



DESIGN AND ACCESS STATEMENT
CROSS DEEP COURT, HEATH ROAD, TWICKENHAM, TW1 4AG – UNITS 3 AND 15

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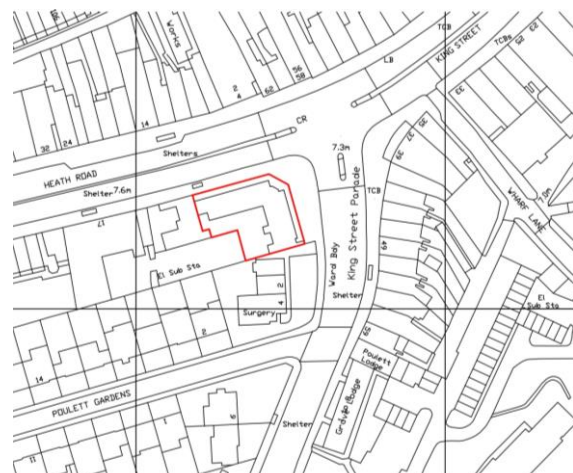
1.0 INTRODUCTION

This document has been prepared by Create Design Ltd on behalf of the applicant.

The site contains an existing four-storey corner-plot building, Cross Deep Court, located on the south side of Heath Road and facing Cross Deep/King Street Parade to the east.

This application is limited to conversion works on the ground and first floors only of Units 3 and 15, along with associated works to ensure provision of adequate cycle and refuse storage to the rear of the building. The proposals constitute minimal changes to the existing front elevations and retain the architectural language, massing and façade detailing of the existing building. The ground floor is retained as retail use while residential dwellings are proposed to the first floor.

It is intended to retain the current design of the Cross Deep and Heath Road facades, while proposing some limited intervention to the rear elevations to facilitate the change of use.

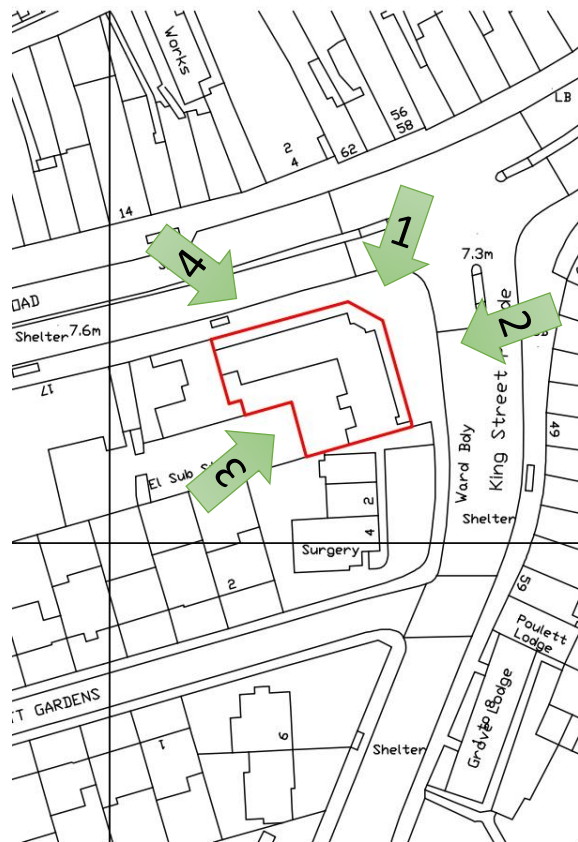


2.0 EXISTING SITE

Situated in close proximity to the river Thames, Cross Deep Court holds a prominent position, on the intersection of two main thoroughfares – Heath Road and Cross Deep/King Street Parade.

The ground floor of the building houses retail outlets and a gym, while the upper floors are residential. The recessed first floor of the building is currently also designated as retail use however this space is severely underutilized, and it is therefore proposed to convert this floor only to residential use.

The rear of the building faces a service yard accessed via an archway facing onto Heath Road, that contains secondary entrances to various buildings, as well as car parking spaces and refuse storage areas.



2.0 EXISTING SITE

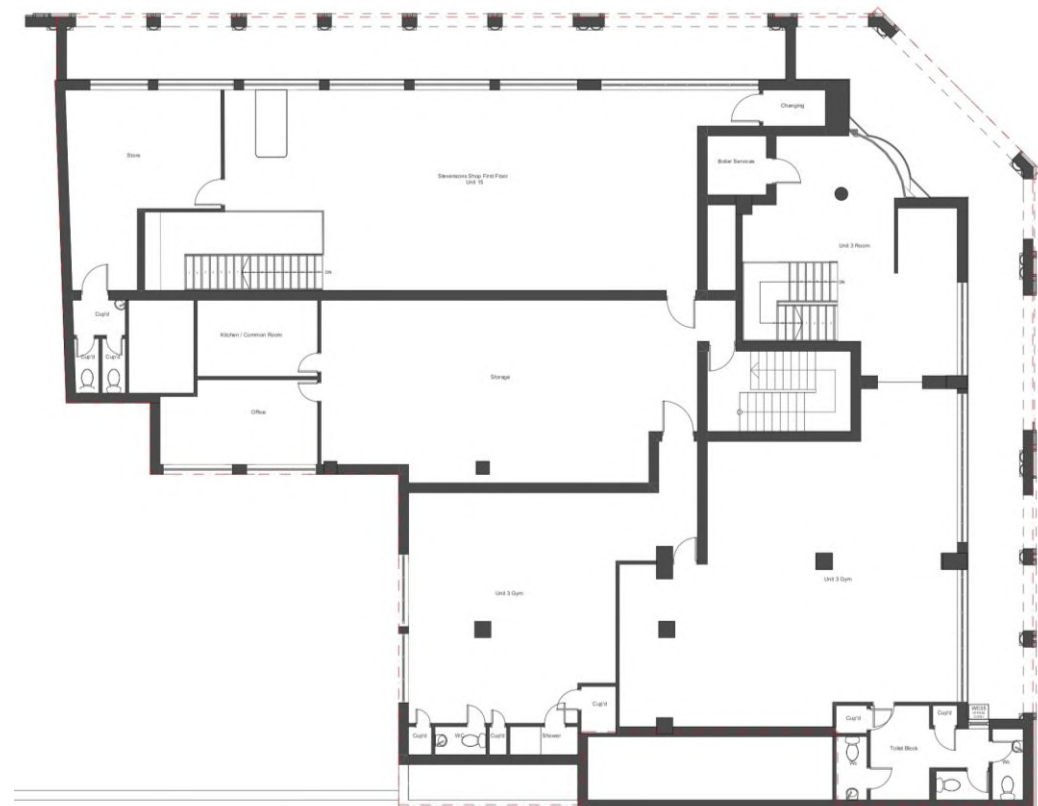
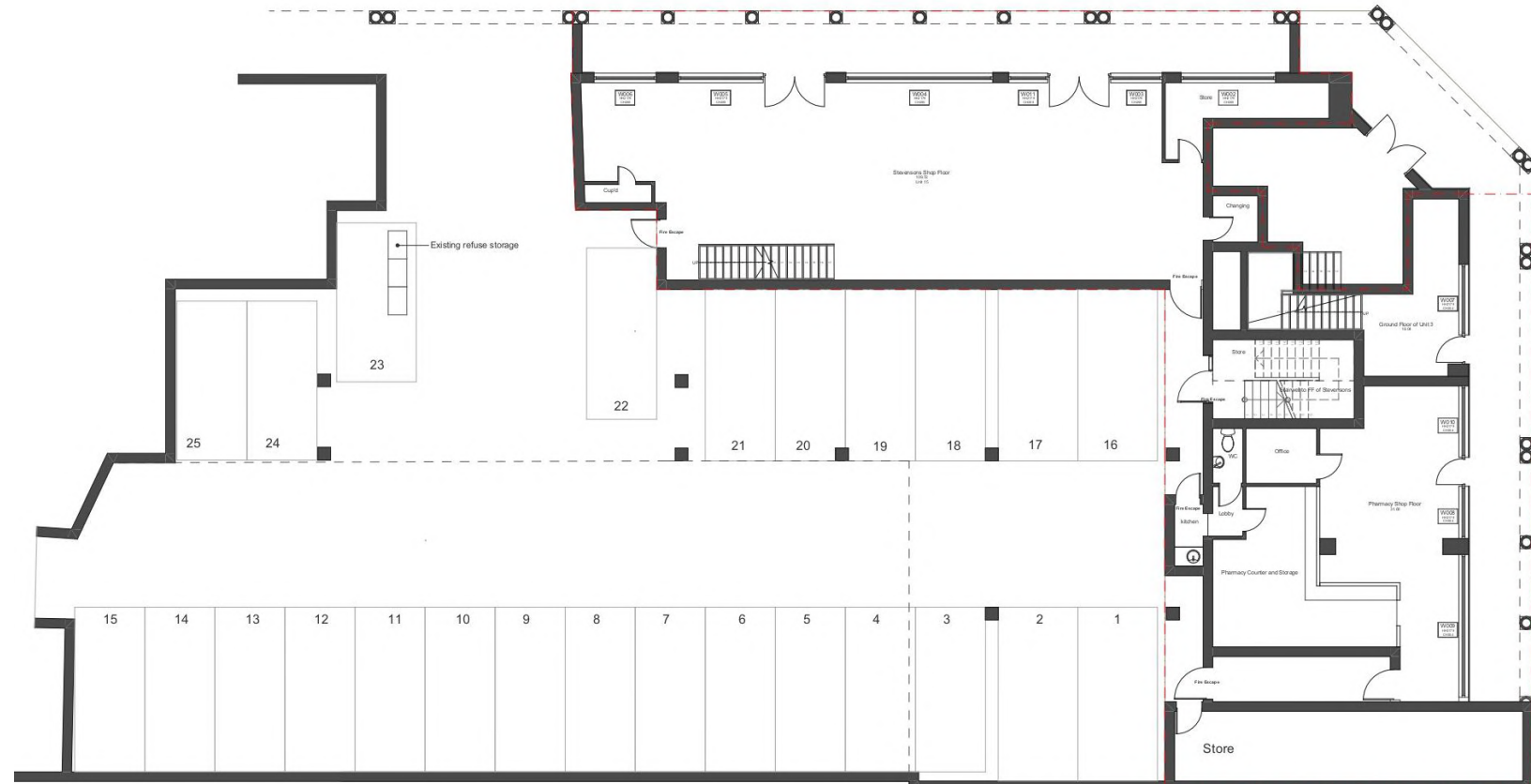
The proposal concerns two retail units within Cross Deep Court, Units 3 and 15.

Unit 3 faces Cross Deep/King Street Parade to the east and comprises a ground floor pharmacy and an entrance to a gym, located on the upper floor (operated by Escape Fitness).

Unit 15 fronts Heath Road to the north and comprises a ground and first floor retail unit and ancillary storage area (operated by Stevenson's sports shop).

The upper levels from second floor and above are not covered by this application and are occupied by residential units.

The adjacent images show the existing ground and first floor plans.



2.0 EXISTING SITE

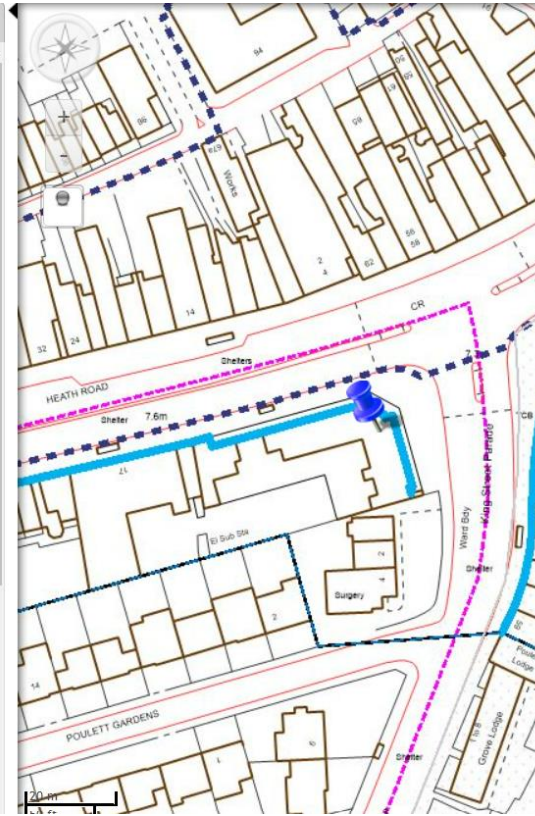
The site forms part of the Heath Road Secondary Shopping Frontage and lies within the Twickenham Main Centre Boundary. The building is not listed and does not lie within a conservation area.

The site has a PTAL rating of 5, and is very well connected, with numerous bus routes passing by the site. The Twickenham National Rail station is within easy walking distance of the site, making this a prime location for car-free development.

The site lies in Flood Zone 1. No proposed changes influence the current flood risk of the site.

