



# 30 Heath Gardens

London TW1 4LZ

## Proposal for a small GF extension to a Residential Property

Design & Access Statement  
Planning Issue  
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CONRAD MARGOLES  
ARCHITECT





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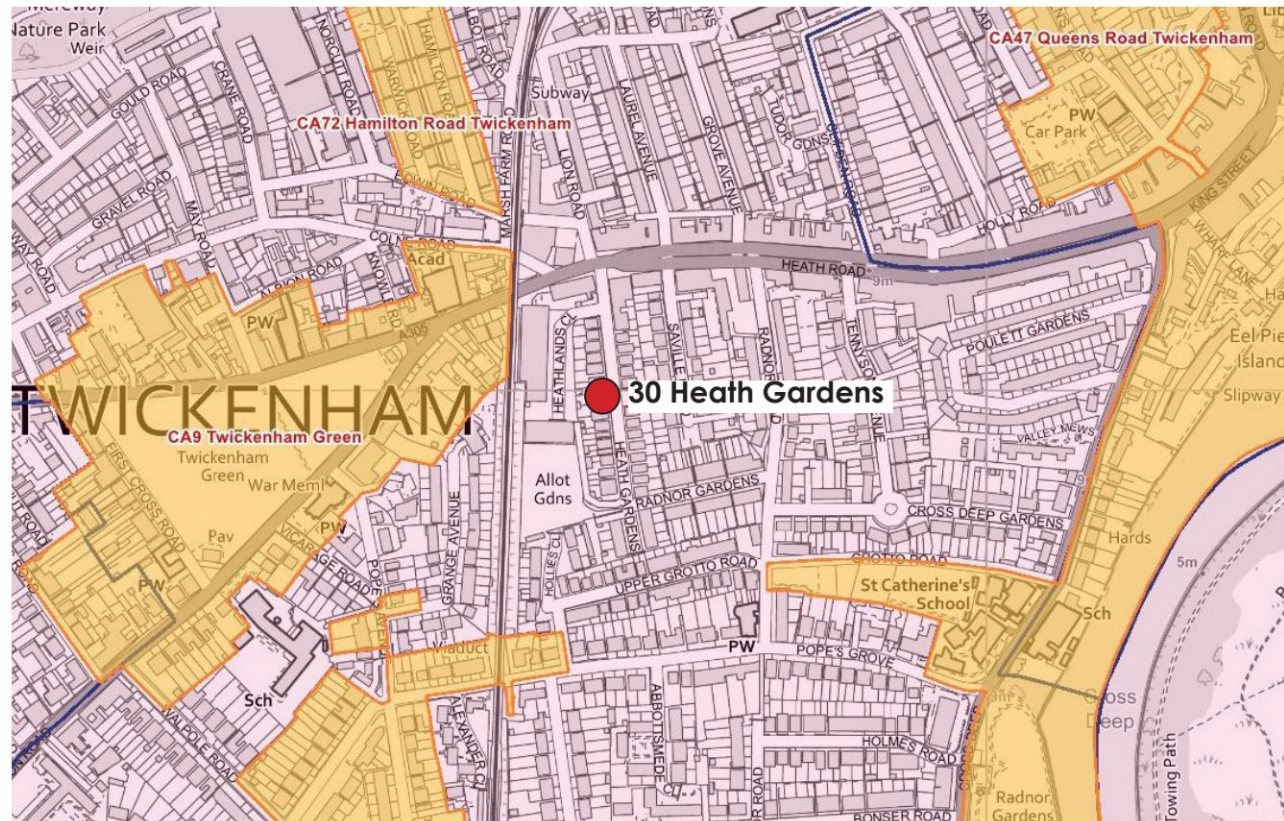


Image 1: Richmond upon Thames Conservation Areas extract map (conservation areas in yellow)



Image 2: View of Heath Gardens

# 1.0 Introduction

## Site Location & Context

This document serves to support the Planning Application for a new small GF front extension to the property at No. 30 Heath Gardens in the Borough of Richmond Upon Thames.

