

# TMDB

## HERITAGE AND PLANNING STATEMENT

83 Rosecroft Gardens in TW2 7PU – Dated 08/01/2025

### 1.0 INTRODUCTION

- This statement is written in support of an application for planning permission for the construction of two roof dormers at the property.
- This statement should be read in conjunction with the following:
  - Site location plan at a scale of 1:1250;
  - Covering letter from the applicant;
  - Existing and proposed drawings by The Market Design & Build, Ltd.;
- This statement firstly seeks to describe the site and the location context and explains the principles of the proposed development and the design approach adopted. It further explains how the proposed development complements the site and surrounding area and complies with relevant development plan policies and provides a general conclusion as to the acceptability of the scheme.

## **2.0 APPLICATION SITE AND SURROUNDING AREA BACKGROUND**

The application site is located within No. **83 Rosecroft Gardens in TW2 7PU**

### **Conservation area:**

**Rosecroft Gardens conservation area** lies in the suburban area between Twickenham and Whitton.

- The Sub Area consists of a 1930's art deco housing estate of semi-detached bungalows.
- Rosecroft street runs parallel to the southern and east border within triangular shape of the conservation area (see below). No.83 is located on the southern part of the road with the front elevation facing north.

### **Problem and pressures of new developments**

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination, clutter and poor quality of street furniture and flooring

Our scheme takes all these points into consideration and proposes new elements to the property that enhance the streetscape.



## Planning history

Householder application for a Single Storey rear extension and loft conversion

Granted permission on 16/07/2020

Refence number :20/0633/HOT

Non material Amendment to planning approval 20/0633/HOT to allow for the change of 3 panel sliding door change to 3 panel pocket sliding door at rear.

Granted permission on 02/09/2020

Refence number :20/0633/NMA

Non material amendment to planning permission 20/0633/HOT to change 2 flat rooflights to 3 flat rooflights.

Granted permission: 04/05/2021

Reference number :20/0633/NMA1

### **3.0 THE PROPOSED DEVELOPMENT**

#### **Amount of Development Proposed**

Front facing roof skylights, loft conversion, flat roof dormer extension with Juliet balcony, pitched roof side dormer extension, internal reconfiguration.

#### **Layout and Landscaping**

- Along with the dormer extension, external works in the form of a slight alteration to the brickwork on the property will be undertaken and there will be installation of new glazing which is more in-keeping with the surrounding area

#### **Scale and Appearance**

- The proposed dormer extensions will be built in blockwork and rendered to match the existing at the property and seeks to facilitate the utilization of the loft area. Juliet balcony will be installed as part of the proposal.

#### **Access**

- Access to the site would remain as existing.

### **4.0 PLANNING POLICY CONTEXT**

- The proposal has been assessed in relation to the London Plan adopted by the London Borough of Richmond Local Development plan.

- The proposed works are minor in scale and therefore have no effect on neighboring amenities.

#### **Impact on Residential Amenity**

No trees or shrubs will be removed as part of this proposal.

### **5.0 CONCLUSION**

- The proposed works are considered minor in scale and have no impact on the character of the conservation area or adverse effect on neighboring amenity so therefore we consider the works to be acceptable.

- The proposal satisfies the relevant policies contained within the adopted local plan and in our judgement; no other material considerations weigh against it.
- Accordingly, we trust that London Borough of Richmond will determine that the application can be approved