Legend

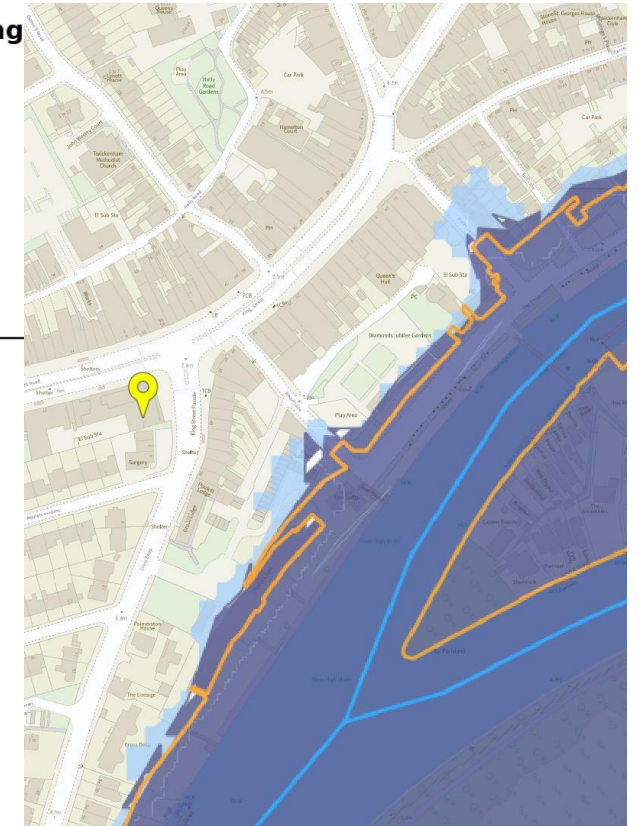
- Richmond Boundary
- Adopted Local Plan (2018 & 2020)
 - LP 3 Designated Heritage Assets
 - LP 5 Views and Vistas
 - LP 7 - Archaeology
 - LP 12 Green Infrastructure
 - LP 13 Green Belt, Metropolitan Open Land and Local Green Space
 - LP 14 Other Open Land of Townscape Importance
 - LP 16 Trees, Woodlands and Landscape
 - LP 15 Biodiversity
 - LP 18 River corridors
 - LP 24 Waste Management
 - Existing & Safeguarded Waste Sites in WLWP
 - LP 25 Development in Centres
 - Main Centre Boundary
 - Area of Mixed Use
 - LP 26 Retail Frontages
 - Key Shopping Frontage
 - Secondary Shop Frontage
 - Frontage/area subject to specific restrictions
 - LP 31 Public Open Space, Play Space, Sport and Recreation
 - Area poorly provided with Public Open Space
 - LP 41 Offices
 - Key Office Area
 - LP 42 Industrial Land and Business Parks



Flood map for planning

Your reference
Cross Deep Court
Location (easting/northing)
516143/173123
Scale
1:2500
Created
27 Sep 2022 9:02

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



Address or co-ordinates

TW1 4AG

Access level (PTAL) **Time mapping (TIM)**

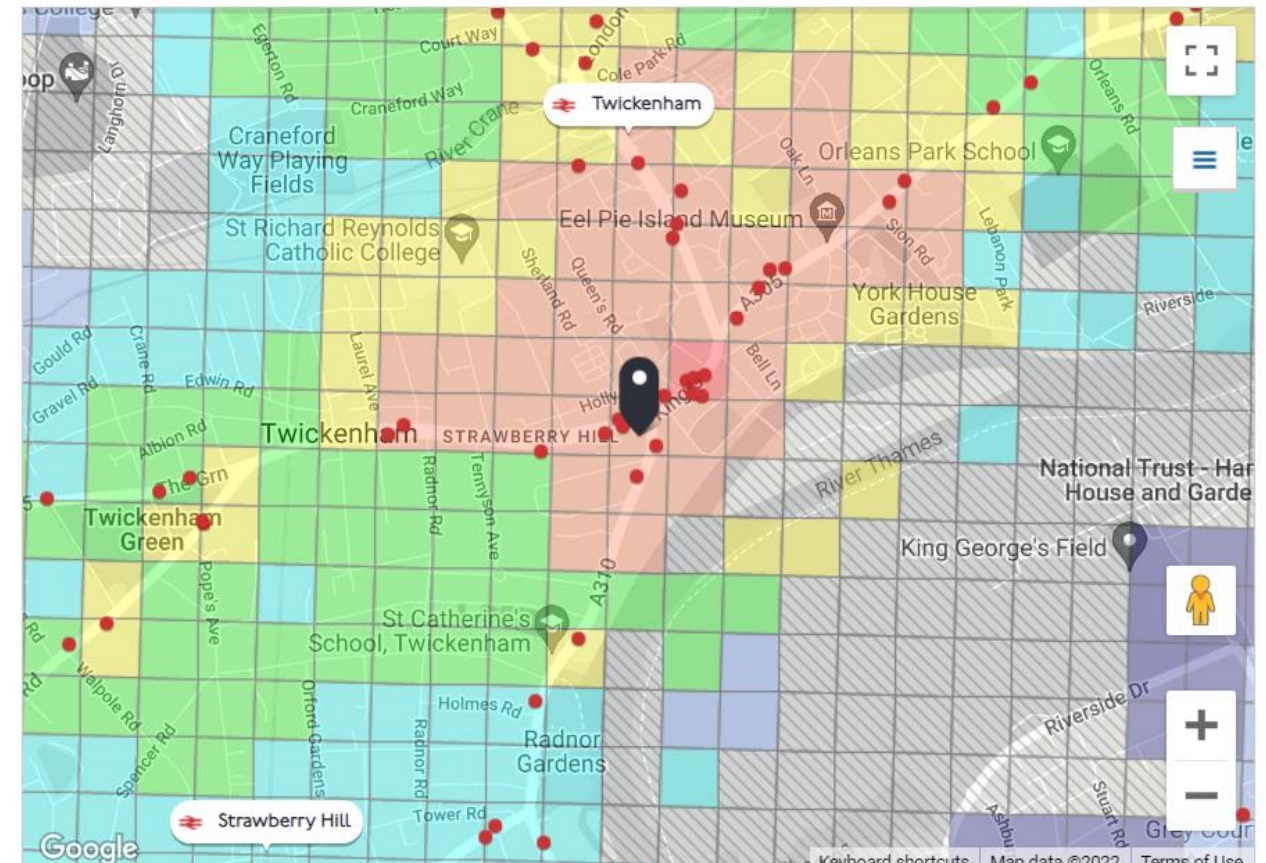
PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

PTAL (cell size: 100m)



3.0 OPPORTUNITIES AND CONSTRAINTS

LOCATION

Cross Deep Court enjoys a very central location with a high level of residential use. Since the building constitutes part of the Heath Road Secondary Shopping Frontage, Cross Deep Court is surrounded by shops and cafes, resulting in a high pedestrian movement and opportunities for direct access to the building from this main pedestrian thoroughfare.

USE

Existing buildings around the area contain mainly retail uses at ground floor levels and office or residential uses on the floors above.

ACCESS

The current accesses on the shopfront lead to the ground/first floor gym or to the existing retail facilities. There is a secondary access on the rear of the building that leads to the first floor. It is proposed to retain all existing accesses and propose an additional residential access point from the main elevation facing Cross Deep/King Street Parade.

TRANSPORT

The site is very well connected with various bus routes and is very close to Twickenham National Rail station – 8 minutes by foot and 5 minutes by bicycle – the location is considered ideal for car free residential schemes.

LOCAL VERNACULAR

Façade materials of buildings along Cross Deep/King Street Parade and Heath Road are generally limited to brick and white render. There is some notable façade articulation around apertures as well as ground level colonnades, in particular on Cross Deep Court itself. The area has a distinct architectural character that this proposal seeks to maintain.



4.0 PRE-APP RESPONSE

There is extensive planning history related to this site and surrounding properties, with a number of granted planning applications for the change of use of retail units to residential dwellings.

In relation to the residential conversion of Units 3 and 15 in particular, a pre-app proposal was submitted in 2021 – Ref 21/P0448/PREAPP.

The proposal was “*to bring shopfront forward and increase ground floor shop area. Change of use of part ground floor and part first floor to form 7no. Apartments at Cross Deep Court (Units 3 and 15), Heath Road, Twickenham, TW1 1AG*”.

The salient points emerging from the pre-app response are listed below:

1. Principle: The principle of retail to residential conversion was deemed acceptable for floors above the ground floor level provided retail use remains viable.
2. Retail Use: Retail use should be retained on the main shop frontage on the ground floor level. In this proposal retail units on the ground floor are retained with only a minimal area taken over to provide residential access to the first floor.
3. Housing Mix: A higher proportion of smaller units were deemed appropriate due to the central location of the site within the Twickenham Main Town Centre. Concern was expressed over the provision of 2 bed dwellings in the previous proposal due to lack of adequate amenity space and internal standards. This has been addressed in our proposal (see below).
4. Amenity Space and Aspect: It was noted that the proposed units did not meet the Local Plan requirement for private outdoor amenity space especially in 2 bedroom dwellings. This has been addressed within our current proposal by providing very generous dual aspect living spaces in lieu of external amenity spaces in the two bedroom dwellings proposed. Proposed GIAs for these two dwellings in particular also far surpass minimum national requirements. Additionally this proposal contains no single aspect north facing dwellings.

5. Accessibility: As the application is for conversion it is not necessary to provide M4 (2) accessible and adaptable homes.
6. Character and Appearance: The pre-app response states that any intervention to existing buildings should maintain and enhance the character and heritage of the borough. The existing frontage is considered a key original design feature of the building and architecturally characteristic of its era. There was some concern that the previous proposal that involved the infilling of the existing colonnade would cause unacceptable harm to the building and the general street scene. This revised proposal addresses these concerns by maintaining the existing massing, volumes, aperture design and architectural features especially on the main elevations fronting Heath Road and Cross Deep / King Street Parade. This proposal doesn't involve any substantial intervention to the existing shopfronts and colonnades.
7. Transport: The principle of a car-free development is deemed appropriate due to the central location of the site.

Pre-app's response (ref. 21/P0448/PREAPP) for Housing mix and standards

Local Plan Policy LP35 (Housing Mix and Standards) Part A states that development should generally provide family-sized accommodation, except within the five main centres and Areas of Mixed Use (AMU), where a higher proportion of small units would be appropriate. However, the housing mix should be appropriate to the location.

The site is within the Twickenham Main Town Centre and so smaller units are appropriate. The pre-application proposes three 2B3P units. These could be occupied by young families and given the concern about the lack of amenity space and internal standards overall (see below), the applicant is advised that one-bed units are likely to be more appropriate in this location.

Pre-app's response (ref. 21/P0448/PREAPP) for Outdoor Amenity Spaces

None of the flats appear to have access to outdoor amenity space. The constraints of the site are recognised and it is also noted that these would be small units in a Town Centre, where amenity space is perhaps less expected. However, some of the flats are two bedroom and therefore could likely be occupied by a small family. The onus is on the applicant to justify the lack of amenity space and to demonstrate that the flats would overall deliver an acceptable standard of living. Where developments are unable to provide outdoor amenity space owing to site constraints, officers would generally seek the provision of one bed units so that they would not be occupied by families, and would also look for further justification by way of argument that the internal standards of the flats are to such a high degree that this would outweigh the lack of outdoor space. It is not considered that the application as it stands provides adequate justification.

Pre-app response (ref. 21/P0448/PREAPP) for Character, Design and Appearance

Turning to the pre-application, the applicant proposes the infilling of Heath Road colonnade to extend the ground and first-floor areas. The colonnade would be infilled with new 102mm facing brickwork to match the existing façade. Existing doors would be re-used. It is understood that works would be the same as was granted planning permission in 1999 under application ref. 99/0111.

These columns support arches which form the entire boundary of the site on both street frontages and provide a covered pedestrian walkway along the perimeter of the shop frontages at ground-floor. This arrangement is considered to be a key original design feature of the building as a whole and is architecturally characteristic of its era.

The applicant has highlighted the 1999 permission (99/0111/FUL) for these works and that the permission has been part implemented via the erection of a wall infilling two columns between the shop front and the street. Given the length of time that has elapsed since the granting of permission and also the part-implementation itself, officers are unlikely to give these matters substantial weight in the assessment of a future application. Furthermore, it is noted that a similar application was submitted and refused in 2004 (03/3179/FUL), thus weakening still the limited weight that would be accorded to the 1999 permission. The applicant states in their Planning Statement that the refusal was issued in error. The Council can find no evidence of this and notes that the decision was not appealed.

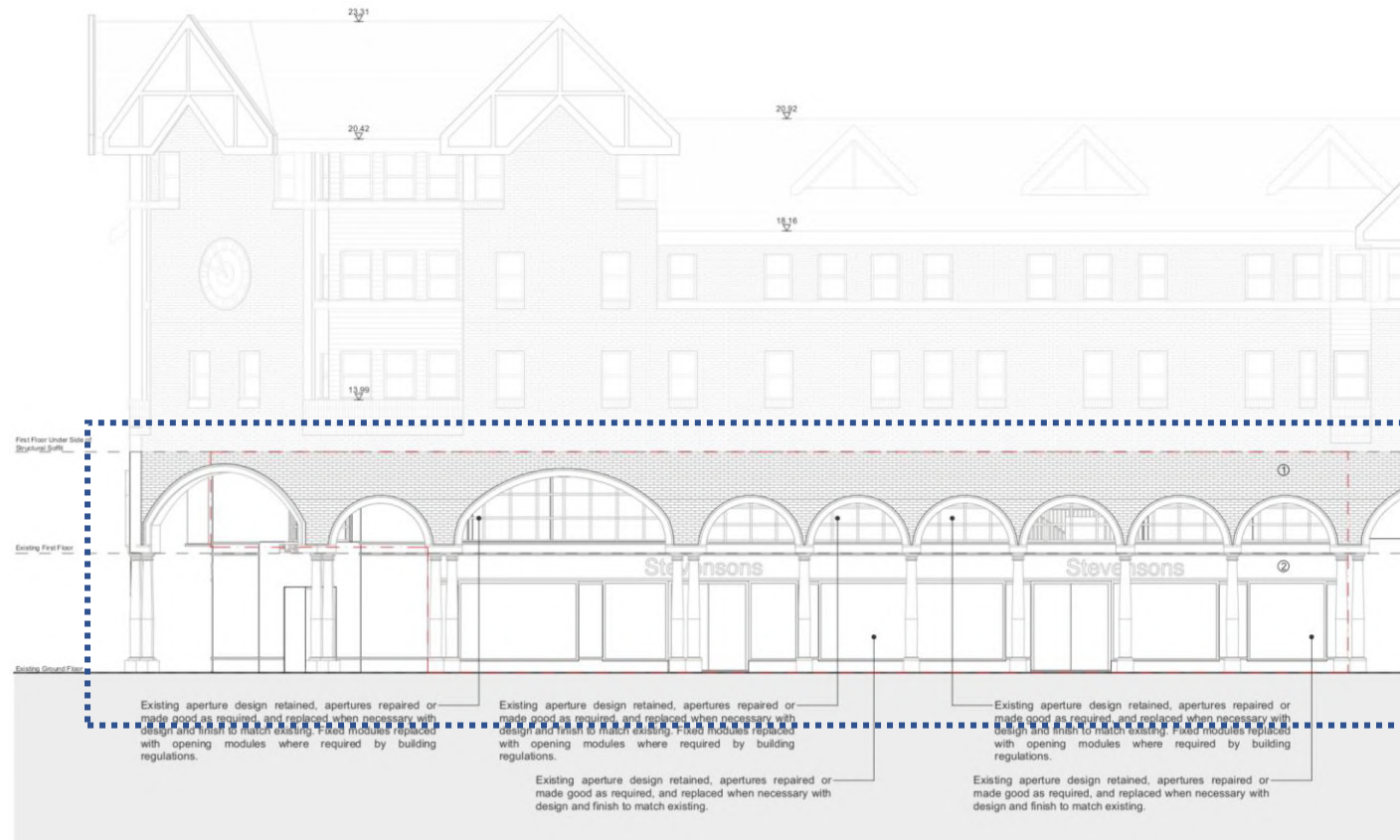
It was noted in the officer report for the refused scheme (03/3179/FUL) that Urban Design colleagues found the proposal to be unacceptable on account of the colonnade being an original design feature of the building along both Cross Deep and Heath Road, and that infilling this feature would have an unbalancing effect and thus be detrimental to the character of the building and the streetscene, with the blocking off through the walkway from King Street, and overall adversely affecting the setting of the Twickenham Riverside conservation area.

It remains officers' opinion that this aspect of the proposal would cause unacceptable harm to the building, the streetscene and to the setting of the conservation area, as well as disrupting the shopping experience of the user as there would no longer be uninterrupted use of the external covered walkway.