The property is a Victorian semidetached house located in a predominantly residential area. It is not within any of Richmond upon Thames Conservation areas (Image 1)

The Property is located to the middle part of Heath Gardens and it is part of a front of twin houses forming detached buildings.

The road is mainly composed by houses built in yellow London stocks in Flemish bond with red decorative brickwork, with single canted bays, classically inspired brick features, pairs of sash windows on the second storey and pitched gabled roof, and houses built in red brick, two storey canted bay with hipped bay roof, brick arches and decoration around windows and entrance doors. (see Images 2)

The house at no.30 belongs, together with the neighbors houses at no.26 and 32, to the latter typology, with the peculiarity that also includes an additional more recent side extension in red bricks to the front and yellow bricks with red brick decorations above windows and doors to the side.

At the rear, the main house is in brown London brick with a brick mono pitch 1F rear extension, and glazed roof GF extension, whereas the side extension has yellow brick at the back and a glazed conservatory GF extension and dormer window at loft level (see Image 3-4)

At the back of the property, in Heathland Close, is located a large semi-industrial /commercial site.



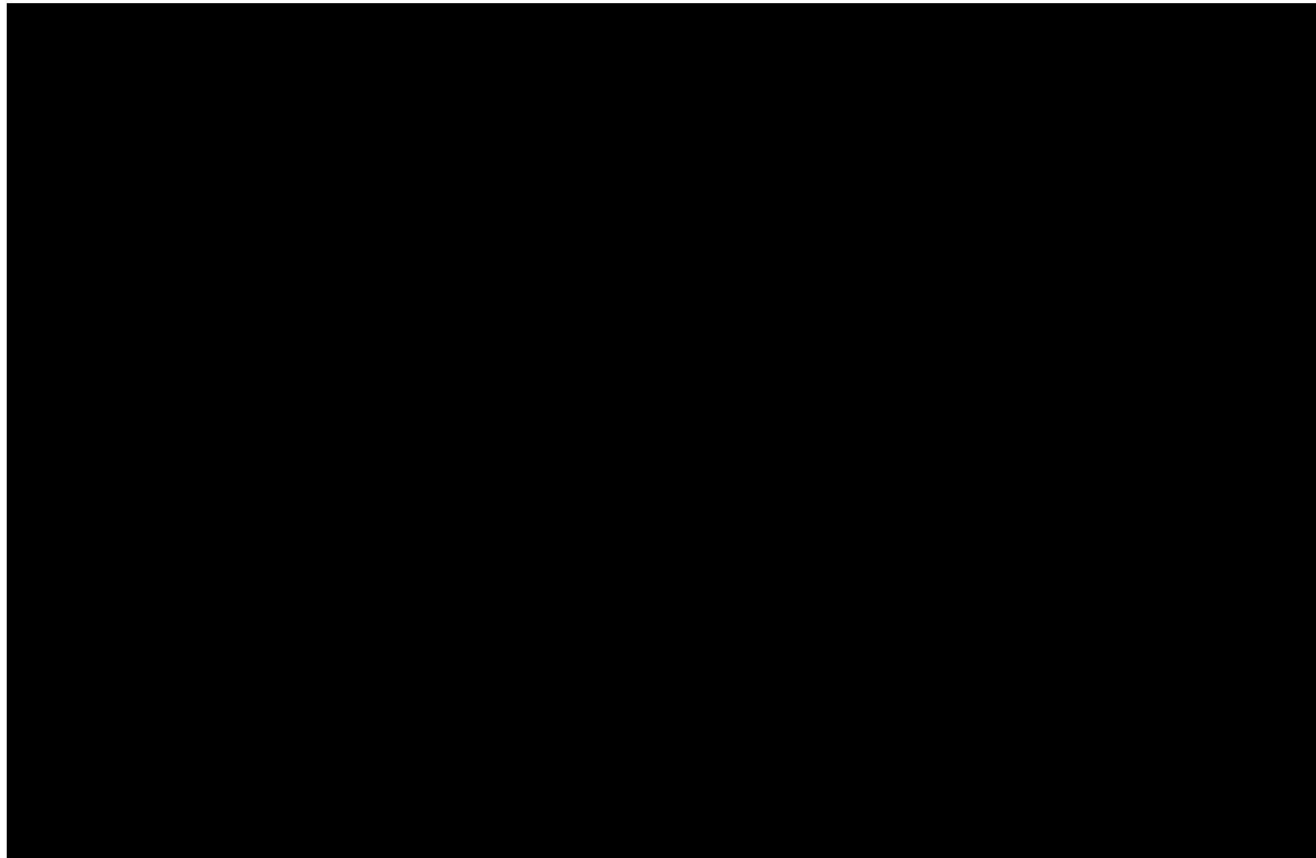


Image 3-4: views of the existing side and rear elevations

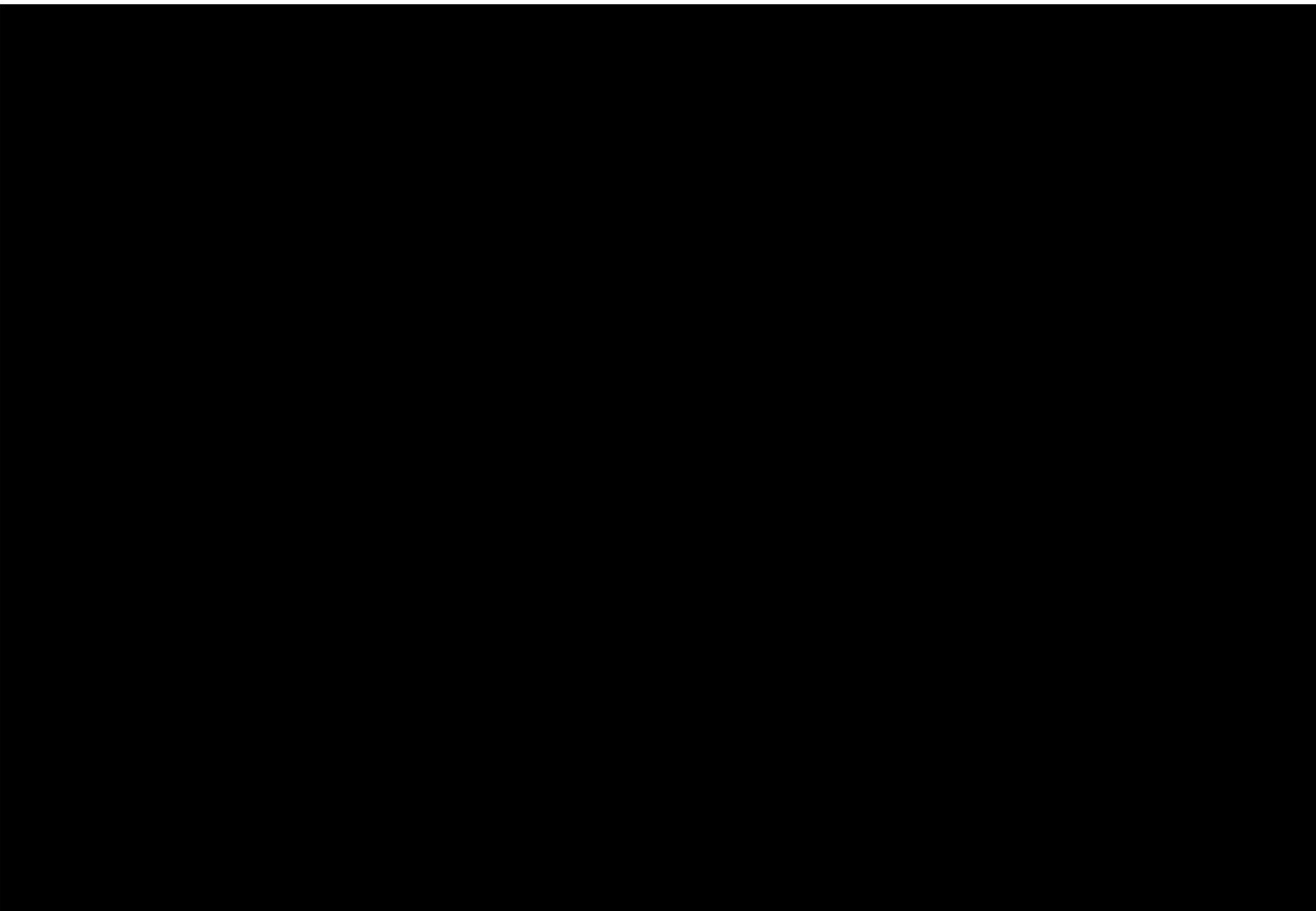


