

Architecture
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HERITAGE DESIGN AND ACCESS STATEMENT

TO ACCOMPANY:

Planning Application

BY:

City Asset Holdings Limited

TO:

Richmond Borough Council

FOR:

Application for the conversion of a 2-storey flat into 2 self-contained flats providing refuse storage, cycling storage and amenity space.

AT:

**12A High Street, Hampton Wick
Kingston Upon Thames, KT1 4DB**

1. Site description

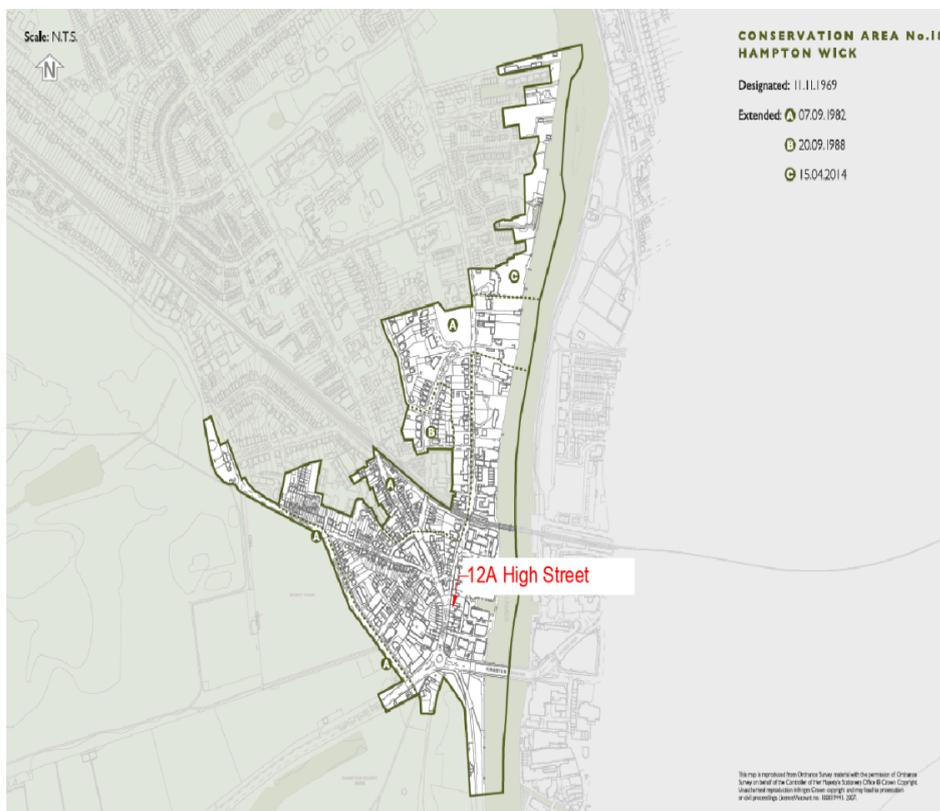
The site is a two storey terraced property on the east side of High Street Hampton Wick. The site is divided into two units, a ground floor commercial unit occupied by Architecture 100|City Lofts, and a flat above formed by a first floor and loft.

The site lies within the Conservation Area – CA18 Hampton Wick and the Flood Zone 2.

2. Heritage area character

The site lies within the area A “The Village Core” of the Hampton Wick Conservation Area.

The historic village centre is characterised by the distinctive curve of the High Street, enclosed by closely packed clusters of 18th, 19th and 20th century buildings, all of predominantly two storeys with some 3 storey buildings tight to the pavement. Building facades are of brick or render with mostly clay tile roofs.



3. Planning History

Relevant planning history for the property includes:

00/0465 - Erection Of Self Contained Flat Over Existing Two Storey Building. Granted.

00/3109 - Change Of Use Of Ground Floor Shop (a1) To Office (b1). Change Of Use Of First Floor Office (b1) To Residential (c3). Amendment To Maisonette Approved By Earlier Permission 00/465/FUL. Granted.

81/1263 - Refurbishment of existing offices and conversion of existing flat to offices. Granted.

90/0825/FUL - Roof Extension To Provide Additional Office Space. Refused.

The proposal has been the object of a pre-application **22/P0085/PREAPP**.