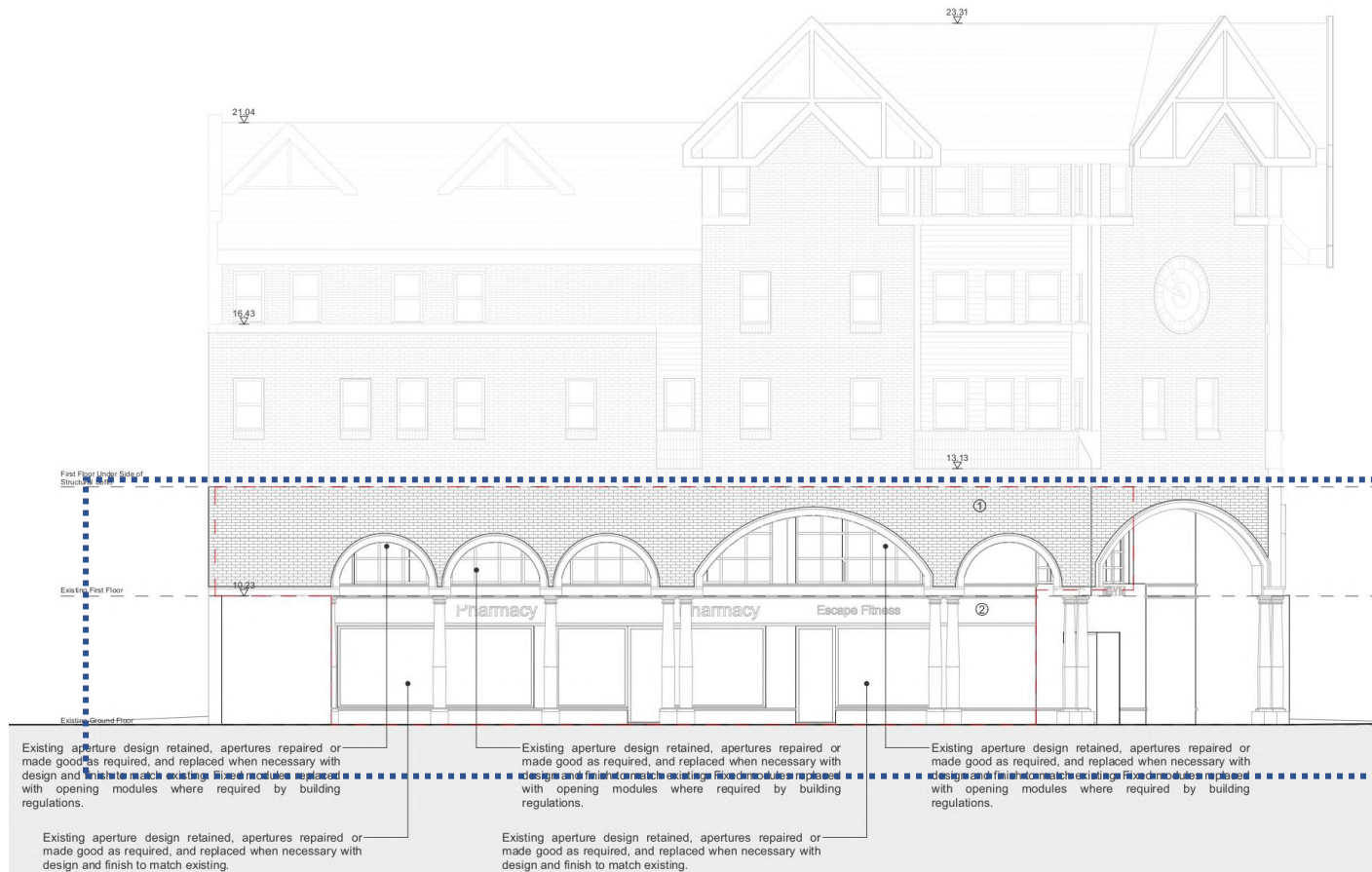
5.0 SCALE AND APPEARANCE

ENVELOPE

The existing external envelope is mainly retained on the North and East Elevations facing Heath Road and Cross Deep/King Street Parade. We are proposing minor works to upgrade apertures where necessary with a design and finish to match the existing.



Proposed North Elevation (facing Heath Road)



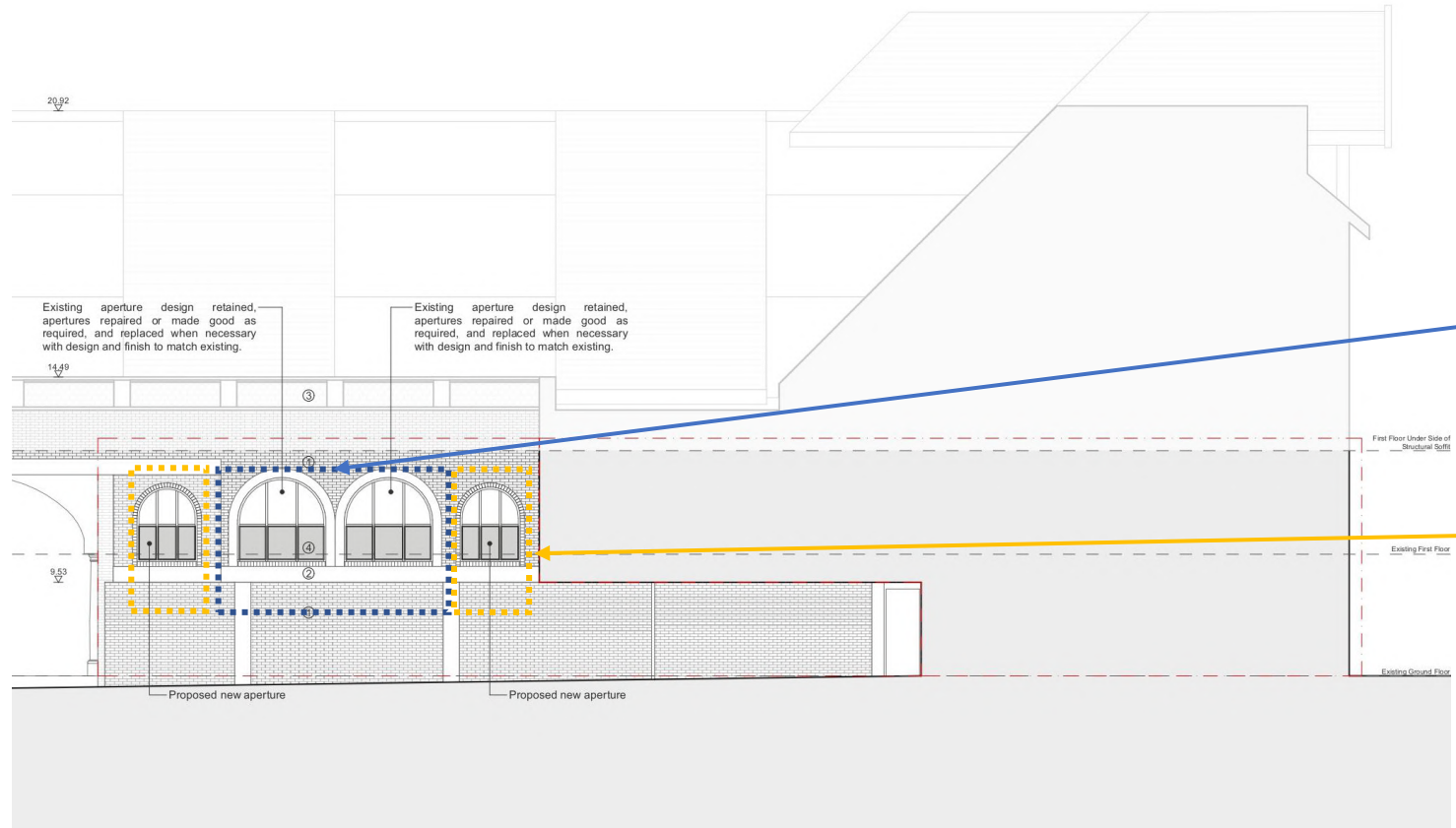
Proposed East Elevation (facing Cross Deep/King Street Parade)

Apertures retained and upgraded/made good or replaced where necessary with a design and finish to match existing.

5.0 SCALE AND APPEARANCE

ENVELOPE

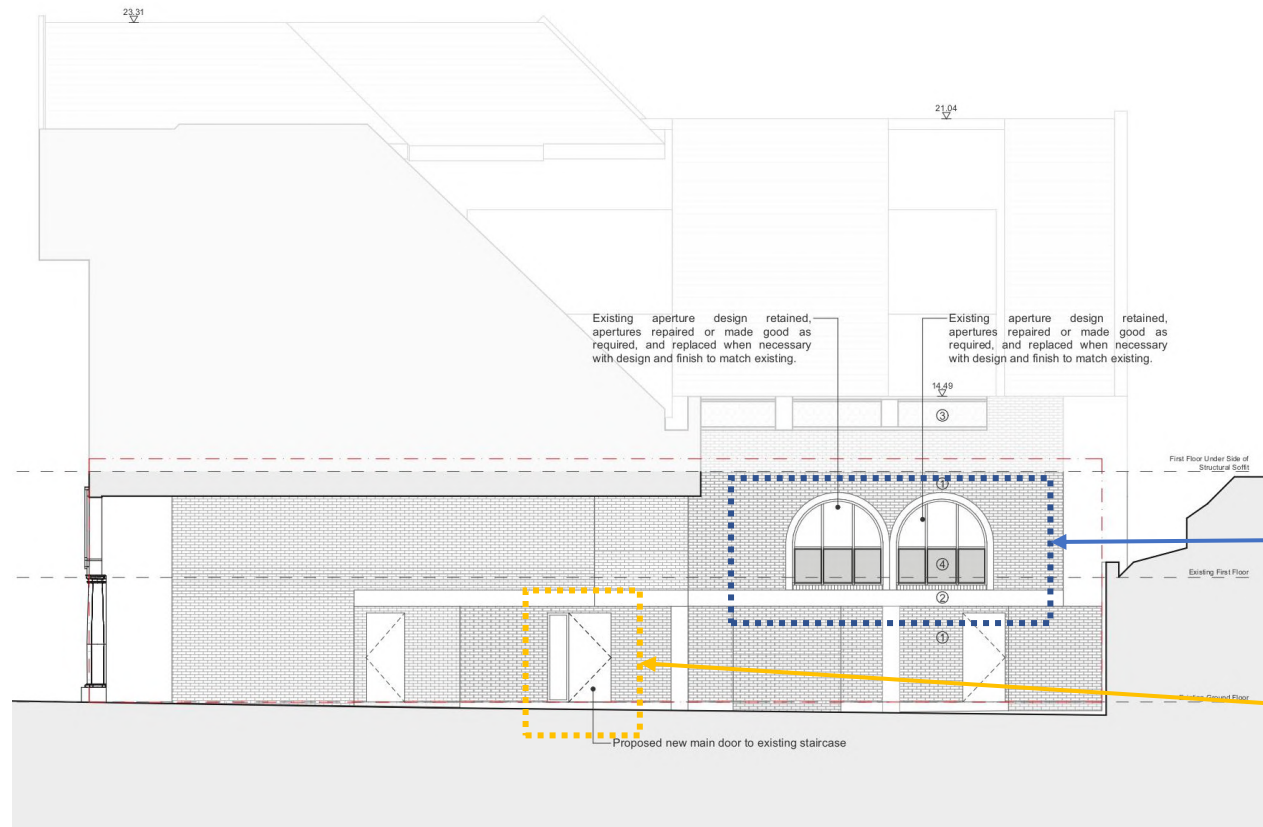
Small changes are proposed to the south elevation facing the rear courtyard by adding two new apertures that are in line with the existing architectural rhythm and proportions. All apertures are retained as existing on the east elevation, with a replacement of the existing ground floor double doors with one main accessible door, leading to the existing staircase and to the upper residential floor beyond.



Apertures retained as existing and upgraded/made good when required.

Proposed aperture in line with existing ones (same proportion and style)

Proposed South Elevation



Apertures retained as existing and upgraded/made good when required.

New access door to replace existing.

Proposed West Elevation

5.0 SCALE AND APPEARANCE

MATERIALS

Cross Deep Court is faced in red brick, with details such as the framing of the archway windows, aperture cills and ground floor arched collonnade in white render. The pitched gables to the main facades end in decorative white rendered panels framed in timber. The rear facade facing the service courtyard is topped by a perforated masonry fascia matching the hues of the redbrick facade.

The proposed interventions retain this material palette. Proposed apertures which require upgrading will be specified to match existing glazing. The two newly proposed apertures either side of the existing on the South elevation will also be arched to match existing apertures, but will be subservient in terms of size and prominence. The redbrick cill will be replicated, while an arched brick opening is proposed in lieu of the white rendered arch, to further ensure that the existing apertures retain visual prominence on the south elevation.

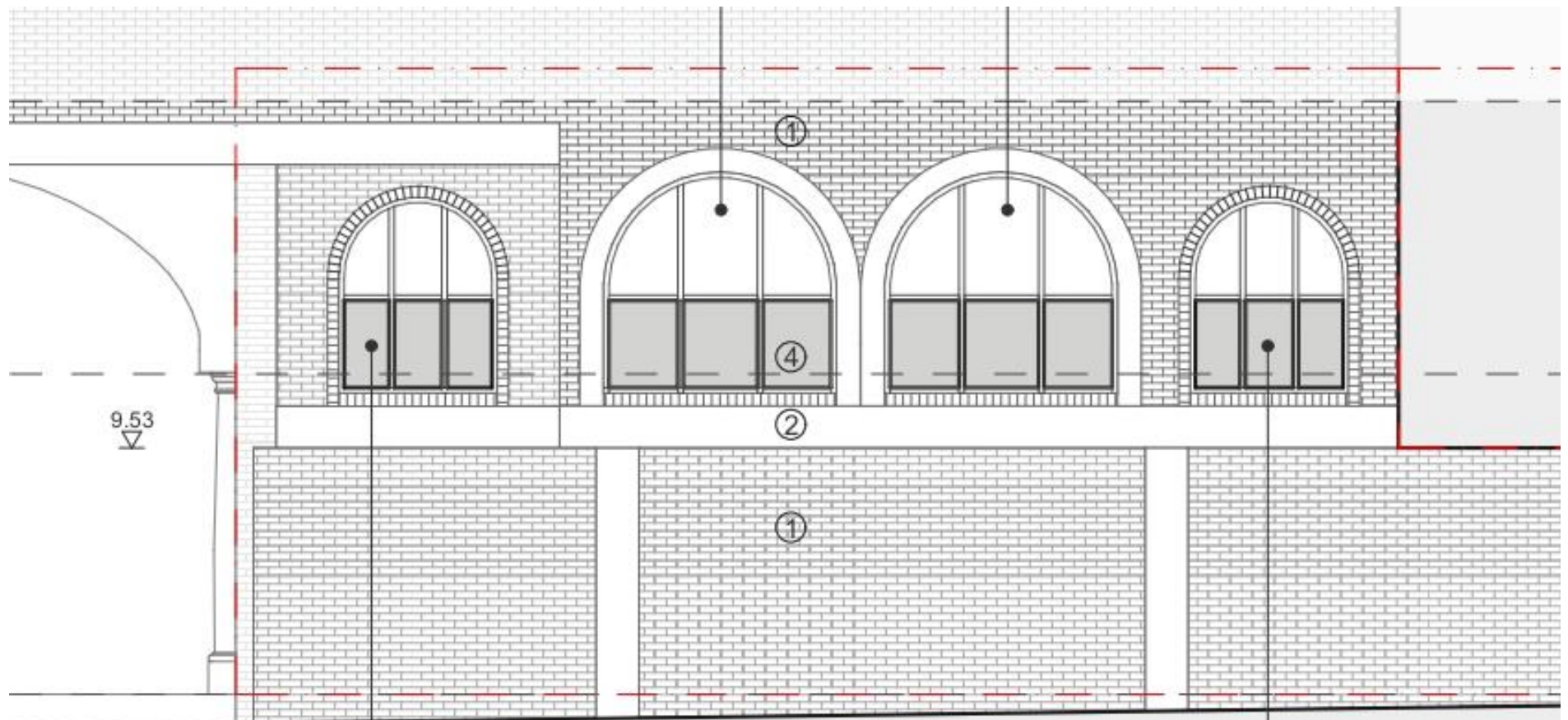
The Part Q compliant rear access door proposed on the West Elevation will also match the palette of the existing glazing in terms of frame style and finish.

