

# The Boisot Waters Cohen Partnership

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Your reference

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Date

**BWCP**

Application Ref 23\_2401\_FUL

BW/1589

16 October 2023

Andrew Vaughan Esq,  
Planning  
London Borough of Richmond upon  
Thames

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cc deon@deonlombardarchitects.com

## PROPOSED MAISONETTES:

**SITE ON CORNER OF ROSELEIGH CLOSE & CAMBRIDGE PARK,  
EAST TWICKENHAM, TW1 2JT**

Application Ref 23\_2401\_FUL

Dear Andrew

## Rebuttal of objectors' claims

I attach a note by the applicant which evaluates the main claims made by objectors.

I also provide below and attach information from supporters which I have previously submitted.

It would be appreciated if these documents can be seen by members if this case goes to committee.

In summary, the key points raised by objectors which need correcting are:

a] The site has not been in community use or use as a play area apart from once in 2005 when the applicant gave permission to neighbours for a BBQ.

b] The proposed building is the same height as the surrounding blocks.

c] The single balcony [to a bedroom] faces living room and kitchen windows 24m away across the street.

d] The ecology and trees are fully and satisfactorily surveyed and covered by the recent technical reports provided.

Your guidance as to the timing of a decision would be appreciated. Please be in touch if you have any queries or would like a site visit.

Yours,

**Brian Waters**

MA DipArch (Cantab) DipTP RIBA MRTPI pPresident ACA FRSA

## Planning Application 23\_2401\_FUL: Consultation with Local Residents Land at Junction of Roseleigh Close and Cambridge Park, Cambridge Park, East Twickenham, TW1 2JT Proposed development of 3no. maisonettes

From 4th – 31st August 2023, local residents were consulted by the applicant, Deon Lombard (who was a resident of Cambridge Park Estate from 1991 to 2005) as to whether they supported the above planning application. Visits were conducted sporadically during week-days and Saturdays on about 7 occasions. An A4 sheet was provided for those who supported the application to record their name, address and contact details.

A selection of drawings from the planning application documentation providing a comprehensive overview of the proposal was made available to view by the residents who opened their doors (a minority were not prepared to look at the drawings). These drawings were comprised of the following:

- ◆ A Block Plan showing setbacks of the proposed building from the street, and relationship to adjacent buildings;
- ◆ Detailed plans showing the landscaping, floor and roof plans;
- ◆ Street elevations of the proposed building shown adjacent to existing buildings;
- ◆ Comparative elevations of the proposed block and an existing block;
- ◆ A plan extract from the Arboricultural Report showing the tree root protection areas;
- ◆ An image of the proposal within the existing context as viewed from above;
- ◆ Images of the proposal viewed from the west, the south-west, the south-east and the north-west within the existing context.

There are 78 two-bedroom flats (maisonettes) in the Cambridge Park Estate arranged in seven 6-flat blocks, and nine 4-flat blocks around 3 cul-de-sac. Of this number, at least 6 flats appeared to be fully vacated (empty) during the period of the consultation, some undergoing refurbishment, some in probate. A further 12 flats appeared to be temporarily vacated, the occupants being away, possibly on holiday or business;

Thus an estimated 60 flats were fully occupied during the period of the consultation. The flats are mostly occupied by younger couples or older singles. It is difficult to make an accurate assessment of numbers, but a two-thirds (couples) vs. one-third (singles) split would not be unreasonable, thus an estimated  $(40 \times 2 = 80) + (20 \times 1 = 20) =$  total 100 residents were in situ during this period.

Of this number 36 of these residents supported the application and recorded their names and addresses on the sheet provided. The location of these residents is shown by the circles on the provided plan layout of the maisonette blocks on the Estate. A further 5 residents in the local area outside Cambridge Park also support the planning application. Copies of these 41 sheets can be provided.

Further comments on this consultation are relevant as follows:

- ◆ 14 Residents answered their door chimes but were not interested in the consultation and would not engage;
- ◆ 8 Residents said that they would oppose any planning application, 7 of which were not prepared to look at the drawings;
- ◆ 19 Residents told me that they were neither supportive of nor opposed to the application and would be happy with either outcome;
- ◆ The remaining residents may have been out on the occasions I went to their flats, or not prepared/unable to answer their doors.

