

46 Cross Deep Gardens, Twickenham, TW1 4QU

(partial joint application with 48 Cross Deep Gardens)

10<sup>th</sup> December 2024

SOA Ref: 2450pl\_2.8

## Statement

### 1. SITE LOCATION

- 1.1. 46 and 48 Cross Deep Gardens are located in the London Borough of Richmond upon Thames. The sites do 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 of similar architectural design.
- 1.3. No.46 and 48 are located towards the west end of Cross Deep Gardens facing south.
- 1.4. The properties backs onto the rear gardens of the properties facing Tennyson Avenue that lies to the east.
- 1.5. Approximately 290m directly east runs the River Thames.
- 1.6. The current application contains a joint proposal that is for both No. 46 and the neighbouring property on the west, No. 48.
- 1.7. Development of rear ground floor extensions, front roof lights have been allowed for similar properties in the area including, but not limited to;
  - 13/2784/PS192 – 44 Cross Deep Gardens, TW1 4QU – Proposed hip to gable roof extension with rear dormer and insertion of 3 No. Roof lights to the front roof slope.
  - 13/0877/PS192 – 44 Cross Deep Gardens, TW1 4QU – Proposed single storey rear extension.

### 2. BUILDINGS FEATURES AND HISTORY

- 2.1. The properties face Cross Deep Gardens to the front at the south, and to the north the property has a garden backing onto the rear gardens of the properties facing Tennyson Avenue to the east.
- 2.2. The properties are a two-storey terraced house amongst similar designed houses.

# S Q U A R E O N E A R C H I T E C T S

- 2.3. No.46 has a small garden at the front facing Cross Deep Gardens. Its front elevation is finished in white pebbledash. A two-storey projected bay window is situated on the right of its elevation with a flat roof, its first-floor wall is covered in red coloured tiles. To its right the property features an open canopy with a flat light structured roof. All doors and windows are in white frames and the roof is finished with dark red roof tiles.
- 2.4. The neighbouring properties on either side of No. 46 are in an alternating mirrored design.
- 2.5. No. 48 shares the same description as No. 46 with the bay window on its left side of the elevation and the open canopy on its right. The canopy for both No. 48 and 46 is supported at its centre by a shared wall which is brick laid and painted in white. Other discrepancies in their design include roof lights on the front facing roof for No. 48.
- 2.6. To the rear, No. 46 is finished in white pebbledash. The ground floor features a small rear extension situated on the right of its elevation with a door and window facing the rear garden. To its left, a small bay window extends to the rear with full length doors opening towards the rear. All windows and doors are in white frames and the roof is finished in dark red coloured roof tiles.



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

### **3. THE PROPOSED DEVELOPMENT AND DESIGN APPROACH**

- 3.1. The proposal includes a joint proposal for both No. 48 and No.46 for the front canopy and elevation, and a separate proposal for No. 46 that includes a ground floor rear extension and roof lights on the front facing portion of the roof.

- 3.2. The joint proposal for both No. 48 and No.46 pertains to a new canopy that extends to either sides of their respective bay windows. The roof will be sloped and finished in roof tiles similar to the existing roof tiles.
- 3.3. The proposed changes to the canopies will provide better protection from the rain and will create a cohesive design, not only between No. 48 and No. 46, but also between No. 44 which already features a similar designed canopy roof as shown in the image below.



*Figure 2; Front view of No. 44 showing the current canopy.*

- 3.4. A planning application was not found for No. 44's front canopy, however between applications 13/2784/PS192 and 19/1906/PS192 the drawings show that the canopy must have been erected between 2013 and 2019.
- 3.5. The proposal also includes the external insulation and final rendering of the existing walls of No.46 that aims to reduce energy consumption and to improve the interior living conditions.
- 3.6. The ground floor rear extension proposal for No. 46 pertains to a 4m extension to the rear that is similar in depth to the existing rear extension of No. 48. Besides the planning application for No. 44 mentioned above, ground floor rear extensions of similar scale can be found on the same street as shown below.

