

MOUNT CLARE

Minstead Gardens, Roehampton Gate
London, SW15 4EE

Appeal Ref: APP/H5960/W/25/3371729

Daniel Curtin, BSc (Hons), MArch, Dip Arch, ARB, RIBA

DECEMBER 2025

KSR ARCHITECTS &
INTERIOR DESIGNERS

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1.0

INTRODUCTION

1.1 INTRODUCTION

This document is submitted as part of a planning appeal for the site at Mount Clare, Roehampton. This site lies within the Alton Conservation area, in the borough of Wandsworth. The application covers internal renovations to:

1. Picasso House
2. Albers, Andre and Appell Houses (A Block)
3. Balla, Bellini and Blake Houses (B Block)
4. Cornell, Catlin and Calder Houses (C Block)
5. Dali, Degas and Dufy Houses (D Block)
6. Eakins, Epstein and Eaky Houses (E Block)
7. Bungalow

1.2 DESIGN TEAM

AKA Capability LLP | Client

KSR Architects | Architects

NTA | Planning Consultant

Mode Transport | Transport

1.3 PURPOSE OF THIS PROOF OF EVIDENCE

This proof of evidence has been prepared to address and provide my views on Reasons for Refusal 2 and 3 of the Council's putative reasons for refusal. In particular, in this proof of evidence I have been asked to set out the approach to the design of the accommodation which is proposed, and in particular provide my views from a design perspective on the quality of the accommodation proposed as part of the appeal scheme.

As to the applicable standards and relevant policies which apply to a proposal for this form of accommodation, this is addressed in Anna Cooley's proof of evidence and in Mr Sahota's. Therefore I have not commented on the compliance of the scheme with planning policy.



1.4 PRACTICE INFORMATION

Daniel Curtin, BSc (Hons), MArch, Dip Arch, ARB, RIBA

My name is Daniel Curtin and I am a Partner at KSR Architects LLP. Within the practice I specialise in the design and delivery of residential projects from single homes to large scale developments with particular skills in developing sensitive projects, including listed buildings and working within conservation areas.. My most notable works include a 66 units residential apartment development in St John's Wood, a 6 mews house development in Ladbroke Grove and renovation of a Grade II listed townhouse in the Mayfair Conservation Area.

I am a registered Architect with 15 years of experience who enjoys working closely with the design team to produce imaginative and practical design solutions and have expertise in project co-ordination, detailing and design management. I am a member of the Green Register and have a comprehensive knowledge of sustainable building methods.

The evidence which I have prepared and provide for this appeal in this Proof of Evidence is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

KSR ARCHITECTS LLP

KSR was founded 40 years ago forming into an LLP as KSR Architects LLP from January 2012. The partners have a hands-on approach to all projects and are passionate about architecture and design from inception to realisation.

Over the past 40 years, the practice has created a portfolio of over 400 projects, specialising in the planning, design and construction of residential properties ranging from large mixed use apartment buildings to exclusive individual residences. The practice's skills encompass all scales of the development process from urban design to interior design. Based in Camden Town, London, KSR has a particularly strong track record of working in London boroughs.

Notable projects include:

- Sir Giles Gilbert Scott, SW18 - Sensitive conversion of the Grade II listed Whitelands College, designed by the renowned architect Sir Giles Gilbert Scott, to create 100 apartments: commended in the Wandsworth Design Awards 2007.
- 7 - 9 Holford Road, NW3 – conversion of a 1900s Arts and Crafts nursing home into three distinctive individual homes in the same Conservation Area as New End.
- 1 Frognal Gardens – a new private house behind a part retained Arts and Crafts façade maintaining the original character of this Hampstead house within the adjoining Frognal Conservation Area
- The Pulse, Finchley Road - mixed private and social housing comprising 110 apartments, 8 houses with street level retail as a 'gateway' scheme.
- Tercelet Terrace - 5 contemporary luxury houses within the adjoining Frognal Conservation Area, designed to respect the landscaped garden setting (Camden Design Award winning scheme)
- Pavilion Apartments, St John's Wood Road - 122 apartments and affordable housing located opposite Lord's Cricket Ground in St John's Wood; Winner of the Evening Standard New Homes Award for Best New UK Development.
- Phillimore Square (Now known as Thornwood Gardens) - development involving 35 high-end residential apartments, 8 luxury town houses and a 33 unit affordable housing scheme around a new London square. Winner of Evening Standard Award 2007 for Best New UK Development and MIPIM Residential Award finalist 2007.

The Award Winning Practice follows good practice in its approach to all projects. We carry out thorough site studies to gain an understanding of the context of the site or building and its planning and historical background. We take a collaborative approach by engaging with the relevant local authority, conservation groups and local interested parties and this influences our design.



Sir Giles Gilbert Scott, Whitelands SW18
Commended - Wandsworth Design Awards 2007



Novel House, Hampstead

2.0

SITE ANALYSIS

2.1 SITE LOCATION

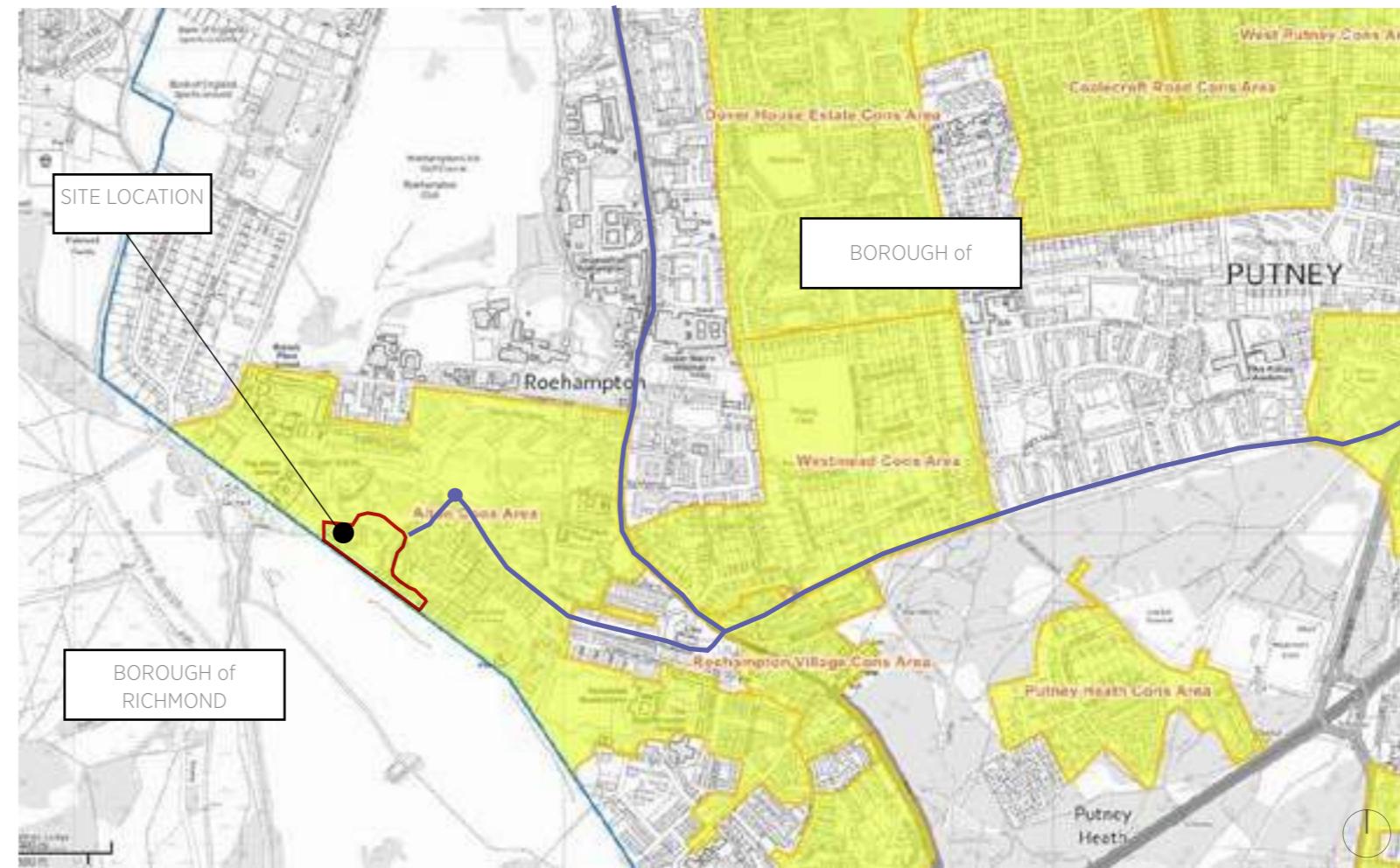
The site is located within the Alton Conservation Area, in the London Borough of Wandsworth.

It was designated in 2001 to preserve the special character and appearance of the area ranging from Victorian to Modernist suburban developments, as well as the site's early Georgian, Mount Clare House.

The site at Minstead Road sits within the conservation area close to the boundary with the London Borough of Richmond upon Thames, and overlooks Richmond Park and is immediately adjacent to the Richmond Park Golf Club.

There are numerous transport links to the site, with several train stations including Barnes, Putney and Mortlake stations less than 20 minutes away, serviced by multiple bus routes from those stations to the area of the site. The nearest bus stop is within a 5-minute walk.

There are several convenience shops nearby including a Londis within a 5-minute walk. The site's PTAL score is 2. Transport matters are considered in greater detail within the Proof of Evidence prepared by David Lewis of Velocity Transport Planners.



WANDSWORTH CONSERVATION AREAS

KEY	
	SITE BOUNDARY
	WANDSWORTH BOROUGH BORDER
	BOROUGH of RICHMOND
	BOROUGH of WANDSWORTH
	BOROUGH of PUTNEY
	SITE LOCATION
	BOROUGH of

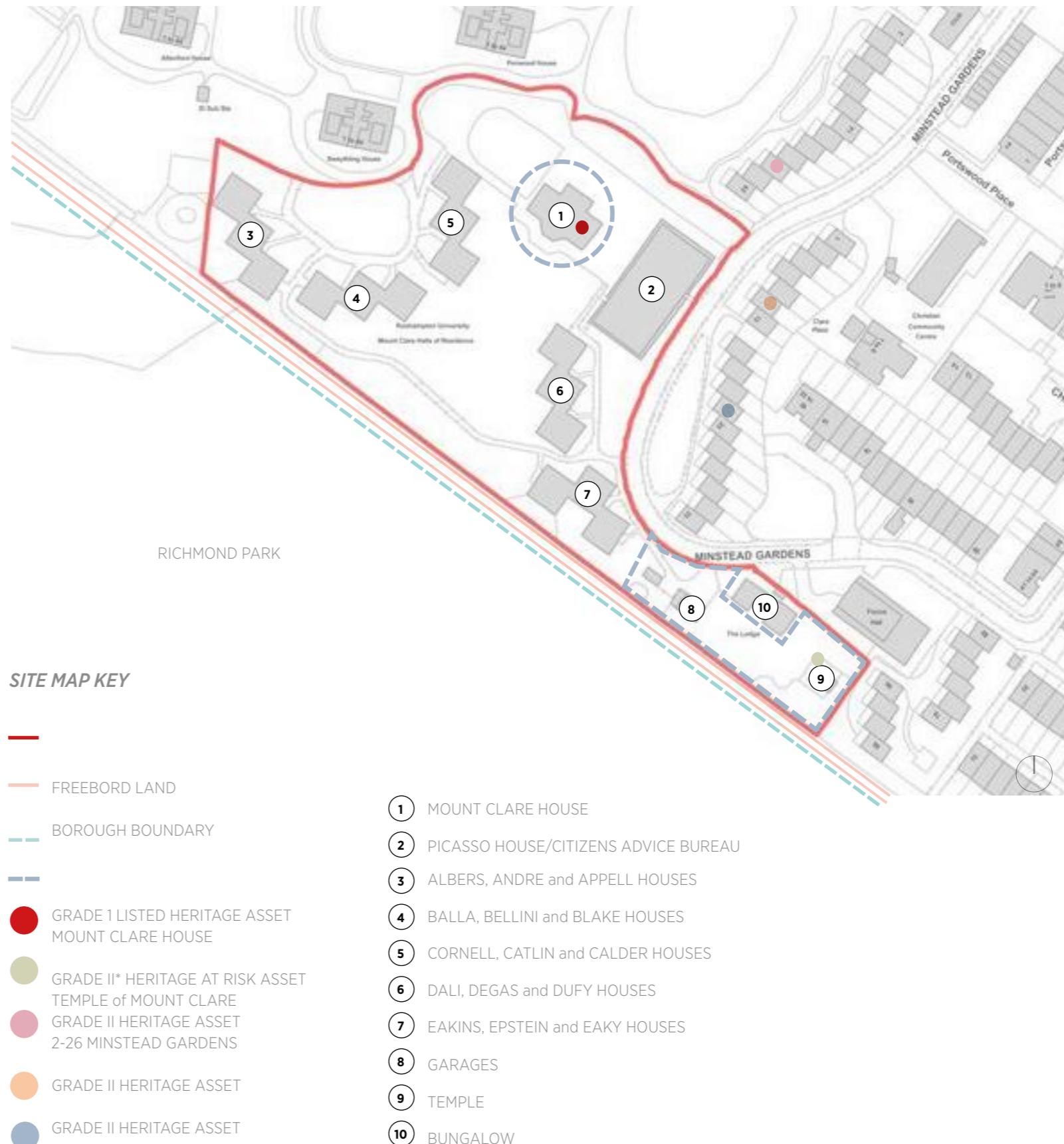
2.2 SITE PLAN

The site plan (right) illustrates the properties on the site, this includes several accommodation blocks - Picasso House and Mount Clare Residences. These were built in the 1960s within the grounds of the original Grade I listed Mount Clare house. The south-western area of the site, which includes garages, a lodge/bungalow and a small neo-classical listed stone Temple.

