

CURIO
ARCHITECTS

79-81 KINGSTON ROAD, NEW MALDEN DESIGN AND ACCESS STATEMENT

DOCUMENT: DESIGN AND ACCESS STATEMENT
PROJECT: 79-81 KINGSTON ROAD, NEW MALDEN
CLIENT: LAMBROS GEORGIU

DATE: NOVEMBER 2023

| Introduction |

Curio Architects have prepared this design and access to provide information on the site and reasons why the proposal within this planning application is policy compliant.

The proposal is for the change of an existing Bed and Breakfast with Class E (ground floor restaurant) to Sui Generis (Larger HMO of 10 bedrooms) with Class E (ground floor restaurant). The proposal includes amendments to roof and additional dormers at 79-81 Kingston Road, New Malden, KT3 3PB which were previously approved under 23/01803/ FUL

Please note that this application is for changes to the first and second floor only

We act on behalf of Mr Georgiou who owns the freehold of the building



SITE LOCATION

| Kingston Road, New Malden |

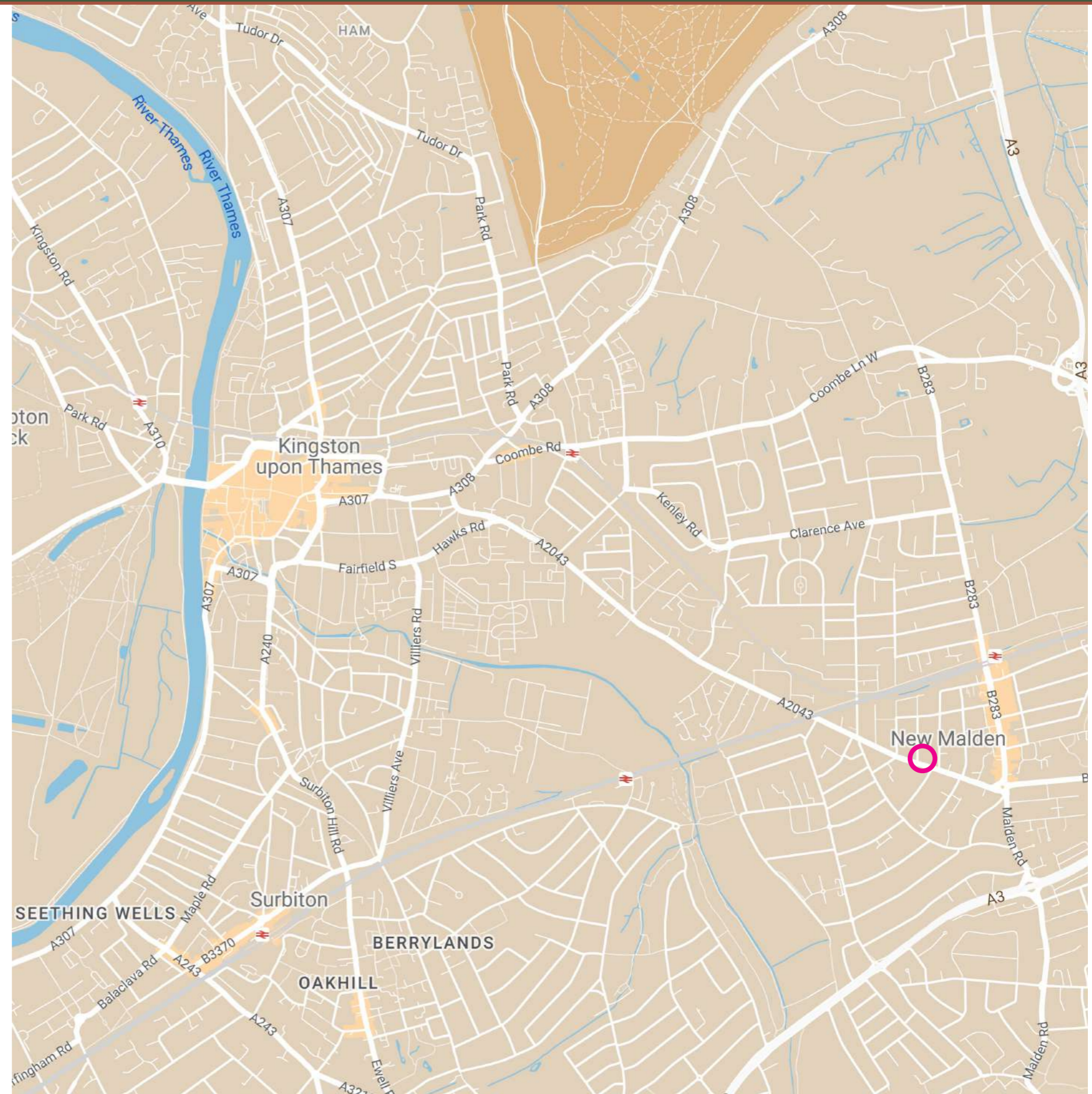
The site is located on the A2043, Kingston Road in New Malden.

The Kingston Road acts as a main road from Kingston upon Thames to New Malden and has a mix of fully residential properties and mixed use residential properties with commercial spaces for shops, bars and restaurants on the ground floor.

Kingston Upon Thames is a 2.5 mile drive up the A2043.

The properties are located on major bus routes including; the 213 connection Sutton, North Cheam, Worcester Park and Kingston with New Malden - as well as the 131 connecting New Malden with Kingston, Raynes Park and Wimbledon.

New Malden station is a 10 minute, half a mile walk, from the site with direct services to Clapham Junction and onto London Victoria and London Waterloo.



| Kingston Road, New Malden |

The site is located on the north side of Kingston Road and comprises a semi-detached building. The row of buildings have businesses on the ground floor and residential/offices above. The site has no specific land allocation or policy constraints within the Council's Core Strategy.

The area is characterised by buildings of a similar style. These are predominately two storeys in height with a gable ended frontage.

The buildings on the site are not listed or locally listed and the site does not fall within a Conservation Area. There are no Tree Preservation Orders (TPOs) that apply to the site or trees within the immediate vicinity. The site is within flood zone 1 (low risk).

79-81 Kingston Road is currently used as a restaurant at ground floor, including a covered front terrace. The first and second floors are used as an Bed & Breakfast with an entrance to the right front corner of no 79 Kingston Road.



| Site Photos |

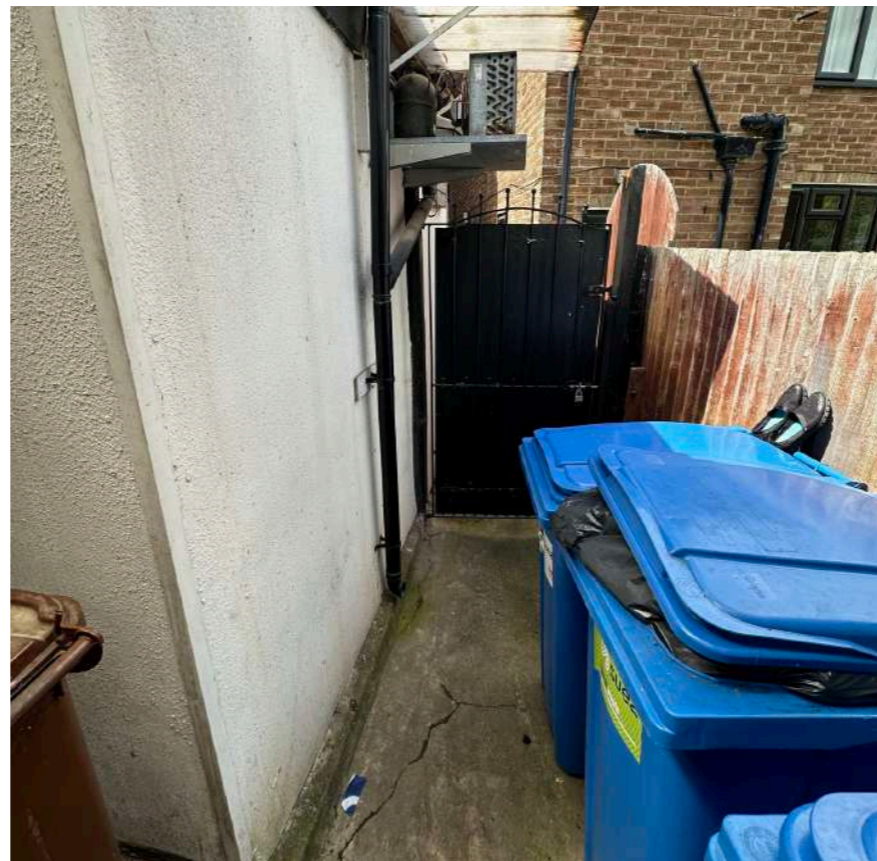
The row of properties have gable ends facing Kingston Road. The exception to this are No. 81 (part of application site) and the neighbouring property at No. 83.

A planning application has been approved for no.83 to reinstate the gable ended frontage. Construction has begun and is expected to be complete later this year.

Following completion of no.83, no.81 will be the only property on the street without a gable ended frontage.

A new dormer was approved for 81 Kingston Road, under reference 23/01803/FUL, where additional rooms were proposed for the Bed and Breakfast.

The fenestration along the street is also uniform with two symmetrical windows at first floor and a single window at second floor.