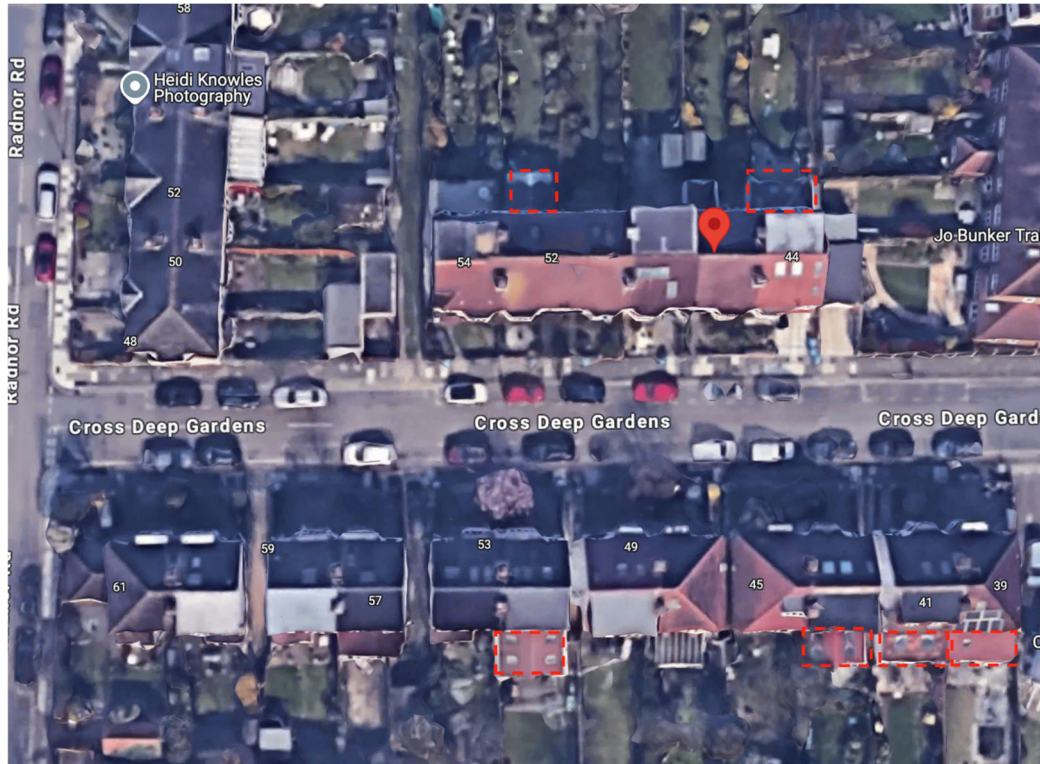


Figure 3; Rear extensions of properties on Cross Deep Gardens; properties shown are: No. 39, 41, 43, 44, 50, 52.

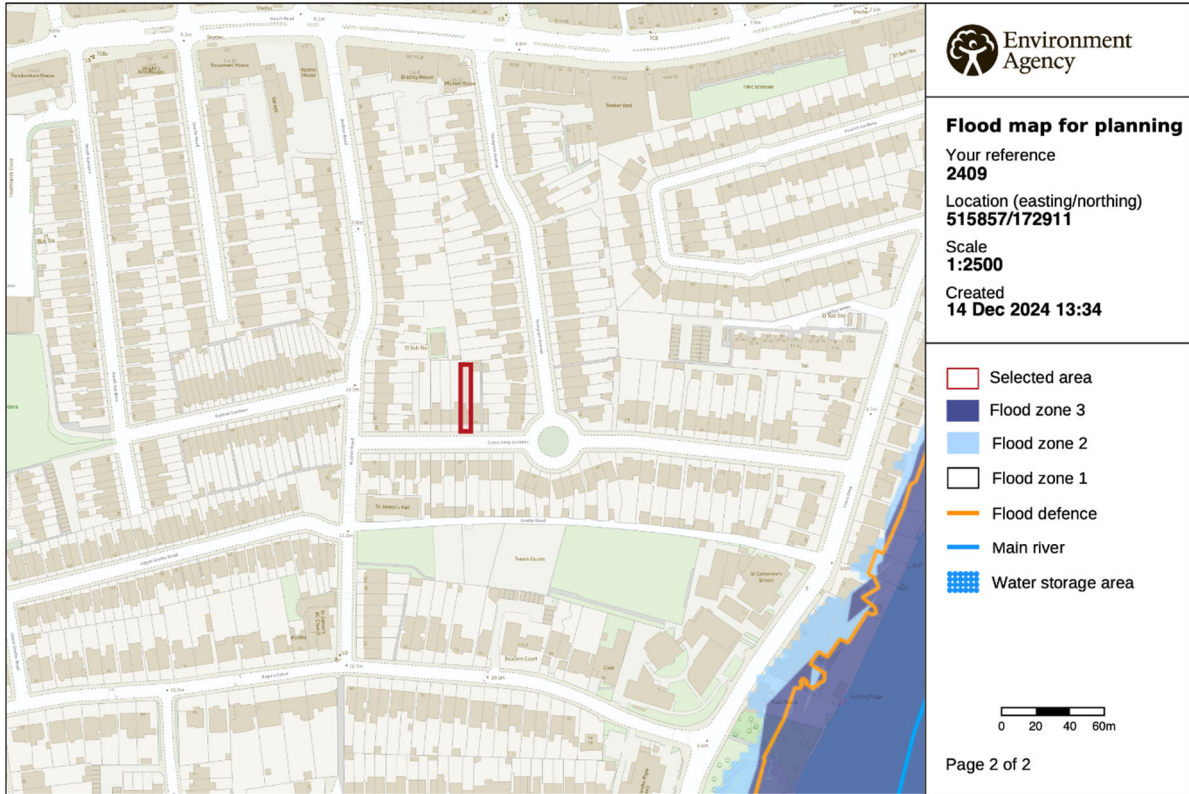
- 3.7. The new extension will allow for a larger kitchen and the addition of a dining area. Roof lights on the flat roof above will bring in natural light to the kitchen and the living room that sits in the deeper area of the house. The floor will be an open plan between the new kitchen and the existing living room and will connect to other areas of the house through the hallway and the reception that will be separated through glazed double doors. Wide bi-fold doors will open towards the rear, providing both immediate access towards the garden as well as views and natural light and will be balanced on the opposite side with an additional window.
- 3.8. Externally, the extension will be rendered. The facade of the first floor will be treated similar to the front elevation with external insulation and rendering.
- 3.9. Other changes to the ground floor include the addition of a shower room off the main hallway and a utility/pantry room accessed through the kitchen. These new additions aim to improve on the functionality and modernisation of the house.
- 3.10. The proposals aim to improve the use of the dwelling, modernising its existing layout and updating its condition through the external insulation and the proposed canopy. The canopy will additionally add to the street scene by creating architectural cohesion between the No. 44 and No. 46 and No. 48.

#### 4. SUSTAINABILITY

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

5. FLOOD RISK

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



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