The Temple is currently subject to listed building repairs, being undertaken by the college. Proposals do not affect the Temple.

The site itself is situated on the Eastern edge of Richmond Park within the area of Roehampton within the London Borough of Wandsworth. The Richmond Park Golf Club is immediately adjacent to the site's boundary with the park, with a statutory strip of 'freebord' land - the zone the park stewards can legally inspect and manage - separating them.

Various architectural styles surround the site, including the Grade II listed Alton estate tower blocks, the Grade II listed bungalows on Minstead Road and Edwardian terrace housing.



2.3 AERIAL VIEWS



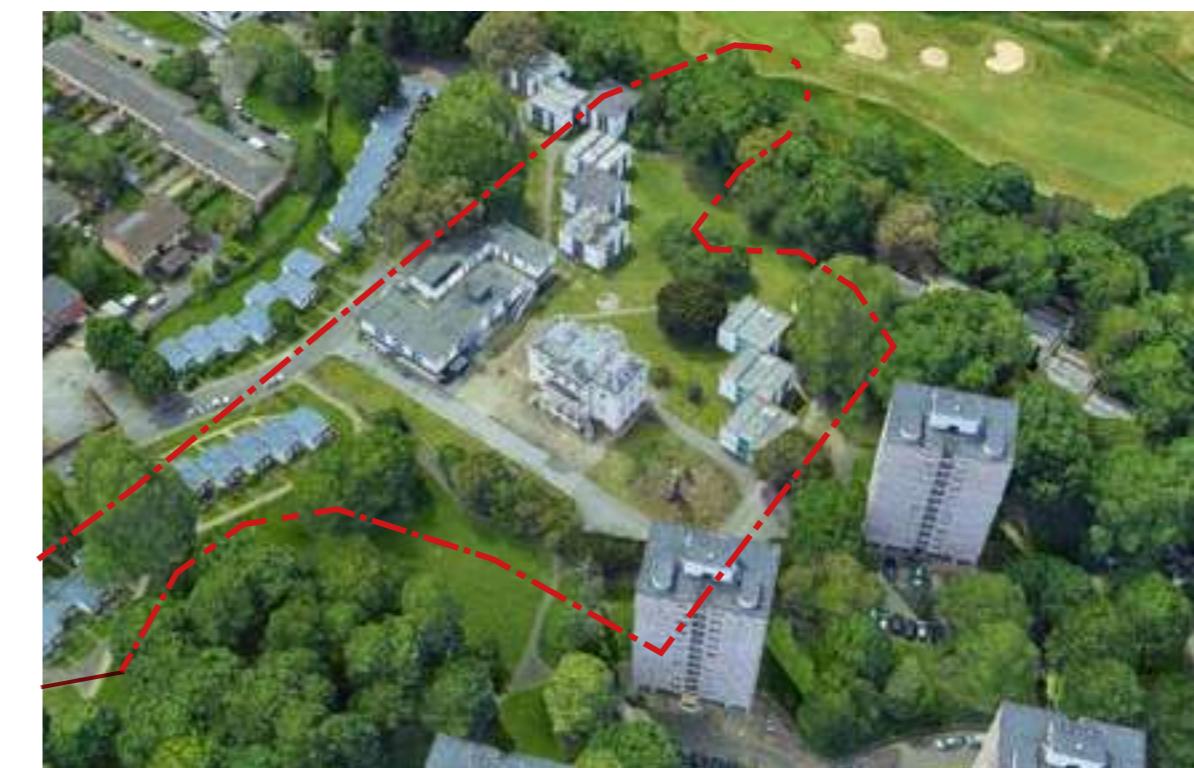
AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST

2.4 EXISTING CONDITIONS

The site buildings can be split into four sections:

1. Picasso House is a two-storey building built in the 1960s as accommodation. With living accommodation at first floor and associated communal and staff facilities on the ground floor. The existing building is secure with operable doors and windows. Internally the building is in need of refurbishment with the existing bathrooms and kitchens needing upgrading.

2. Mount Clare Residences is a scheme of five existing housing blocks. Internally the 1960's blocks require significant refurbishment to bring them up to modern standards. Similarly to Picasso House the existing bathrooms and kitchens needing upgrading.

3. The Bungalow is an existing bungalow requires significant refurbishment. It is proposed that this is internally restored to provide accommodation.

4. Mount Clare House is a Grade I Listed building . No works are proposed to the building within the application.



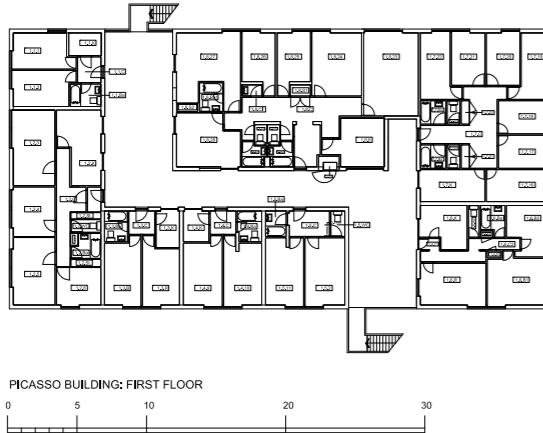
PICASSO HOUSE



MOUNT CLARE RESIDENCES

2.5 SITE PHOTOGRAPHS

PICASSO HOUSE



PICASSO HOUSE LOCATION



VIEW 4



VIEW 5

2.5 SITE PHOTOGRAPHS

MOUNT CLARE RESIDENCIES



RESIDENCIES LOCATIONS



VIEW 4



VIEW 5



VIEW 6

3.0

DESIGN PROPOSAL

3.1 REFURBISHMENT OVERVIEW

1. Picasso House

The proposal upgrades the existing living accommodation on first floor, providing communal facilities for the site in on the Ground Floor. Facilities to be provided include of bike store, laundry room, common room, kitchens and dining spaces. One Ground Floor Part M4 (3) compliant units are to be provided.

2. Mount Clare Residences

This scheme proposes renovations to each square module, updating them to meet Sts Space Standards*, providing ensuites and kitchenettes to rooms as well as a new fire detection system new flooring and decoration.

*See Section 3 and 4

3. The Bungalow

It is proposed that this is restored maintaining the existing layouts to provide accommodation.

4. Mount Clare House is a Grade I Listed building . No works are proposed to the building within the application.

3.2 KEY AIMS

The scheme aims to improve the quality of the existing buildings, which require significant refurbishment to bring them up to standards. The scheme will provide temporary accommodation

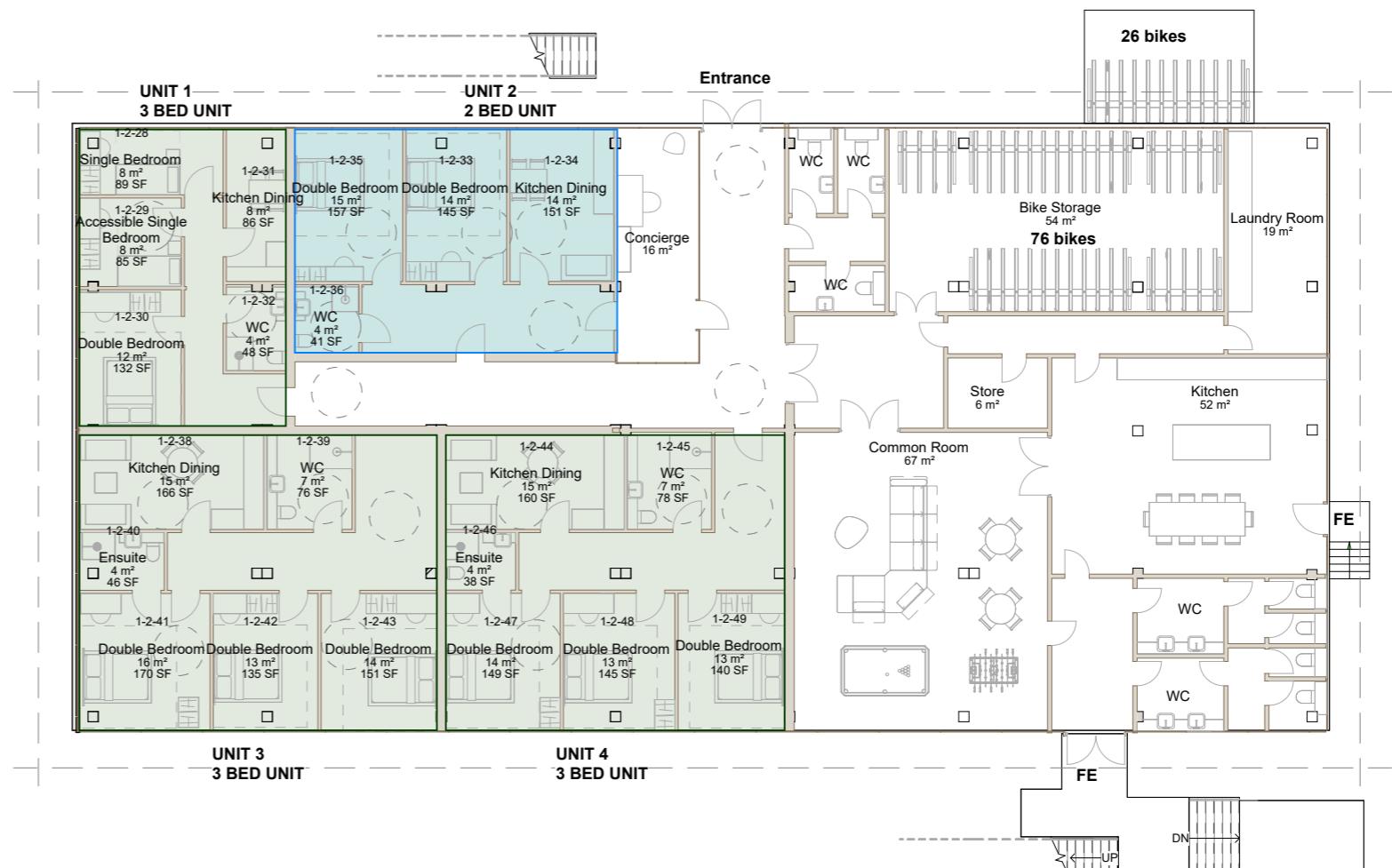
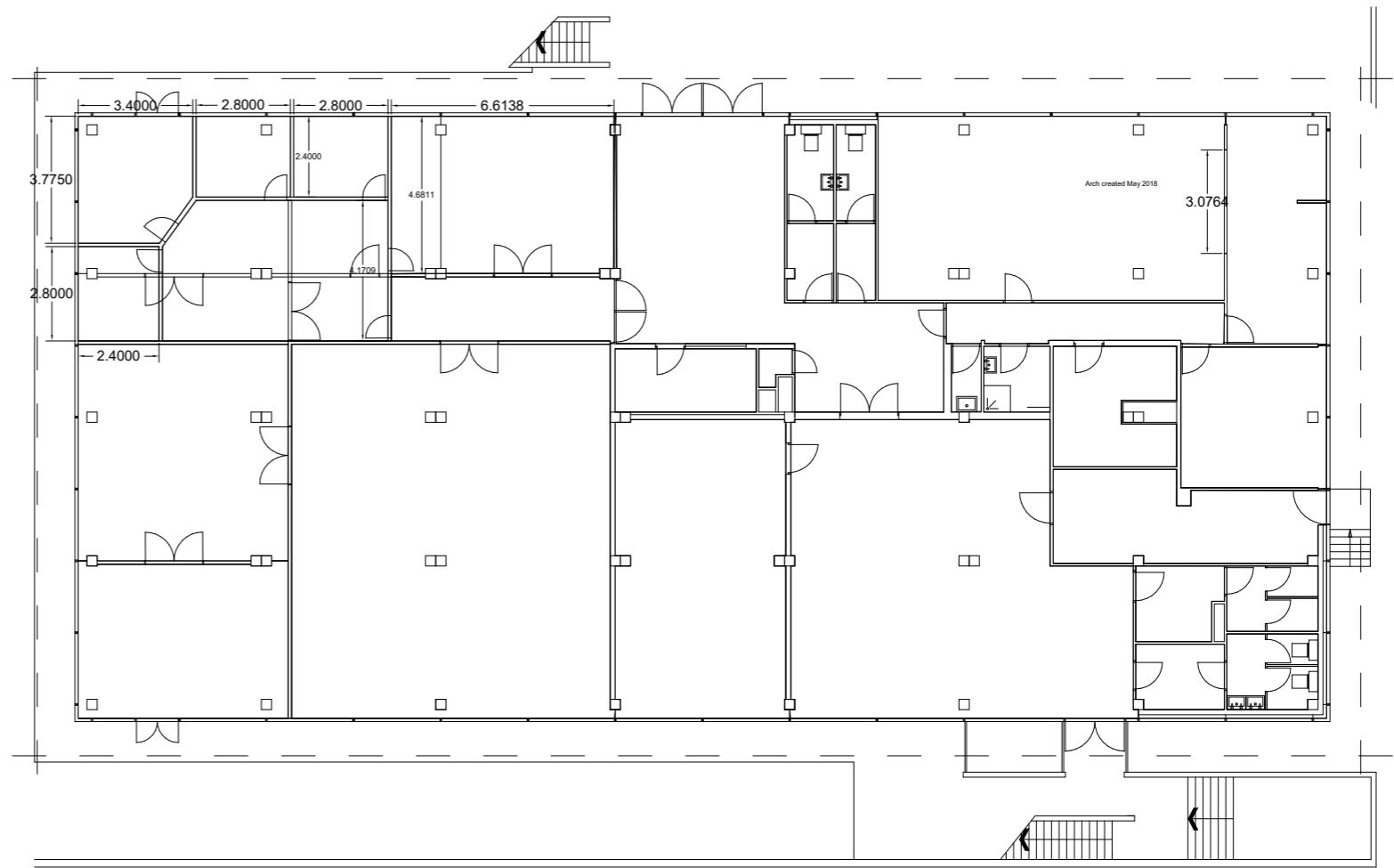