MASSING

There is no proposed change to the massing or volume of the existing building.



Existing elevations and palette



Proposed South Elevation

6.0 ACCESS

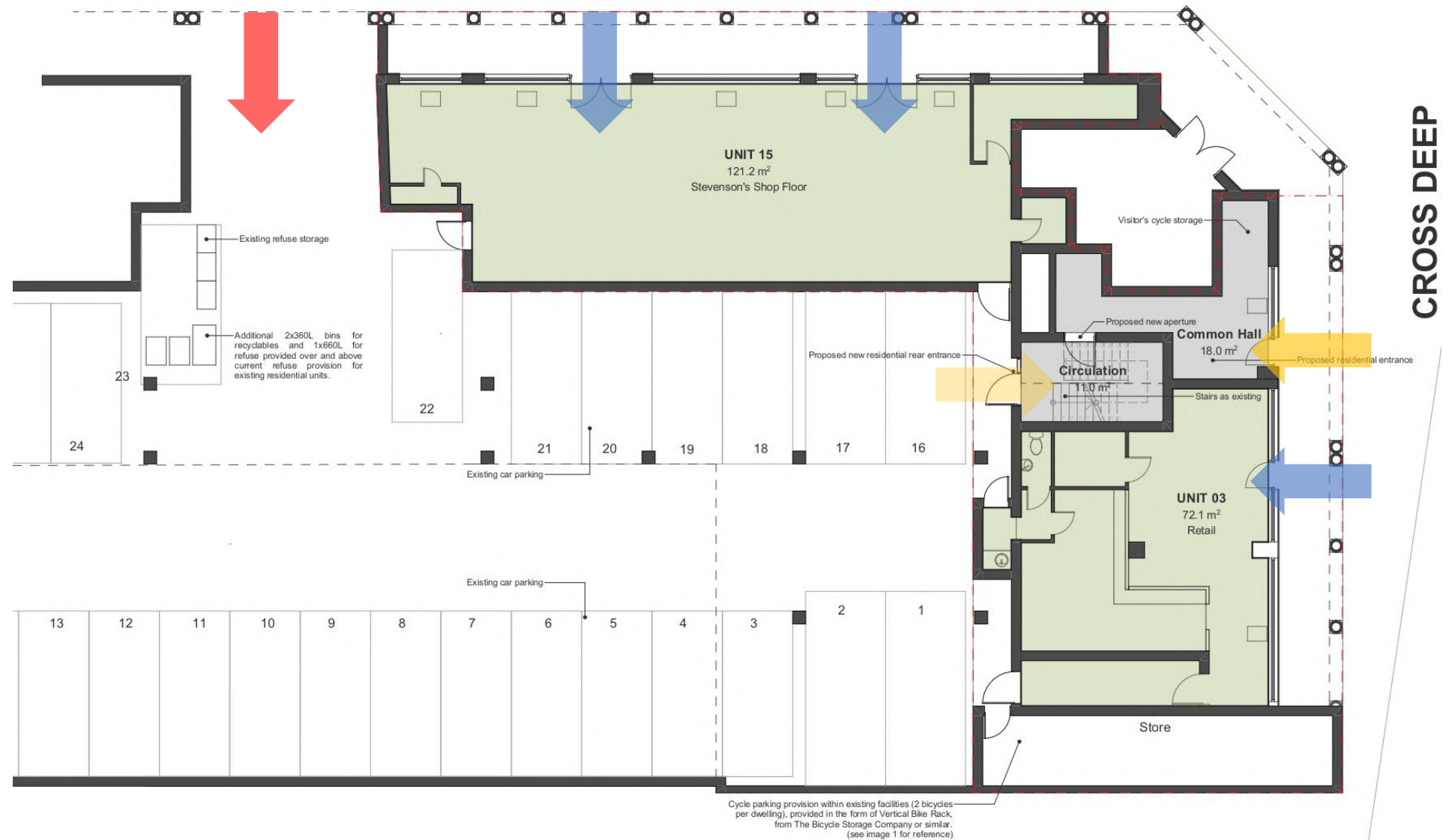
The main residential entrance to the building is proposed beneath the existing colonnade on the main facade facing Cross Deep/King Street Parade. The main door is proposed in the same location as the current entrance door to Retail Unit 03 to ensure that the existing aperture rhythm is maintained.

The secondary entrance to the residential element is situated on the East facing facade fronting onto the rear courtyard. This allows direct access to the refuse area, cycle store and car park. The proposed door is in the same location as the existing rear door, but enlarged to facilitate access.





Both entrances lead to the main vertical circulation core, which is also retained in its existing location.

Access to the two retail units is also maintained as existing.

The existing vehicular access to the rear of the site is located on Heath Road, through one of the wider archways. This access way also serves refuse vehicles and is maintained as existing in this proposal.



Proposed Site plan - Level 00

-  Proposed Main Residential Access
-  Proposed Secondary Residential Access
-  Existing Retail Entrances (Retained)
-  Existing Vehicular, Cycle and Refuse Access (Retained)

7.0 USE AND AMOUNT

PROPOSAL

The proposal retains two retail units on ground floor level and proposes a conversion of the upper retail areas to residential dwellings in line with the existing uses of the floors above.

Proposed retail units retain the existing access locations off the main shop frontages. The proposed residential dwellings have been designed to maximise daylight and ensure above standard internal provision.

UNIT MIX

The scheme provides for the following ground floor retail units accessed from Heath Road and King Street Parade:

- Unit 03: 72.1 sqm
- Unit 15: 121.2 sqm

The proposal provides for the following six dwellings located on the first floor and accessed from King Street Parade:

- 4 no 1B2P dwellings, between 50 to 61 sqm
- 2 no 2B4P dwellings, at 79.7 and 84.5 sqm

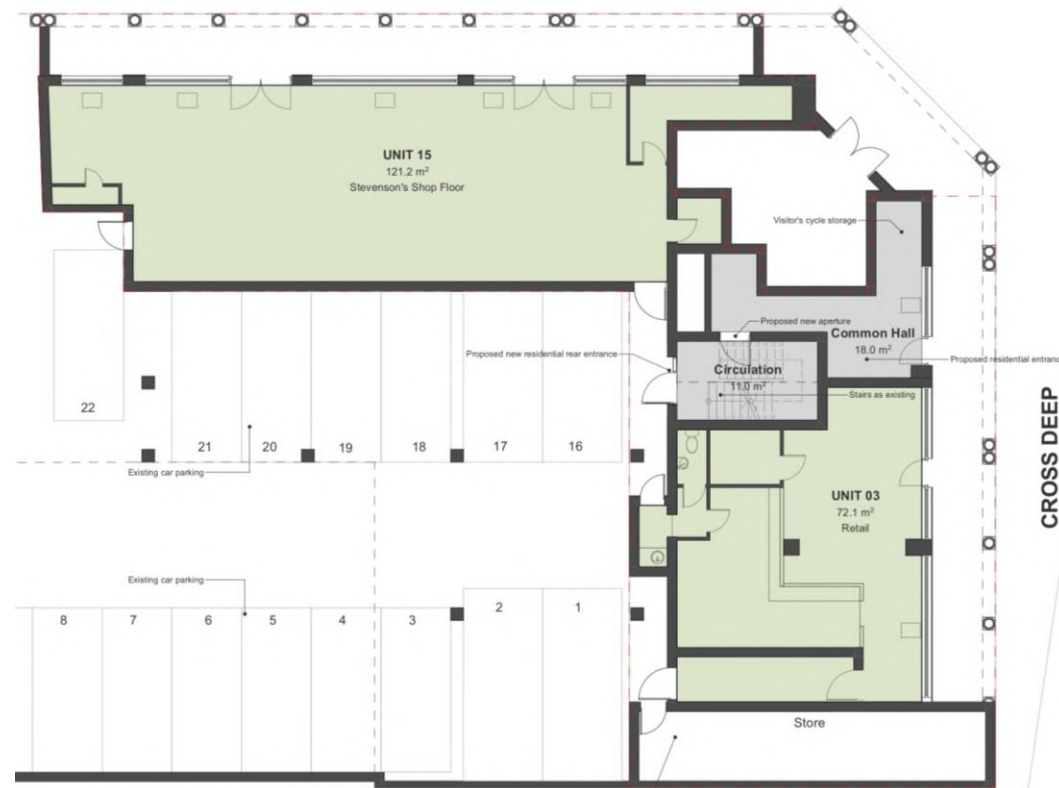
We have ensured that the two bedroom dwellings far exceed minimum required internal areas as compared to the Nationally Described Space Standards. Refer to the tables below for comparison.

Proposed Residential Accommodation Schedule

UNIT NUMBER	UNIT CATEGORY	GIA
01	2B4P	84.6 M ²
02	1B2P	61.3 M ²
03	2B4P	79.7 M ²
04	1B2P	51.0 M ²
05	1B2P	61.2 M ²
06	1B2P	51.8 M ²

Minimum gross internal floor areas required as per the Nationally Described Space Standards

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings
1b	1p	39 (37) *
	2p	50
2b	3p	61
	4p	70



Proposed Level 0: Retail Use and Residential Entrance



Proposed Level 01: Residential Conversion

7.0 USE AND AMOUNT

ASPECT AND DAYLIGHT

The proposed layout of the residential floor has been designed to eliminate all single aspect north facing dwellings. Additionally, the 2-bedroom dwellings have been laid out to include large dual aspect living spaces. The single bedroom dwellings have a southerly, easterly or westerly aspect with large apertures providing ample daylight to interior spaces.

AMENITY SPACE

Due to the restrictions of the existing building, private external amenity space for each unit would not be expected at this site, as mentioned within the pre-app response 21/P0448/PREAPP. Provision of external balconies would necessitate the disruption of the existing proportion of the main facades facing Heath Road and Cross Deep. This is considered detrimental to the existing character of the area, and we are therefore not proposing the inclusion of balconies on this scheme.

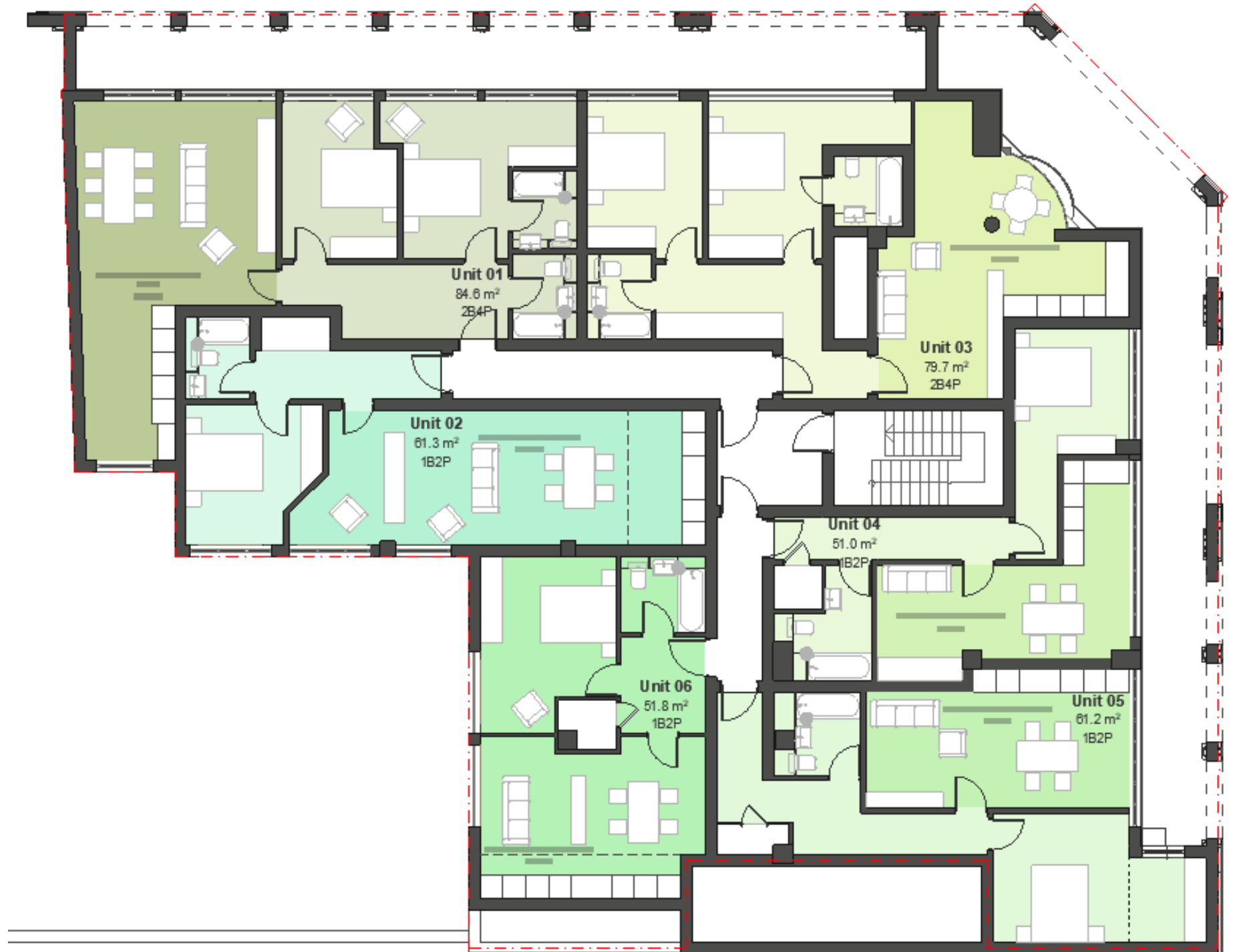
In lieu of this, we are providing large, brightly lit living spaces, in particular with regards to the two 2B4P residential dwellings. These two units enjoy dual aspect living spaces far larger than the average provision. The current London Housing SPD offers no minimum requirements for living spaces. We have therefore provided below a comparison of proposed Kitchen/Living/Dining areas with the minimum required under the Interim London Housing Guidance.