SITE HISTORY

| Site History |

79-81 Kingston Road is a mixed use comprising of a restaurant (Use class A3) at ground floor of 79 Kingston Road, and a Bed and Breakfast accessed from 81 Kingston Road with 9 rooms which span across both 79 and 81 at first and second floor levels.

The images to the right are taken from Google Maps Streetview, showing the different uses of the site as far back as 2008.

The Bed and Breakfast was started in 2005 following its use as a homeless shelter for Croydon Council.

Whilst there had been no formal change of use, the property has been used as a Bed and Breakfast for more than 10 years and is recognised as a B&B by Kingston Council.

The use class has recently been recognised by the Royal Borough of Kingston Council in application in 23/01803/FUL



October 2008



October 2018



October 2012



October 2019



October 2016



October 2021

There have been multiple planning applications since 1991. These have ranged from retrospective applications for retention of extensions to the change of use of the ground floor into residential flats.

A notable application to this submission is an application for a change of use to an HMO which was made in 1999. The application, reference 99/04136/FUL, relates to the first and second floor being used as a 10 room multi-occupation unit and was approved in February 2000.

79-81 Kingston Road, New Malden, KT3 3PB

91/0358/FUL

Change of use of first and second floor from residential to hotel, erection of first floor extension and retention of fire escape

Refused June 1991

91/1493/FUL

Retention of single storey rear extension and rear external fire escape, continued use of former access to 81A as restaurant, erection of covered way at rear and front patio railings

Application Granted Feb 1992

92/1015/FUL

Retention of front patio railings

Application Granted January 1993

94/0832/LDE

Use of ground floor as restaurant, and first and second floors for residential use in multiple occupation (LDC) (E)

Refused January 1995

95/4064/FUL

Retention of alterations to shop front

Application Granted July 1995

96/4025/LDE

Use of ground floor at restaurant (No's 79 - 81), and use of first and second floor for residential use in multiple occupation (No.79)(LDC)(E)

Application Granted March 1996

99/04136/FUL

Use of first floor of 81 Kingston Road and first and second floors of 79 Kingston Road to provide 10 room multi occupation unit

Application Granted February 2020

04/14014/ADV

Display of internally illuminated fascia sign

Application Granted July 2005

19/01488/FUL

Change of use of part of the restaurant to 2 bedroom self-contained flat for HMO use and alterations to the front and rear elevation

Refused August 2019

19/02918/FUL

Change of use of part of ground floor (at No. 79) from a restaurant (Use Class A3) to a one-bedroom self-contained flat (Use Class C3)

Refused Jan 2020

20/00312/FUL

Installation of new shopfront and division of existing restaurant into two mixed use class units for restaurants/cafe (Use Class A3) and Hot Food Takeaway (Use Class A5)

Granted April 2020

23/01803/FUL

Erection of front gable and side dormers roof extension to provide 4 additional bedrooms to existing Bed and Breakfast

Granted September 2023

| Planning History - Recently Consented Application |

The recently consented application, 23/01803/FUL was for the erection of front gable and side dormers roof extension to provide 4 additional bedrooms to existing Bed and Breakfast.

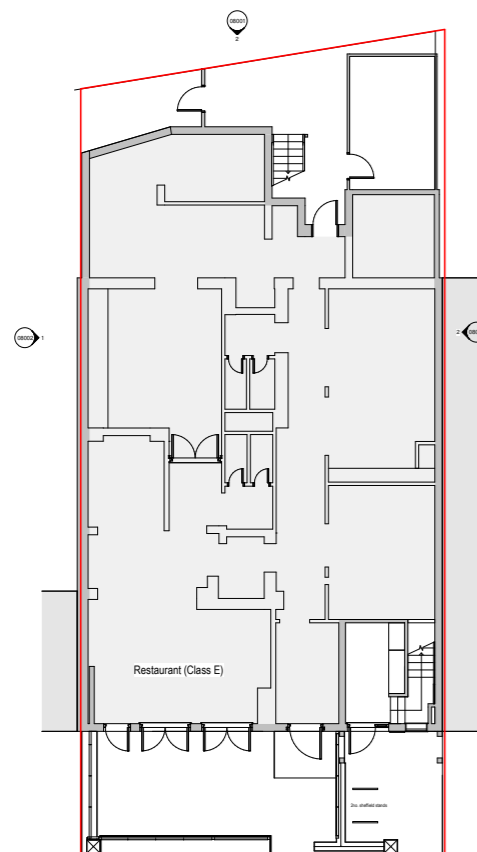
The drawings from the application are outlined on this page.



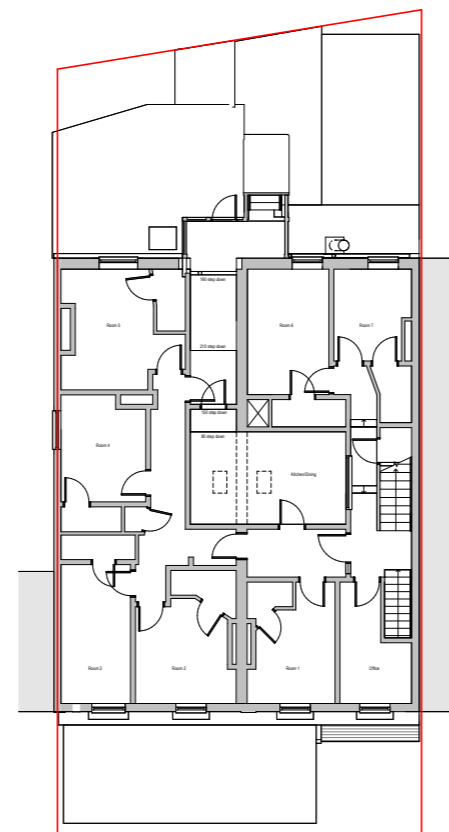
Consented Front Elevation



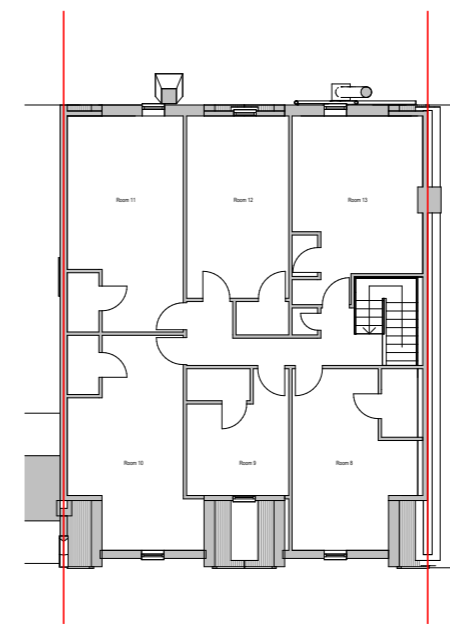
Consented Rear Elevation



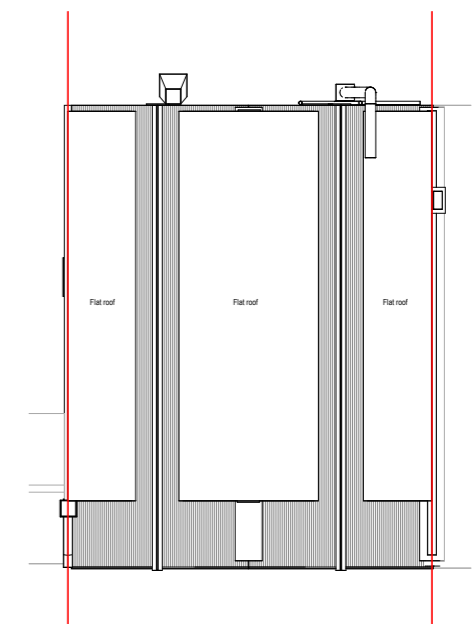
Consented Ground Floor



Consented First Floor



Consented Second Floor



Consented Roof Dormer

| Planning History - Neighbouring Site |

83 Kingston Road, New Malden, KT3 3PB

The neighbouring property, to the north, has recently obtained planning consent for the extensions to the property and a change in roof form and ridge line to be more in keeping with the rest of the street. The application history is listed below and drawings extracted from the 2018 application to the right.

18/14794/FUL

Erection of ground and first floor rear extensions and roof extensions including an increase in the ridge height to increase the floorspace of the existing 1st floor flat and accommodate an additional x1 bedroom flat within the roofspace.

