

58 Radnor Road, Twickenham, TW1 4ND

4th June 2024

SOA Ref: 2412_pl_2.8

Statement

1.0 SITE LOCATION

- 1.1 58 Radnor Road is located in the London Borough of Richmond upon Thames. The site does not fall within designated land including; conservation area, national parks, Areas of Outstanding Natural Beauty, or World Heritage Sites.
- 1.2 The road is residential; comprising of two-storey terraced and semi-detached houses.
- 1.3 No.58 is located towards the south junction of Radnor Road and Cross Deep Gardens and faces the junction of Radnor Road and Radnor Gardens.
- 1.4 The property backs onto the rear gardens of the properties facing Cross Deep Gardens.
- 1.5 Approximately 200m directly east is the river Thames.
- 1.6 Development of rear ground floor extensions have been allowed for similar properties in the area including, but not limited to;
 - 96/1555/FUL - 60 Radnor Road, TW1 4ND – Erection of Single Storey Side/rear Extension.
 - 04/0055/HOT – 64 Radnor Road, TW1 4ND – Single Storey Rear Extension.
 - 16/0201/HOT– 70 Radnor Road, TW1 4ND – Proposed single storey rear/side extension.

2.0 BUILDING FEATURES AND HISTORY

- 2.1 The property faces Radnor Road to the front at the west, and to the east the property has a garden backing onto the rear gardens of the properties facing Cross Deep Gardens.
- 2.2 The property is a two-storey terraced house amongst similar designed houses.
- 2.3 No.58 has a small garden to the front. Its front elevation is finished off white pebble dash. The entrance is on the right, beneath a first-floor gabled extension, the other half of which is the neighbouring house's No. 56, creating a porch on the ground floor. To

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the left is a projected curved bay window on the ground floor. The windows are all white framed and the roof is covered in grey slate tiles.

- 2.4 To the rear, the property is finished in yellow pebble dash. The ground elevation is much lower in the rear and a patio gradually transitions the access from the house to the rear garden. Access to the garden is through a bay doors and windows projection on the right side of the building. On the left, property no. 56 has a rear extension show wall acts as a boundary on that side of the garden, whereas on the opposite side a fence separates No. 58 from No. 60. The windows and doors in the rear are white framed and the roof tiles are similar to the front in grey slate.



Figure 1; Left; Existing front elevation, Right; Existing rear elevation

3.0 THE PROPOSED DEVELOPMENT AND DESIGN APPROACH

- 3.1 It is proposed to extend the ground floor to the rear and perform interior changes.
- 3.2 The proposed extension will be approximately of an additional 1.5m to the rear. The extension will retain the interior height of 2.4m and therefore, due to the additional lower natural ground level, will require to be higher than 3m reaching a total height of 3464mm. The new extension will replace the bay doors and windows which currently have a more limited head height and will create a seamless interior continuation between the existing interior rooms and the extended space.

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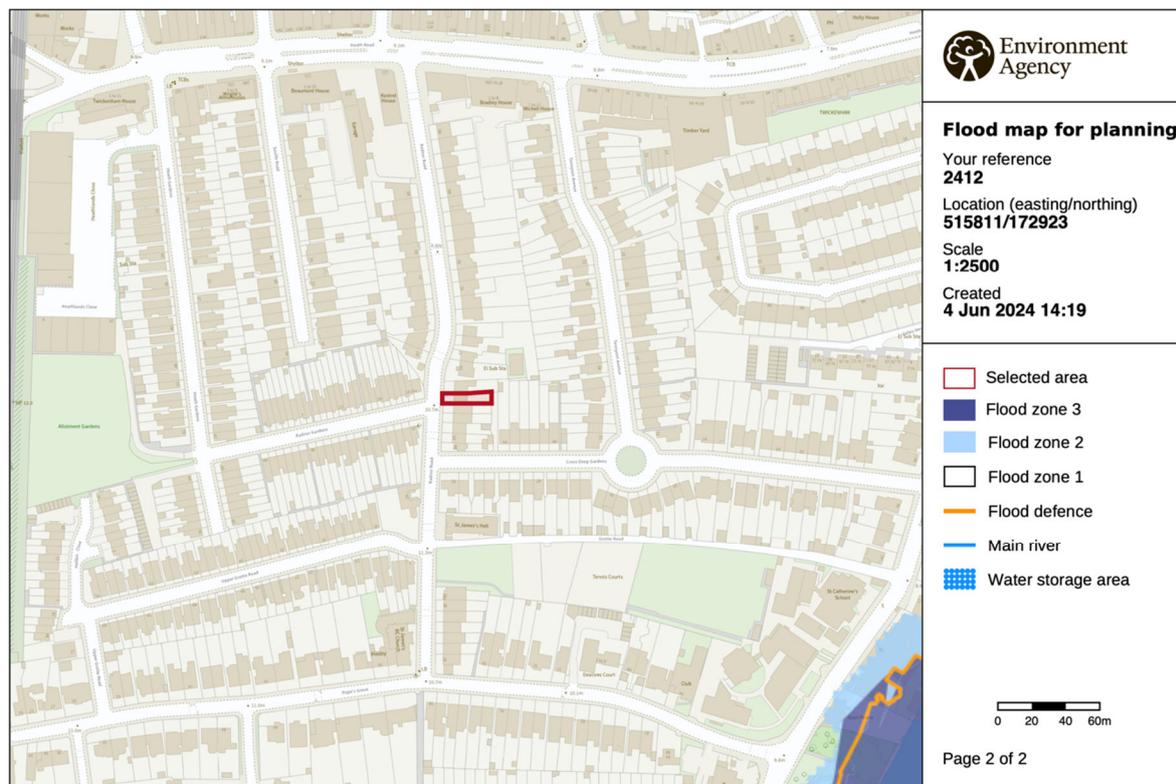
- 3.3 The extension will feature a flat roof and it is proposed to fit two rooflights that will provide more natural light to enter the interiors.
- 3.4 A new picture window of slightly larger proportions is proposed to be fitted on the left side of the rear extension, and on the right side a new set of wider sliding doors will provide access towards the patio and rear garden.
- 3.5 Other small alterations are proposed for the interiors, including a new W.C. under the stairs and removing the dividing wall between the existing kitchen and dining area to create an open plan kitchen/dining that will benefit from the extended space and the new rooflights and windows offering natural light and views of the garden.
- 3.6 As the proposal is mostly internal and to the rear, it will not be visible from the street and will therefore not impact the character of the street scene.

4.0 SUSTAINABILITY

- 4.1 All new construction will comply with current Building Regulations Part L.

5.0 FLOOD RISK

- 5.1 The area falls within a flood zone 1. An additional Sustainable Drainage Strategy will be included with the planning application.



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