Accommodation schedule of proposed K/L/D areas for new dwellings :

UNIT NUMBER	UNIT CATEGORY	K/L/D GIA
01	2B4P	37.5 M ²
02	1B2P	36.0 M ²
03	2B4P	30.3 M ²

Minimum required K/L/D areas combined, as per Interim London Housing Guidance :

Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31



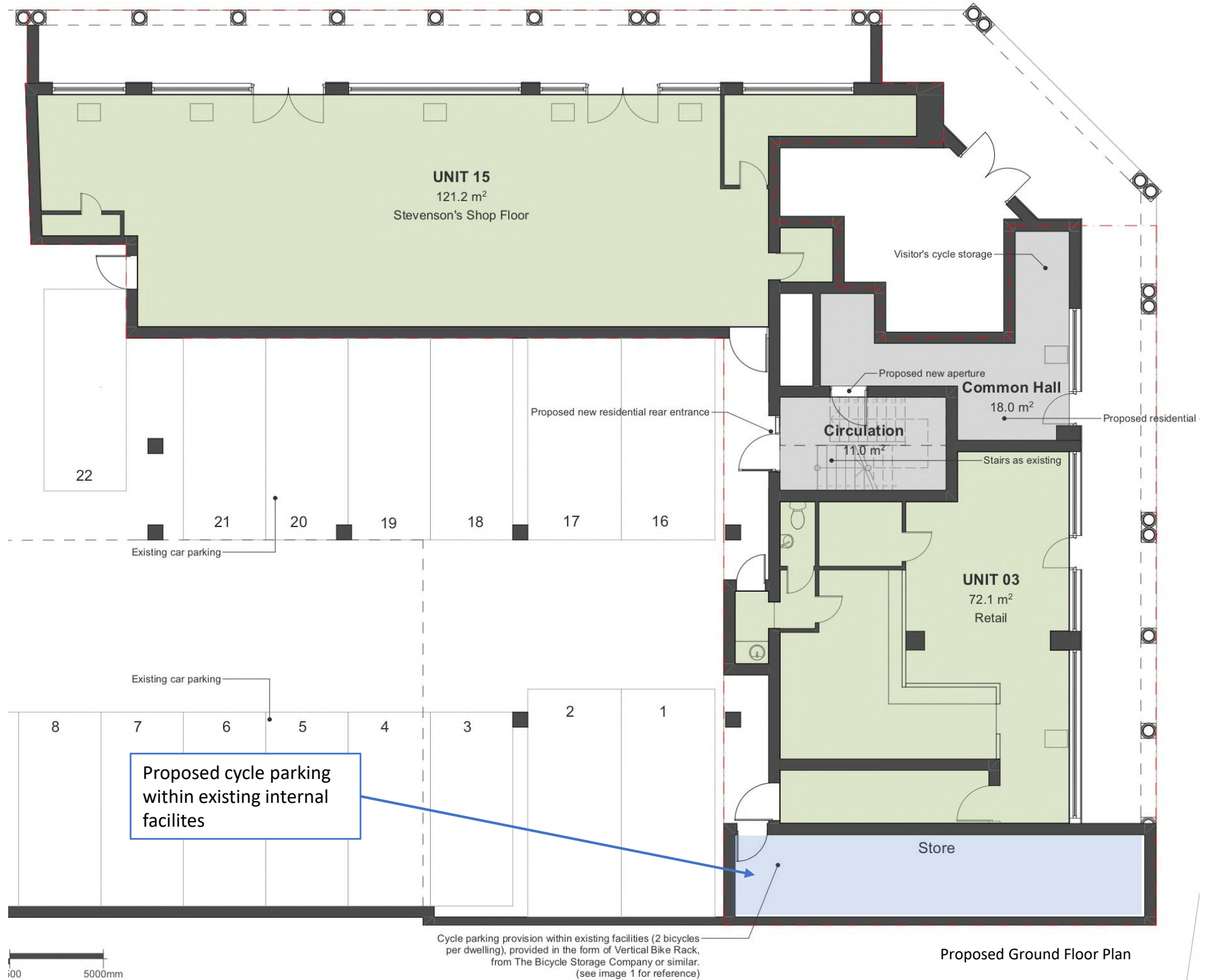
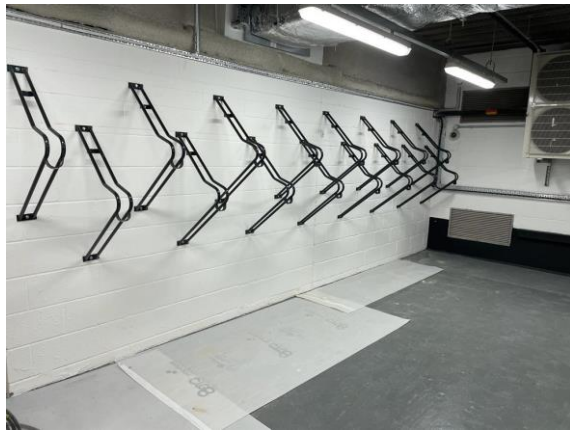
Proposed First Floor Plan

7.0 USE AND AMOUNT

CYCLE PARKING

Cycle parking provision is proposed within the existing facilities located internally on the ground floor of Cross Deep Court and accessed via the arched entry way on Heath Road.

It is proposed to retain existing access arrangements and provide an additional two bicycles spaces per each new proposed dwelling as per policy requirements, in the form of Vertical Bike Racks as per or similar to the image below:



8.0 REFUSE STRATEGY

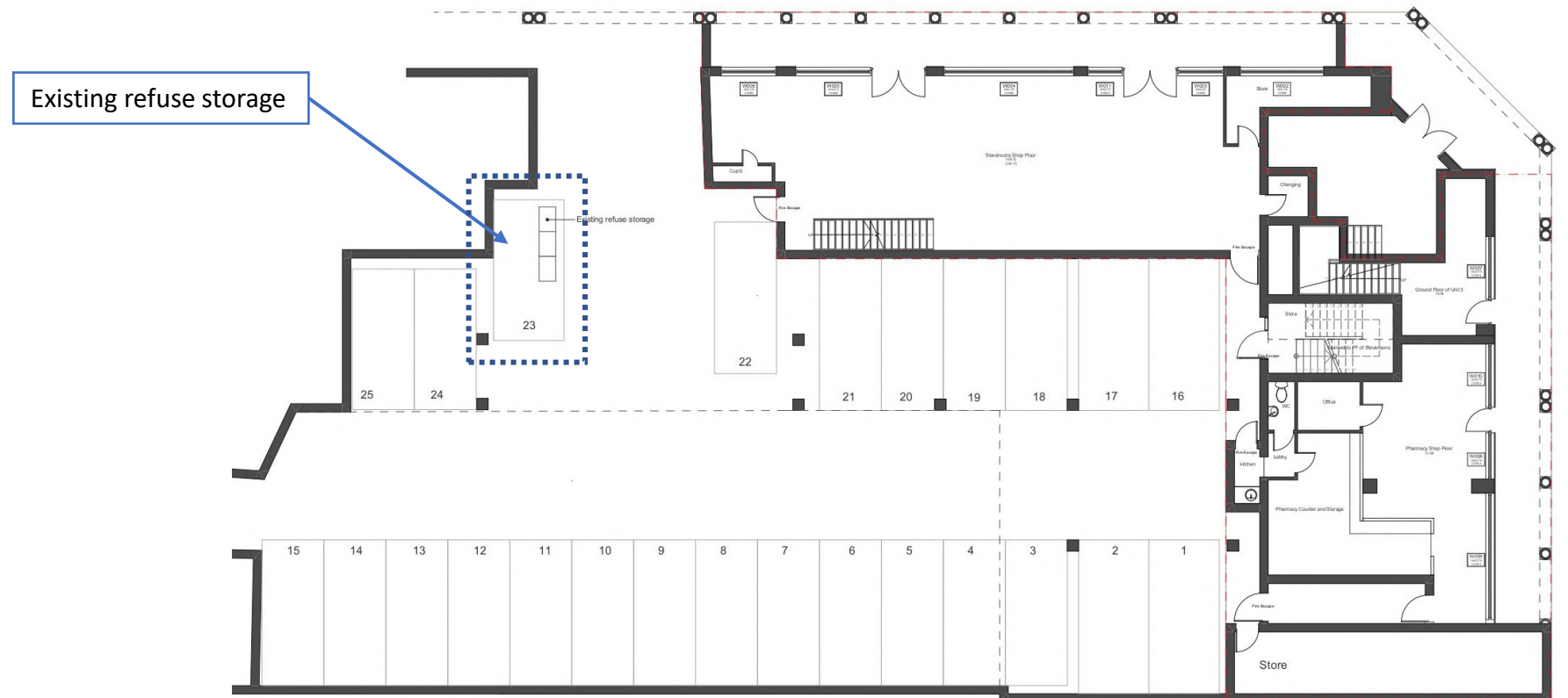
REFUSE STORAGE

The existing residential refuse storage is currently located in the rear service yard, in the area shown in the adjacent diagram.

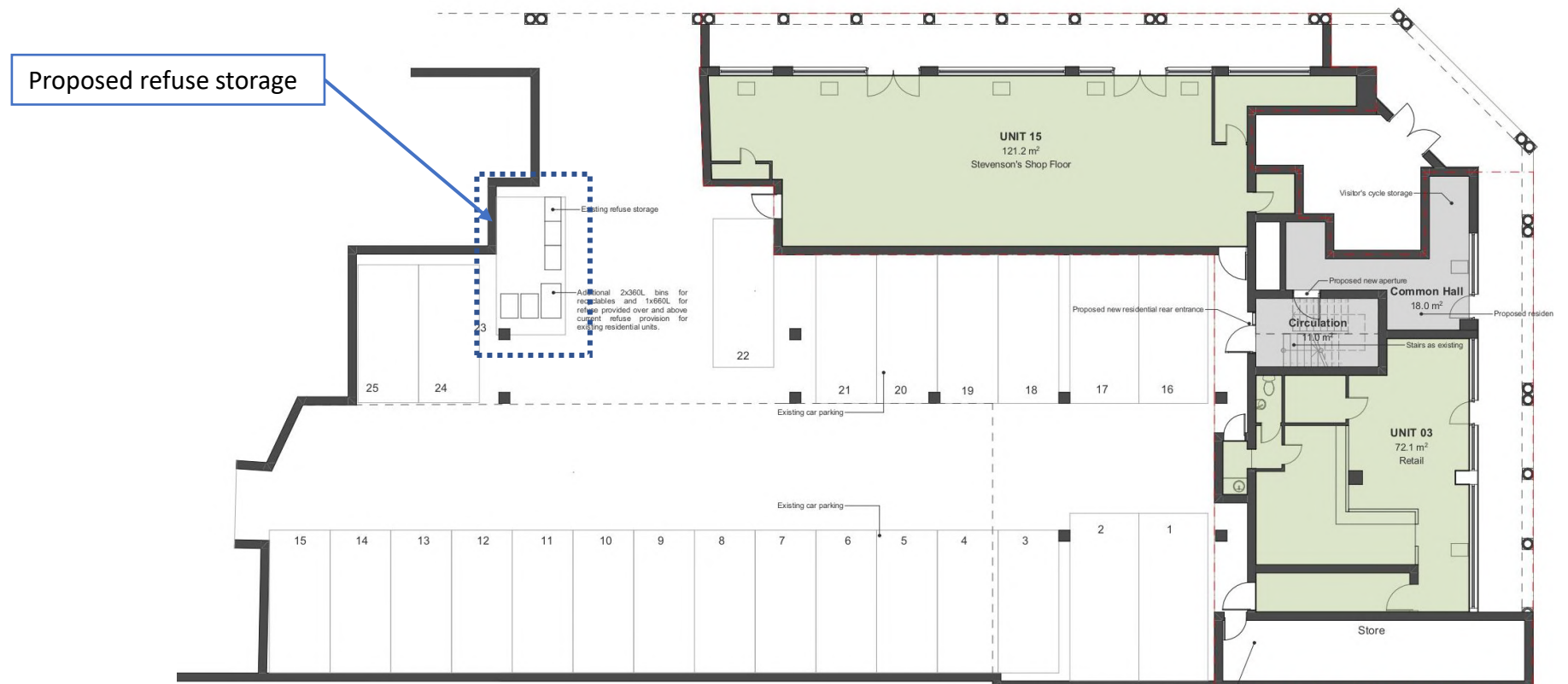
It is proposed to provide additional refuse storage within the same location to cater for the additional residential dwellings.

As per local refuse requirements, we propose to provide 2x360L bins for recyclables and 1x660L for refuse over and above current refuse provision for existing residential units.

Access to the proposed refuse area will remain as existing.



Existing Site Plan



Proposed Site Plan

Cycle parking provision within existing facilities (2 bicycles per dwelling), provided in the form of Vertical Bike Racks, from The Bicycle Storage Company or similar. (see image 1 for reference)

9.0 CONCLUDING SUMMARY

There is an acknowledged need for more housing within the borough of Richmond. The scheme presented in this document provides an additional six residential dwellings on a centrally located developed site, while retaining ground floor retail use on the main frontages facing Heath Road and King Street Parade.

Cross Deep Court already houses residential dwellings on all upper floors of the building from level 2 and above. This proposal extends residential use to the first floor, in currently under-utilized retail spaces.

Proposed interventions are largely limited to the interior, with the exception of two new windows to the rear south facing elevation fronting onto a service yard. These are designed to appear subservient to the existing apertures to retain the proportions of the current elevation.

No increase in building height, massing or volume is proposed.

The proposed internal layout is such that there are no single aspect north facing units and the two-bedroom dwellings enjoy over sized dual aspect living areas and above average GIAs.