SITE MAP KEY

- SITE BOUNDARY
- FREEBORD LAND
- BOROUGH BOUNDARY
- SITE EXCLUDED FROM APPLICATION
- MOUNT CLARE HOUSE
- PICASSO HOUSE
- MOUNT CLARE RESIDENCIES
- BUNGALOW
- THE LODGE, GARAGES AND TEMPLE (EXCLUDED FROM APPLICATION)
- RICHMOND PARK GOLF CLUB

3.3 PICASSO HOUSE PLANS

EXISTING AND PROPOSED GROUND FLOOR PLAN



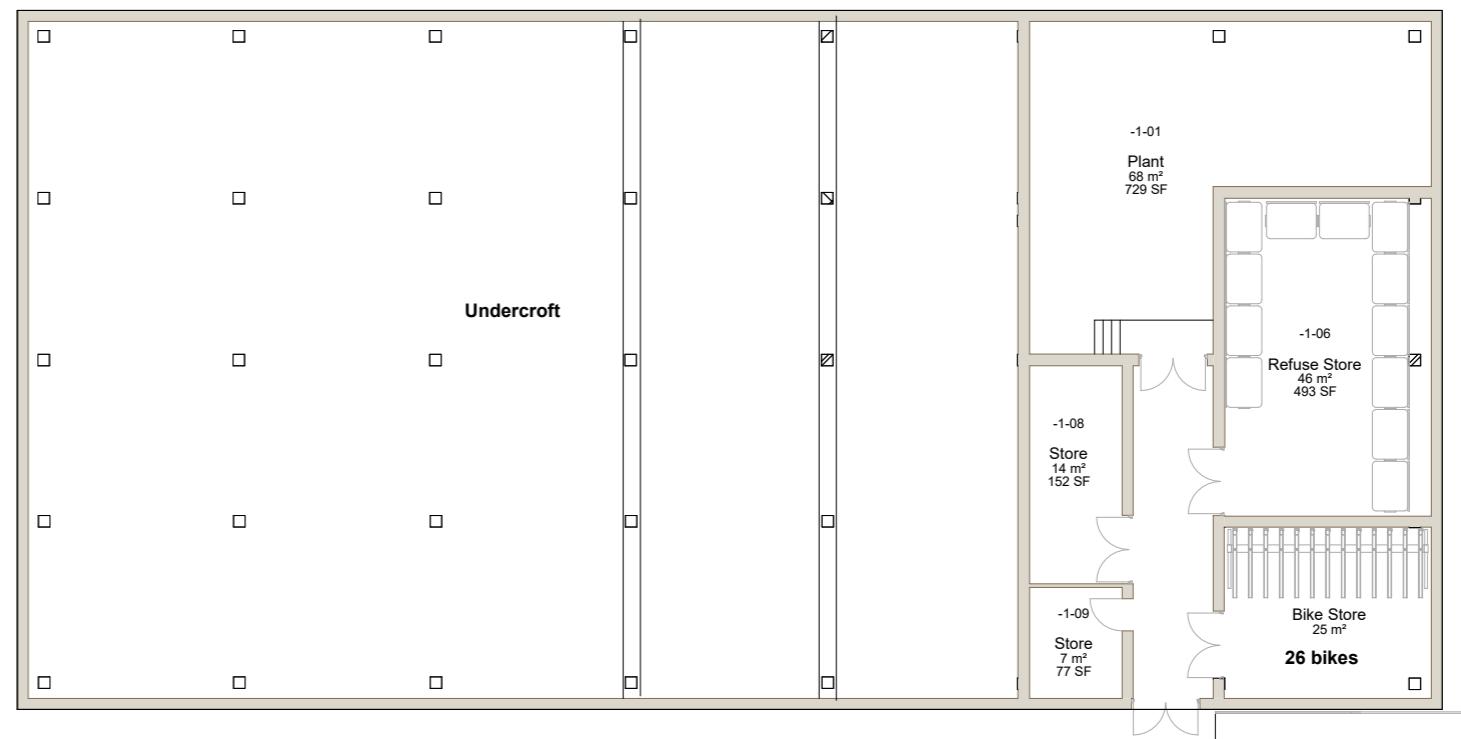
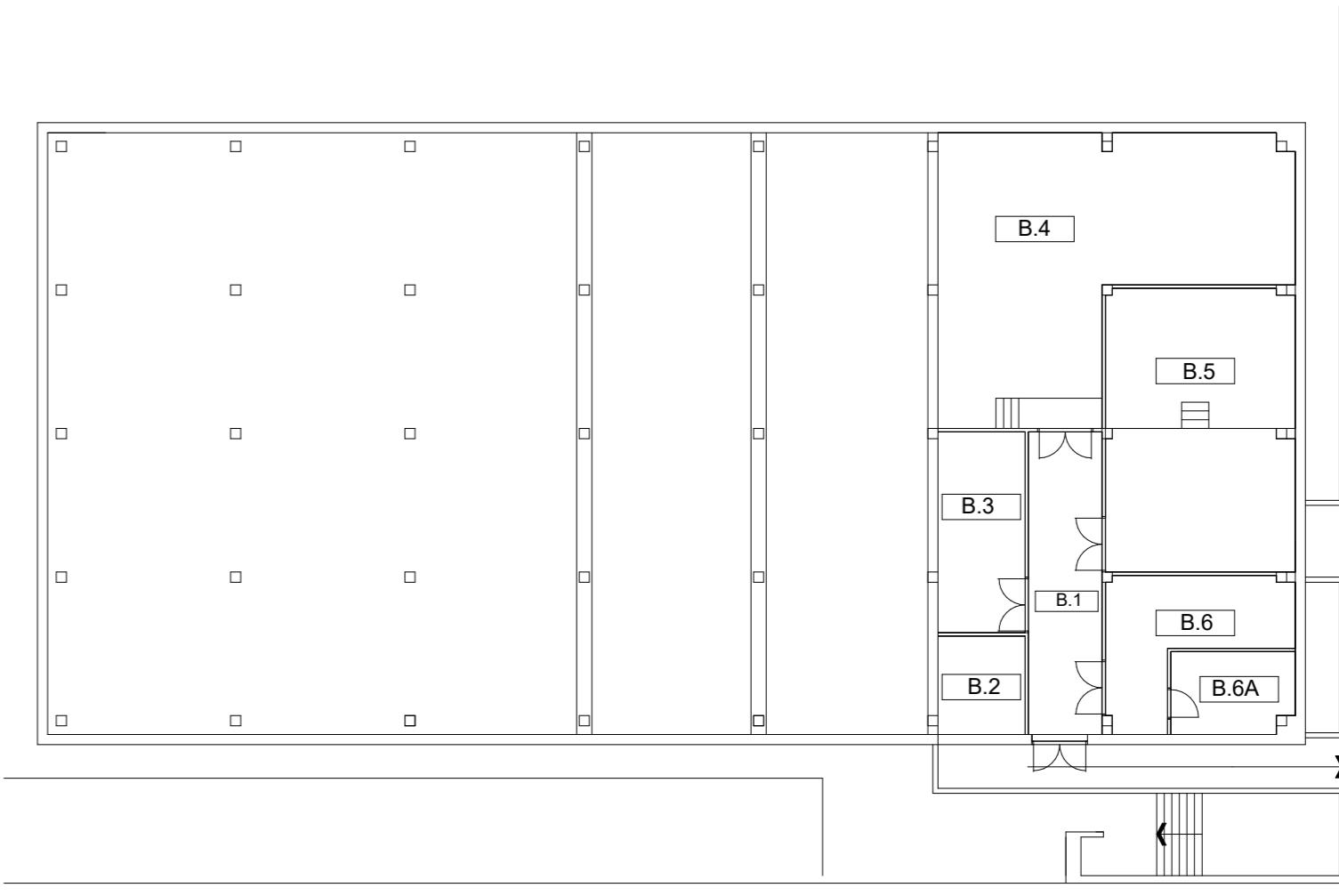
3.3 PICASSO HOUSE PLANS

EXISTING AND PROPOSED FIRST FLOOR PLAN



3.3 PICASSO HOUSE PLANS

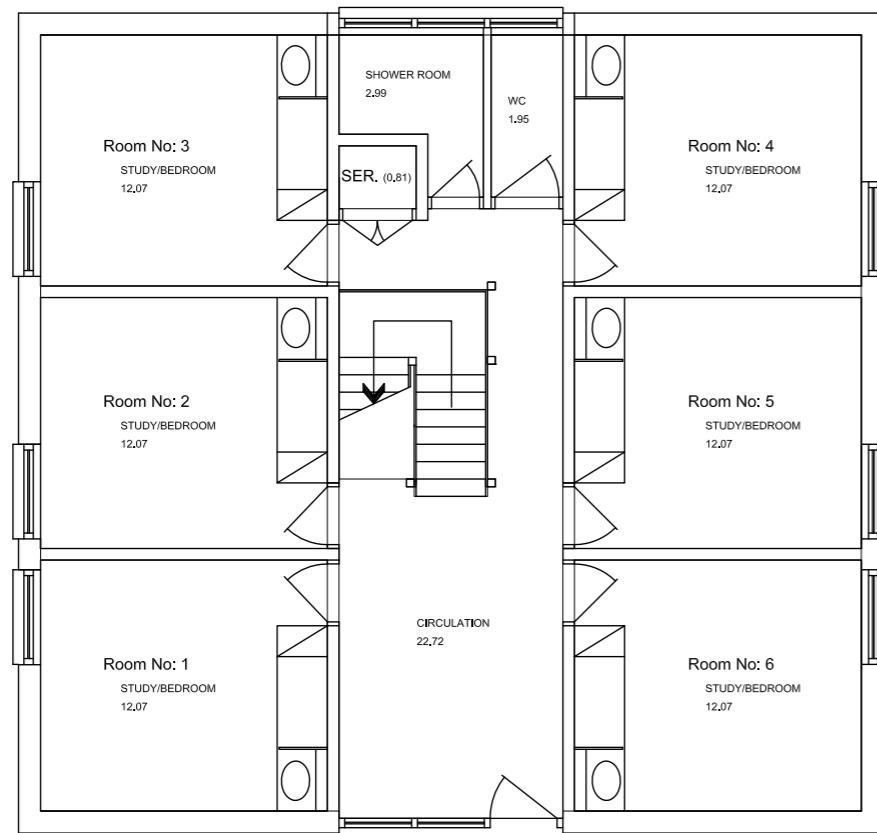
EXISTING AND PROPOSED BASEMENT PLAN



3.4 MOUNT CLARE RESIDENCES PLANS

EXISTING AND PROPOSED TYPICAL BLOCK GROUND FLOOR PLAN

EXISTING TYPICAL BLOCK GROUND FLOOR PLAN



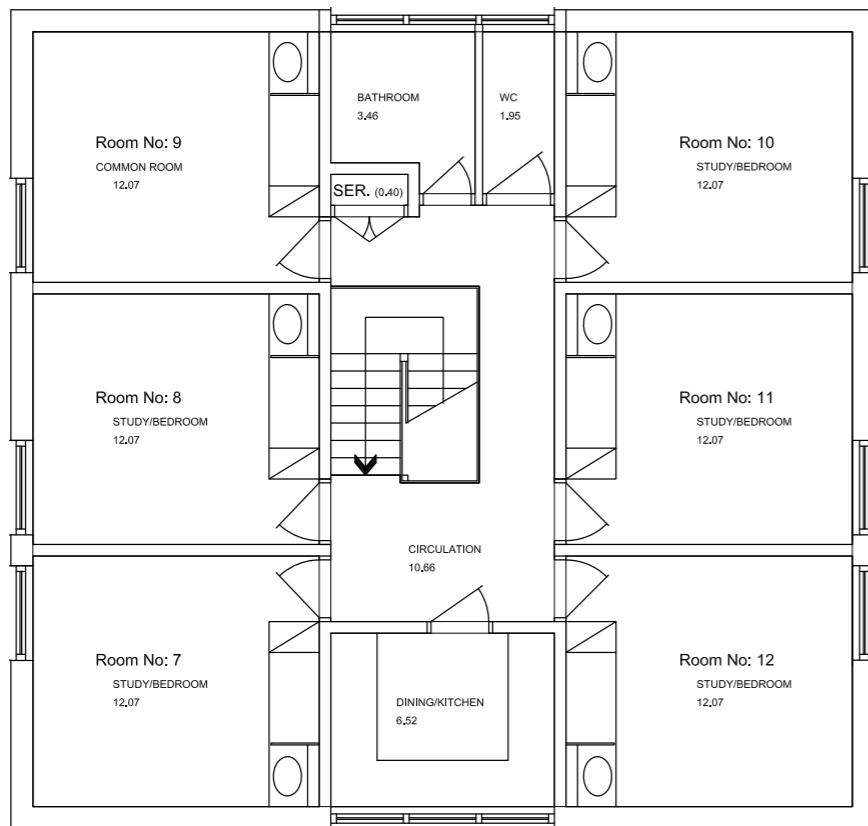
PROPOSED TYPICAL BLOCK GROUND FLOOR PLAN