Granted December 2018

20/02172/CLC

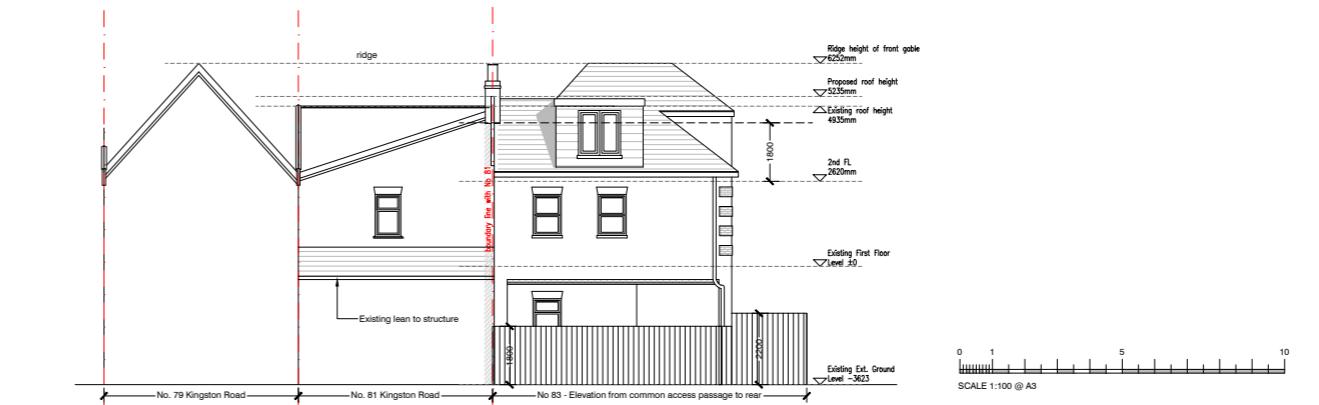
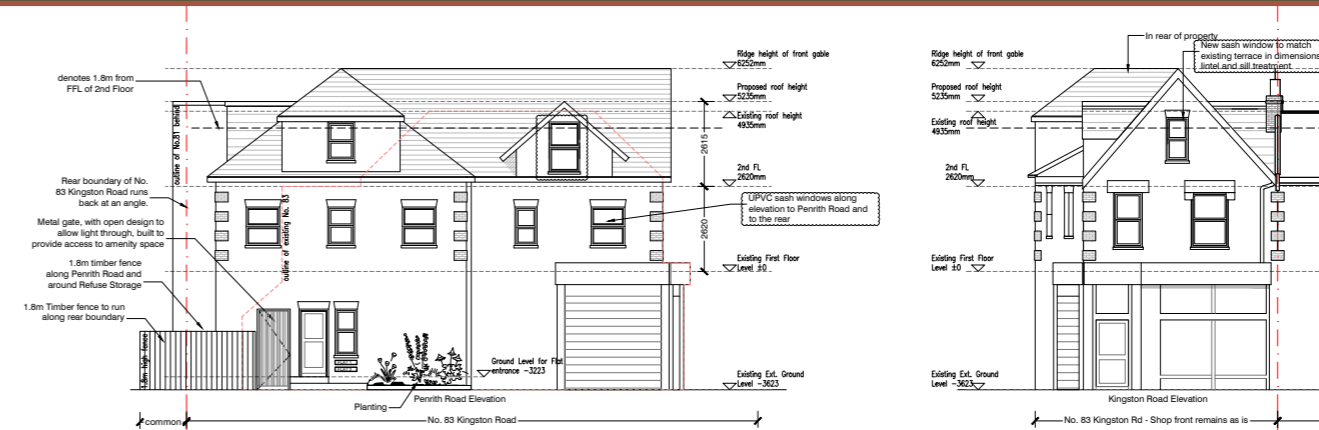
Details required by Conditions 3 (materials for all external finishes), 4 (refuse and recycling storage facilities), 6 (secure cycle parking facilities) and 7 (sectional plans showing the relationship between the proposed window frames and the reveals/roof) of Planning Permission 18/14794/FUL (Erection of ground and first floor rear extensions and roof extensions including an increase in the ridge height to increase the floorspace of the existing 1st floor flat A)

Granted February 2021

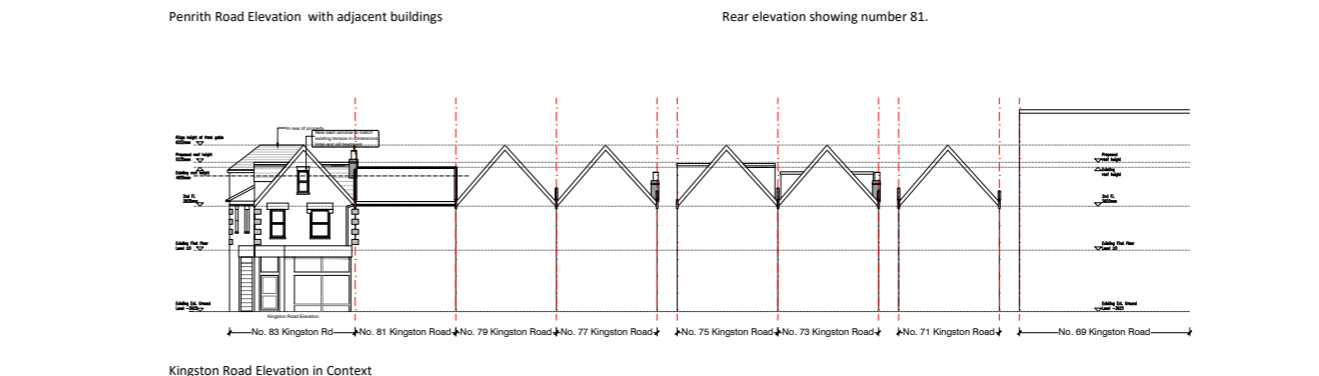
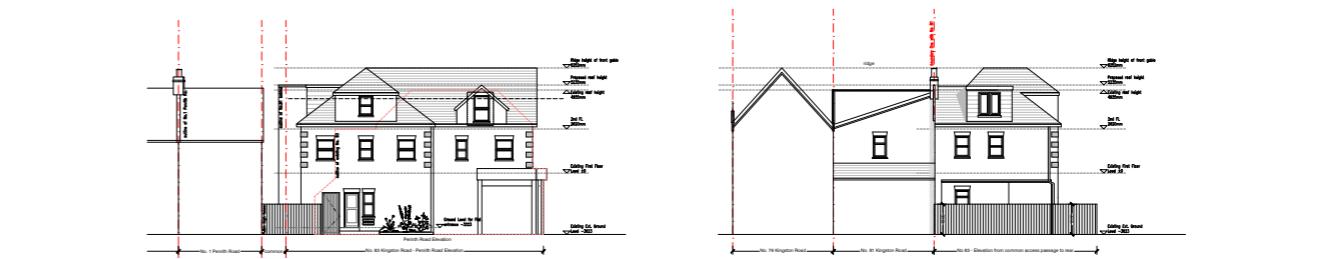
21/01283/CLC

Details required for Condition 3 (materials for all external finishes) of planning permission 18/14794/FUL (Erection of ground and first floor rear extensions and roof extensions including an increase in the ridge height to increase the floorspace of the existing 1st floor flat and accommodate an additional x1 bedroom flat within the roofspace)

Refused 2021



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75 Kingston Road, New Malden, KT3 3PB

The neighbouring property, two doors to the south, obtained planning consent for a change of use on upper floors and creation of dormer window to side elevation. In the same year a separate application was made for the erection of two dormer windows to side elevations. The recent application history is listed below and drawings extracted from the 2015 and 2016 applications to the right.

15/15065/FUL

Proposed change of use of upper floors from Use Class C3 (Residential) to D1 (Dental), formation of dormer window to side elevation, 2 x velux windows, staircase to rear and creation of opening to fire door to side elevation.

Granted December 2015

16/14136/FUL

Erection of two dormer windows to side elevations.

Granted April 2016

16/14841/ADV

Display of 1 x internally illuminated fascia sign and applied graphics.

Granted Oct 2016

16/14846/COND

Details pursuant to Condition 8 (Secure Cycle Parking Facilities), 9 (Green Travel Plan) and 10 (Acoustic Insulation Scheme) of planning permission 15/15065/FUL (Proposed change of use of upper floors from Use Class C3 (Residential) to D1 (Dental), formation of dormer window to side elevation, 2 x velux windows, staircase to rear and creation of opening to fire door to side elevation)