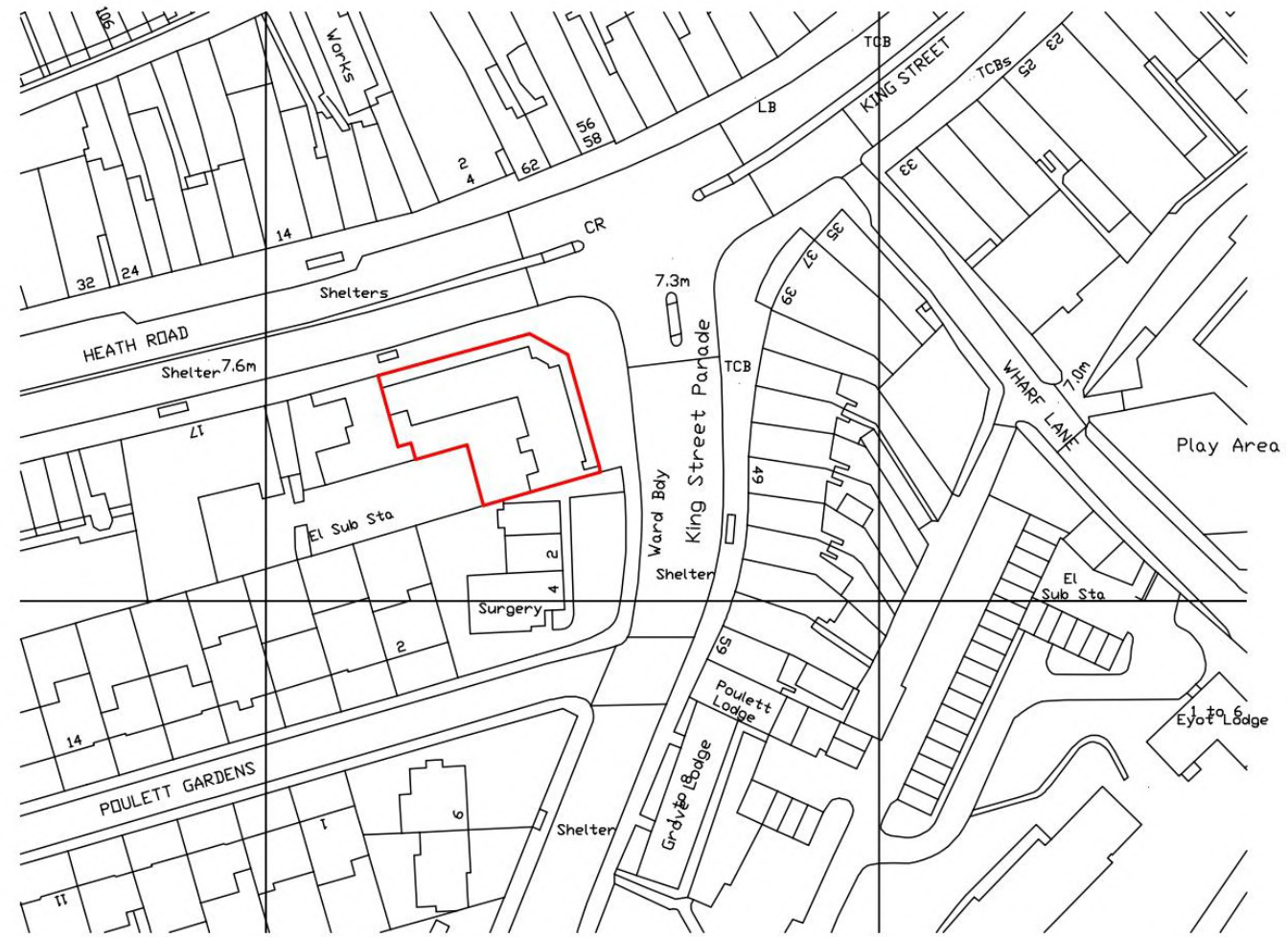
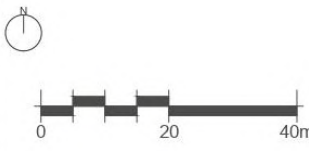
The proposal retains Cross Deep Court's distinct character and appearance. The only proposed changes to the Heath Rd and King Street Parade/Cross Deep facing facades is an upgrade to apertures where required, in line with the existing aperture design.

This revised proposal has been designed in line with the comments received within the formal pre-app response 21/P0448/PREAPP.

We consider the scheme to be a positive change to the current layout and use of the building, and a great opportunity to provide more residential units within a dynamic, well connected and central location.



10.0 SUBMITTED DRAWINGS



Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	05/12/2022

CREATE
DESIGN + ARCHITECTURE
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 +44 207 021 0257 info@createdesign.org www.createdesign.org

CROSS DEEP COURT
 TW1 4AG
 Client
 Philip Mallon - Archway Investments

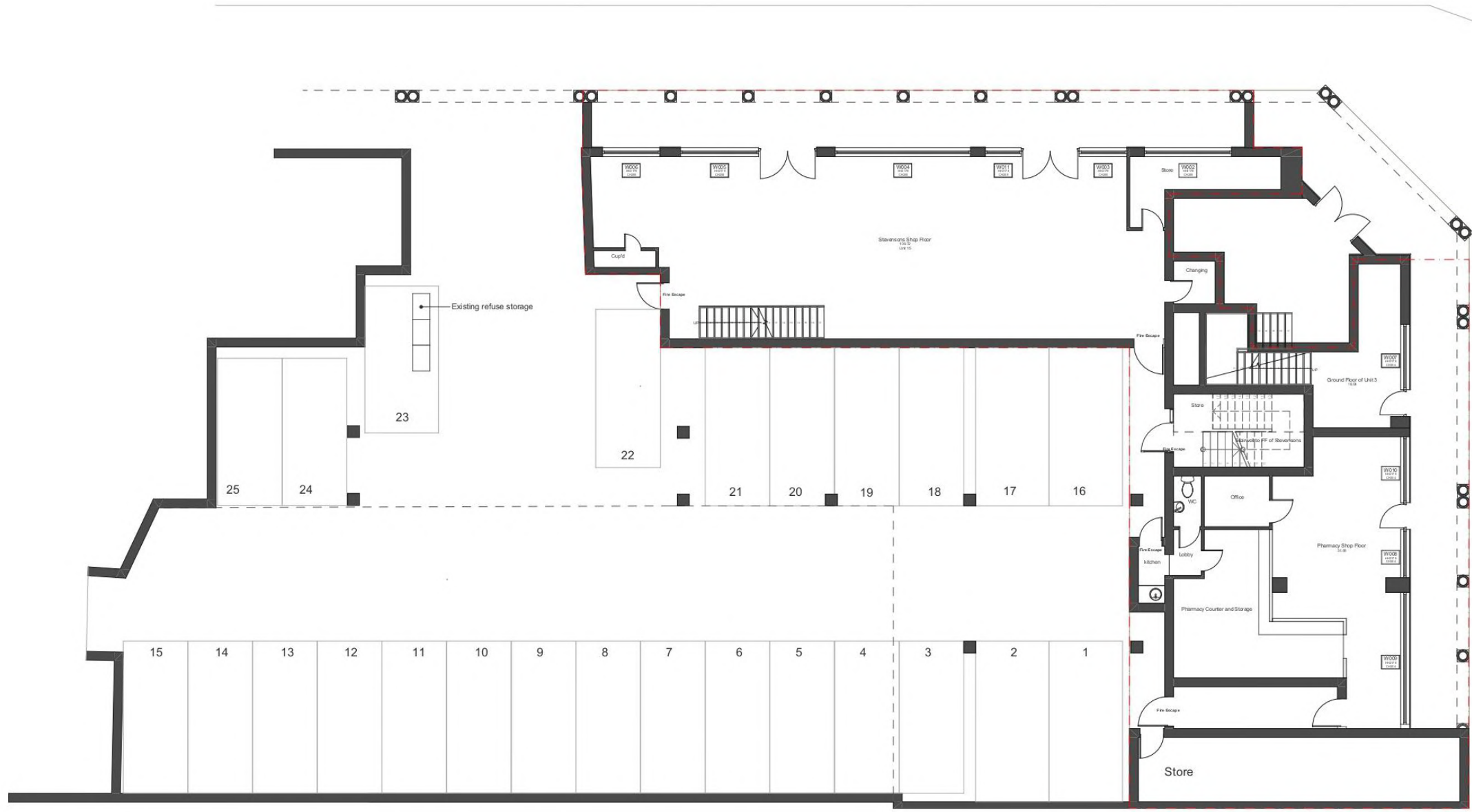
PROPOSED PLANNING
OS PLAN

CDA Ref	Scale(s)	Original Paper Size
698	1:1000	A3

Drawing Number						
Project	Originator	Volume	Level	Type	Role	Class Number
698	CDA	ZZ	00	DR	A	00 0100
Revision						
Revision	Revision Description					
01	For planning					

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HEATH RD



CROSS DEEP

Ownership boundary

02	For Planning	BC	MW	09/12/2022
01	For Planning	BC	MW	14/10/2022
Rev	Description	Drawn	Checked	Date

CREATE
 DESIGN + ARCHITECTURE
 Wigglesworth House 69 Southwalk Bridge Road London SE1 9HH
 +44 207 021 0207 info@createdesign.org www.createdesign.org

CROSS DEEP COURT
 TW1 4AG
 Client
 Philip Mallon - Archway Investments

PROPOSED PLANNING
 EXISTING SITE PLAN

CDA Ref	Scale(s)	Original Paper Size
698	1:150	A3

Drawing Number	Project	Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	00	DR	A	05	0001	
Revision	Revision Description							
02	For planning							

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CROSS DEEP

Ownership boundary

Rev	Description	Drawn	Checked	Date
02	For Planning	BC	MW	09/12/2022
01	For Planning	BC	MW	14/10/2022

CREATE
 DESIGN + ARCHITECTURE
 Wigginsworth House 69 Southwark Bridge Road London SE1 9HH
 +44 207 021 0207 info@create.design.org www.create.design.org

CROSS DEEP COURT
 TW1 4AG
 Client
 Philip Mallon - Archway Investments

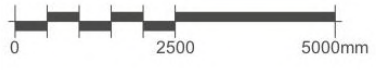
PROPOSED PLANNING
EXISTING GROUND FLOOR PLAN

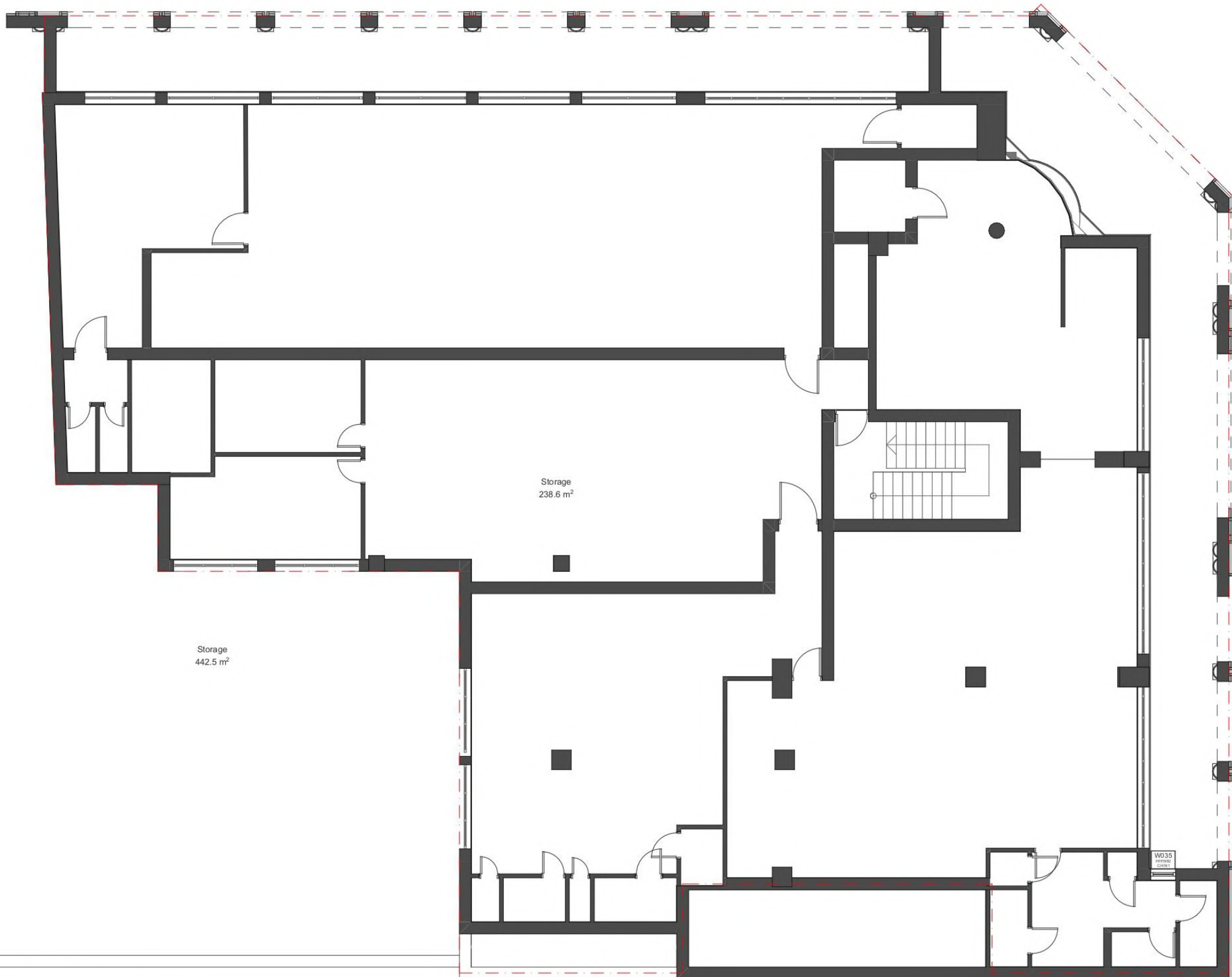
CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	00	DR	A	05	0100

Revision 02 For planning

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CROSS DEEP

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

CREATE
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 Wigglesworth House 69 Southwark Bridge Road London SE1 9HH
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CROSS DEEP COURT
 TW1 4AG
 Client
 Philip Mallon - Archway Investments

PROPOSED PLANNING
EXISTING FIRST FLOOR PLAN

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Project	Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	01	DR	A	05	0102

Revision 01 For planning

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10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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DESIGN + ARCHITECTURE

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Client
Philip Mallon - Archway Investments

PROPOSED PLANNING
EXISTING NORTH ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0200

Revision 01 For planning

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EXISTING NORTH ELEVATION (FACING HEATH ROAD)

10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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PROPOSED PLANNING
EXISTING EAST ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0202

