C3) to form a pair of semi-detached houses.

The proposal is conversion of a shop and the two flats above (one self-contained and one ancillary to the shop) into two houses (2 x 4 bed); following by internal alterations; removal of the chimney; separate amenity space; bin and cycle stores.

The Site:



Location & Background:

The application site is located along Upper Richmond Road West between many residential houses and blocks of flats. The area close proximity to the range of shops, restaurants and other services just few minutes' walk from the property. There are good public transport facilities located close to the proposed site. There are few Bus Stops just few minutes walking distance connecting the area to other areas close by and to other destinations in London.

The property is currently used as a shop/A1 (retail shop) in the ground floor with ancillary flat which part attached to the shop in the ground floor and part in first floor and the loft above the part of the shop. A self-contained Flat (561A) also exists in the ground floor behind the shop and also first floor above the part of the shop. It is accessed from the side of the property and has allocated amenity space at the rear. A large sized amenity space also located at the rear of the shop and the ancillary flat can also be accessed from the other side of the property.

The proposal is to convert the shop and the two flats above (one self- contained and one ancillary to the shop) into two houses following by internal alterations; removal of the chimney; separate amenity space; bin and cycle stores.

Few planning applications have been submitted previously to achieve the same thing (convert into two houses). They have been refused permission and appeal disallowed. We believed not a right planning application (prior approval application) was submitted.

Although Policy LP 26 of the Local Plan states that proposals which result in a loss of retail floor space in Key Shopping Frontages will be resisted but the shop at the site is not located in Key Shopping Area and no essential service will be lost. There is satisfactory alternative provision of A1/A2 within walking distance such as newsagent at no.352, Waitrose, Tesco Express and so on, all in Upper Richmond Road West. It is therefore not considered that the removal of this use would adversely impact the sustainability of the shopping frontage or that loss of the existing use would be undesirable.

Design:

The proposed dwellings have been designed to meet **Lifetime Homes Standards**, by providing easy access and comfortable living spaces. The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

This proposal, to create two separate dwellings, is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use as it surrounded between other residential houses and flats. It is considered that the proposal, to provide good sized residential dwellings, represents a far better and more appropriate use of this space.

It is noted that Richmond Council, like most London boroughs, is experiencing an increasing demand for more residential units for families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in residential units. This proposal looks to address the demand within an ideal location.

The two proposed residential dwellings would be of good size and layout, one 127.67m² and the other 142.35m², respectively. These have been designed to meet standard sizes of houses with room spaces in accordance with Lifetime Homes. The house areas exceed the minimum requirements for Floor Areas.

It is considered that the proposed residential houses would provide suitable standard space including Kitchen, Living Room, Dining Room, 4 Bedrooms (single and double), Store Rooms, Bathrooms and Shower rooms. The layouts have been designed to ensure standard room sizes and areas are maintained. It appears that all habitable rooms benefit from windows which afford adequate light.

The development is 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.

Bin Storage is located to the Front for easy access and collection. The bicycle storages are located at the rear gardens.

The rear garden is divided almost equally to provide a good amenity space for the residents of the houses. Access to the rear gardens will be directly from the folding doors in the ground floor at the rear of each property. There is also existing side access on each side of the property for each house.

Design or external appearance of the building:

Policy LP1 of the Local Plan requires all development to be of high architectural and urban design quality and compatible with local character in terms of development patterns, scale, height and design.

Policy LP3 of the Local Plan states The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.

Development proposals will be designed to avoid harm and adversely affect the significance of heritage assets and especially character of the area and the street view. Shopfront to be removed and replaced by 2 centrally located doors and

windows includes fenestration alterations to the front which match the upper floor fenestration. They are generally in keeping with the character of the existing BTM. The proposal also seeks permission for bifolding doors on the existing rear elevation. The doors are located at ground floor and are not considered to detract from the importance of the host BTM. The site plan illustrates the frontage with a front boundary wall as well as a dividing timber fence in the back gardens.

Access:

As noted the application site is in the area with a PTAL 2, North Sheen Railway Station is 15 minutes' walk away, which is served by regular trains to and from London Waterloo and Hounslow. The site is also approximately 5 minutes' walk from Bus Stops T, Y and U in Upper Richmond Road/Berwyn Road, which is served by buses no 33, no 337, no 493, no 969 and also night bus N33 operating between this stops, Hammersmith, Clapham Junction, Richmond and Tooting town centres, and Fullwell. Also there are Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

There are no existing Off-street car parking spaces for the property. There are some unrestricted on-street parking available along the roads nearby such as Derby Road and Warren Avenue. In view that the proposal reflects the unit mix of existing, considering the existing dwellings do not benefit from car parking spaces, the parking demand will remain the same for the proposed.

Conclusions:

This application, which have been carefully designed so that is causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use.

It is not considered that the removal of this use (retail shop A1) would adversely impact the sustainability of the shopping frontage or that loss of the existing use would be undesirable as many supermarkets are exist just walking distance from the property.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision of two residential units on this site, which has a good public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have an appropriate use of the site.