Granted Oct 2016



Proposed Front and Side Elevations from application reference 15/15065/FUL



Proposed Front and Side Elevations from application reference 16/14136/FUL

EXISTING BUILDING

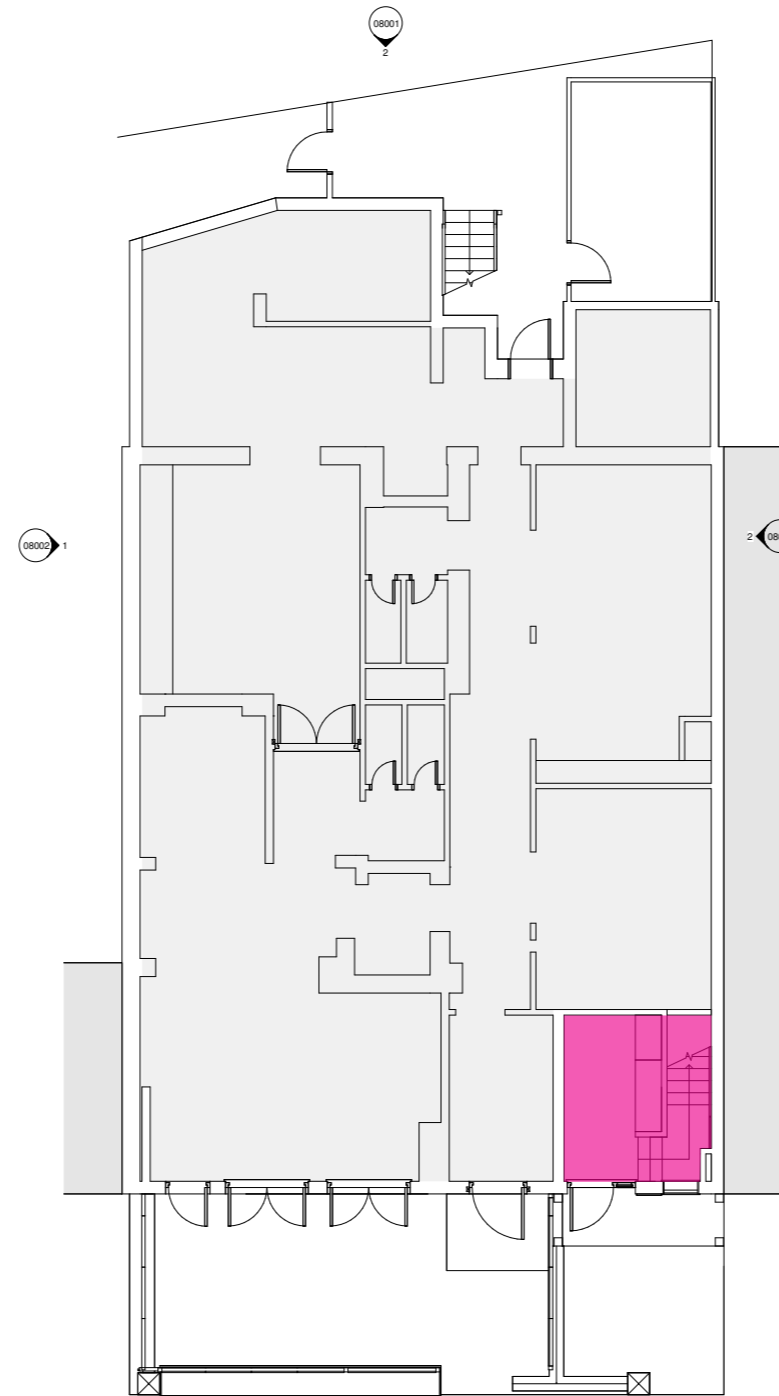
| Existing Building |

The ground floor accommodates a restaurant that spans across both no.79 & no.81 Kingston Road.



The first and second floors are used as a bed and breakfast with an entrance at the ground floor of no.79 Kingston Road.

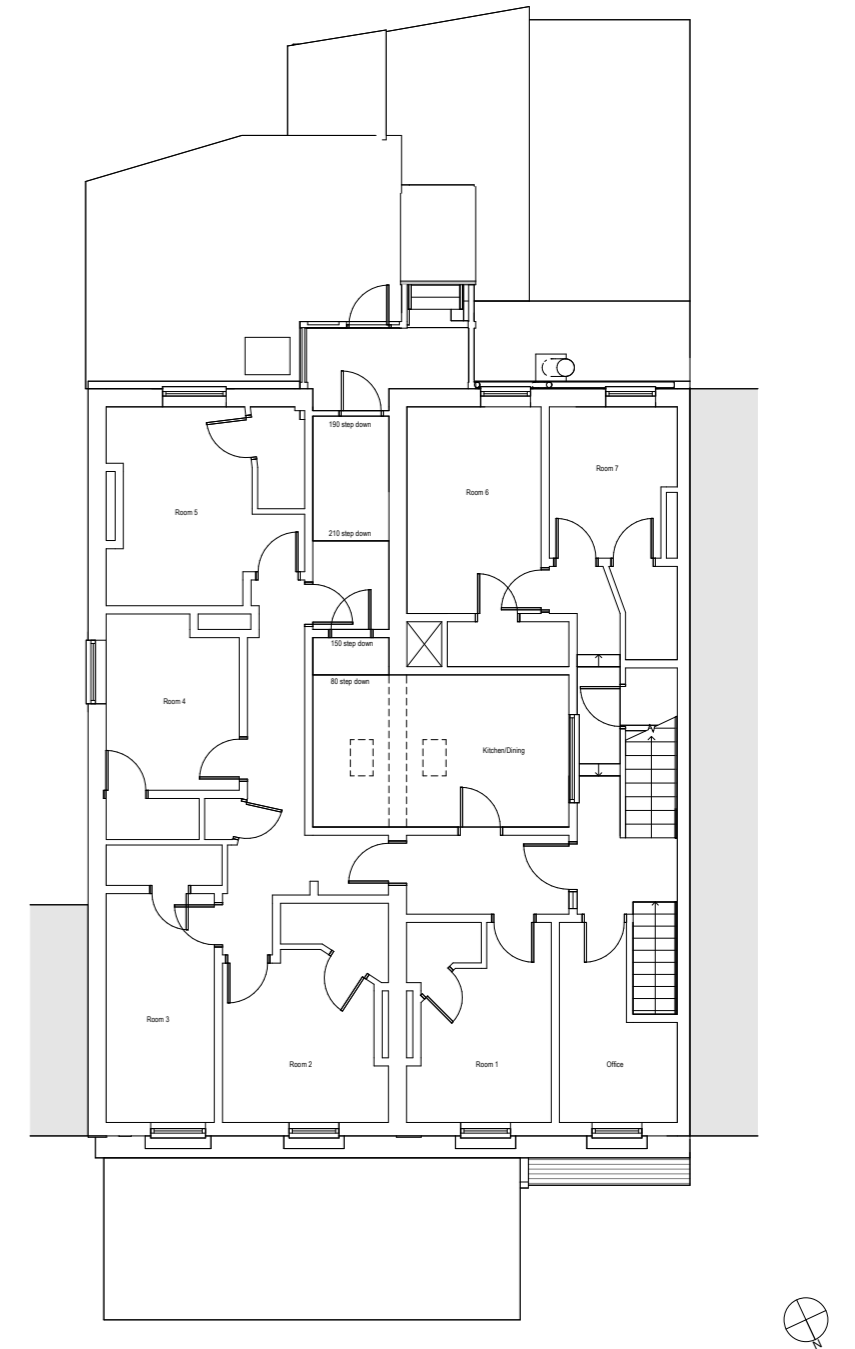
The first floor comprises of 7 rooms and a communal kitchen/dining space.

There is a escape staircase to the rear of the property which leads to the alley at ground floor.



Ground floor plan

-  B&B entrance lobby
-  Restaurant

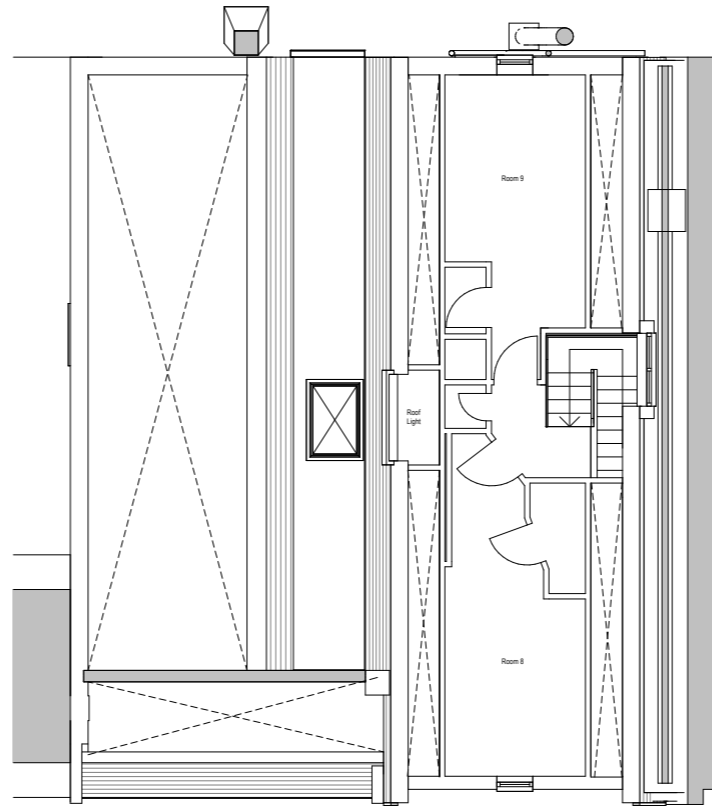


First floor plan

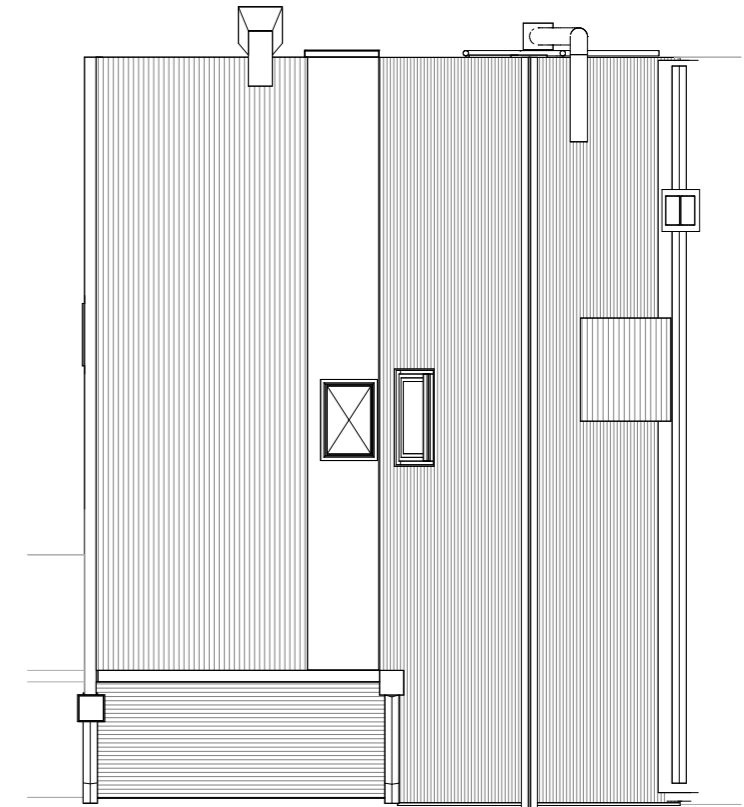
| Existing Building |

The second floor has two more rooms within the roof space, which are accessed via a staircase on the right boundary of no.79 Kingston Road.