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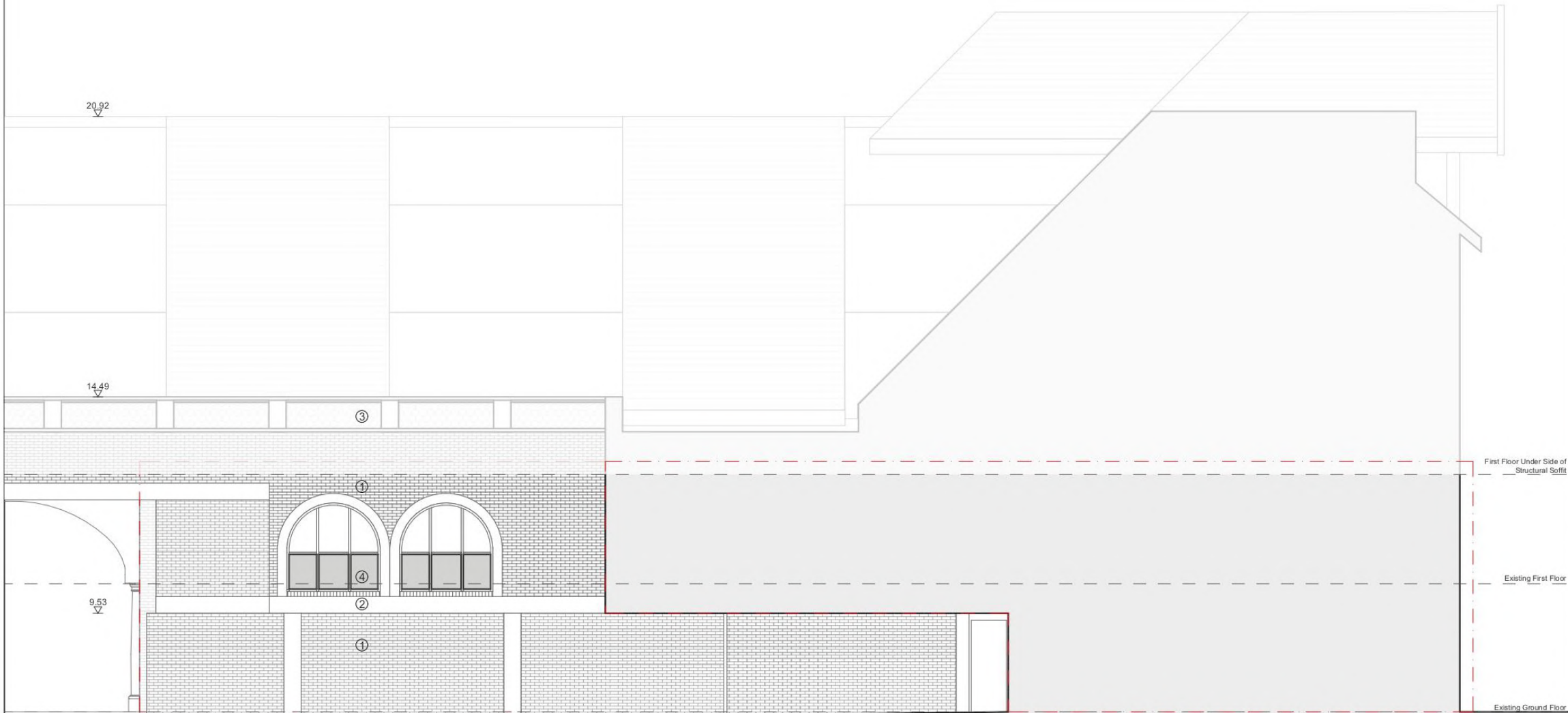
EXISTING EAST ELEVATION (FACING CROSS DEEP)



Cross Deep Court, Heath Road, Twickenham,
 TW1 4AG



10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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Client
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PROPOSED PLANNING
EXISTING SOUTH ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project	Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0204	

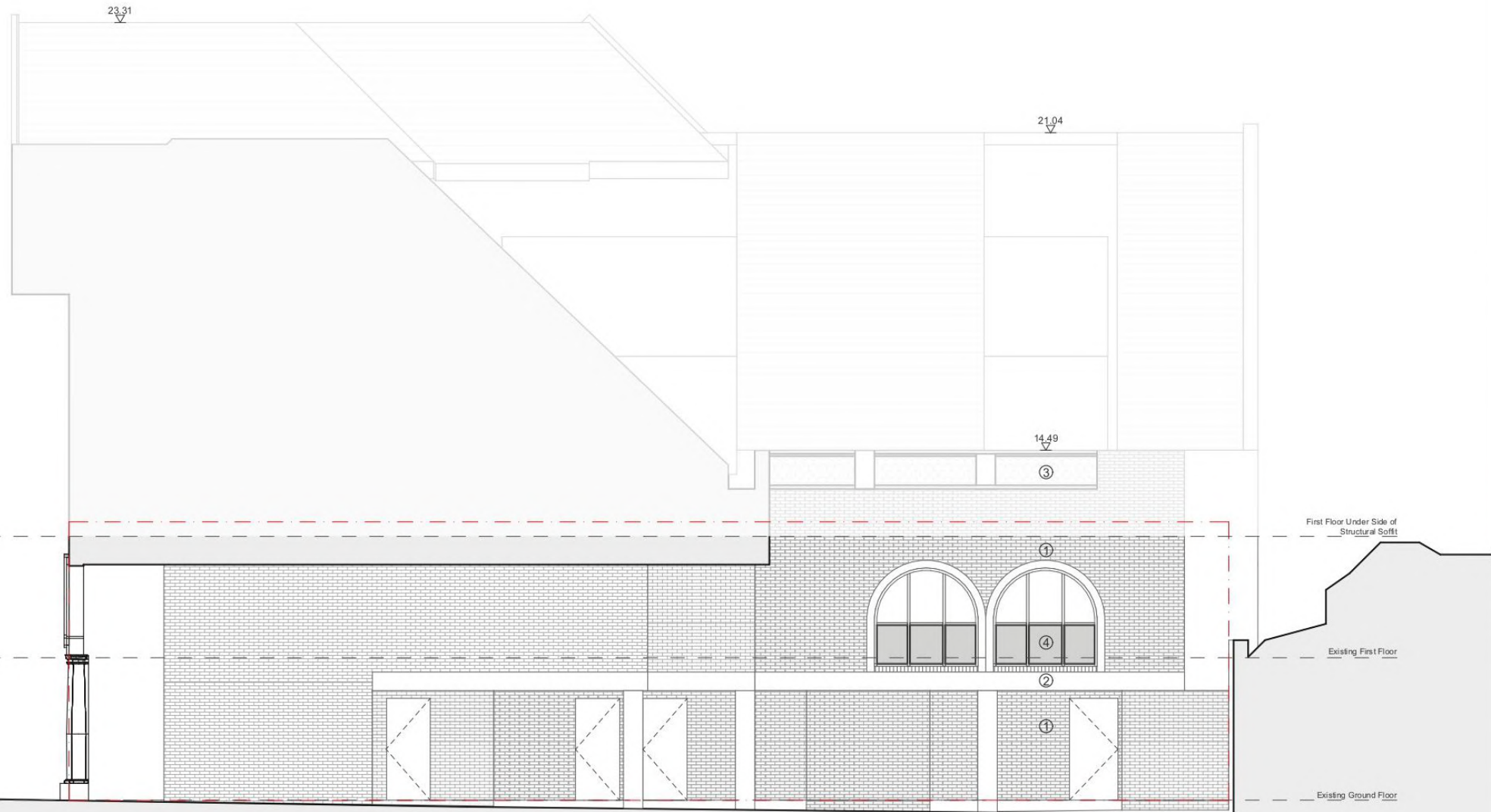
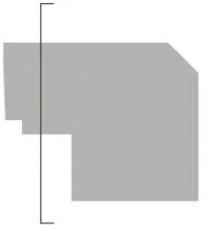
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EXISTING SOUTH ELEVATION

10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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CROSS DEEP COURT

TW1 4AG

Client

Philip Mallon - Archway Investments

PROPOSED PLANNING

EXISTING WEST ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

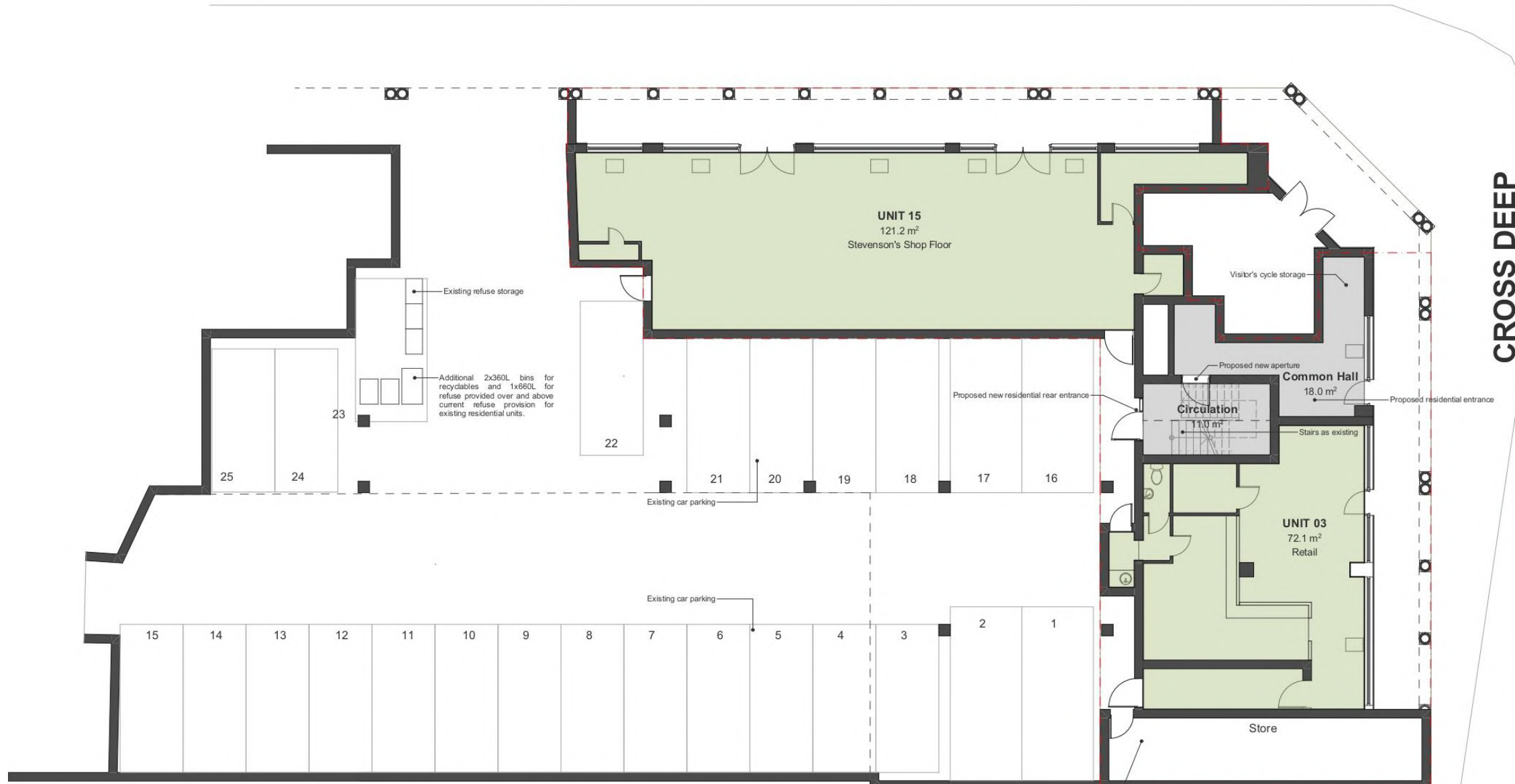
Drawing Number	Project	Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0206	

Revision	Revision Description
01	For planning

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EXISTING WEST ELEVATION



CROSS DEEP

Ownership boundary

02	For Planning	BC	MW	09/12/2022
01	For Planning	BC	MW	14/10/2022
Rev	Description	Drawn	Checked	Date

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PROPOSED PLANNING
PROPOSED SITE PLAN

CDA Ref	Scale(s)	Original Paper Size
698	1:150	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	00	DR	A	05	0002
Revision	Revision Description						
02	For planning						

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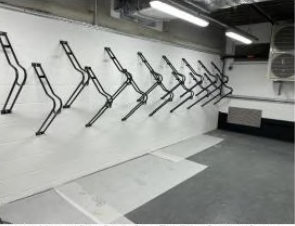
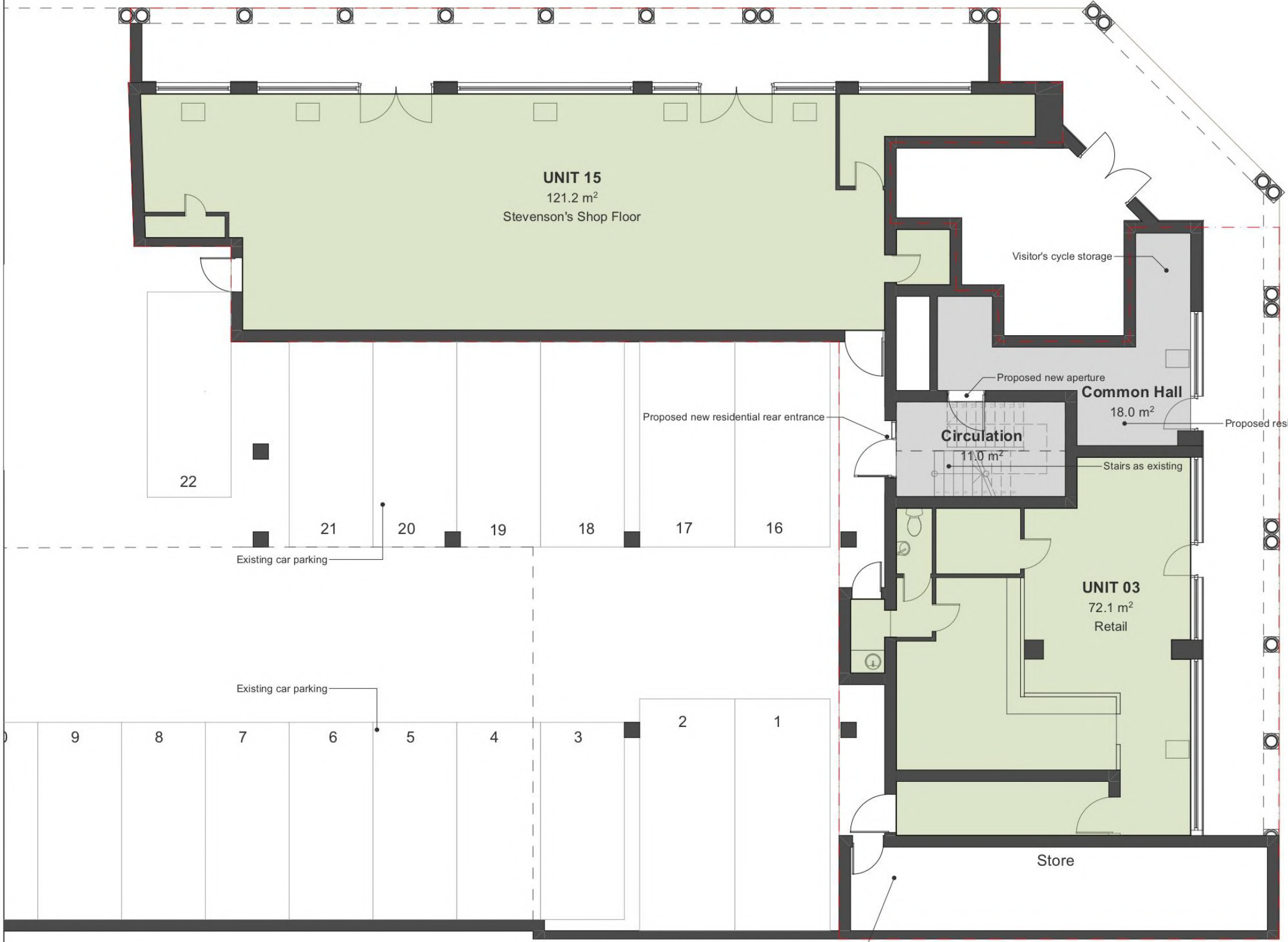


