

DESIGN & HERITAGE STATEMENT

01.09.2024

- EFES DONER PLUS -
- RICHMOND -



PROPOSAL:

Façade Alterations, Skylight Replacement, Sign and Advertisement Consent

SITE: 11 King St. Richmond, TW9 1ND, UK

AKART LIMITED
Unit 119 Omega Works, 4 Roach Road,
London, England, E3 2PF
MOB: 07456159369
Email: planning@akart.co.uk

DESIGN and HERITAGE STATEMENT

1. Introduction

This statement has been prepared in order to support the planning application for the proposed development, shopfront alterations, replacement of two skylights and two new signs at 11 King St. Richmond, TW9 1ND. All proposed materials keenly specified to improve overall building quality and will enhance the frontage.

The property is a three-story mid terrace building comprising a restaurant on the ground floor with associated operations in the basement and a two bedroom residential flat on the upper two floors. The flat will be used by the staff only.



Picture Taken – 2024

The property has been used as a fish and chips restaurant which is named “Quality Fish Restaurant and Takeaway” as the final use.

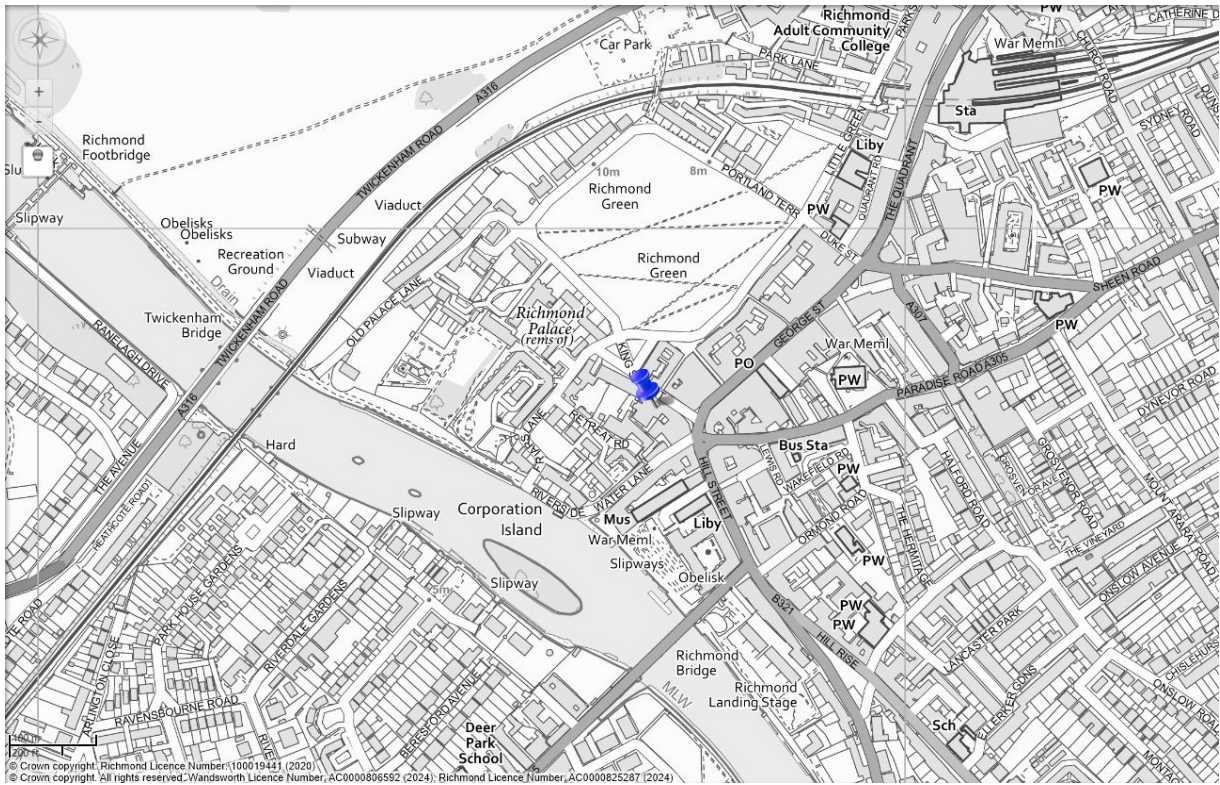
The property is both a Building of Townscape Merit and within the Richmond Green Conservation Area, forming part of the 'Key Shop Frontage' within the 'Main Centre Boundary for Richmond.' The site is also a designated 'Key Office Area' and within an 'Archaeological Priority Area'.