3.4 MOUNT CLARE RESIDENCES PLANS

EXISTING AND PROPOSED TYPICAL BLOCK FIRST FLOOR PLAN

EXISTING TYPICAL BLOCK FIRST FLOOR PLAN

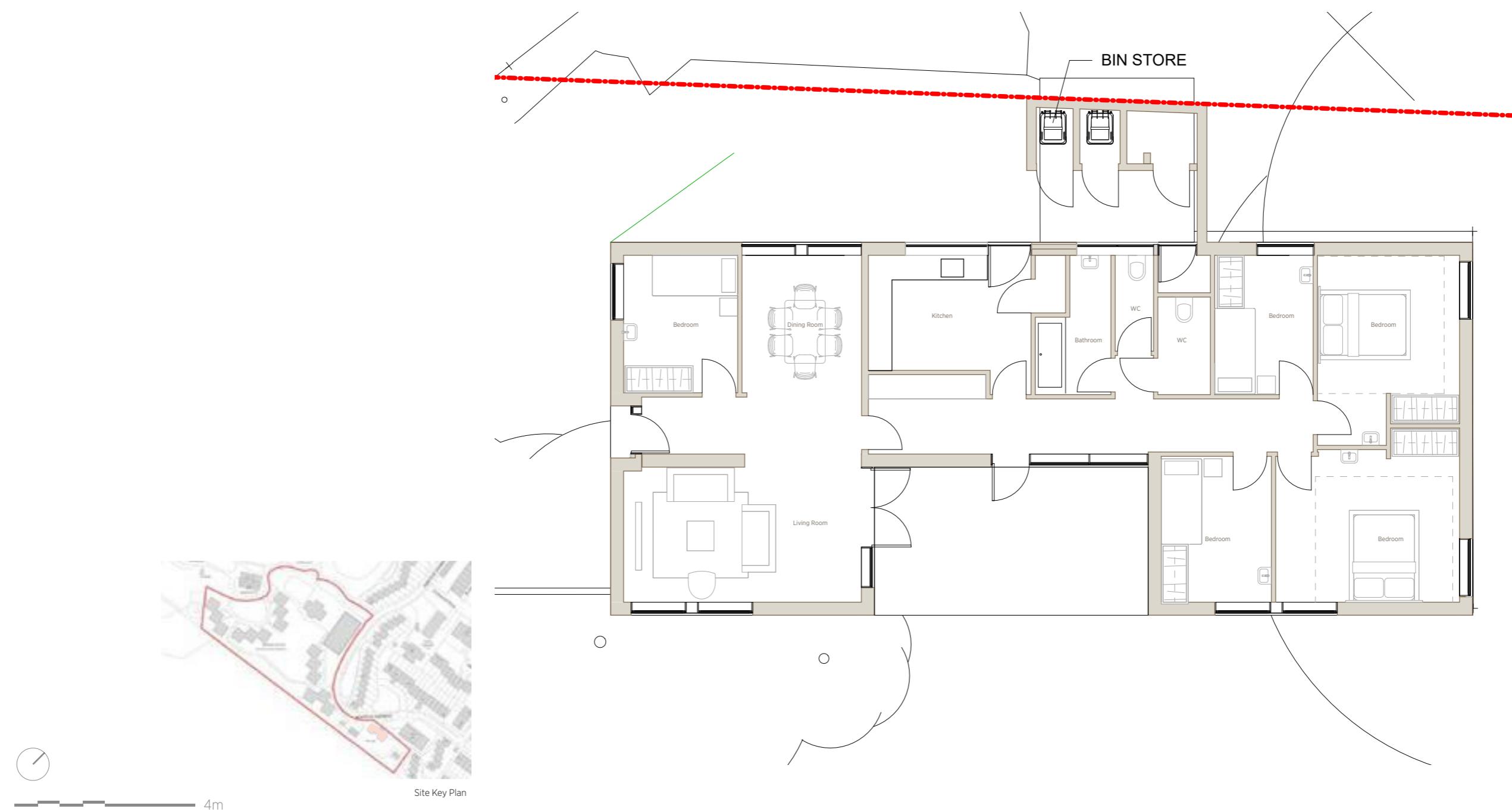


PROPOSED TYPICAL BLOCK FIRST FLOOR PLAN



3.5 BUNGALOW PLANS

PROPOSED REFURBISHED AND REPAIRED BUNGALOW



4.0

**SETTING THE
STANDARD
ASSESSMENT**

4.1 SETTING THE STANDARD

Setting the Standard (StS) is a Pan-London centralized accommodation provision and inspection scheme used by Local Authority Homeless Persons Units, in London to secure accommodation for the temporary placement of homeless persons throughout the Capital.

The StS team's remit includes monitoring and regulating all the new and existing providers of nightly-rated temporary accommodation across all the London Boroughs and ensuring that all accommodation used for Temporary Accommodation (TA) meet with StS standards and standards prescribed by statute.

The Standards are intended to inform Local Authority Placements and Enforcement Teams on the suitability of a property, for use as Temporary Accommodation for the placement of homeless persons. The Standards set a benchmark for Temporary Accommodation.

4.2 KEY GRADING ASSESSMENT CRITERIA

- HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS) HAZARDS
- FIRE SAFETY STANDARDS
- HEALTH, SAFETY AND WELFARE
- AMENITIES
- SPACE STANDARDS
- REPAIR AND CLEANLINESS
- FITTINGS / FURNITURE
- MANAGEMENT STANDARDS
- PROVISION OF BATHS / SHOWERS, WC AND WASH HAND BASINS
- PROVISION OF COOKING FACILITIES
- FOOD STORAGE
- COTS
- LAUNDRY
- ADDITIONAL FACILITIES (LOUNGES, COMMON ROOMS, DINNING SPACES)



4.3 ACCOMMODATION SPACE STANDARDS

The scheme will renovate the existing residential accommodation. The new *Building Work* will be carried out to meet Building Regulations.

The space standards being applied to the scheme use the “Setting the Standard” criteria (see Section 4):

The space standards are used for sleeping rooms within Temporary Accommodation and are based on the Statutory Overcrowding provisions in Part X of the Housing Act 1985.

Rooms must have a minimum floor to ceiling height of at least 2.14m over not less than 75% of the room area.. This provision is met in Picasso House, Mount Clare Residence Blocks and The Bungalow.

The floor areas required by the Sts Space Standards are set out on in Table 1 and 2. The net floor area consideration should be given to the shape of the room. Single rooms should have a minimum width of 1.8m. Rooms for two or more persons should have a minimum width of 2.3 m. This provision is met in Picasso House, Mount Clare Residence Blocks and The Bungalow.

Table 1 : Sleeping rooms not containing cooking facilities

Floor Area of Sleeping Room	Maximum Number of Persons
Less than 6.5 m ²	Nil
Not less than 6.5 m ²	1
Not less than 10.2 m ²	2
Not less than 14.9 m ²	3
Not less than 19.6 m ²	4
Not less than 24.2 m ²	5
No more than 5 persons should be required to occupy any room	

Table 2 : Sleeping rooms containing cooking facilities

Floor Area of Sleeping Room	Maximum Number of Persons
Less than 10.2 m ²	Nil
Not less than 10.2 m ²	1
Not less than 13.9 m ²	2
Not less than 18.6 m ²	3
Not less than 23.2 m ²	4
Not less than 27.9 m ²	5
No more than 5 persons should be required to occupy any room	

4.4 RESIDENCES ACCOMMODATION

TYPICAL LAYOUTS

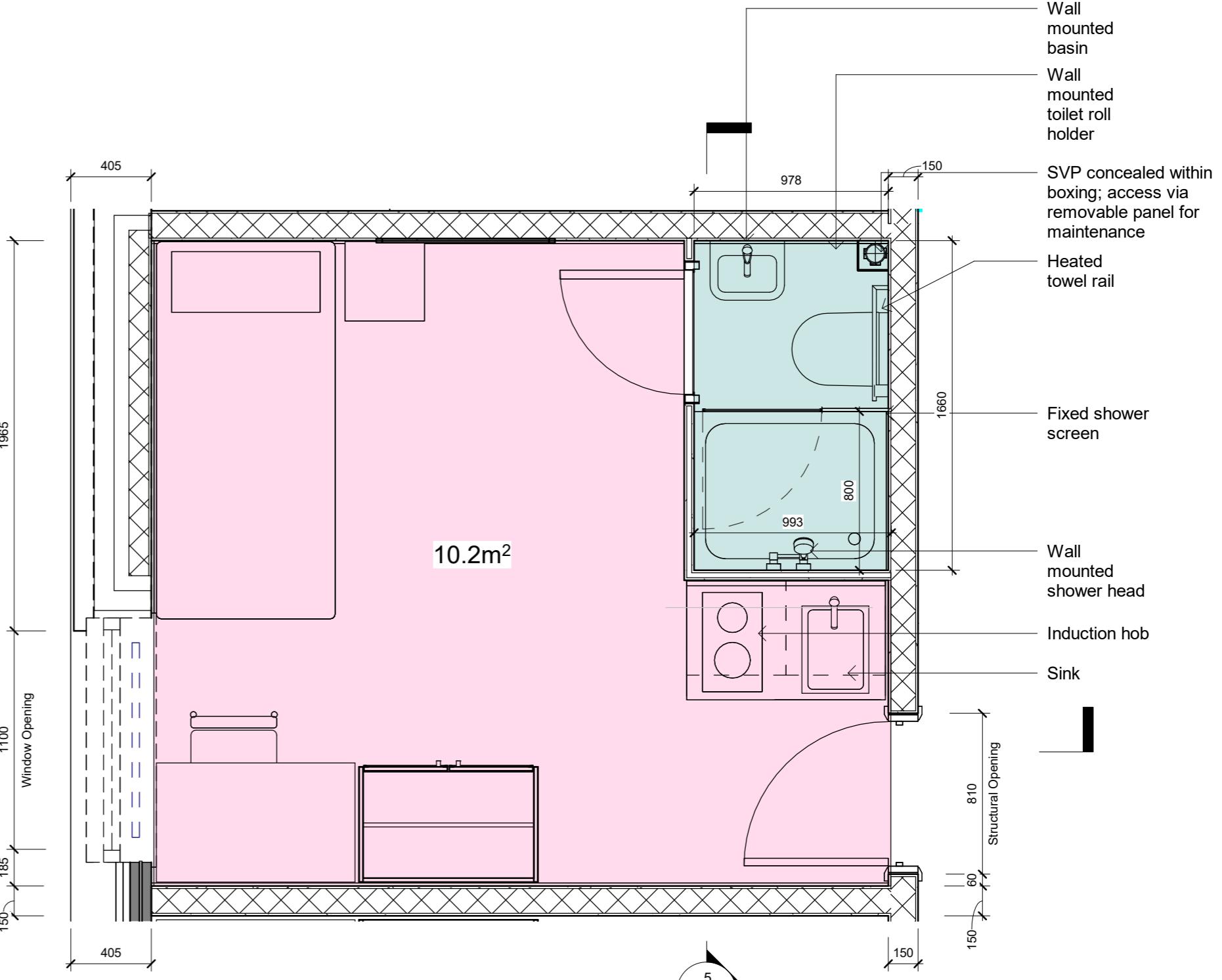
There are several typical types of modular accommodation units. An exemplar layout is illustrated on this page.

The module is an ensuite bedroom with a study desk, wardrobe and large window allowing for good light.

The addition of a bathroom pod and small kitchenette to each room within the accommodation allows for private faculties and storage to comply with the “Setting the Standard” requirements.

The modules have several benefits, being compact, and cost effective while also providing high-quality accommodation.