In its conclusion the planner says: *“Whilst there is no in-objection to an additional flat in this location, further information is required for officers to consider the scheme consistent with relevant Local Plan policies.”*

This planning application has taken into account all the recommendations and has been completed with all the reports requested.

4. Relevant Policies

- London Borough of Richmond Upon Thames Local Plan
- Residential Development Standards (SPD)
- Nationally Described Space Standards (NDSS)
- London Plan Policy

5. Proposal and Design

The proposal refers to the single flat occupying the first floor and loft level.

The proposal involves the subdivision of an existing 2bed, storey flat into two separate flats creating an additional residential unit.

The new arrangement is not far from the existing, no changes are proposed at the front of the building.

The site is located on Hampton Wick High Street, in an area designated as an Area of Mixed Use (AMU) therefore the creation of small units is in an appropriate location.

In terms of external alterations, an additional door will be added to the first floor rear elevation and the existing door/window will be moved. No alterations are proposed to the front elevation.

All materials will match the existing.

Residential Standards to comply with the nationally space standard (NDSS)

A. First Floor Flat (marked as Flat A in the plans and as Plot 1 in reports)

1 Bedroom/2 bedspaces (2 person);

The Gross Internal Area of the flat A is 50.06sqm, the bedroom floorspace is 11.71sqm 3.15mX2.78m;

The Bedroom is provided with 1.65sqm of built-in wardrobe;

The floor to ceiling height throughout the flat is above 2.3m;

All the habitable rooms have access to sunlight and are naturally ventilated;

The flat is self-contained with its own private entrance door which leads directly from the first floor to the ground floor.

B. Second Floor Flat (marked as Flat B in the plans and as Plot 2 in reports)

1 Bedroom/1 bedspaces (1 person);

The Gross Internal Area of the flat A is 47.86sqm, the bedroom floorspace is 11.21sqm 2.50mX4.35m;

The Bedroom is provided with 1.25sqm of built-in wardrobe;

The floor area ceiling height above 2.3m is 36m² >29.75m² minimum required for a 1 Bedroom/1 bed spaces 39 sqm;
All the habitable rooms have access to sunlight and are naturally ventilated;
The flat is self-contained with its own private entrance door at the first floor level which leads directly from the first floor to the ground floor.

6. Residential Amenity

Both flats will have an outdoor space made by dividing the existing terrace by a screening, details of it provided in Drawing P5.

7. Transport

A Transport Statement is provided as a separate document.

8. Refuse and recycling

Both flats will be provided, separately, with refuse storage located at the outdoor space; they will be large enough to fit 1x70L bin and 1x110L of recycling sacks.

9. Affordable Housing

The applicant is aware that a financial contribution must be paid and agreed in the event of a successful application.

10. Sustainability

- BREEAM Domestic Refurbishment & Fit Out 2014 Pre-assessment Report has been prepared by C80 Solutions.
A BREEAM rating of Very Good is considered viable for the site with a score of 62.29%.
A copy of the report is provided as a separate document.
- The Water Efficiency Calculation has been carried out by C80 Solutions.
The water usage for both flats is below 125 L/P/D therefore the proposed dwellings comply with part G of building regulations.
A copy of the calculations are provided as separate documents.
- L1B SAP Calculations, prepared by C80 Solutions, for both flats are provided as separate documents.
- Sustainable Construction Checklist is provided as a separate document.
The total score is 28.5.

11. Fire Safety

A Fire Safety Strategy is provided as a separate document.

12. Flood Risk and Sustainable Drainage

The Flood Risk Assessment has been prepared by Alan Wood & Partners.
The report demonstrates that the flood risk to the site is reasonable and acceptable and also demonstrates that the development will not increase the risk of flooding to other parties.

The project will not create any risk of flooding to the application site or to other parties beyond the site boundary resulting from drainage works.
A copy of the report is provided as a separate document.

13. CIL

The proposal is for the conversion of an existing residential unit into two self-contained flats without creation of additional floorspace. Since the planning consent is just for conversion, then the development would not be liable for payment.

14. Conclusion

The proposal is consistent with local policies together with that of Central Government policies. Its character and design is wholly in keeping with the setting of the building. The development does not have an impact on neighbour amenities or on the character of the area, therefore it is considered that planning consent should be granted for this application.