Site Google Map-1



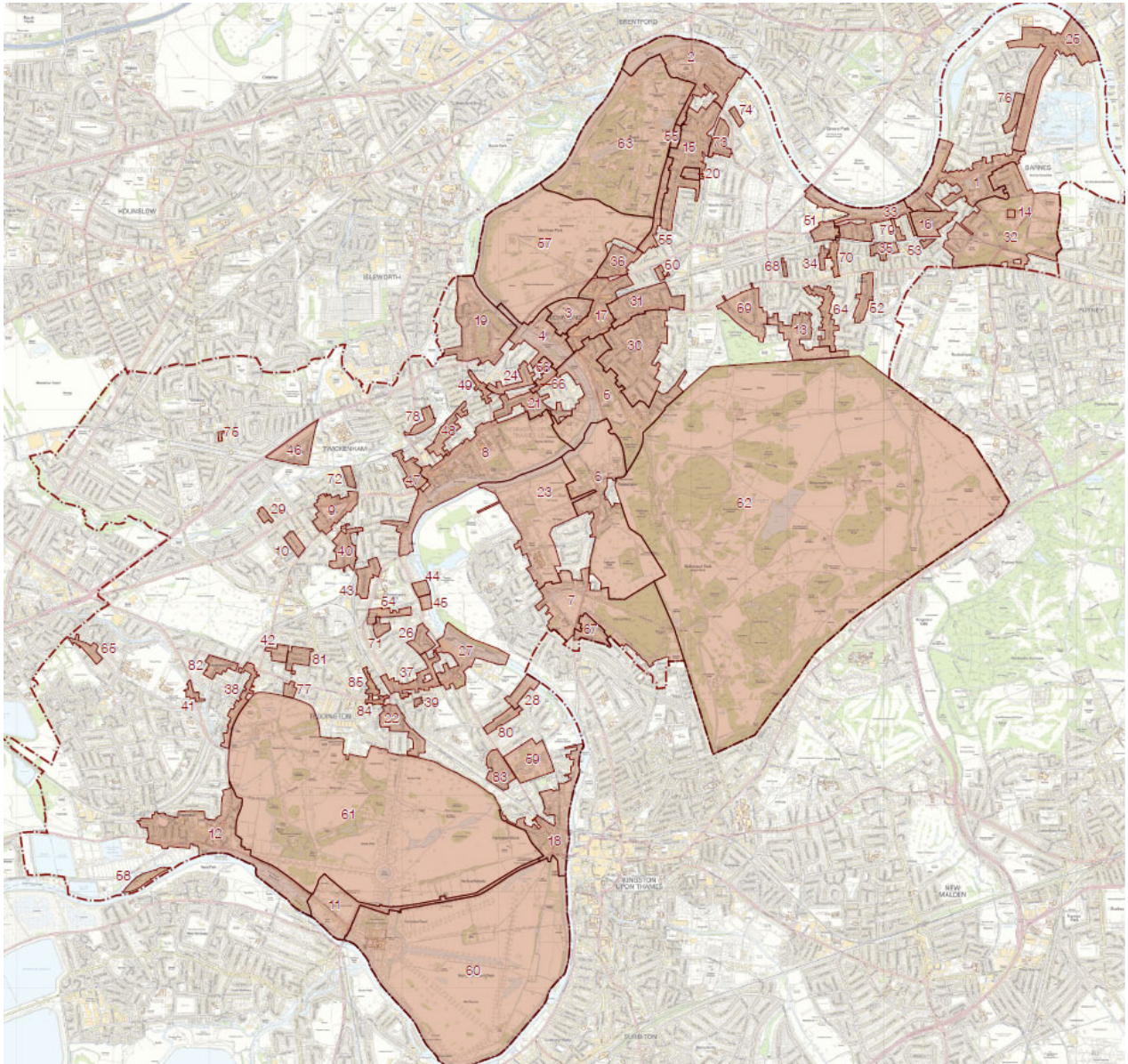
Site Google Map-2



Site Location Map

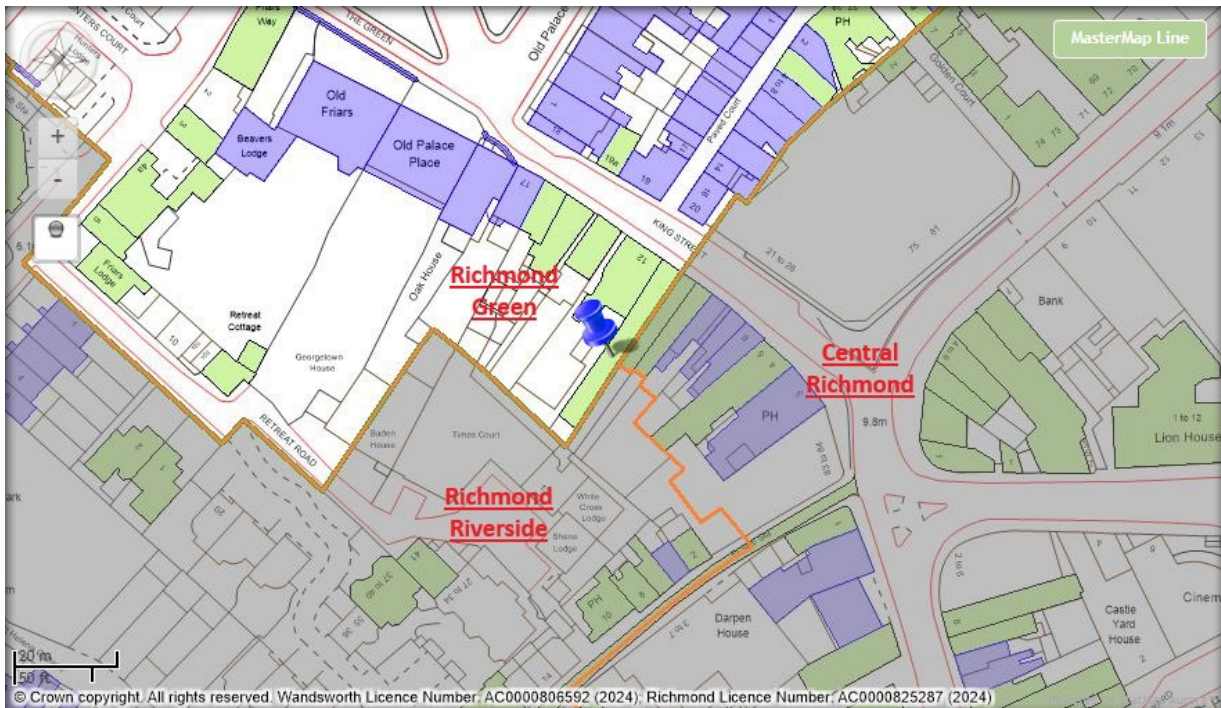
2. Conservation Areas

Conservation Areas were introduced in the Civic Amenities Act of 1967 and an initial series of areas was designated in 1969. The Council has subsequently designated further areas over the years and the boundaries of several areas have been extended. There are now 85 designated Conservation Areas in Richmond upon Thames.



Conservation Areas Map-1

The site is situated within the Richmond Green Conservation Area. However, the position of the site is right at the corner of the Richmond Green Conservation Area and has boundaries with two adjacent Richmond Riverside and Central Richmond Conservation Areas.



Conservation Areas Map-2

2.1. Richmond Green Conservation Area

Richmond Green Conservation Area lies in the centre of the London Borough of Richmond upon Thames, and although it has its own distinct character, it shares a relationship with both the Central Richmond Conservation Area and the Richmond Riverside Conservation Area in terms of its history and development.

3. Buildings of Townscape Merit

Buildings of Townscape Merit are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance.

The site has been designated as a Building of Townscape Merit.

Below map is reflecting the close by buildings which are designated as Building of Townscape Merit.