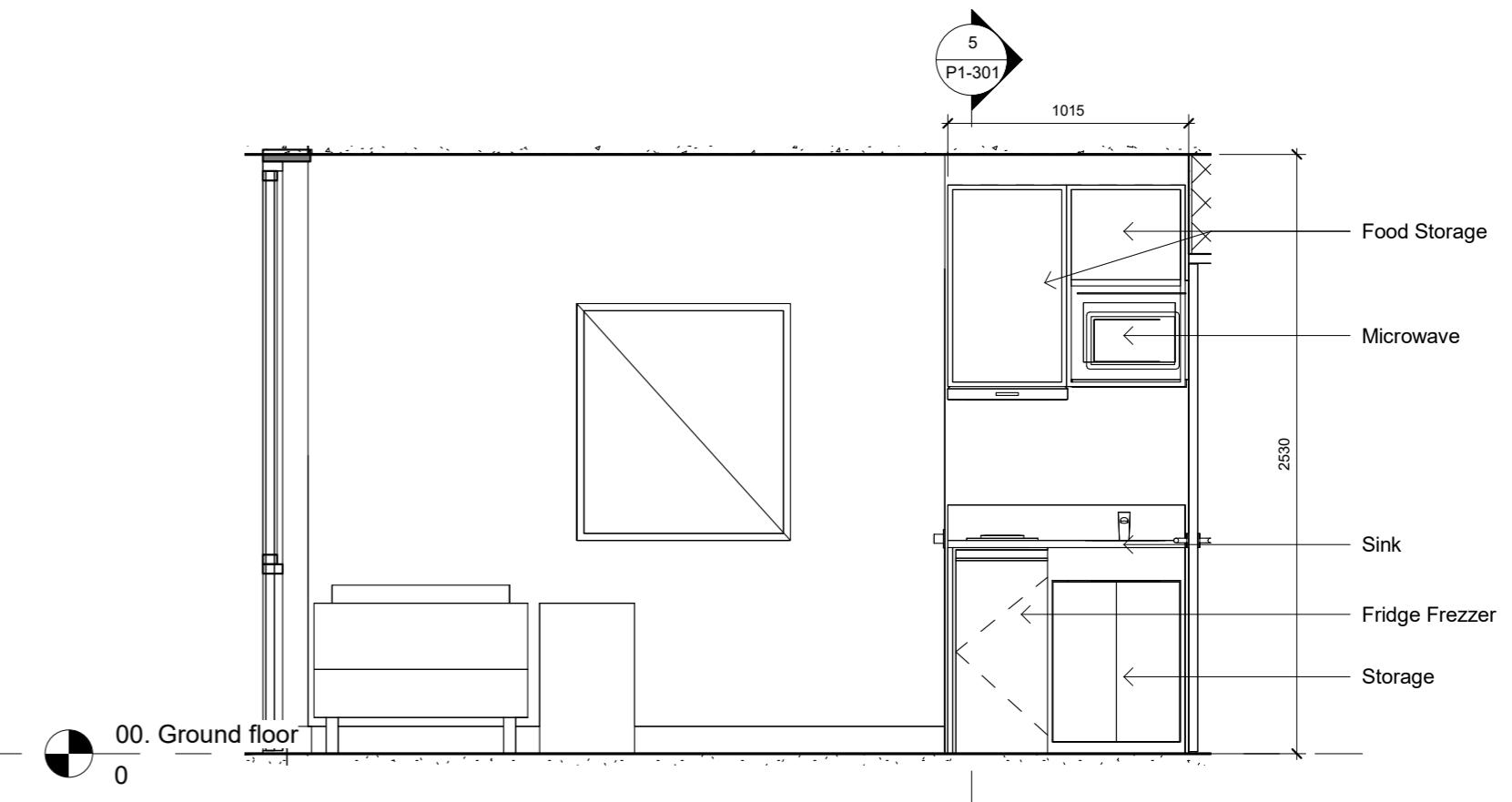
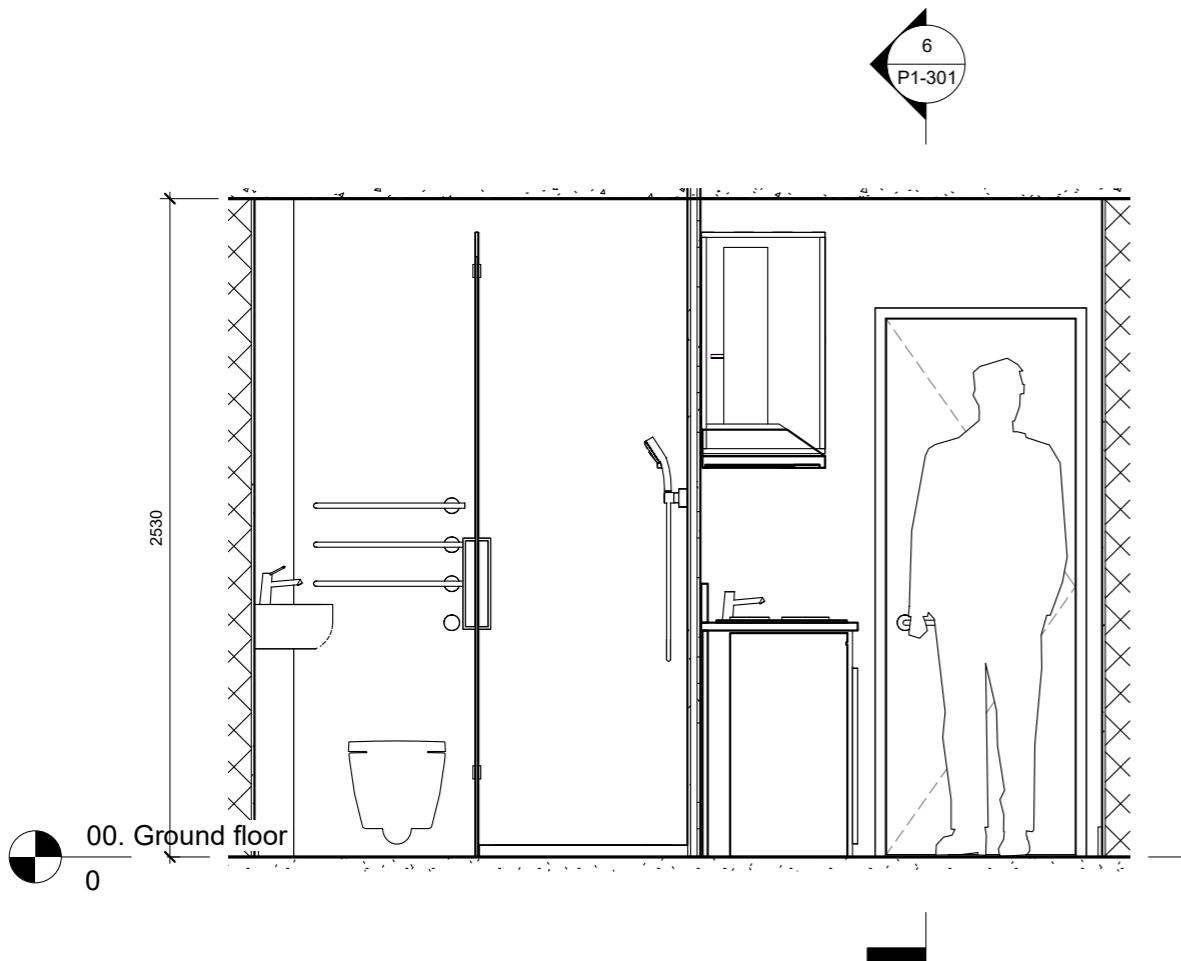
We have prepared two options for the room arrangements to show how the modular pods could be used.