There is a small dormer over the staircase to provide additional headroom.



Second floor plan



Roof Plan

| Existing Drawings |

The properties form a terrace with a prominent character and proportion.

No.81 Kingston Road differs in style with a varied roof style. This can be seen to be out of character and not responsive to the street scene.

The rear elevation is less coherent with back of house services and various adaptations over the years.

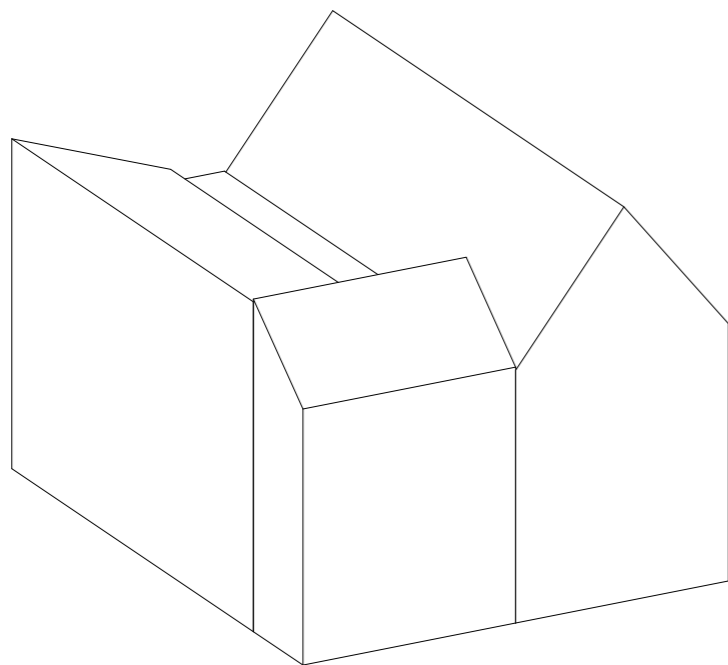


Front Elevation

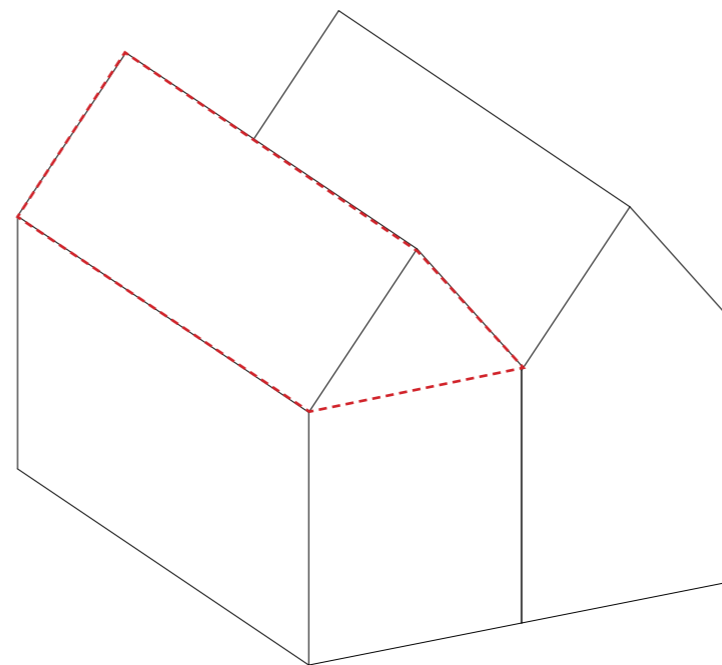


Rear Elevation

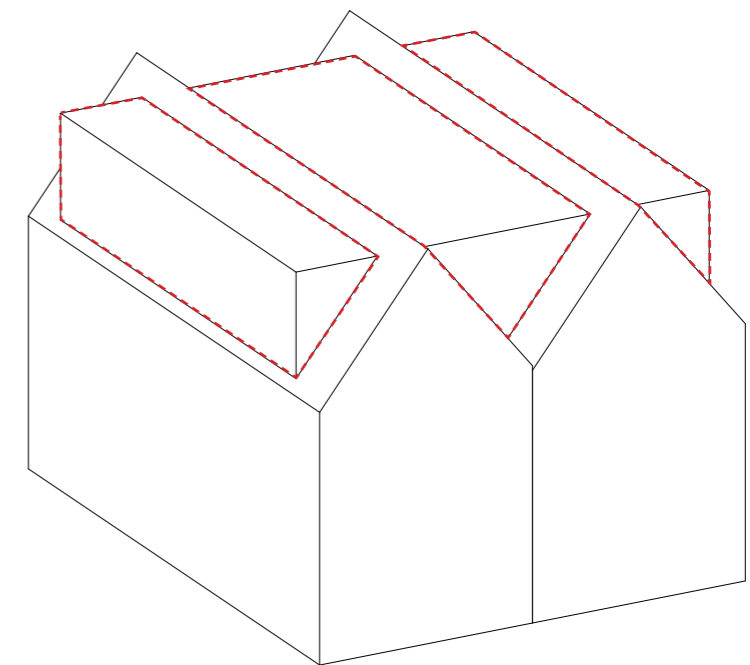
PROPOSAL



The existing massing comprises of two properties, no.79 to the right has a dual pitched roof with a gable ended frontage. No.81 has a different character with a mono-pitched roof to the front and rear of the property.



The proposed massing intends to reinstate the dual pitched roof to match the row of buildings. The proportions and ridge height will match no.79



Dormers are then added to the side pitches to provide additional space to the second floor.

The dormers are set back from the front elevation to appear subordinate to the main building.

| Proposed Drawings |

The existing street scene has a varying roof form. Following the completion of the approved works under 18/14794/FUL at no.83 Kingston Road, no.81 will be the only property without a dual pitch roof.

The amendment to the roof will be in keeping with the street scene and compliment the existing buildings.

The dormers will match the height of the dormers at no.83 to maintain the character of the terrace.

The proposed windows are to match the style and proportion of the existing second floor windows.



Existing street elevation

Outline of consented scheme under application 23/01803/FUL in pink.

Consented scheme under application 18/14794/FUL. (Currently under construction)



Proposed street elevation

| Amount & Scale |

By raising the roof of no.81 and adding dormers to both properties, the usable space on second floor is significantly increased.

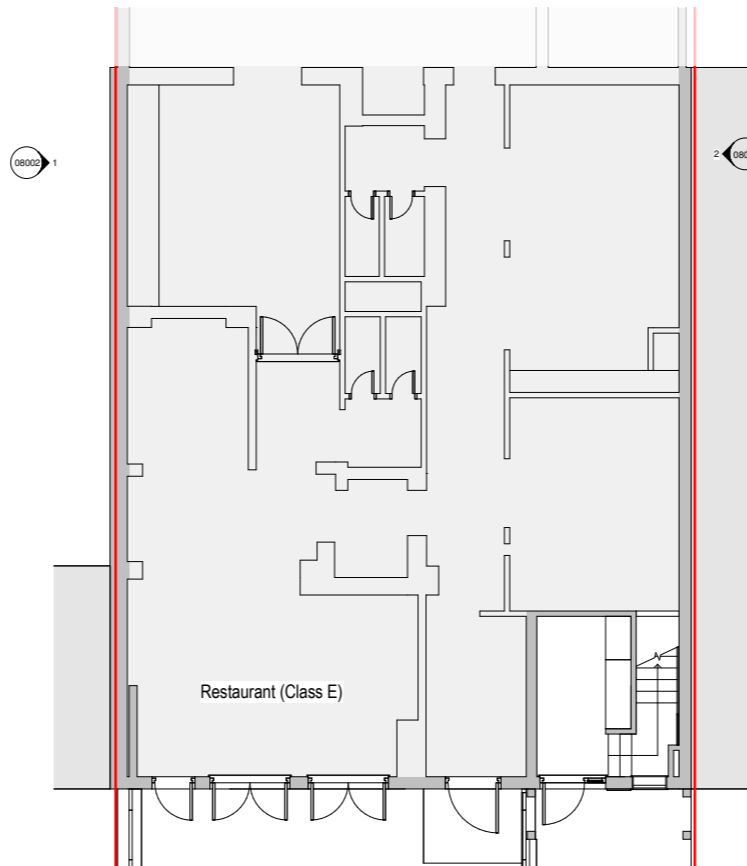
On the first floor, the intention is to retain the main spine wall down through the property and position rooms either side. Two rooms are proposed at the front and rear of the property providing four rooms on the floor level. An escape to the rear of the property is provided through the centre of the plan and the existing stairwell into the second floor is retained.