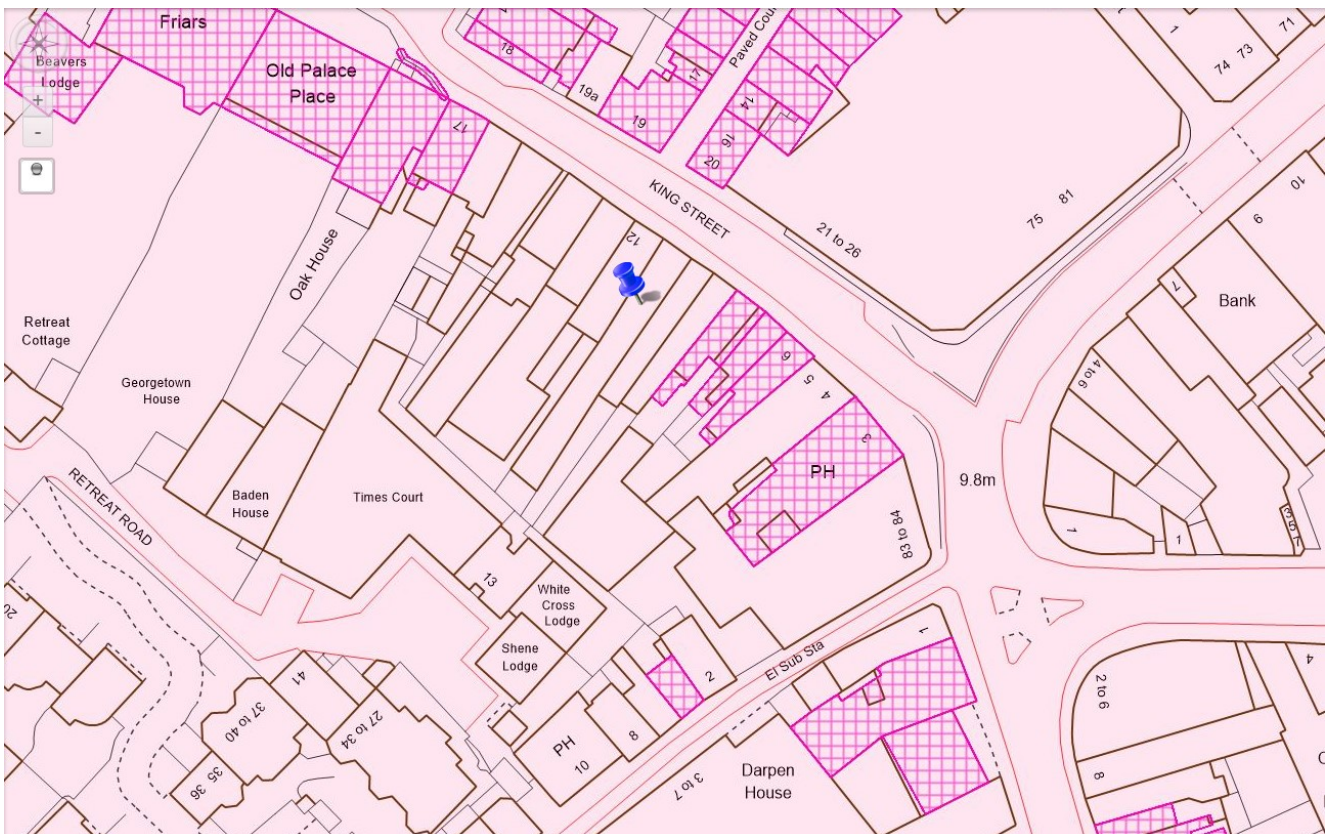


Buildings of Townscape Merit Map

4. Listed Buildings

The buildings that have been placed on the statutory list of special architectural or historic interest.

The property is not a listed and has no border to any other listed building but there are many listed buildings along the King Street as seen on the map below;



Listed Buildings Map

5. Planning History

Planning history on the site is as listed below;

- 5.1. 91/0344/FUL: Removal Of Existing And Installation Of New Shopfront
Granted Permission 07/06/1991
- 5.2. 80/1687/ADV: For Advertisements.
Refused Permission 06/04/1981
- 5.3. 67/0006/ADV: For Advertisements.
Granted Permission 07/03/1967
- 5.4. 66/2160/ADV: For Advertisements.
Refused Permission 29/12/1966
- 5.5. 66/2153: New shop front.
Granted Permission 05/01/1967
- 5.6. 65/0256/DD01: Demolition and re-building of existing Fish Bar and living
accommodation over.
Granted Permission 18/08/1965

6. Proposed Development

The proposed development is shopfront alterations including ground floor door and windows replacement, renewal of the windows at 1st and 2nd floors, adding 3 wall-washer type lighting fixtures to the front façade, replacement of two skylights and two new signs. All proposed materials keenly specified to improve overall building quality and will enhance the frontage.

Kindly refer to the planning application with reference "24/2001/FUL" and building control application with reference "24/115574/MYCIAR/JM" which have been submitted in parallel for further information and structural details.

7. Existing Site

Existing site has been used as E(b) class restaurant and Sui Generis (hot food takeaway) use classes, with the name "Quality Fish Restaurant and Takeaway" as the last use.