Typical Room Plan

1 : 25

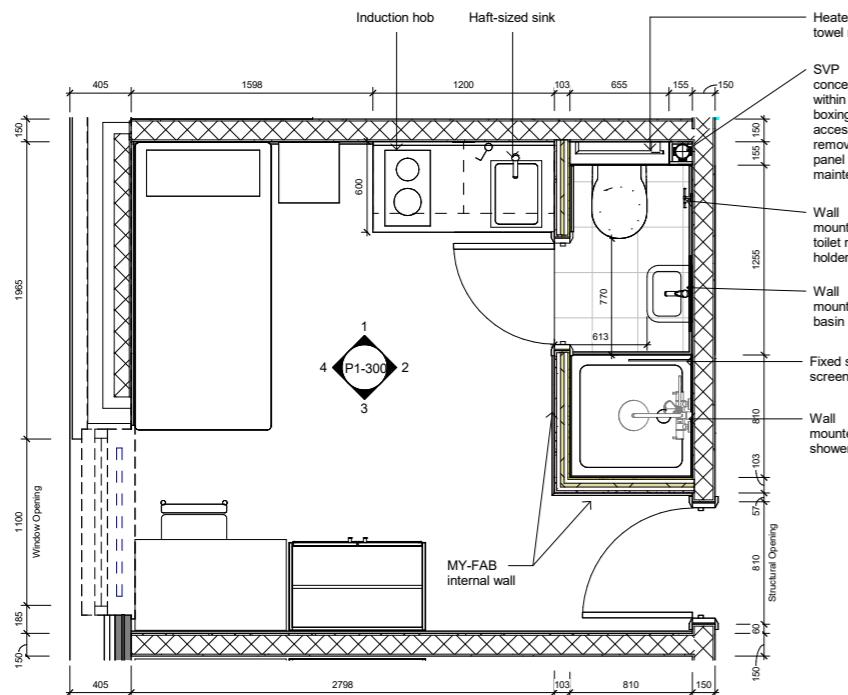
MODULE PLAN



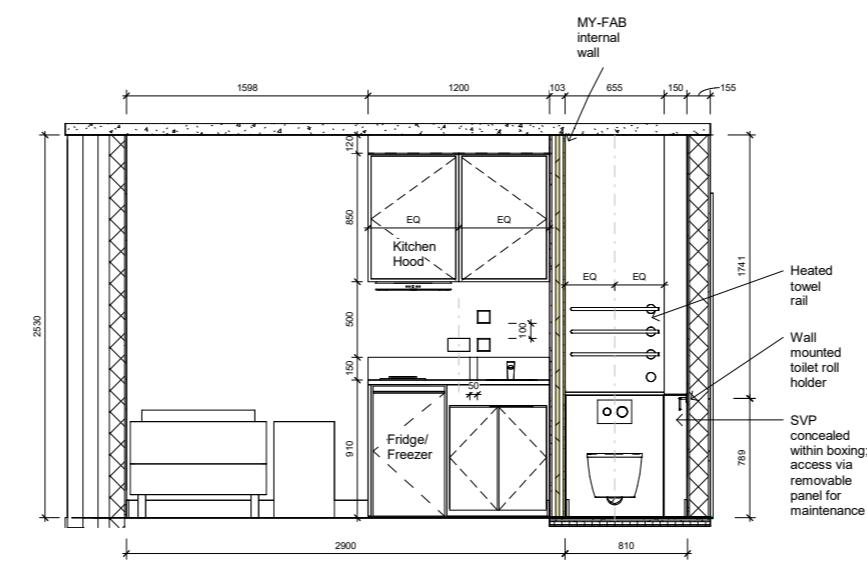
4.5 RESIDENCES ACCOMMODATION
TYPICAL LAYOUTS AXONOMETRIC



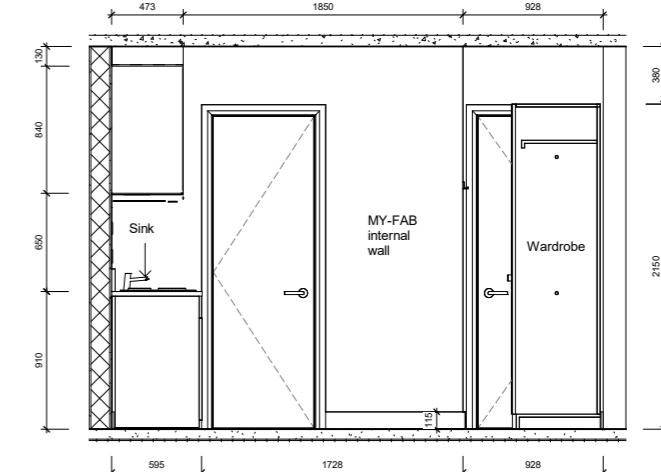
4.6 RESIDENCES ACCOMMODATION ALTERNATIVE ROOM ARRANGEMENT



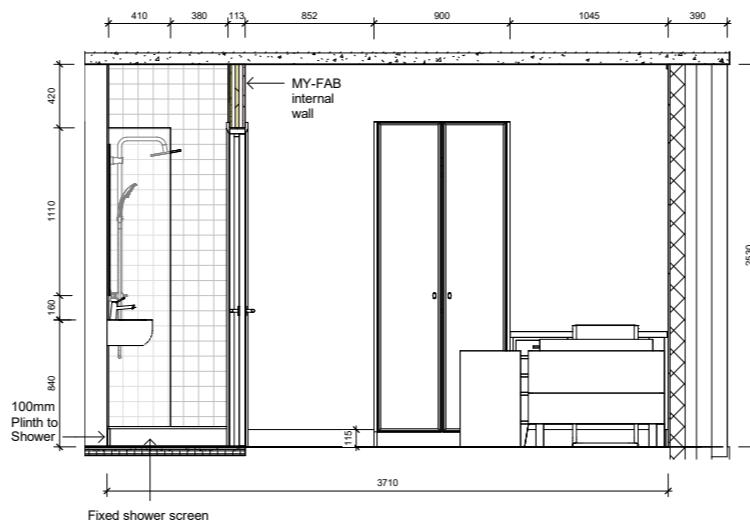
Proposed Pod Opt Plan



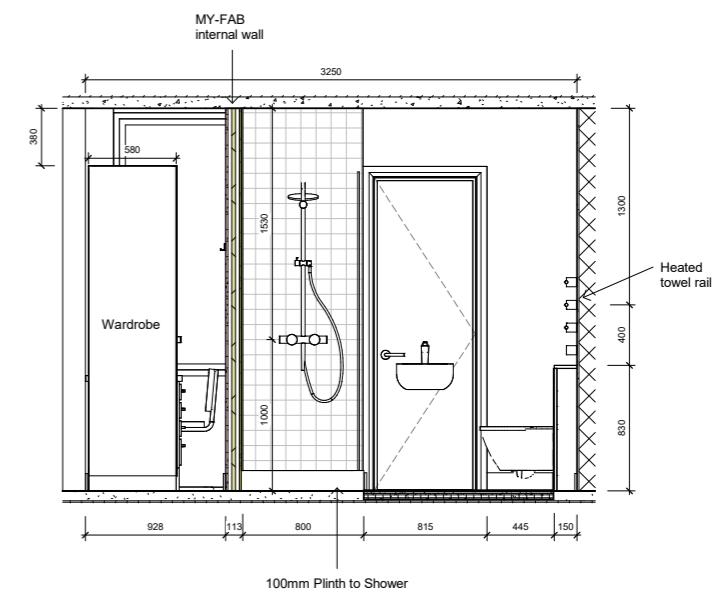
Proposed Pod Opt Elevation 1



Proposed Pod Opt Elevation 2
1 : 25

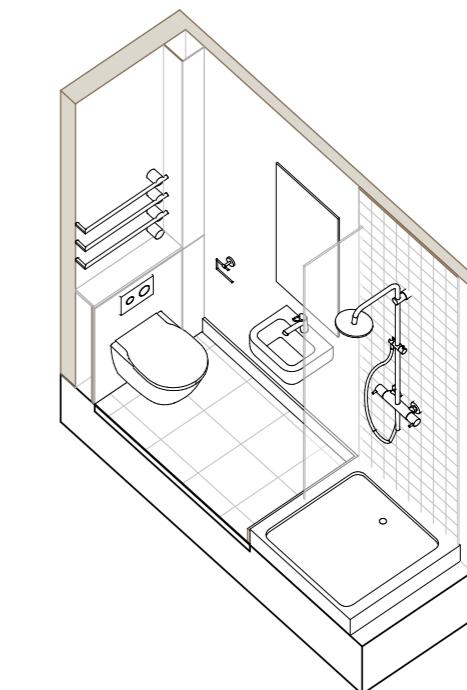
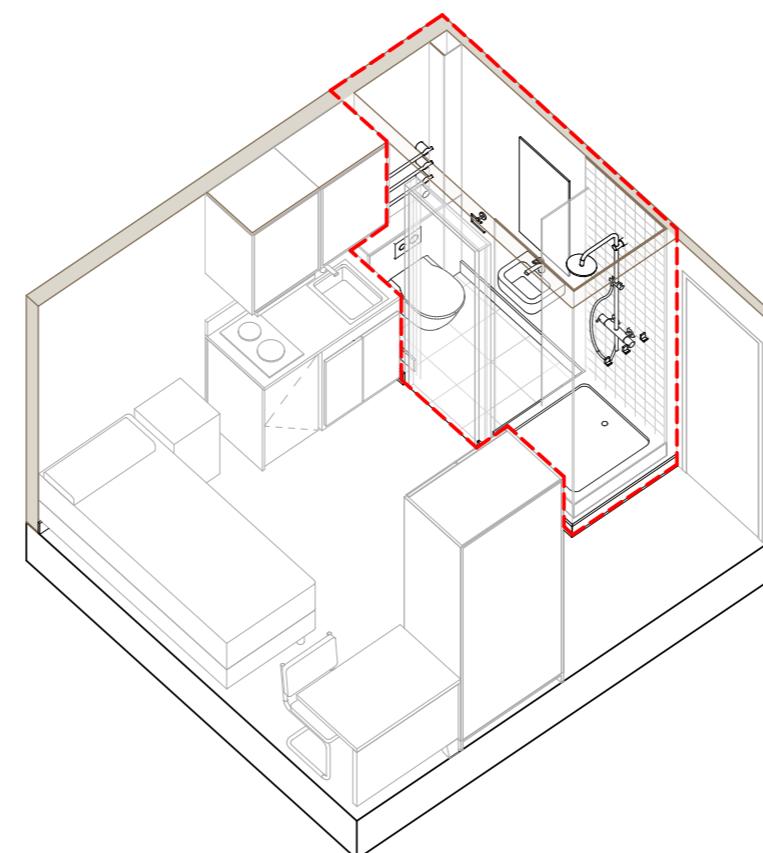


Proposed Pod Opt Elevation 3



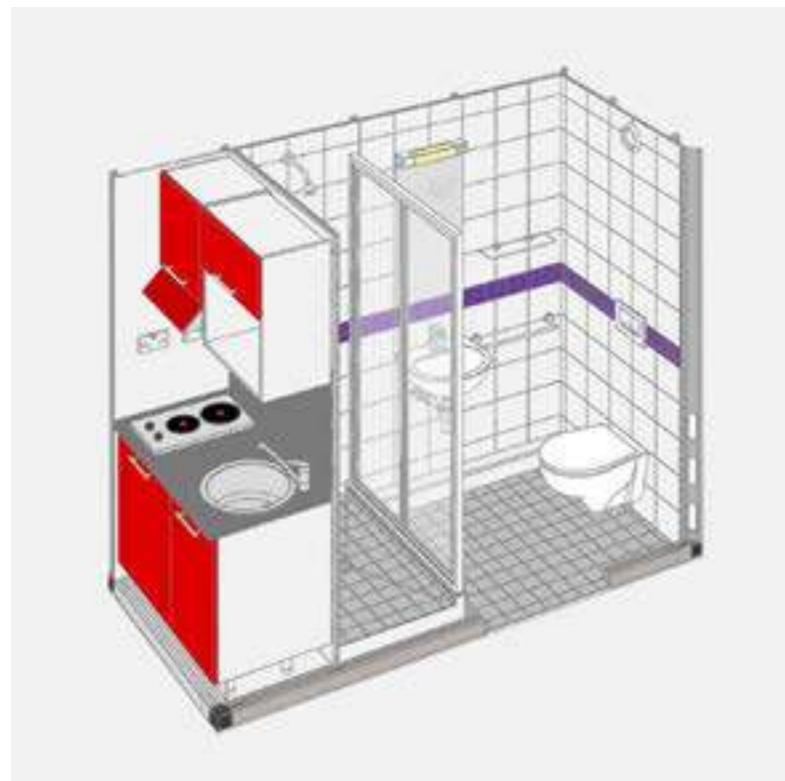
Proposed Pod Opt Elevation 4

4.6 RESIDENCES ACCOMMODATION
ALTERNATIVE ROOM ARRANGEMENT



4.7 RESIDENCES ACCOMMODATION

EXAMPLES OF MODULAR BATHROOMS AND KITCHENETTES



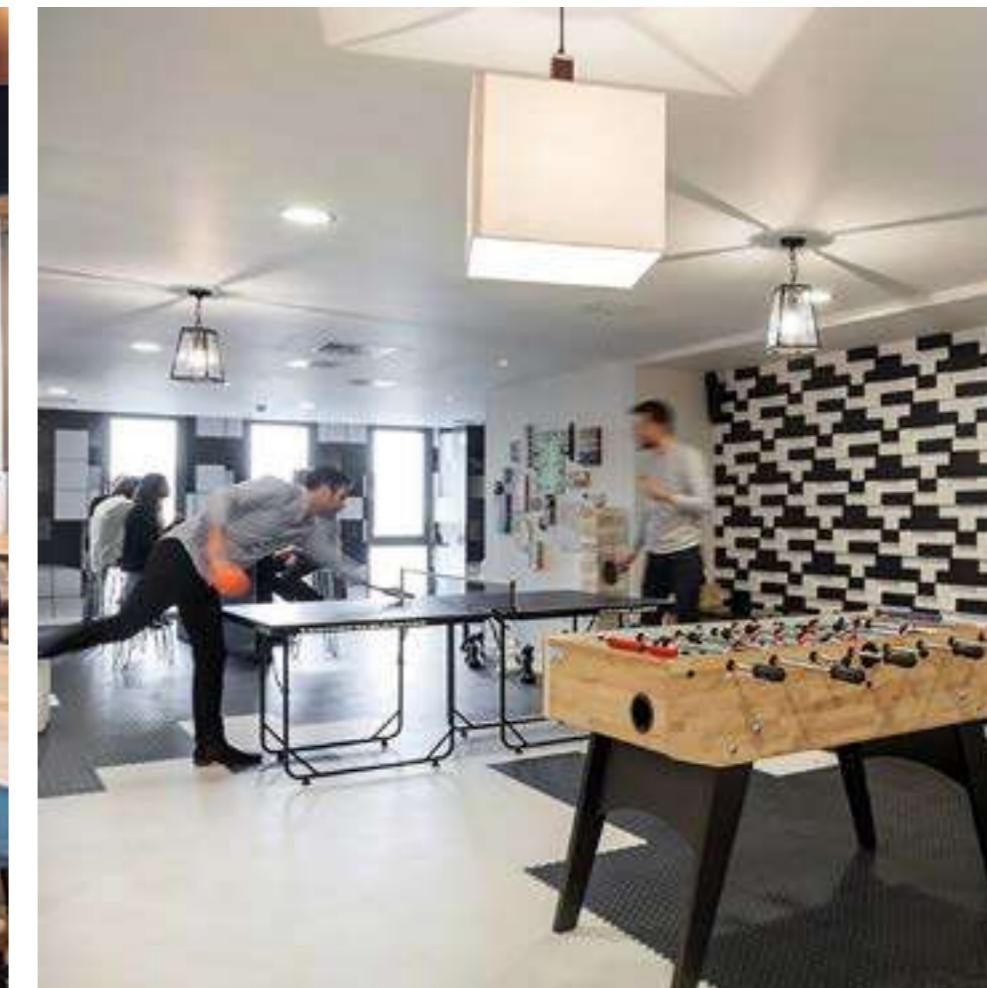
4.8 COMMUNAL FACILITIES

LOOK AND FEEL

The scheme will provide communal areas for residents use in Picasso House. There proposed communal kitchens and dinning areas, laundry room, secure bike storage and lounge areas.



COMMUNAL KITCHENS



COMMON ROOM AREAS



LAUNDRY ROOMS



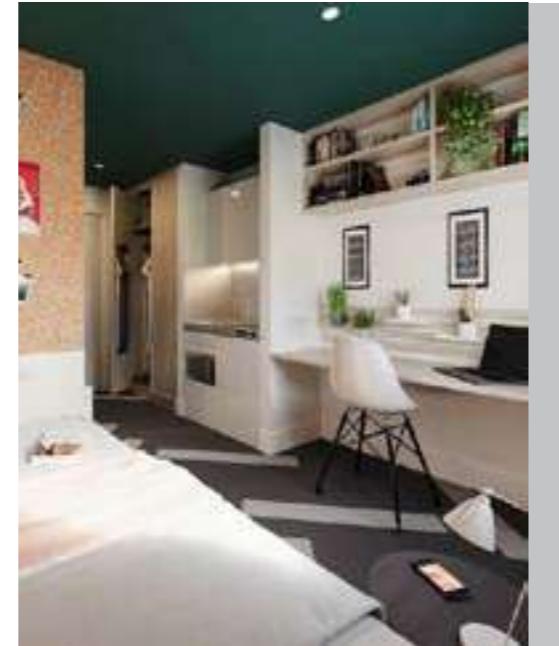
COMMUNAL DINNING AREAS



LOUNGE AREA

4.9 RESIDENCES ACCOMMODATION LOOK AND FEEL

The renovated accommodation will provide light and modern space . They will contain compact, well designed storage solutions, be adaptable and contain areas allowing personalisation, such as cork boards.



SPACES FOR PERSONALISATION LIKE CORK BOARDS



COMPACT, WELL DESIGNED STORAGE SOLUTIONS



WELL LIT SPACES



4.10 SETTING THE STANDARD GRADING MATRIX AND CHECKLIST ASSESSMENT

The Setting the Standard space standards and guidance were used to set out the proposals for both Picasso House and the Mount Clare Residence blocks. As part of preparing the proposals consideration was given to how the layouts would be assessed by Inspection Officers:

All inspections are carried out using an StS inspection app, linked to our central remote based StS web-based system, and shared with all London Local Authority, Temporary Accommodation Units and Private Sector Housing Teams.

StS Inspection Officers work to ensure improvement, quality provision, safe and secure accommodation is provided for all users. Where identified, properties with Category 1 and high Category 2 hazards will be referred to the relevant local authority for enforcement action, where identified.

Accommodation Covered Under the StS

StS Standards only apply to accommodation secured by Local Housing Authorities (LHAs) on a nightly rate basis. These include "Bed and Breakfast establishments," Bedsit-type accommodation, Hostels and self-contained studio units. The Standards do not apply to permanent or long-stay accommodation or to emergency placements in commercial hotels.

Aim of the Standards

The Standards are not a replacement for those which have been adopted locally, by Local Housing Authorities (LHAs) including Houses in Multiple Occupation (HMOs) Standards. Legislation under the Housing Act 2004, Housing and Planning Act 2016 and any associated legislation, including those relevant to private sector dwellings, will always take precedence.

The Standards are intended to inform Local Authority Placements and Enforcement Teams on the suitability of a property, for use as Temporary Accommodation for the placement of homeless persons. Local Housing Authorities (LHA) should recognise that Temporary Accommodation covered by the StS Guidance cannot be considered as suitable for long term housing for homeless persons.

The standards set a benchmark for Temporary Accommodation.

The grading system enables LHA Homeless Persons and Environmental Health Practitioners to view the overall suitability of accommodation in all London Boroughs with confidence, reducing the inspection burden on both providers and LHA Inspection Teams without the need for a physical inspection.

Inspection framework

The primary responsibility for the inspection and grading of the accommodation rests with an StS Inspection Officer.

The grading decision is based on a holistic assessment of compliance with these standards and should not primarily be reliant on each specific grading point. In some cases, a failure on one particular point may be outweighed by other provisions and factors. Once a property has been loaded on the system, each property will be inspected annually. Placing officers can then view the assessment and grading on-line to decide the suitability of the accommodation. Nightly-rate temporary accommodation used by LHAs can also be inspected whenever complaints are received.

Self Assessment for the purposes of Proof of Evidence

For the purposes of this Proof we have assessed the proposal using the Matrix and Guidance Standard that are available on the Sts website. To the best of my knowledge there are no safety hazards present under the Housing Health and Safety Rating System (HHSRS). Should any be discovered at technical or construction stages then they would be rectified and/or addressed prior to occupation. Furthermore, any Grading criteria which refers to management would be provided for by the client in the operation of the accommodation, the standard of which is to be met is set out in the grading matrix.

A Sts compliance check list has also been prepared to outline each element of the Sts guidance and check if compliance is met. As is outlined the assessment highlights that the proposed layouts and design at Mount Clare would meet Sts Grade A.

