

3A Cross Deep

Design, Heritage and Access Statement

November - 2024

Project Details



Client Property Address:

3A Cross Deep
Twickenham
TW1 4QJ

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Statement Contents



1 Introduction & Context

2 Site Analysis

Designated Areas

The Existing Property

3 The Proposal

Proposed Design/ Impact on neighbours

4 Heritage Statement

Heritage Statement

5 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 3A Cross Deep, Twickenham, TW1 4QJ.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) and the Richmond Upon Thames Housing Design Supplementary Planning Guidance, so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

Proposed lower ground rear extension, garage conversion, floor plan redesign and all associated works at 3A Cross Deep, Twickenham, TW1 4QJ.

Character and Significance

The Cross Deep area, located within the Twickenham Riverside Conservation Area, is characterized by large, detached houses on sizable plots, a reflection of its origins as a retreat from London. Despite its residential focus, the area has a strong urban feel due to its proximity to a busy road and lack of pedestrian-friendly features. The houses, mostly set back from the street and oriented toward the river, exhibit varied architectural styles, including significant historical buildings like Cross Deep and its coach house, both Grade II* listed, as well as remnants of the original Poulett Lodge. The area offers important green spaces like Radnor Gardens, which provide access to the Thames and respite from the urban streetscape

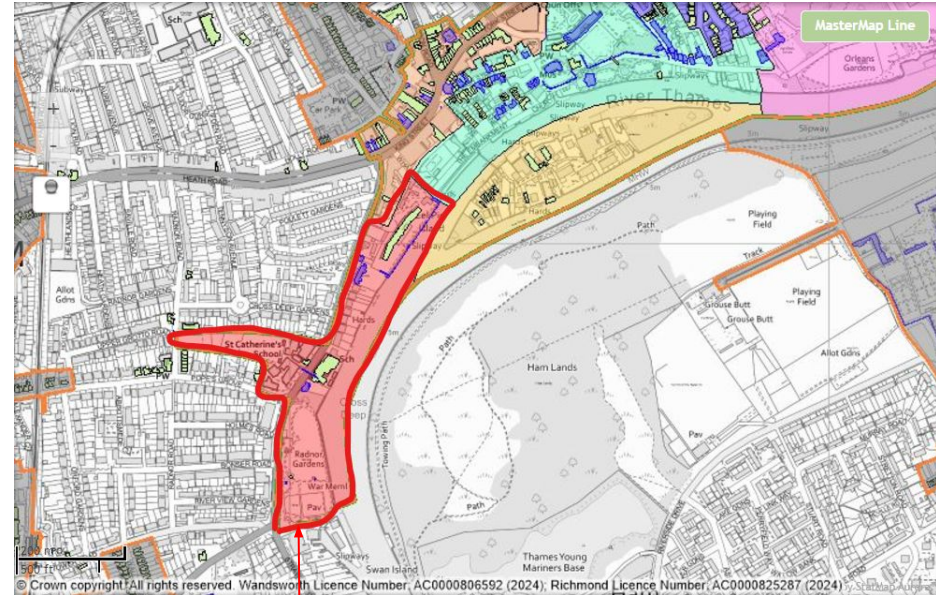
Site Analysis

Designated Areas

The layout of the Conservation Area, and thus its appearance and how it is experienced, is dominated by two routes: the curving course of the Thames, and the parallel roads of York Street/Richmond Road, King Street, and Cross Deep.

These busy roads shifted the historic core and focal point of the historic village and have influenced both the layout and type of development, with the most dense, urban character at the junction of the main arterial route with London Road and the historic Church Street. Outside this core, many historic properties turn instead to address the river, and it is along its frontage that the most significant developments can be found.

In recent years, several modern new extensions have been approved and built in the neighbourhood, some of which exist along the same side of Cross Deep, where the property object of this statement is located. F



Twickenham Riverside Conservation Area

Site Analysis

The Existing Property

The property is a four-storey (including lower ground), semi-detached house currently used for residential purposes. It is situated within an established residential area characterized by imposing houses of different design and scale along the southeast side of Cross Deep Conservation Area - Twickenham Riverside.

The primary pedestrian access to the house is via a stepped approach leading to the upperground level, which features a white painted porch supported by columns. The front façade is made of brickwork, except for the rendered lower ground floor portion, and includes a white painted garage door at the lower ground level. To the left of the main entrance are two generous sash windows on the upper ground floor, while the first and second floors feature three sash windows of similar scale and proportions.



Site analysis

The Existing Property



Front view



Rear view

The Proposal

Proposed Design

The proposed scheme includes a lower ground floor extension with a depth of 5.3 meters towards the garden, as previously approved (but not built) under planning reference **07/2909/HOT**.

This extension has been designed to enhance the flow between the kitchen, dining, and living areas, creating a more seamless connection to the garden and the river at the rear of the property. Additionally, a round skylight is incorporated into the design to provide natural light and ventilation while framing views of the mature and picturesque trees at the rear, fostering a sense of openness and connection to nature.

The proposed garage conversion aims to provide a much-needed spare bedroom to accommodate guests. As the garage is currently used for storage, this conversion will not impact parking provisions. The existing garage doors will be replaced with double timber Georgian-style French doors to match and complement the architectural character of the property.

Materials will be in keeping/matching existing and represent a high quality addition.

The retention of the side access allows to maintain the original connection to the garden .

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- We have kept the height at boundary with adjacent properties at a minimum.
- The proposed extension will have no adverse impact on the adjacent property at 3B Cross Deep. Notably, the neighboring property has also applied for a similar style of extension, comparable in scale, form, and height (Planning Reference **24/2670/HOT**) . As a result, the design aligns harmoniously with the surrounding context, ensuring there will be no issues of overshadowing, overbearing, or any other negative impact on the amenity of the neighboring property.

The Proposal

Precedents

There are several examples of similar existing or newly approved proposals locally, these are listed below:

- **00/0092**
Single Storey Rear Extension And Balcony.
13 Cross Deep, Twickenham, TW1 4QJ
Granted Permission 13/03/2000
- **09/2962/HOT**
Alterations including demolition of existing side outbuilding and rear conservatory and construction of new two storey side extension, single storey rear conservatory at raised ground floor level.
11 Cross Deep, Twickenham, TW1 4QJ
Granted Permission 14/01/2010

4 Heritage statement

The property is a four-storey, semi-detached house in the Cross Deep area, located within the Twickenham Riverside Conservation Area,

The area and street has a mix of dwelling types, sizes and styles of architecture.

All materials in the proposal are in keeping with the existing and maintaining the same style as the current property.

The proposed single storey rear extension will remain subservient to the original house. The height of the rear extension is considered in scale with the existing property, and ensures no harm will be caused to neighbours.

The proposal will have minimal impact on the front elevation, and the rear extension will not be visible from the front or cause impact to the conservation area.

Conclusion

Our proposal at 3A Cross Deep is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the Conservation area.