The site pictures and google views from the dates as taken in between 2009 to date are shown as follows;



Picture Taken – 2024



Picture Taken – 2024



Google View – 2022



Google View – 2021



Google View – 2020



Google View – 2019



Google View – 2016



Google View – 2009

8. Use of the Proposed Development

The current use class of the property is E(b) Restaurant and Sui Generis (hot food takeaway) Classes and proposed use class is same as is. There is no proposal to change the use class of the premises.

9. Scale and Amount

There is no change in the scale and amount of the property.

10. Layout

The structural layout of the property will have minor alterations for the dumbwaiter and duct service shaft and replacement of the skylights. A separate building control application has been submitted with reference "24/115574/MYCIAR/JM" for the related details.

Please refer to the proposed plan, elevation and sectional view layouts.

11. Appearance

The appearance of the property will be renewed and well maintained as a result will be visually clean and neat. The proposed works are not considered to have any adverse impact to the appearance and amenity of the property and on neighbors.

12. Access

There is no alteration to the access points of the property.

No change is proposed that will affect public routes.

13. Design Considerations

The proposed development at the property will highly improve the overall value of the property.

The proposed materials will be matching with the existing materials and overall quality will be improved.

There is no harm caused by the proposed development on the significance of the building.

14. Conclusion

There is no harm caused by the proposed development on the significance of the building and the proposed works are not having any adverse impact on neighbors and environment.

All the works will be carried out within the boundaries of the property.

Proposed development will not create any negative impact on architectural and historic merit or setting.

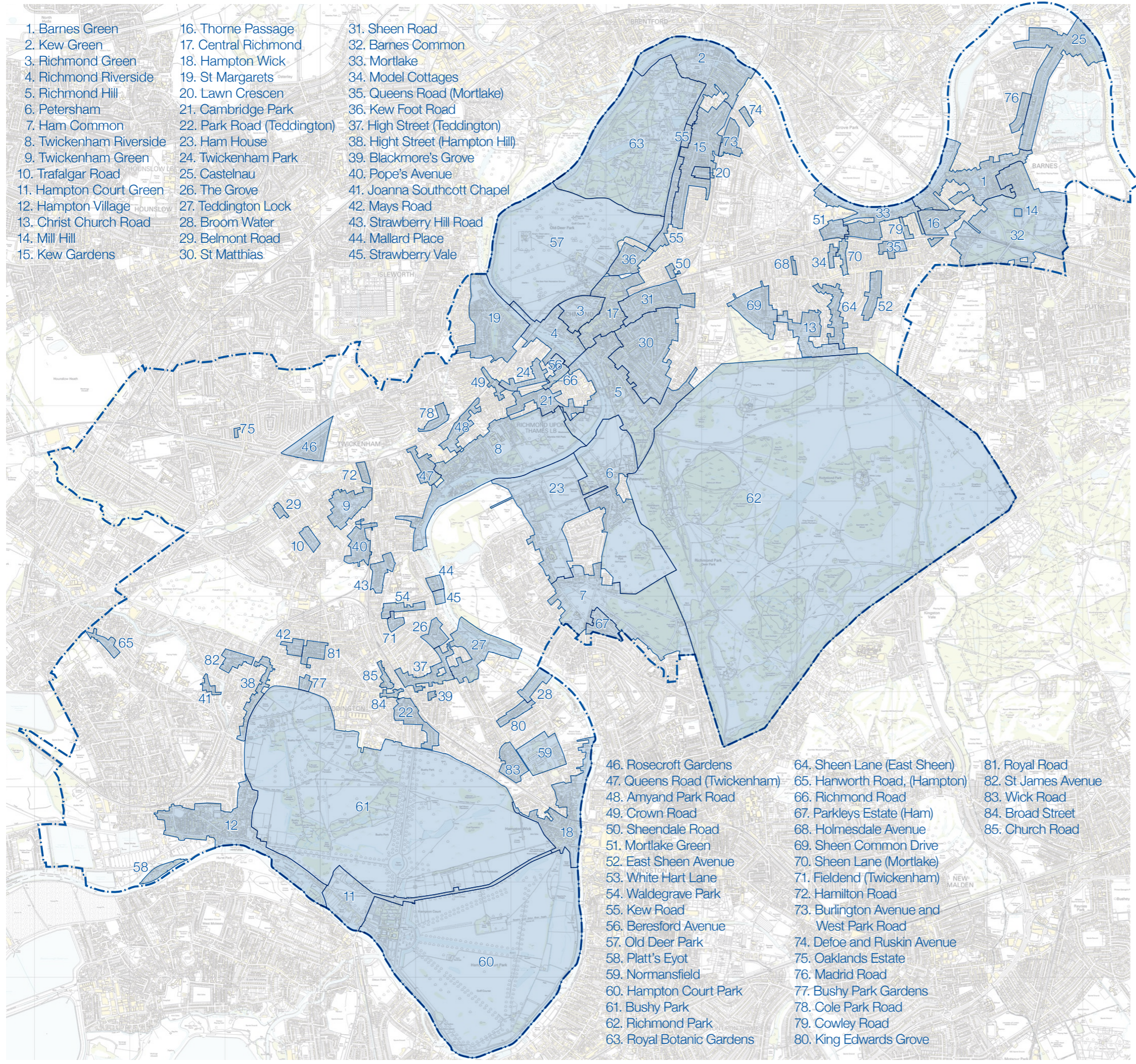
We hope this statement found well and supporting information justify the proposal which will preserve and enhance the existing building.