The additional space on the second floor provides accommodation for 6 rooms all with ensuites and kitchenettes. As demonstrated later in this document, each room complies with Kingston's House of Multiple Occupancy standards.

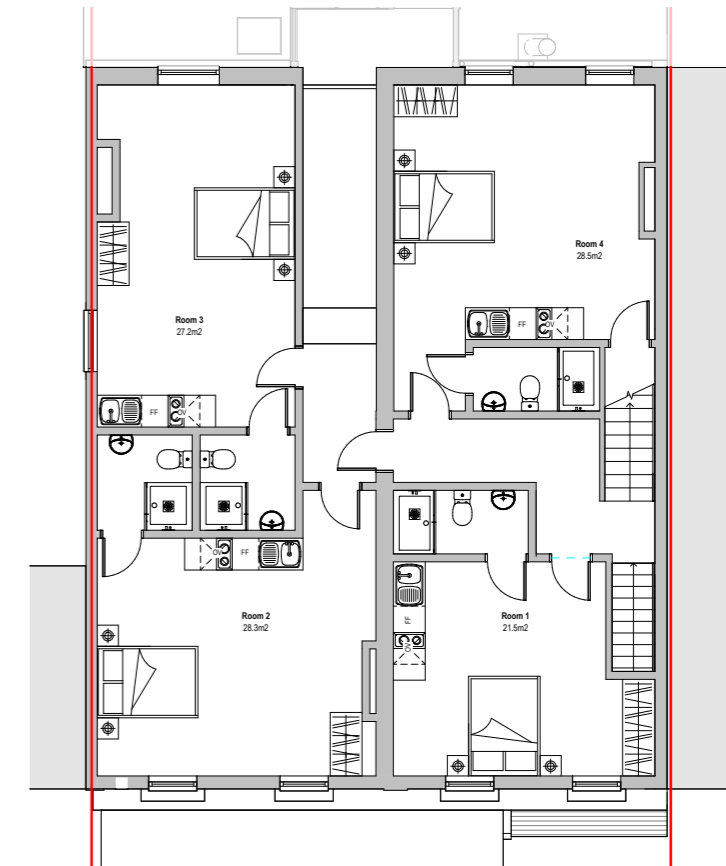
Neighbouring Amenity & Daylight/Sunlight

As previously approved, the massing of the extensions will not cause any additional impact on no.83 Kingston Road as the property has no side facing windows.

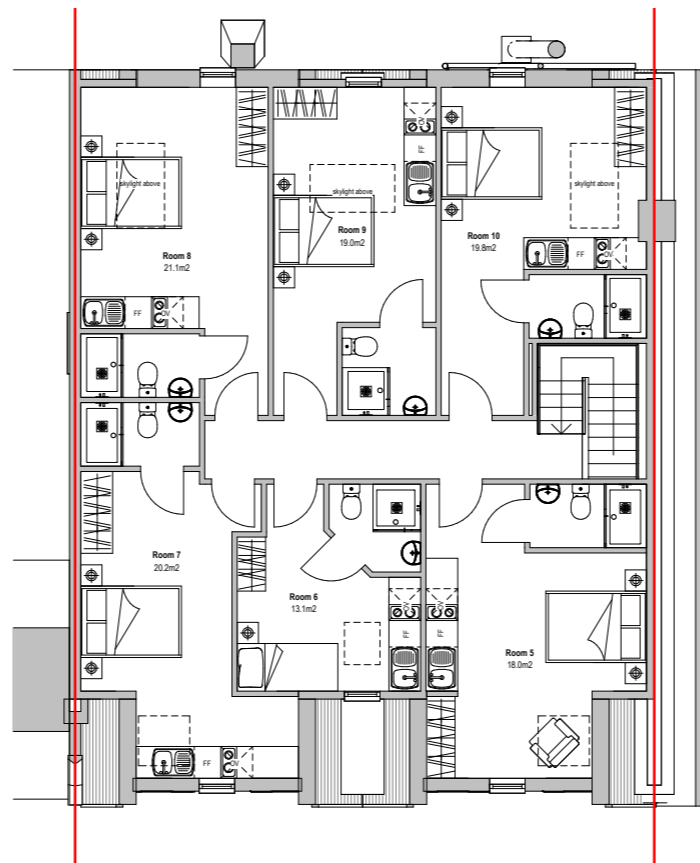
There may be some impact to no.77 Kingston Road as there is a side facing dormer. However, the opening within the dormer does not serve a habitable space and no.79 currently has a dormer directly opposite. The additional impact will therefore be minimal.