4.11 GRADING MATRIX ASSESSMENT

 = STANDARD TO BE MET AT MOUNT CLARE

 Setting the Standard <small>Temporary Accommodation made from scratch</small>	Grading Matrix Summarising the Description and Application of StS (Setting the Standard) Grades				
	StS Grade A	StS Grade B	StS Grade C	StS Grade D	StS Grade E
	Premises Providing	Premises Providing	Premises Providing	Premises where some hazards are present, and/or where documentation has not been provided. Local Authorities make placements at their own risk	Premises Are Unacceptable and should not be used by participating Local Authorities until issues are remedied
Identification of Hazards under the Housing Health & Safety Rating System	No Significant Hazards Present		No HHSRS Band A-D Hazards Identified However Lesser HHSRS Category 2 Band E-H Hazards are present and there are Management proposals in place to ensure that these are carried out within set timescales	Numerous Category 2 Hazards Identified And/or Documentation not provided	Category 1 HHSRS Hazards Identified, including severe Fire Safety Deficiencies and/or numerous Category 2 Hazards And/or Property poses an Imminent Risk of Serious Harm to Residents
Housing Health & Safety Rating System https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/9425/150940.pdf					
Fire Safety	Satisfactory		Satisfactory	Unsatisfactory	Unsatisfactory
LACoRs Fire Safety Guidance & StS Standards (Part 2)	Premises <u>Complies</u> with LACoRs Fire Safety Guidance & StS Standards		Premises <u>Broadly Compliant</u> with LACoRs Fire Safety Guidance & StS Standards	Premises <u>Does not Comply</u> with LACoRs Fire Safety Guidance & StS Standards & Fire Safety Deficiencies Present	Premises <u>Does not Comply</u> with LACoRs Fire Safety Guidance & StS Standards & Serious Deficiencies Present and poses an Imminent Risk of Serious Harm to Residents
Presence, Condition & Testing & Maintenance of Automatic Fire Detection System, Emergency Lighting, Structural Fire Precautions	Where identified any defects can be quickly easily remedied by Management within 24 Hours		Minor Defects Present		
Guidance on Fire Safety Provisions https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf			i.e., Missing smoke/heat detector heads/defective fire doors And/or Where documentation has not been uploaded onto the StS App		i.e., Absence/defective automatic fire alarm warning and detection system. Absence of fire doors, poor/absence of structural fire precautions
Health, Safety and Welfare	Satisfactory		Satisfactory	Inadequate	Inadequate
Compliance with Health and Safety Legislation & Guidance	Deficiencies are insignificant and quickly rectified by Management		Minor Deficiencies Present	Deficiencies Present	Major Deficiencies Present



= STANDARD TO BE MET AT MOUNT CLARE

	StS Grade A	StS Grade B	StS Grade C	StS Grade D	StS Grade E
Management, Repair & Cleanliness		Satisfactory		Unsatisfactory	Poor
StS Guidance and Standards https://commissioningalliance.co.uk/wp-content/uploads/2022/09/Setting-the-Standard-Guidance-and-Standards-Revised-21-September-2022-v12.6.pdf	Premises are in a good state of repair and clean	Evidence of cleaning rotas in place and being practically applied	Premises are in a clean & in a good state of repair	Premises are unclean and disrepair is evident	Premises are in a poor state of repair and unclean And/or No evidence of cleaning being undertaken/ rotas in place And/ or No programme in place to undertake repair/repairs not carried out
	Repairs resolved within 24 Hours	Repairs resolved within 48 Hours	Repairs completed within 5 Days	No evidence to show that the property is being managed.	No programme in place to undertake repair/repairs not carried out
	Demonstrates A <u>High</u> Standard of Management	A <u>Good</u> Standard of Management in Place	A <u>Good</u> Standard of Management	Where the property is being managed, Management is <u>poor</u>	Severe Management deficiencies because of poor management or of failure to manage the property
Fittings/Furniture	Satisfactory	Satisfactory	Satisfactory	Unsatisfactory	Poor
All upholstered furniture and furnishings including beds & mattresses, should comply with the Fire & Furnishings (Fire) Safety Regulations 1988 (as amended)	Modern & Well Maintained	Well Maintained	In a good state of repair	Furniture and Mattresses, where provided, are <u>Worn or Inadequate</u> And/or <u>Do not comply</u> with the Fire and Furnishing Regulations	Furniture and Mattresses, where provided, are <u>Worn, Broken or Soiled</u> And/or <u>Do not comply</u> with the Fire and Furnishing Regulations
Furniture and Furnishings Regulations https://www.legislation.gov.uk/ukesi/1988/1324/content/s/made	Mattresses are of a <u>High Standard</u>	Mattresses are of a <u>Good Standard</u>	Mattresses are of an <u>Acceptable Standard</u>		
	No Bunk Beds	No Bunk beds	No Bunk Beds		
Provision of Baths/Showers, WCs, and Wash Hand Basins	Where shared, Personal washing facilities are provided, to meet StS Standards at a ration of Maximum 1 set to 5 Persons, irrespective of age			Where shared, facilities have been provided at a ratio of Less than 1 set to 7 Persons	
Baths/Showers & WCs are provided for the exclusive use each household https://commissioningalliance.co.uk/wp-content/uploads/2022/09/Setting-the-Standard-Guidance-and-Standards-Revised-21-September-2022-v12.6.pdf	Wash Hand Basin to be Provided in all rooms				



= STANDARD TO BE MET AT MOUNT CLARE

	StS Grade A	StS Grade B	StS Grade C	StS Grade D	StS Grade E
Provision of Cooking Facilities					
<i>Cooking facilities are provided for exclusive use or shared</i> https://commissioningalliance.co.uk/wp-content/uploads/2022/09/Setting-the-Standard-Guidance-and-Standards-Revised-21-September-2022-v12.6.pdf	[Where Practicable] Cooking facilities are provided for the exclusive use of the each household Where shared, Maximum 1 set to 5 Persons or Single Residents Irrespective of Age			Inadequate Cooking Facilities provided And/or Where shared, facilities have been provided at a ratio of Less than 1 set to 7 persons or Single Residents	Inadequate/No Cooking Facilities provided And/or Where shared, facilities have been provided at a ratio of Less than 1 set to 7 persons or Single Residents
Food Storage					
<i>Dry Food storage provided for exclusive use of each household or single residents</i>	Food Storage cupboards are located for each household or are lockable for exclusive use	Food storage cupboards are allocated for exclusive use	Food storage cupboards are provided for exclusive use	Cupboards are not provided for the exclusive use of Each household And/or Where provided, are of poor quality or condition	Cupboards are not provided for exclusive use of Each household And/or Where provided, are defective/dirty making them unsuitable for use
Fridges					
<i>Minimum Capacity 0.14</i>		Each Bedroom contains a Fridge			No Exclusive Use of Fridge
Cots					
<i>Must be compliant with EU & BS Requirements</i>		Cots Readily Available			No Cots Available
Laundry Facilities					
	On-site facilities for residents				
	Washing machine, Tumble Dryer & Air Drying Rack	Washing Machine and Air-Drying Rack	Laundrette facilities are available commercially in the immediate locality		No facilities available in the immediate locality
Premises with over 30 Rooms					
		24 Hour Management Available on-site		Management on site, not 24hr	No on-site Management
Wi-Fi					
	Wi-Fi accessible in all rooms with sufficient speed when in multiple use	Wi-Fi accessible in common parts with sufficient speed when in multiple use	No Wi-Fi, or insufficient speed		No Wi-Fi provided
<i>Internet facilities and access to wifi should be available in properties</i>	Network code and password displayed in individual rooms	Network code and password displayed			

4.12 SETTING THE STANDARD COMPLIANCE CHECKLIST

PROJECT
PURPOSE
DRAWINGS
REF.
DATE

Mount Clare
Appeal Proof of Evidence

19.11.25

KEY
Compliant
Non-compliant

Part	Setting The Standard Guidance	Compliant / Non-compliant
Fire Prevention Measures <i>AFD= Automatic Fire Detection and Warning System (Fire Alarm) Where cooking facilities are located in rooms used for sleeping, a mixed AFD system is required to avoid nuisance alarms and protect sleeping occupants.</i>	Full 30-minute protected escape route to an ultimate place of safety. Mixed AFD system, (Grade D, LD2 system with smoke detectors throughout except sleeping rooms containing cooking facilities which will have heat detectors plus a Grade D, noninterlinked smoke alarm). Fire blankets inside bedrooms and any shared kitchens.	Compliant
Kitchen for Exclusive Use <i>Standalone Compact Kitchens (3 in 1 Kitchenettes)</i>	These are compact kitchen units which usually incorporate facilities for cooking, refrigeration and storage, i.e., a fridge, sink and 2 No hobs Combinations vary to include different components. i.e., some models incorporate microwave worktops, storage spaces, and there are cupboard storage options where kitchens are fully enclosed and can be hidden away when not in use Where present, the use compact kitchens should be in good working order and supported by evidence that they have been tested and are safe for use. Where these are found to defective, and residents are unable to use one or more of the components the kitchenette should be replaced. Worktop (1000mm x 600mm) 2 No double 13- amp power sockets above each worktop Storage cupboard (minimum capacity 0.4m3)	Compliant
Shared Kitchens <i>In addition to the above, each household shall be provided with the following within their letting:</i>	Minimum of one set of kitchen facilities for every 5 households or single residents Must be reasonably located- not more than one floor distance from the rooms they serve. However, for smaller premises containing less than 30 bed spaces and are more than 3 storeys in height, cooking facilities/kitchens may be provided in single area, providing kitchens are associated with adjacent dining facilities. Each set of shared kitchen facilities is required to have a minimum floor area of 6.0m2 A maximum of 2 sets of cooking facilities should be provided in a kitchen, with a minimum floor area of 11.0m2. Gas/electric cooker with 4 burners, oven and grill, a combination microwave oven and grill can be provided in replace of a gas/electric cooker, where there is no space to accommodate an additional cooker. Stainless steel sink/drainer reasonably located (minimum size 1000mm x 600mm) with hot and cold water and a tiled splashback. 2 double 13-amp power sockets A suitable worktop (minimum area 1000mm x 600mm) Lockable storage cupboards within the kitchen Worktop (1000mm x 600mm) Refrigerator (minimum capacity 0.14m3) Storage cupboard (minimum capacity 0.4m3) 2 double 13-amp power sockets above each worktop.	Compliant
Bath/Shower Rooms	A minimum of one set of personal washing/bathing facilities for every 5 residents. Must be reasonably located- not more than one floor distance from the rooms they serve. Minimum size for showers 800mm x 800m housed in a shower room with adequate drying space (1.7m) Shared baths must be provided where the majority of lettings have en-suite showers, a bath must be provided to cater for children Where only shared facilities are provided, at least half of the showers/baths should be baths.	Compliant
Water Closets <i>In practice, this will not always be practicable and in such cases the minimum standards below apply to shared facilities:</i>	WCs should be provided for the exclusive use of each household. A minimum of one WC for every 5 residents. WCs should not be located more than one floor distant from the rooms they serve All WC compartments should be provided with a wash hand basin. WC compartments should be not less than 1.2m2 in floor area. No more than half the WC provided should be located in a bath/shower room.	Compliant
Wash Hand Basins	Wash hand basins should be provided in bedrooms, except where an ensuite bathroom containing a wash hand basin is provided. Wash hand basins must be provided in all shared WC compartments and in all shared bath/shower rooms containing a WC.	Compliant
Other Facilities	In addition to the health, safety and amenity requirements the premises may offer additional facilities these may include some or all of the following. A laundry room, children's play areas, doctors' visiting room etc.	Compliant

5.0

ACCESS STATEMENT

5.1 MASTERPLAN ACCESS STATEMENT

VEHICULAR ACCESS

Vehicular access to the site is accessed from Minstead Gardens.

25 parking spots is available to the North West of Mount Clare and Picasso House and by the bungalow. This will remain as existing.

PEDESTRIAN ACCESS

Pedestrian accesses will remain as existing. The existing paths across the Capability Brown Landscape will be retained. Landscape for the typical unit entrance will be retained.

CYCLES

The existing sheltered cycle store outside of Picasso House will be retained. New cycle provision is proposed within Picasso House.

REFUSE / EMERGENCY ACCESS

A new bin and recycling store is proposed in the basement of the Picasso House. This is accessed from the Minstead Road Entrance to Picasso House, accommodating loading and unloading. Emergency access will remain unchanged.



