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To: Royal Borough of Kingston
upon Thames
Planning Department

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**DESIGN AND ACCESS STATEMENT AS SUPPORTING DOCUMENT FOR
CONVERSION OF A 1ST FLOOR COMMERCIAL INTO RESIDENTIAL 3
BEDROOM UNIT INCLUDING 1ST FLOOR REAR EXTENSION AT
1ST FLOOR, 78 HIGH STREET, NEW MALDEN, KT3 4ET**

Introduction

This statement is to support our planning proposal for commercial unit conversion into 1x 3 bedroom self-contained unit including rear extension at 1st Floor, 78 High Street, New Malden, KT3 4ET

The Site and Area

The site is located at 78 High Street, New Malden, KT3 4ET which belongs to London Borough of Kingston. The site is not located in Conservation Area and is not a listed building.

78 High Street is a two storey, terraced, commercial property situated within other commercial terraced premises. The property consists of Princess Alice Hospice Charity retailer on the ground floor and 1st floor also commercial which has been vacant since August 2020

New Malden High Street is a busy road with plenty of commercial premises and some residential units situated on upper floors above shops.

The site is within walking distance to public transport, local schools, parks, shops, sport facilities and restaurants.

Public Transport:

New Malden Tube Station- 0.2mile

Motspur Park Rail Station- 1.4mile

Local buses on High Street- 213 and K1

Parks and Sport:

The Malden Centre (sport facility)- 0.5mile

Blagdon Road open space- 0.5mile

Cromwell Avenue open space- 0.6mile

World of Golf London- 1.1mile

Rayners Park Recreation Ground- 1.1mile

Design

Planning permission was granted in 2006 (06/14026/FUL) for erection of first floor rear extension to form 1x self-contained studio flat. The approved proposal has not been built and permission expired.

In this planning submission, our proposal is to convert the existing 1st floor vacant space, which was previously used as a D1, Chinese medicine clinic, including 1st floor rear extension and create new 1x 3-bedroom residential unit.

First Floor Extension

The proposal will extend full width and depth of existing ground floor extension and size of proposed scale and massing is the same as approved extension 06/14026/FUL. Proposed side walls will include parapets above new flat roof for easy maintenance and services. All structural elements will meet current Building Regulations standards.

Existing First Floor Vacant Premises D1

Existing premises to be fully refurbished. Front window to be replaced and to be similar to existing in colour and appearance. All existing structural elements to be upgraded for acoustic and thermal performance. All new unit to comply with current Building Control requirements.

Conversion

The existing property including extension will consist of 1x 3-bedroom residential unit and will be designed to meet relevant planning policies and guidelines.

Entrance to the flat will be from ground floor level which is separated from ground floor retail premises.

Total proposed floor area of the flat is 103.6m² including small balcony (3m²) and ground floor front entrance.

Table 3.3 Minimum space standards for new dwellings⁵⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Bedrooms

All bedrooms will meet Technical Housing Standards- nationally described space standards.

Bed 1- 17m² (double)

Bed 2- 11.8m² (double)

Bed 3- 7.4m² (single)

All bedrooms will receive wardrobe and large windows.

Open Plan Kitchen/Dining/Sitting

Open plan floor area to be 29.5m² and will include Kitchen, Dining and Living space. Room will also have a balcony of additional 3m², full width sliding door and skylight for additional daylight.

Bathroom and Shower Room

The flat includes a large Bathroom with floor area of 7.1m² and En-suite for Bedroom 1. Each room will have a mechanical ventilation of 15l/s operated by switch light.

Hall and Internal storage

Hall floor area to be 12.9m² with plenty of storage including bike area and space for hanging coats.

Study and Work

Bedroom 1 is a large double of floor area of 17m² and work desk could be accommodated there. Also, open plan has a space for desk.

Daylight and sunlight

Each habitable roof has glazing area of no less than 20% of proposed floor area. Some rooms such as Hall and open plan Kitchen/Dining/Living will include roof skylight.

Outside Private Space

The proposed development does not include any private garden space which is typical for flats above commercial premises but a small balcony of 3m² has been incorporated, next to the Living Room.

Air Quality and Ventilation

Each habitable room including kitchen and dining will have a window with trickle vents and will provide background ventilation of:

-bedrooms- 5000 mm² equivalent area

-other habitable rooms- 5000mm² equivalent area

-shower rooms- 2500 mm² equivalent area
-open plan kitchen/sitting area- 8000mm² equivalent area

Ventilation:

The minimum extract rate for:

- Kitchen to be 30l/s (adjacent to a hob) or 60l/s elsewhere.
- En-suite and Bathroom-15l/s

Energy Use

External and Internal Lighting

Fixed internal lighting Min. Standards

A. in the areas affected by the building work, provide low energy light fittings (fixed lights or lighting units) that number not less than three per four of all the lightings in the main dwelling spaces of those areas (excluding infrequently accessed spaces used for storage, such as cupboards or wardrobes).

B. Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamps lumens per circuit-watt and total output greater than 400 lamp lumens.

C. light fittings whose supplied power is less than 5 circuit-watts are excluded from overall count of the total number of light fittings

New boilers and pipes insulation

The boilers to be SEDBUK 2009 efficiency should be not less than 88%.

Hot water storage (if any) should comply with the heat loss and heat exchanges requirements of BS 1566:2002 Part 1.

All exposed pipes should be insulated with 25mm pipe insulation:

Primary circulation pipes for heating circuit should be insulated wherever they pass outside the heated living space or through voids which communicate with and are ventilated from unheated spaces. Primary circulations pipes for domestic hot water circuits should be insulated throughout their length, subject only to practical constraints imposed by the need to penetrate joists and other structural elements.

All pipes connected to hot water storage vessels, including the vent pipe, should be insulated for at least 1m from their points of connection to the cylinder (or they should be insulated up to the point where become concealed).

Privacy

The property to be soundproof and to meet acoustic performance of current building regulations. Designer will provide acoustic solutions upon Planning Department's request.

Design proposal does demonstrate that all habitable rooms within the property are provided within adequate level of privacy in relation to neighboring properties, the street and other public access.

Parking Provision and Cycling Storage

The property is located on High Street New Malden District Centre and parking provision is not proposed. The location has got convenient public transport with walking distance to New Malden train station and local busses.

Proposed flat includes large Hall with plenty of storage including bike space.

Refuse

Proposed residential units will provide waste and recycling facilities on site and will comply with the Councils advice on Waste and Recycling Storage Requirements.

Flat will be provided with wheelie bins and recycling boxes located at the back of the property.

Flat to be provided with:

- Wheeled bin to be provided with capacity of 180-240L
 - 55 Litre green box – for paper, glass, plastic bottles, textiles and household batteries. Two boxes to be requested and be placed on sheltered, built-in shelving unit.
 - 5 Litre kitchen caddy – for storage of food waste inside the property.
 - 23 Litre lidded container – for storage of food waste outside of the property. To be placed on sheltered, built-in shelving unit.
 - Reusable bag for card and cardboard.
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