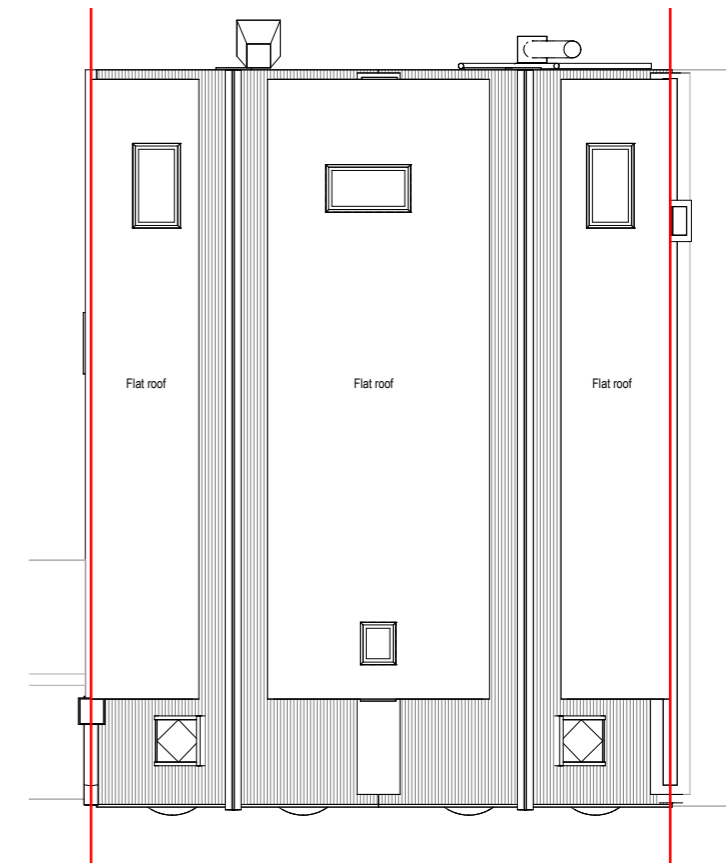
Proposed ground floor plan



Proposed first floor plan




Proposed second floor plan



Proposed roof plan

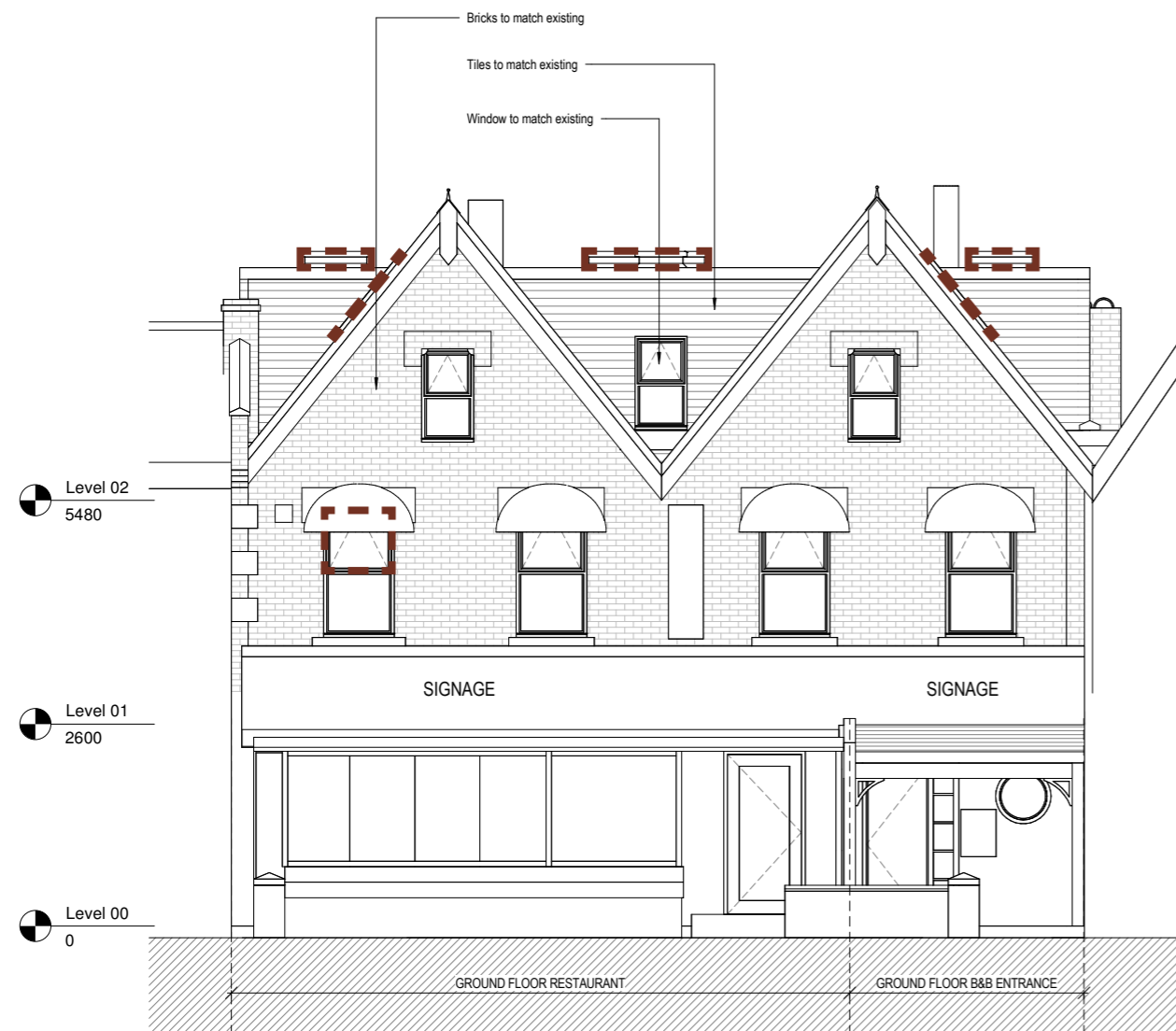
| Consented drawing comparison |

The proposal matches the drawings approved under 23/01803/FUL. To meet compliance against the Borough's House of Multiple Occupancy standards, additional rooflights, skylights and a change to the window have been proposed.

 Changes to building beyond previously approved application

These additional rooflights and skylights will serve to increase daylight and ventilation in the second floor rooms and therefore become better habitable spaces. Due to their height and location, they will not be noticeable from street level and will not impact on neighbours.

The window outlined below, has been amended to match the other windows on the main elevation. The window provides a larger opening area than the existing window to improve the ventilation into the room.



Proposed front elevation



Proposed rear elevation

The following policy documents have been considered as part of this application.

- NPPF (Adopted 15th September 2023)
- The London Plan 2021
- The South London Waste Plan 2022
- Core Strategy – Local Development Framework – Royal Borough of Kingston Upon Thames – Adopted - April 2012
- Sustainable Transport SPD - Local Development Framework – Royal Borough of Kingston Upon Thames – Adopted - May 2013

NPPF

The National Planning Policy Framework (NPPF) was adopted on 15th September 2023 and sets out the Government's planning policies for England and how these are expected to be applied to local plans. The adoption of the NPPF has triggered the revocation of several documents including Planning Policy Statements and Planning Policy Guidance. Annex 1 states that the policies in the Framework are material considerations and should be considered in dealing with applications. While the NPPF has amended certain aspects of the planning system, the NPPF does not change the statutory status of the Royal Borough of Kingston Upon Thames Local Plan as the starting point for decision making.

London Plan

The London Plan states that HMOs are a strategically important housing resource, providing flexible and relatively affordable accommodation through the private market. In London, the occupier profile tends to be more broadly based and HMOs play a particularly important role in supporting labour market flexibility (especially for new entrants), and in reducing pressure on publicly provided affordable housing.

Policy H12 states that Houses in multiple occupation (HMOs) are an important part of London's housing offer, reducing pressure on other elements of the housing stock. Their quality can, however, give rise to concern. Where they are of a reasonable standard they should generally be protected and the net effects of any loss. The policy also states that boroughs should consider the strategic as well as local importance of HMOs.

Key policies in the London plan relevant to this proposal include:

- Delivering the strategic vision and objectives of London
- Increasing housing supply
- Optimising Housing potential
- Quality and design of housing development
- Housing size mix

Local Plan

Policy CS10 of the Core Strategy sets out the Borough's housing targets as defined by the London Plan. Policy H1 of the London Plan 2021 sets a target for the Borough of 9,640 net housing completions within the next ten years, equating to 964 net completions per annum.

The proposed scheme would involve the provision of housing, which the Council cannot demonstrate a five-year supply of deliverable housing sites. Therefore, the 'tilted balance' as set out in paragraph 11 of the NPPF would be appropriate.

Core Strategy – Local Development Framework – Royal Borough of Kingston Upon Thames Core Strategy Policy DM 14 states;

The Council will resist the loss of existing accommodation (of all types) and, in particular, dwellings which are suitable for family accommodation. To protect existing family units that meet an identified need, the Council will, where necessary, limit the conversion of family units into houses in multiple occupation.

The change of use which this application seeks would not provide a net loss of a single dwelling, as the current use is for a hotel (Bed and Breakfast type) accommodation.

Given the nature of the building above and with a low provision of outside space, it would not be the most appropriate place for a large family dwelling therefore it is considered that multiple smaller units would be of more benefit.

Whilst planning permission has been granted to add 4No. additional rooms within the extension, a complete refurbishment of the property is required which is not viable for its current use as a Bed and Breakfast.

Providing HMO rooms, with an extended stay model would result in a more stable and consistent revenue compared to the shorter stays associated with bed and breakfasts.

Due to the scarcity of affordable housing in the Borough, there exists a continual demand in the market for cost-effective rooms. The continual demand is in contrast to the seasonal fluctuation that the Bed and Breakfast may experience.

Policy DM13 (Housing Quality and Mix) of the Kingston Core Strategy (2012) sets out that the Council will, in appropriate locations, encourage the delivery of a variety of residential accommodation, including purpose built, managed student housing, affordable housing, specialist and supported housing.

| Amenity and Space Standards |

Policies CS8 and DM10 of the Core Strategy advise that proposals should relate well to their surroundings and be of a high standard of design to achieve a more attractive, sustainable and accessible environment.

The proposed scheme has been designed in accordance with The Royal Borough of Kingston Upon Thames' House in Multiple Occupation (HMO) standards. The key points within the guidance are addressed below.

The proposal matches the size, massing and scale of the consented scheme with reference 23/01803/FUL. The consented scheme includes the erection of front gable and side dormer roof extension at number 81 Kingston Road. To achieve compliance with the HMO standards, additional rooflights are proposed to provide additional daylighting and ventilation.

Space for living

All habitable rooms have a minimum floor to ceiling height of 2.3m. Where use of existing attic rooms are proposed, they shall have a minimum height of 2.14m over not less than 75% of the room area. The area for rooms within the loft space have been measured up to the point where the ceiling height is reduced to 1.5m.

Room sizes

The rooms which are all to include cooking facilities shall meet the minimum size for bedsit rooms containing cooking facilities which are list below;

MAXIMUM OF NUMBER OF PERSONS ALLOWED	AREA OF ROOM
1	13m ²
2	18m ²

Rooms will only be used by an individual or couple and will not be used by more than two people.

As demonstrated in the following table the rooms at least match the policy requirement, with the majority of the rooms exceeding the requirement. The table demonstrates compliance against the criteria set out above.

ROOM	OCCUPANCY	POLICY REQUIREMENT	PROVIDED	COMPLIANT?
1	2 Persons	18m ²	21.5m ²	Yes
2	2 Persons	18m ²	28.3m ²	Yes
3	2 Persons	18m ²	28.5m ²	Yes
4	2 Persons	18m ²	27.2m ²	Yes
5	2 Persons	18m ²	20.8m ² *	Yes
6	1 Person	13m ²	13.1m ²	Yes
7	2 Persons	18m ²	20.2m ² *	Yes
8	2 Persons	18m ²	21.2m ²	Yes
9	2 Persons	18m ²	19.0m ²	Yes
10	2 Persons	18m ²	19.8m ²	Yes
Total	19 Persons			

*Rooms larger than stated but area where ceiling less than 1.5m not counted.

| Amenity and Space Standards |

Kitchens

Each room, used as a bedsit, will have adequate kitchen facilities within the unit of accommodation. It is noted that the guidance states that a refrigerator with a suitable power point shall be considered a proper food store and that a cupboard under the sink will not be considered as adequate.

The guidance states that kitchens for exclusive use facilities should comprise of the following and be of reasonable size providing adequate functional space:-

a) A sink with drainer made of smooth and impervious material with a supply of hot and cold water. The sink should be properly connected to pipes which safely carry away waste water to discharge into drainage system.

b) An oven with grill facility and at least two cooking rings.

c) A suitable and impervious work top(s) shall be provided for the preparation of food. A minimum size of 600mm x 500mm should be provided.

d) Two 13 amp electric power sockets in each kitchen (excluding any socket used for an electric cooker, oven, washing machine or fridge freezer). Sockets should be positioned immediately adjacent to the work surface(s) and installed in compliance with the current edition of the Regulations for Electrical Installations of the Institute of Electrical Engineers.

e) A fridge with a gross capacity of a minimum of 130 litres, with a frozen food compartment of at least 15 litres.

f) A dry food storage cupboard of at least 0.93m³ per unit of accommodation.

The plans attached to the application demonstrate that within each bedsit the requirements for the kitchen facilities have been met.

Washing facilities

The guidance states the following washing facilities are required;

NUMBER OF OCCUPANTS	NUMBER OF BATHROOMS REQUIRED	NUMBER OF WC'S REQUIRED	MIN. NUMBER OF WC'S REQUIRED IN A SEPARATE COMPARTMENT
1-5	1	1	0
6-10	2	2	1
11-15	3	3	2
16-20	4	4	2
21-25	5	5	3
26-30	6	6	3

It is noted that all rooms within the proposal will be provided with a private ensuite comprising of a toilet, sink and shower. The shower and wash basin will be provided with adequate hot and cold water supply. The supply of hot water will be from a central source or from a plumbed-in unit water heater capable of maintaining a constant flow of hot water.

