

ACCESS & FLOOD RISK STATEMENT

141 RICHMOND ROAD, KINGSTON UPON THAMES KT2 5BZ

1.0 Introduction

The application concerns part of a mid-terrace 3 storey property known as 141 Richmond Road, Kingston upon Thames KT2 5BZ, located to the north of Kingston and bounded by Richmond Road to the front of the property and a vehicular access road to the rear via Woodside Road. The Terrace is on a slope with the front retail part at upper ground level with residential above. The rear of 141 accessed via the access right of way shared with 147, 145 & 143.

Lower ground floor is self-contained residential unit and a 2-storey storeroom no longer required for commercial storage.

The site is not Listed and not in a conservation area.



2.0 Proposal

Notification of Prior Approval for proposed change of use of redundant storage accommodation from (A1) use to a (C3) dwelling (studio flat).

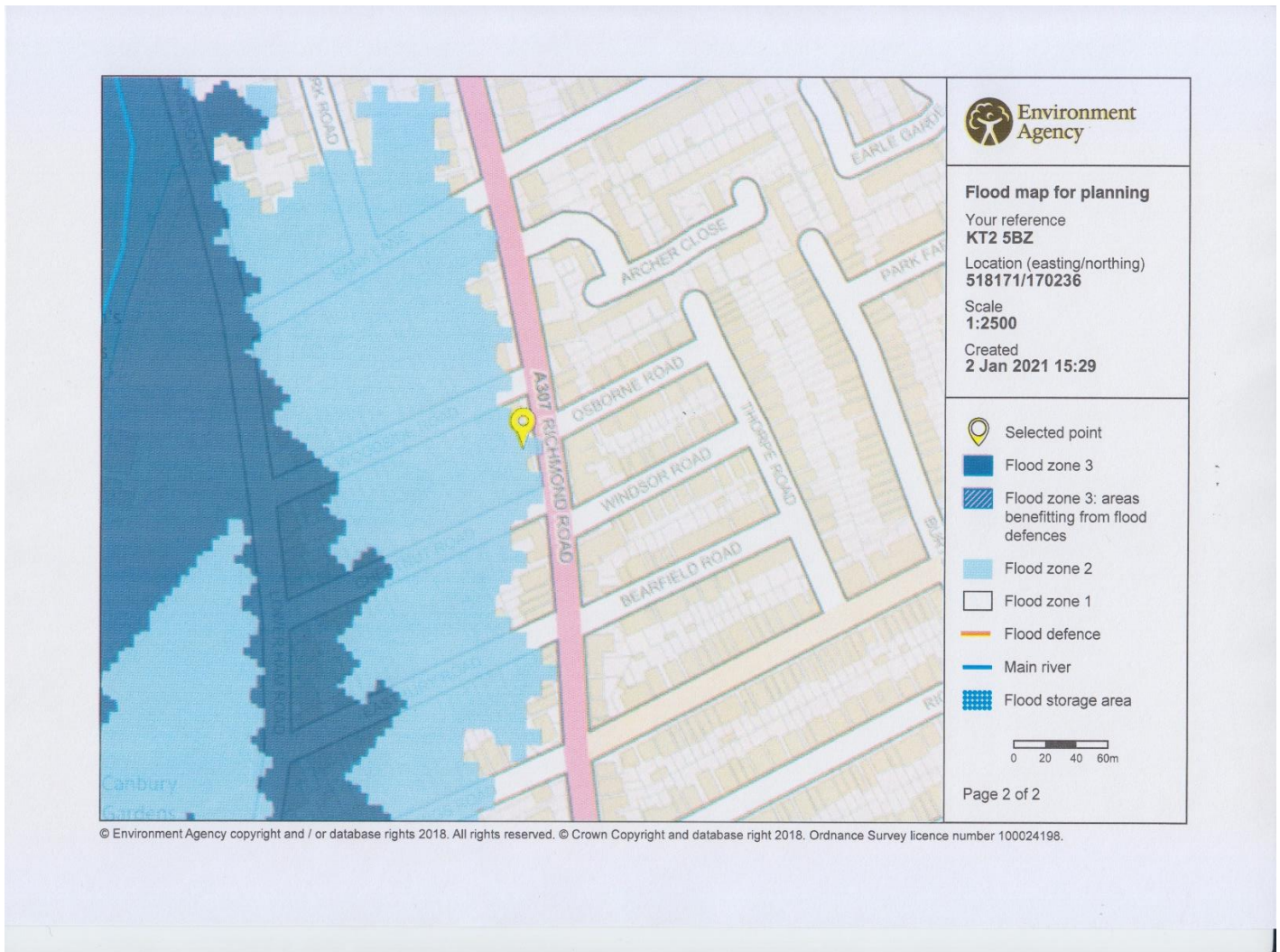
3.0 Summary

Due to the change in the financial and commercial climate because of the Covid-19 pandemic, it is quite likely that the (A1) storage unit would not be of use in the foreseeable future or if ever. The rear of 141 which has a frontage to a private access road, is more suited to residential use. This is due to largely residential access to the rear of adjacent terrace buildings.

There is adequate space for waste and recycling bins and room for locked cycle store to the rear yard of 141 if required.



FLOOD RISK MAP



4.0 Flood Risk

The site is partially in Strategic Flood Risk Area (SFRA) -Zone 2, and partially in Zone 1.

The proposal does not involve any changes to the existing building and rainwater runoff from roof and hard standing remains to be disposed via existing drainage system.

The Likelihood of Flooding to the area is also significantly reduced further to a Low-Risk category due to the flood protection barrier further up the mouth of the River Thames.

Overall, the application for change of use from (A1) storeroom to (C3) studio flat will not result in any additional flood risk.

December 2020