Image 5: view of the existing external porch

## 2.0 Proposals

The drawings included in this document illustrate a conceptual overview of the intended works to 30 Heath Gardens.

The proposal is to add a small GF single storey front extension under the existing external porch in order to enlarge the main entrance area providing an internal porch/boot room/cloak room.

The proposal includes:

- to add a GF single storey extension to the front of the property under the current external porch area.
- The proposed extension matches the width of the existing GF side extension and takes approximately half of the existing external porch. It is a very moderate volume that will not be prominent at street level as will be recessed under the existing external porch.
- The extension external wall facing the street will be in red brick to match the existing front elevation of the house.
- The extension side external wall will be in yellow brick to match the existing side elevation of the house.
- The front window will be centered with the 1F window and match in appearance the already existing window under the porch, with red brick decoration header course above.
- The main entrance door will remain to the side and slightly recessed into the side wall to create a covered area in front of the door. The door will have red brick decoration header course above
- The existing timber paneled front door will be re-used as the main entrance door of the new extension. ( image 5)

### 3.0 Design considerations

**Use:**

The use of the property is a single-family house and there is no change of use proposed. The design proposal serves to increase slightly the GF area providing a more generous entrance space with storage for coats, boots and bikes and to allocate the boiler. The new extension also will provide a contained internal entrance area separated by the main house from an additional internal door which will keep the house warmer and thermally more efficient.

**Amount:**

There is addition to the internal area at GF of approx 7.00 sqm

**Scale:**

The proposed GF rear extension is a very small intervention almost imperceptible from the main street and very discreet. The extension will be matching the same materials and appearance of the existing front/side elevations and will be set back from the main façade recessed under the existing external porch.

**Layouts:**

The internal layout is a room with side joinery for containment and some space for keeping bikes indoor.

**Appearance:**

The proposed front extension at GF will be formed by brick walls, with bricks matching the existing front and side façade walls. The front window will be matching the existing windows with red brick header course decoration above. For the main entrance door, the existing front door will be re-used. This is a timber paneled painted door in traditional style.

**Access:**

Pedestrian access to the property will be unaffected by the proposed works.

