

**Replacement of existing shopfront with new shopfront,
decoration of external areas, external lighting and installation
of replacement kitchen ventilation system.**

All Bar One, 1 Kew Road, Richmond, TW9 2NQ

Project 4877

Heritage Design and Access Statement – June 2024

Planning Application

All Bar One, 1 Kew Road, Richmond

Overview

- 1.1. This statement has been prepared to support applications for Planning Consent for various alteration works and refurbishment of 1 Kew Road. The alteration works are necessary as a part of a brand change and essential ongoing improvement to the existing premises, to secure its future in both terms of an ongoing successful enterprise and maintaining the condition of the building.
- 1.2. The proposals are behalf of Mitchells and Butlers PLC who own the site and operate the premises, the proposed brand to be introduced to Richmond is All Bar One.
- 1.3. The building is within a Conservation Area, which is designated Heritage Asset and therefore this statement will consider the impact on the Conservation Area.
- 1.4. A separate Advertisement Consent application will be submitted for new signage by the signage specialist.
- 1.5. All the works are identified on the application drawings as follows:

4877-001 Existing Basement Ground and First Floor Plan

4877-002 Existing Second Floor Plan

4877-003 Existing Elevations

4877-004 Site Location Plan

4877-103a Proposed Elevations

4877-104 Proposed First Floor and Roof Plan

4877-301 Proposed Ground Floor Plan – builders work

Kitchen Ventilation drawing KEW-1 rev1

- 1.6. Planning permission is sought for the replacement of existing shopfront with new shopfront, decoration of external areas, external lighting and installation of replacement kitchen ventilation system.

Historic Background - Heritage Statement

- 1.6. The property lies within the Central Richmond Conservation Area.
- 1.7. As detailed within the Councils Conservation Area Statement, the area lies to the south-east of Richmond Green, centred on George Street and the Quadrant.
- 1.8. The site formed part of the former village centre, part of the Royal Manor House, dating from 1350.
- 1.9. The area served as an important coaching route to London, and has been extensively redeveloped, with the majority of historic buildings being replaced during the late 19th Century as London expanded.

- 2.5 This statement confirms that the area is in the main commercial use and highlights a number of buildings which are valuable in character i.e. 39 George Street, 3 The Square, The South Western Hotel, The Quadrant, The Dome Building, The Art Deco Odeon cinema, Dickens & Jones and the Christian Science Church. 1 Kew Road (formerly The Bull P.H.) is not mentioned in the statement.
- 2.6 The statement highlights the high quality of a number of shopfronts within the Conservation Area, in particular 1-6 Sheen Road where shopfronts relate well to the main building in respect of style and proportion.
- 2.7 An issue listed within the Statement is the loss of original or quality shopfronts and unsympathetic alterations, with the improvement of shopfronts highlighted as an opportunity for enhancement
- 2.8 The proposed shopfront retains a prominent feature to the front elevation the glazed arches, the replacement shopfront will be more sustainable and easily maintained ensuring the elevation retains a quality finish.
- 2.9 The existing kitchen ventilation to the rear elevation flat roof area is now of an age and require replacement to ensure the system is working efficiently.
- The proposed ventilation system is to be located in the same position and maintain the same discharge routes
- As part of the ventilation works, the existing screening will be repaired and reinstated.
- 2.10 External decorations are proposed to refresh the front and rear elevations, the intent is to be sympathetic and harmonious to the locality while maintaining a brand identity
- 2.11 External lighting is proposed to replace existing fittings with more stylish and energy efficient lighting as indicated on the Proposed elevations to enhance the external look and feel of the building without detracting from the street scene.

Design Statement

- 3.1 The design intention is to carry works as prescribed in the Heritage Statement to reflect operation needs and revive the quality of the existing, without diminishing the main fabric or essential character of the building.

Design Evaluation

USE

- 4.1.1 As confirmed above the intent is to refurbish the existing bar/restaurant
- 4.1.2 The principal elements of the scheme do not require permission, e.g. internal alterations to the bar/restaurant and kitchen area
- 4.1.3 Consent is sought for the new shopfront, external decoration, external lighting and kitchen ventilation
- 4.1.4 The proposal will enhance the use of the property and ensure the longevity of the business

AMOUNT

- 4.2.1 No extensions are proposed and the scheme will maintain the net floorspace within the property

LAYOUT

- 5.1.1 The proposal reflects the needs of the business and its operational use as a bar/restaurant. The scheme will ensure that the business is able to offer an increased and improved service to guests.

SCALE

- 6.1.1 The scale of the building is retained as existing

LANDSCAPING

- 7.1.1 No landscaping features will be affected by the proposals, artificial planting will be added to replace due to dilapidation

APPEARANCE

- 8.1.1 The main features of the external elevations are retained and enhanced with a replacement shopfront without having a detrimental effect on the appearance of the building

Heritage and Design Conclusions

- 1.10. From the above examination of all the proposed works it is clear that the proposals will involve very little change to the building itself, whilst providing worthwhile enhancements to the exterior and interior.
- 1.11. In conclusion it is considered that the proposed carefully designed alterations will not cause any harm to the building itself and are a minor part of the ongoing use of the building as a successful Bar/Restaurant that will in the long term ensure the future preservation of the building. It is therefore submitted that the proposed works should be granted consent

Access Statement

- 1.12. None of the proposals will effect the existing access arrangements or facilities within the building.

- 1.13. An accessible toilet is already provided and will be refurbished as part of this project
- 1.14. It is believed that the proposed layout and design of the seating and access throughout the ground floor of the building, and the toilet facilities provided, complies generally with all other aspects of disabled access as set out in the Building Regulations and current DDA documentation.