Each ensuite will be provided with adequate lighting, mechanical ventilation and have surfaces which are designed to be reasonably smooth and non-absorbent and capable of being readily and easily cleaned.

All bathrooms have been laid out to provide adequate functional space for the user.

Space Heating

Each unit of accommodation will be provided with a fixed form of space heating capable of achieving and maintaining an average minimum temperature of 21°C in living rooms and 18°C elsewhere. All bathrooms will contain suitable space heating. Thermal upgrades to the building, particularly where new walls and roofs are required will help to mitigate against heat loss in the building.

Each room will be fitted with a thermostatic temperature valve where central heating is provided. Each radiator will be controlled separately.

| Amenity and Space Standards |

Natural and artificial lighting

All habitable rooms have been provided with an area of clear glazing which is at least 1/10th of the floor area of the room. The table below cross references room area with size of window.

ROOM	ROOM SIZE	CLEAR GLAZING REQUIREMENT	PROVIDED	COMPLIANT?
1	21.5m ²	2.15m ²	3.09m ²	Yes
2	28.3m ²	2.83m ²	3.09m ²	Yes
3	27.2m ²	2.72m ²	3.15m ²	Yes
4	28.5m ²	2.85m ²	3.09m ²	Yes
5	20.08m ²	2.08m ²	2.12m ²	Yes
6	13.1m ²	1.31m ²	1.34m ²	Yes
7	20.2m ²	2.02m ²	2.12m ²	Yes
8	21.2m ²	2.12m ²	2.24m ²	Yes
9	19.0m ²	1.90m ²	2.24m ²	Yes
10	19.8m ²	1.98m ²	2.24m ²	Yes

All ensembles are internal to the plan and therefore no obscured glazing is required.

Artificial Lighting

Adequate artificial lighting has been provided to all rooms, landings and hallways. Lighting will be on a switch or PIR sensor with no timer.

| Amenity and Space Standards |

Ventilation

All habitable rooms will be provided ventilation directly to the external air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room.

The table below cross references room area with size of window.

ROOM	ROOM SIZE	VENTILATION REQUIREMENT	PROVIDED	COMMENTS	COMPLIANT?
1	21.5m ²	1.08m ²	1.54m ²	Windows only	Yes
2	28.3m ²	1.42m ²	1.54m ²	Windows only	Yes
3	27.2m ²	1.36m ²	1.57m ²	Windows only	Yes
4	28.5m ²	1.43m ²	1.54m ²	Windows only	Yes
5	20.8m ²	1.04m ²	1.72m ²	Window + fully opening skylight	Yes
6	13.1m ²	0.66m ²	0.94m ²	Window + fully opening skylight	Yes
7	20.2m ²	1.01m ²	1.72m ²	Window + fully opening skylight	Yes
8	21.2m ²	1.06m ²	1.84m ²	Window + fully opening skylight	Yes
9	19.0m ²	0.95m ²	1.84m ²	Window + fully opening skylight	Yes
10	19.8m ²	0.99m ²	1.84m ²	Window + fully opening skylight	Yes

Ventilation must be sufficient to allow the control of indoor pollutants and humidity. Additional mechanical ventilation should be considered in some situations.

Kitchens and bathrooms will be provided with mechanical ventilators providing a minimum of 3 air changes per hour.

Water Supply

Each dwelling will be provided with a supply of cold running water suitable for drinking purposes, directly off the rising main and located over a sink or wash hand basin.

| Amenity and Space Standards |

Refuse Storage

Storage and Disposal Refuse storage container(s) shall be provided, sufficient for the needs of the house and placed in such a manner as to prevent nuisances (smells, obstruction etc.). This applies to internal and external facilities.

2no. 360l waste bins, 3no. 360l recycling bins and 1no. 80l food waste bin will be provided. The bins are to be conveniently located at the rear of the property and would be easily accessible for residents.

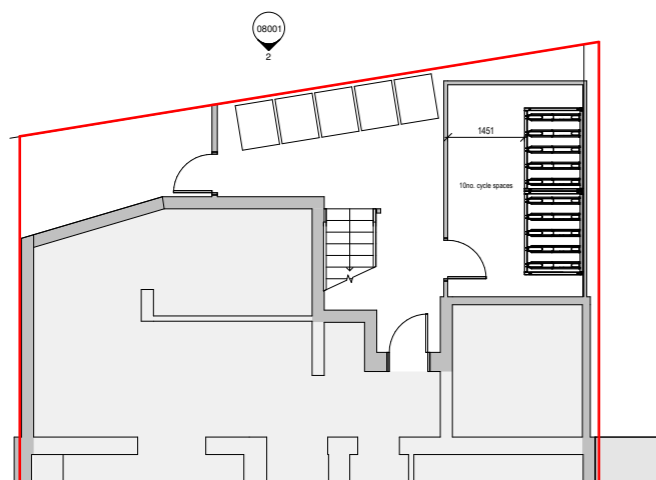
The bins will be shared between the residents and the ground floor restaurant use. Private collections will be arranged for the bins according to the requirements on capacity against use.

BIN TYPE	CAPACITY
General Waste	720l
Recycling	1080l
Food Waste	80l

Cycle Parking

10no. secure covered cycle parking spaces (1 per room) have been provided in the rear courtyard for use by residents.

The side access is circa 900mm wide, allowing residents to securely store their bikes in the rear space.



Proposed ground floor plan - Bike and Bin Store Location

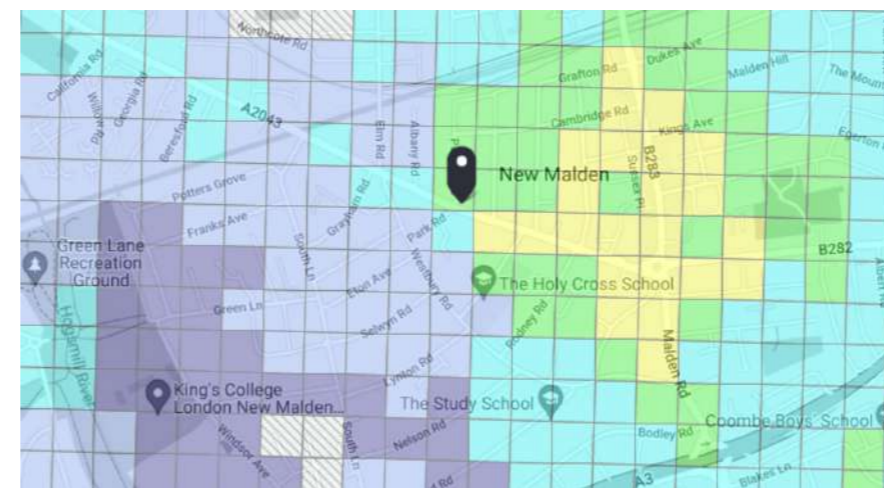


Example of cycle storage.

Parking/Public Transport Accessibility

The site is within a PTAL 3 area with good transport links. There are several bus stops along Kingston Road and New Malden train station is a 10-minute walk away with direct trains to London.

There is no provision for parking at the property. My client is willing to enter into a legal agreement, to secure measures to mitigate the impacts of the development as a consequence of demands created by the proposed development in respect of preventing on-street parking. We kindly request that this is conditioned as part of the decision.



PTAL output for Base Year
3
Easting: 520969, Northing: 168202

Fire Safety

The following measures will be put in place to mitigate the risk of injury from fire:

- 30 minute fire protected route of escape
- Fire separation between rooms
- Fire doors with smoke seals throughout the property
- Automatic fire detection systems
- Emergency lighting
- Fire extinguishers and fire blankets

A fire risk assessment & fire alarm commissioning certificate has been provided as part of this application.

| Other Material Considerations |

Given that the proposed alterations to the property will trigger a complete refurbishment of the property, the proposal will increase the quality of the accommodation provided in the Borough.

Given that the property is currently used as a bed and breakfast, and has planning approval for an increase in number of rooms, it is considered that there would be no additional impact on neighbouring properties and would not be materially different to the existing lawful use of the property.

My client is willing to enter a legal agreement to remove access to resident parking permits.

The site has a PTAL of 3 with a number of bus stops in very close proximity to the property and a 10 minute walk to New Malden train station.

Noting that the refuse and recycling will be shared with commercial tenants on the ground floor, my client is happy to provide additional information via a condition upon approval of the application.

| Conclusions & Recommendations |

Conclusions

On behalf of our client, we have demonstrated the reasons to why the proposal is policy compliant and these include:

- The new bedroom complies with all HMO standards set out by Royal Borough of Kingston Upon Thames.
- There will be no negative impact on parking requirements and the site sits within an area of PTAL rating 3.
- The proposed rooms will be of high quality with adequate access to light and provided with private bathrooms and kitchenettes.
- Bin provisions have been made in compliance with policy requirements.

Recommendations

Given that the proposal accords with the terms of the NPPF, London Plan, Local plan and other material considerations, we respectfully recommend that planning permission is granted.