Image 1: Vertical Bike Rack, from The Bike Storage Company

- Grey box: Circulation/Common Spaces
- Green box: Retail

Ownership boundary

02	For Planning	BC	MW	09/12/2022
01	For Planning	BC	MW	14/10/2022
Rev	Description	Drawn	Checked	Date

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PROPOSED PLANNING
PROPOSED GROUND FLOOR PLAN

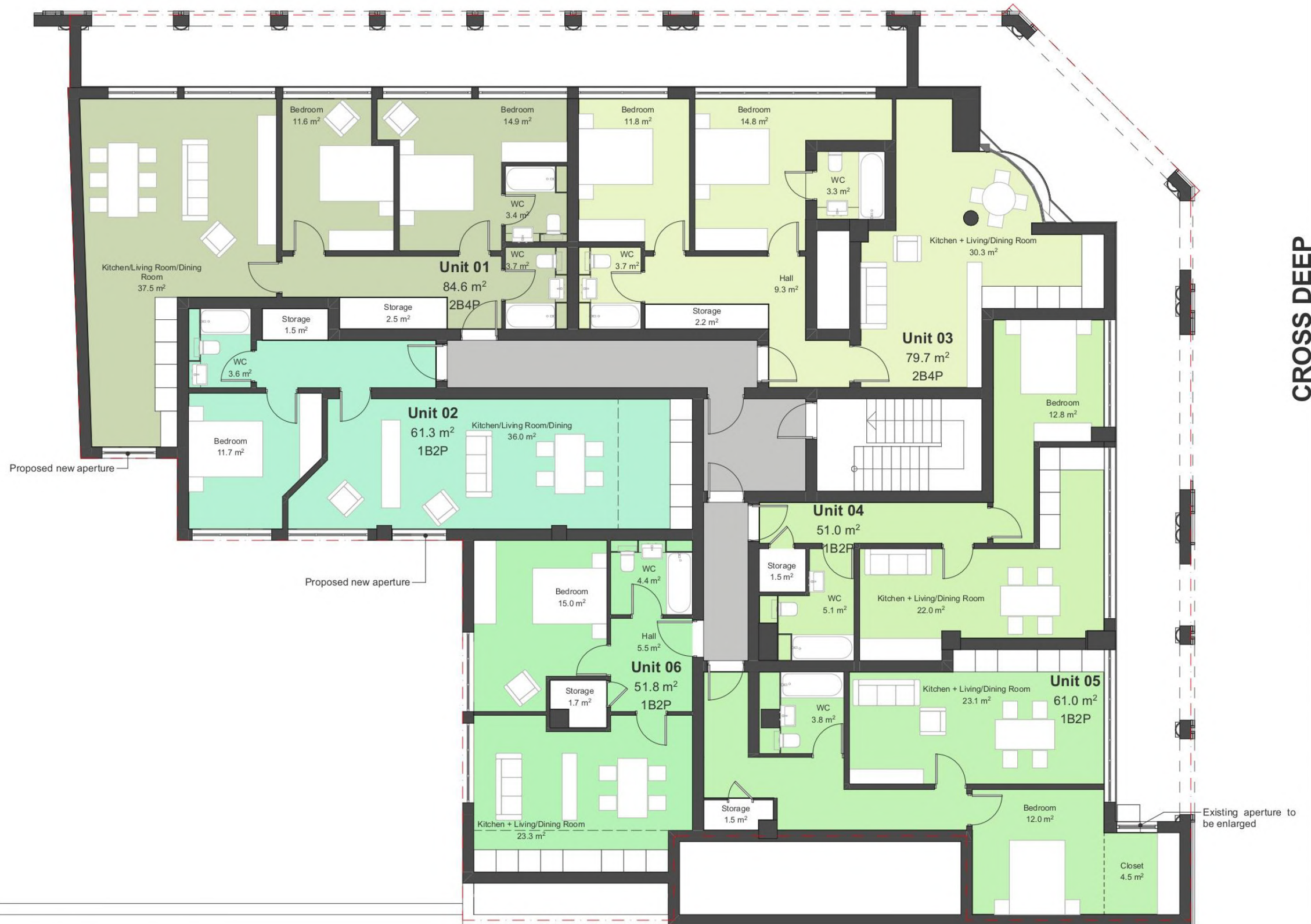
CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project	Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	00	DR	A	05	0101	
Revision	Description							
02	For planning							

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CROSS DEEP

Cycle parking provision within existing facilities (2 bicycles per dwelling), provided in the form of Vertical Bike Rack, from The Bicycle Storage Company or similar. (see image 1 for reference)



CROSS DEEP

■ Circulation/Common Spaces

--- Ownership boundary

02	For Planning	BC	MW	09/12/2022
01	For Planning	BC	MW	14/10/2022
Rev	Description	Drawn	Checked	Date

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CROSS DEEP COURT
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PROPOSED PLANNING
PROPOSED FIRST FLOOR PLAN

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	01	DR	A	05	0103
Revision	Revision Description						
02	For planning						

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10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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PROPOSED PLANNING
PROPOSED NORTH ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0201

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PROPOSED NORTH ELEVATION, AS EXISTING (FACING HEATH ROAD)

10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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PROPOSED PLANNING
PROPOSED EAST ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0203

Revision 01 For planning

Existing aperture design retained, apertures repaired or made good as required, and replaced when necessary with design and finish to match existing. Fixed modules replaced with opening modules where required by building regulations.

Existing aperture design retained, apertures repaired or made good as required, and replaced when necessary with design and finish to match existing. Fixed modules replaced with opening modules where required by building regulations.

Existing aperture design retained, apertures repaired or made good as required, and replaced when necessary with design and finish to match existing. Fixed modules replaced with opening modules where required by building regulations.

Existing aperture design retained, apertures repaired or made good as required, and replaced when necessary with design and finish to match existing.

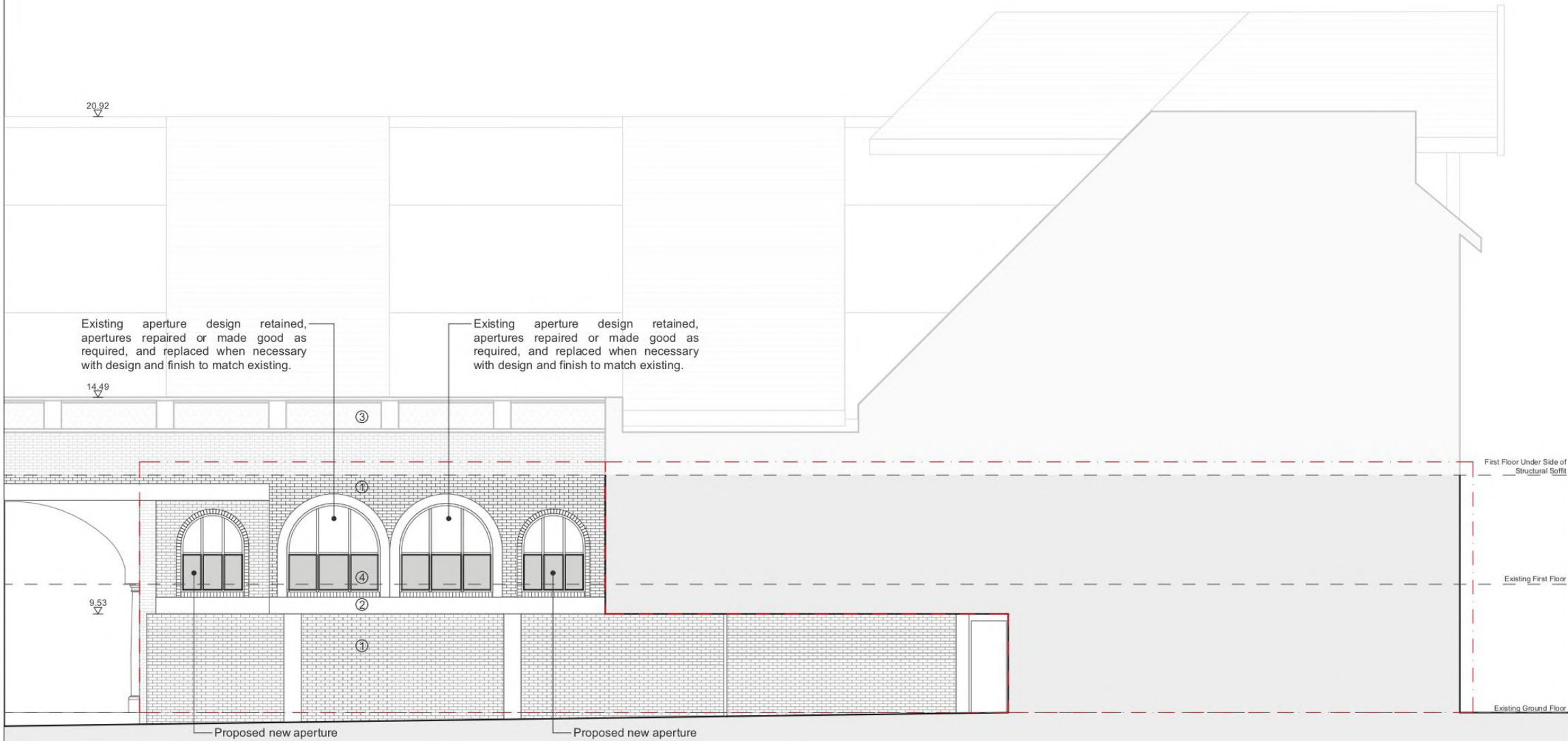
Existing aperture design retained, apertures repaired or made good as required, and replaced when necessary with design and finish to match existing.



PROPOSED EAST ELEVATION, AS EXISTING (FACING CROSS DEEP)

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10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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Client
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PROPOSED PLANNING
PROPOSED SOUTH ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0205

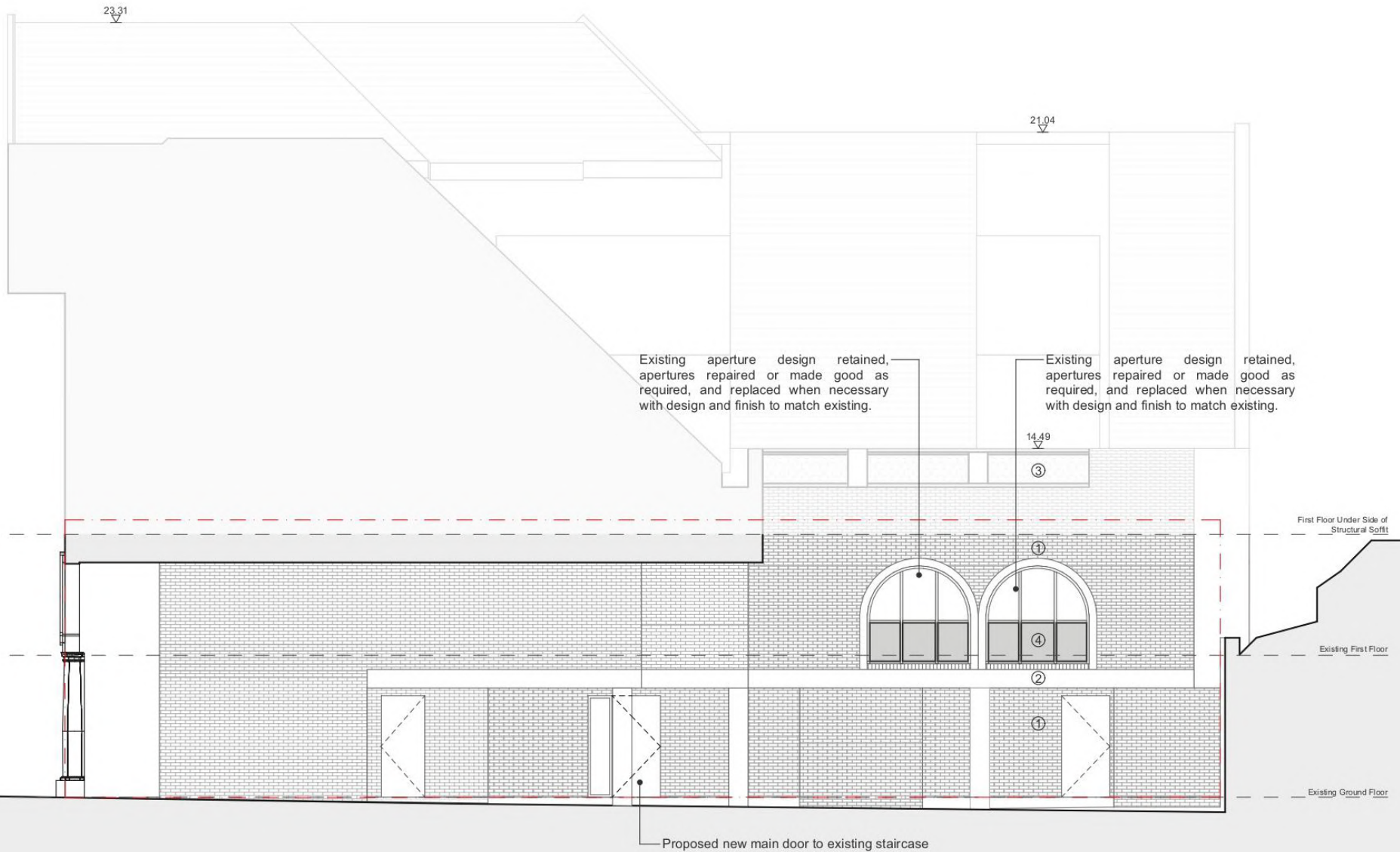
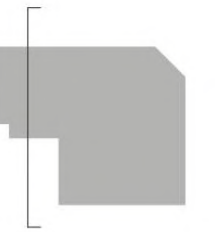
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PROPOSED SOUTH ELEVATION

10.0 SUBMITTED DRAWINGS



- 1 - EXISTING BRICK WALLS
- 2 - WHITE PLASTER
- 3 - EXISTING DECORATIVE MASONRY PANEL
- 4 - OPAQUE GLAZING

Ownership boundary

Rev	Description	Drawn	Checked	Date
01	For Planning	BC	MW	14/10/2022

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PROPOSED PLANNING
PROPOSED WEST ELEVATION

CDA Ref	Scale(s)	Original Paper Size
698	1:100	A3

Drawing Number	Project	Originator	Volume	Level	Type	Role	Class	Number
698	CDA	ZZ	ZZ	DR	A	05	0207	

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PROPOSED WEST ELEVATION