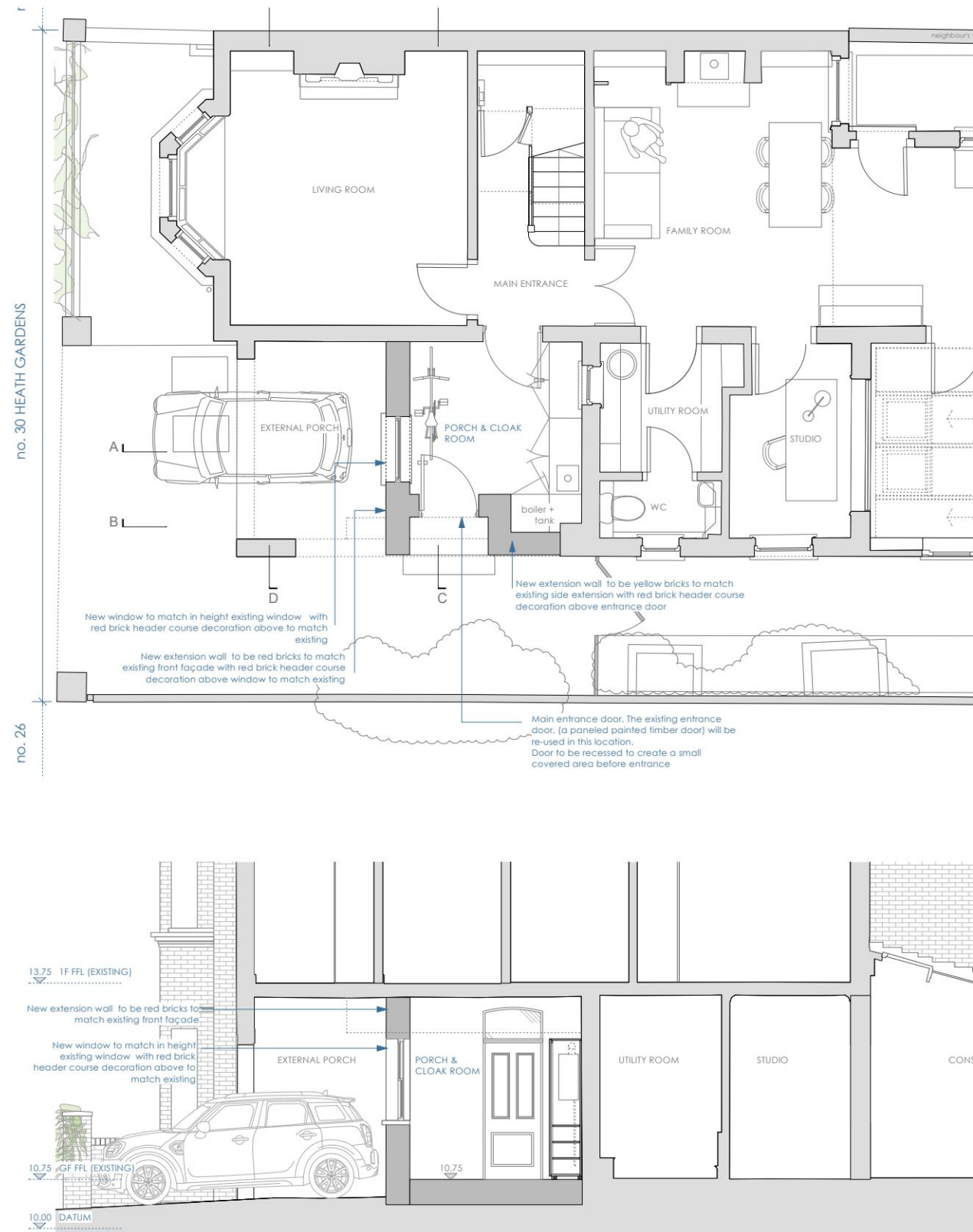


Image 6-7: Proposed GF plan and Section ( extract from presented drawings)

## 4.0 Conclusion

We believe the design approach followed, outlined and illustrated in this document and by the accompanying Application Drawings is sensitive in nature to the existing building, the location and the greater context.

The proposed GF extension is modest in size and the design is sensitive matching the existing aesthetic in appearance.

This proposal has been designed to improve the comfort of the house, providing a small extra space for the owner.

**Appendix**

**Existing and Proposed Drawings**

**Margoles Architecture & Urban Design**

6 Burstock Road  
London, SW15 2PW

T: 020 8780 5166

M: 0790 412 5355

E: [conrad@conradmargoles.com](mailto:conrad@conradmargoles.com)

20004578

ARB Registration Number

067302A

VAT Registration Number

200940650