15. Attachments

- 15.1. Conservation Areas Map
- 15.2. FP01_Existing and Proposed Basement Floor Plans
- 15.3. FP02_Existing and Proposed Ground Floor Plans
- 15.4. FP03_Existing and Proposed First Floor Plans
- 15.5. FP05_Existing and Proposed Sectional Views
- 15.6. FP06_Existing and Proposed Rear Elevations
- 15.7. FP07_Existing and Proposed Front Elevations
- 15.8. FP09_Sections for the Proposed Skylights

CONSERVATION AREAS

- Conservation Areas
- Borough boundary



- 1. Barnes Green
- 2. Kew Green
- 3. Richmond Green
- 4. Richmond Riverside
- 5. Richmond Hill
- 6. Petersham
- 7. Ham Common
- 8. Twickenham Riverside
- 9. Twickenham Green
- 10. Trafalgar Road
- 11. Hampton Court Green
- 12. Hampton Village
- 13. Christ Church Road
- 14. Mill Hill
- 15. Kew Gardens
- 16. Thorne Passage
- 17. Central Richmond
- 18. Hampton Wick
- 19. St Margarets
- 20. Lawn Crescen
- 21. Cambridge Park
- 22. Park Road (Teddington)
- 23. Ham House
- 24. Twickenham Park
- 25. Castelnau
- 26. The Grove
- 27. Teddington Lock
- 28. Broom Water
- 29. Belmont Road
- 30. St Matthias
- 31. Sheen Road
- 32. Barnes Common
- 33. Mortlake
- 34. Model Cottages
- 35. Queens Road (Mortlake)
- 36. Kew Foot Road
- 37. High Street (Teddington)
- 38. Hight Street (Hampton Hill)
- 39. Blackmore's Grove
- 40. Pope's Avenue
- 41. Joanna Southcott Chapel
- 42. Mays Road
- 43. Strawberry Hill Road
- 44. Mallard Place
- 45. Strawberry Vale

- 46. Rosecroft Gardens
- 47. Queens Road (Twickenham)
- 48. Amyand Park Road
- 49. Crown Road
- 50. Sheendale Road
- 51. Mortlake Green
- 52. East Sheen Avenue
- 53. White Hart Lane
- 54. Waldegrave Park
- 55. Kew Road
- 56. Beresford Avenue
- 57. Old Deer Park
- 58. Platt's Eyot
- 59. Normansfield
- 60. Hampton Court Park
- 61. Bushy Park
- 62. Richmond Park
- 63. Royal Botanic Gardens
- 64. Sheen Lane (East Sheen)
- 65. Hanworth Road, (Hampton)
- 66. Richmond Road
- 67. Parkleys Estate (Ham)
- 68. Holmesdale Avenue
- 69. Sheen Common Drive
- 70. Sheen Lane (Mortlake)
- 71. Fieldend (Twickenham)
- 72. Hamilton Road
- 73. Burlington Avenue and West Park Road
- 74. Defoe and Ruskin Avenue
- 75. Oaklands Estate
- 76. Madrid Road
- 77. Bushy Park Gardens
- 78. Cole Park Road
- 79. Cowley Road
- 80. King Edwards Grove
- 81. Royal Road
- 82. St James Avenue
- 83. Wick Road
- 84. Broad Street
- 85. Church Road

London Borough of Richmond upon Thames

Scale 1:40,000