8m

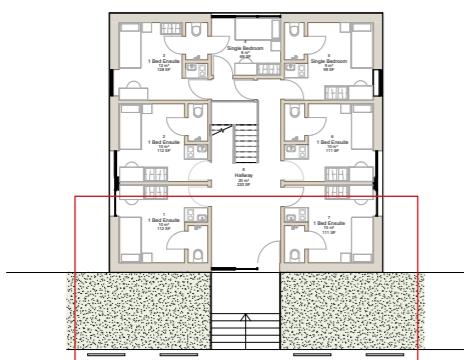
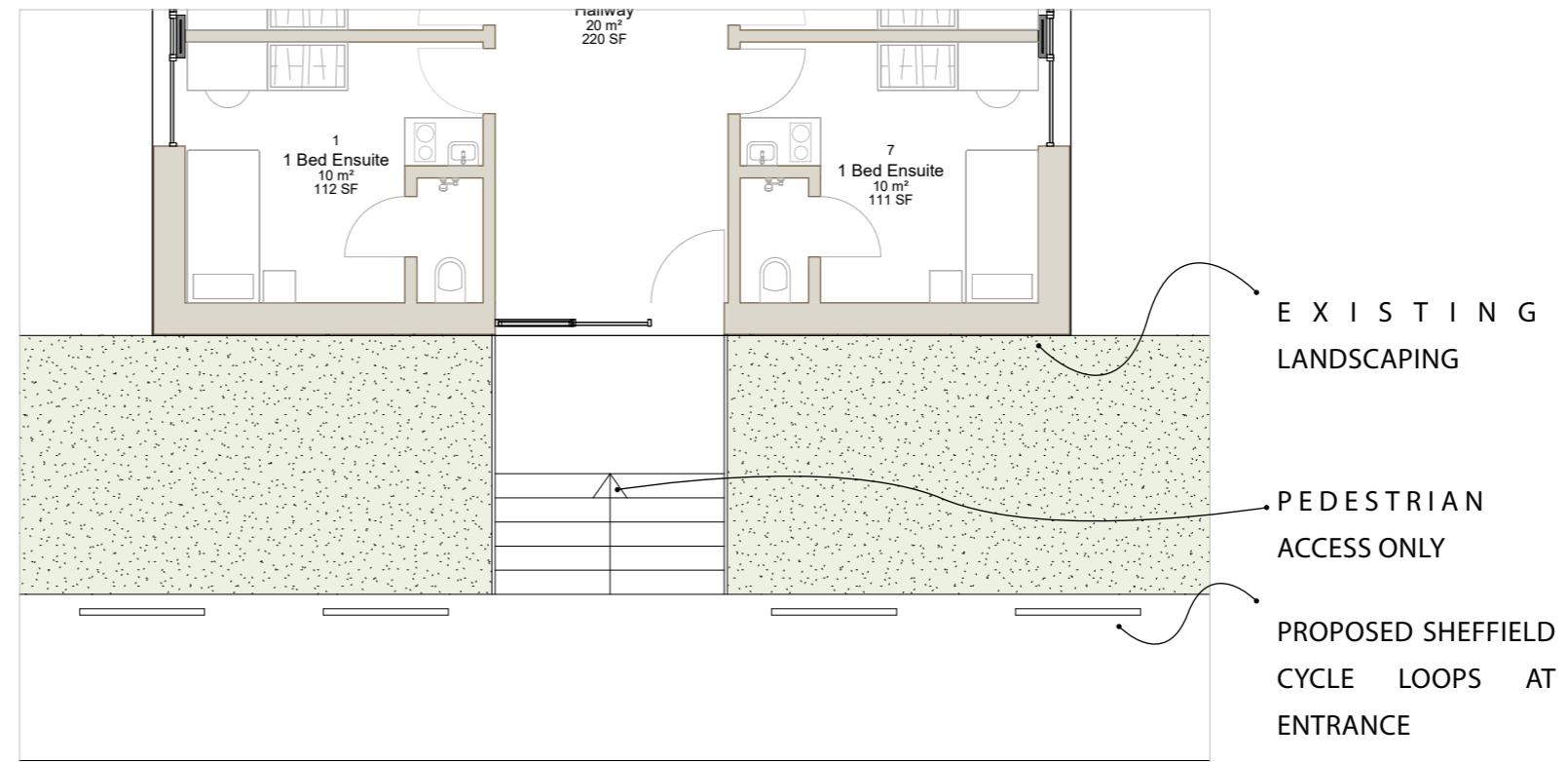
5.2 TYPICAL RESIDENCIES ACCESS STATEMENT



EXISTING RESIDENCIES ENTRANCE

The access to the residencies will remain unchanged.

There is no direct vehicular access to the units. Emergency access can be made across the landscape. Pedestrian access remains unchanged.



Typical Unit Ground Floor Key Plan

5.3 PICASSO HOUSE ACCESS STATEMENT



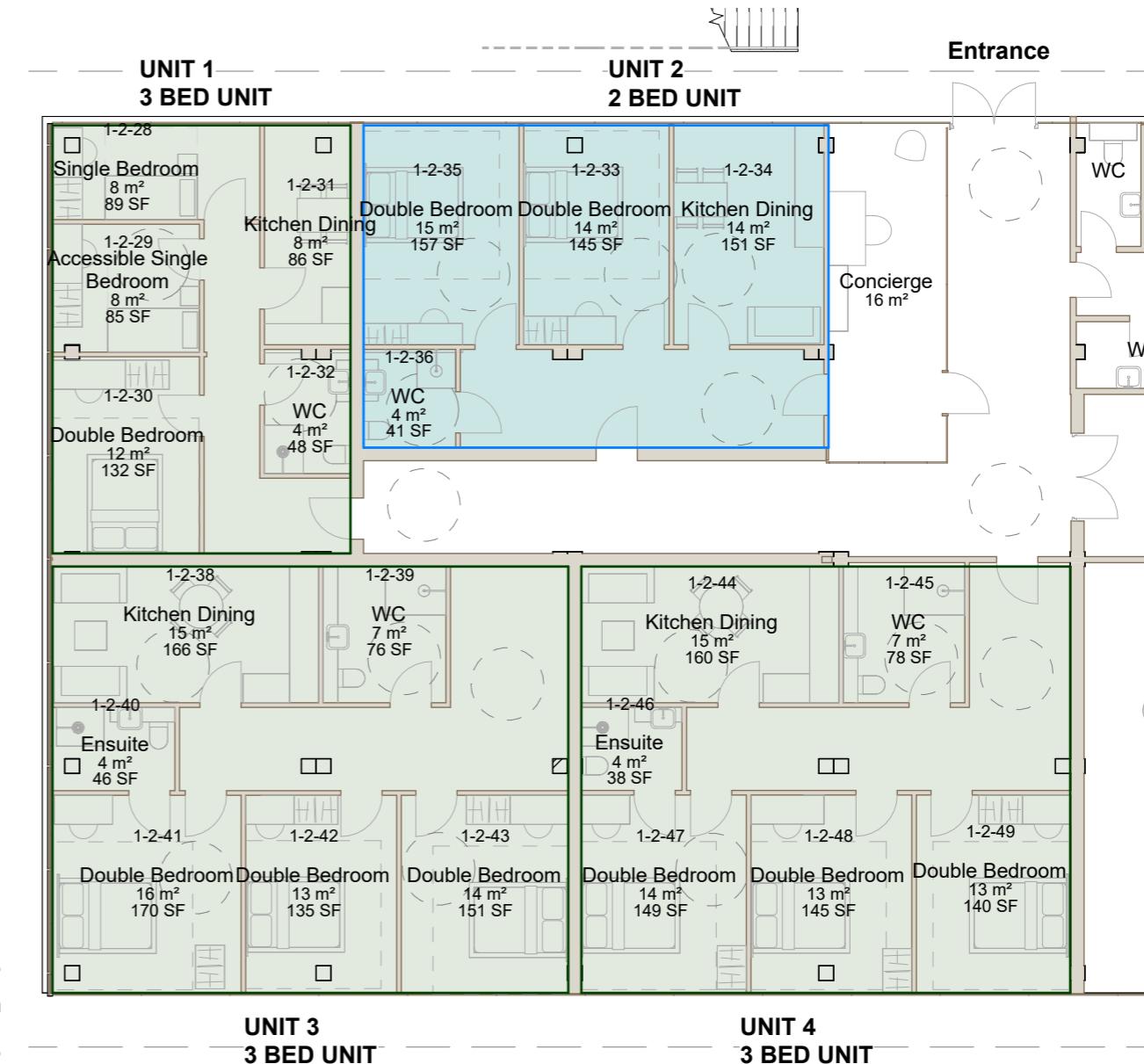
EXISTING ACCESSIBLE ENTRANCE



EXISTING ACCESSIBLE ENTRANCE

Picasso House has wheelchair access to the ground floor from the entrance facing Mount Clare House, and to the basement via the ramp facing minstead gardens. A new bin and recycling store is proposed in the basement of the Picasso House. This is accessed from the Minstead Road Entrance to Picasso House, accommodating loading and unloading. Emergency access will remain unchanged.

It is proposed to convert the ground floor of Picasso house to be accessible units. There is level access to these units available via the existing entrance facing mount Clare. The unit will provide seamless, barrier-free entry for all users, including individuals with mobility impairments. The unit will feature wide doorways, flat thresholds, and an open-plan layout to facilitate easy movement. Bathrooms will be equipped with roll-in showers, grab rails, and lever-operated taps for enhanced accessibility. Kitchens will incorporate adjustable-height counter tops and accessible storage solutions. Flooring will be smooth and slip-resistant for added safety. This design will provide an inclusive, comfortable living environment for all residents.



6.0

CONCLUSION

6.1 CONCLUSION

This document is submitted as proof of evidence to set out the approach to the design of the accommodation and to present my views from a design perspective on the quality of the accommodation proposed as part of the appeal scheme.

The new layouts have been proposed to provide high quality Temporary Accommodation with all the required amenities and facilities to meet Grade A assessment criteria under the "Setting the Standard" guidance and Space Standards. All build work will comply with the Building Regulations and renovations to the existing structures will provide new use for buildings on the site.

A variety of Temporary Accommodation facilities have been allowed for such as lounges, dining spaces, kitchens and storage spaces. Ample washing, cleaning and sanitary facilities have been provided within the proposals. Furthermore units for those with disabilities have also been included within the scheme.

In conclusion the design of the proposed accommodation meets the standards required and the Temporary Accommodation proposed will be of high quality.

7.0

APPENDIX

6.1 ACCOMMODATION SCHEDULE

SUMMARY

*Area Schedule (Unit)			
Name	Unit Number	Name	No of Bedrooms
Bungalow		5 Bed Unit	5
Albers		Bungalow	

Bungalow		5 Bed Unit	5
Albers		Bungalow	

Albers	0-1	1 Bed Unit	1
Albers	0-2	1 Bed Unit	1
Albers	0-3	2 Bed Unit	2
Albers	0-4	1 Bed Unit	1
Albers	0-5	1 Bed Unit	1
Albers	0-6	1 Bed Unit	1
Albers	1-1	2 Bed Unit	2
Albers	1-2	1 Bed Unit	1
Albers	1-3	2 Bed Unit	2
Albers	1-4	1 Bed Unit	1
Albers	1-5	1 Bed Unit	1
Albers	1-6	1 Bed Unit	1

Albers	1-7	1 Bed Unit	1
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Andre	0-1	1 Bed Unit	1
Andre	0-2	1 Bed Unit	1
Andre	0-3	2 Bed Unit	2
Andre	0-4	1 Bed Unit	1
Andre	0-5	1 Bed Unit	1
Andre	0-6	1 Bed Unit	1
Andre	1-1	2 Bed Unit	2
Andre	1-2	1 Bed Unit	1
Andre	1-3	2 Bed Unit	2
Andre	1-4	1 Bed Unit	1
Andre	1-5	1 Bed Unit	1
Andre	1-6	1 Bed Unit	1

Andre	1-7	1 Bed Unit	1
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Appell	0-1	1 Bed Unit	1
Appell	0-2	1 Bed Unit	1
Appell	0-3	2 Bed Unit	2
Appell	0-4	1 Bed Unit	1
Appell	0-5	1 Bed Unit	1
Appell	0-6	1 Bed Unit	1
Appell	1-1	2 Bed Unit	2
Appell	1-2	1 Bed Unit	1
Appell	1-3	2 Bed Unit	2
Appell	1-4	1 Bed Unit	1
Appell	1-5	1 Bed Unit	1
Appell	1-6	1 Bed Unit	1

Appell	1-7	1 Bed Unit	1
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Bella	0-1	1 Bed Unit	1
Bella	0-2	1 Bed Unit	1
Bella	0-3	2 Bed Unit	2
Bella	0-4	1 Bed Unit	1
Bella	0-5	1 Bed Unit	1
Bella	0-6	1 Bed Unit	1
Bella	1-1	2 Bed Unit	2
Bella	1-2	1 Bed Unit	1
Bella	1-3	2 Bed Unit	2
Bella	1-4	1 Bed Unit	1
Bella	1-5	1 Bed Unit	1
Bella	1-6	1 Bed Unit	1

Bella	1-7	1 Bed Unit	1
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Bellini	0-1	1 Bed Unit	1
Bellini	0-2	1 Bed Unit	1
Bellini	0-3	2 Bed Unit	2
Bellini	0-4	1 Bed Unit	1
Bellini	0-5	1 Bed Unit	1
Bellini	0-6	1 Bed Unit	1
Bellini	1-1	2 Bed Unit	2
Bellini	1-2	1 Bed Unit	1
Bellini	1-3	2 Bed Unit	2

Bellini	1-4	1 Bed Unit	1
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*Area Schedule (Unit)			
Name	Unit Number	Name	No of Bedrooms
Bellini	1-4	1 Bed Unit	1
Bellini	1-5	1 Bed Unit	1
Bellini	1-6	1 Bed Unit	1

Bellini	1-7	1 Bed Unit	1
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Blake	0-1	1 Bed Unit	1
Blake	0-2	1 Bed Unit	1
Blake	0-3	2 Bed Unit	2
Blake	0-4	1 Bed Unit	1
Blake	0-5	1 Bed Unit	1
Blake	0-6	1 Bed Unit	1
Blake	1-1	2 Bed Unit	2
Blake	1-2	1 Bed Unit	1
Blake	1-3	2 Bed Unit	2
Blake	1-4	1 Bed Unit	1
Blake	1-5	1 Bed Unit	1
Blake	1-6	1 Bed Unit	1

Blake	1-7	1 Bed Unit	1
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Calder	0-1	1 Bed Unit	1
Calder	0-2	1 Bed Unit	1
Calder	0-3	2 Bed Unit	2
Calder	0-4	1 Bed Unit	1
Calder	0-5	1 Bed Unit	1
Calder	0-6	1 Bed Unit	1
Calder	1-1	2 Bed Unit	2
Calder	1-2	1 Bed Unit	1
Calder	1-3	2 Bed Unit	2
Calder	1-4	1 Bed Unit	1
Calder	1-5	1 Bed Unit	1
Calder	1-6	1 Bed Unit	1

Calder	1-7	1 Bed Unit	1
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Catlin	0-1	1 Bed Unit	1
Catlin	0-2	1 Bed Unit	1
Catlin	0-3	2 Bed Unit	2
Catlin	0-4	1 Bed Unit	1
Catlin	0-5	1 Bed Unit	1
Catlin	0-6	1 Bed Unit	1
Catlin	1-1	2 Bed Unit	2
Catlin	1-2	1 Bed Unit	1
Catlin	1-3	2 Bed Unit	2
Catlin	1-4	1 Bed Unit	1
Catlin	1-5	1 Bed Unit	1
Catlin	1-6	1 Bed Unit	1

Catlin	1-7	1 Bed Unit	1
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Cornell	0-1	1 Bed Unit	1

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