

DESIGN AND ACCESS STATEMENT

2A COLE PARK ROAD, TWICKENHAM, TW1 1HW

Introduction

This report has been prepared in support of a Householder Planning Application for refurbishment and extensions at 2A Cole Park Road, Twickenham, TW1 1HW. The property was constructed in the late 1970's, of mainly brick and tile façade. It is arranged over 3 floors, with off-street parking to the front with a rear and side garden. The property is situated on the southern side of Cole Park Road, within 100m of Twickenham station.

Location and Context

Cole Park Road is characterised by family residences of varied age and design with a mix of two and three storey houses, many of which have been extended to provide improved and enlarged accommodation. The application house is in the Cole Park Road Conservation Area. The existing house comprises of 3 storeys, with living accommodation on the ground floor with off street parking, plus two floors with 2 bedrooms and 2 bathrooms on the first floor and 1 bedroom with eaves storage on the second floor.

Proposal

The proposed plans for extending, altering and refurbishing the existing dwelling is to create a more harmonized external design, coordinating with the gambrel roof of the neighbouring house at 2C Cole Park Road and other notable gambrel roofs close by.

The proposal is to change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height
Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor are proposed.

Careful consideration has been given to re-design the dwelling so that it fits in better with the surrounding residential buildings. Its scale, mass and height are of similar buildings close by, do not hinder neighbours privacy or outlook and indeed positively enhances the current built environment. The roof form will be a gambrel shape like many others in the road and the materials proposed are brick and render for consistency within the streetscene.

Design and Planning Policy

The application complies in general with the policies of Richmond's new Local Plan as adopted on 3rd July 2018 and the older Development Management Plan (2011) and Core Strategy (2009). The Supplementary Planning Documents *Small and Medium Housing Sites* and *Design Quality* and the Cole Park Road Conservation Area Statement and Study have also been followed.

The Local Plan for Richmond has three Strategic Visions: Protecting local character, A sustainable future, and Meeting people's needs. The following summaries of the policies for each of those themes, related to the Core Strategy and other Local Plan documents insofar as they are relevant to the proposed alterations, demonstrate compliance with the development plan as required by section 38(6) of the Planning and Compulsory Purchase Act 2004.

Policy LP1 of the Local Plan is concerned with Local Character and Design Quality. Design is a creative activity, and definitions of quality in design are elusive. Where relevant, this proposal meets the six criteria listed in LP1: it is compatible with local character and existing townscape/development patterns, local grain and frontages as well as scale, height, massing, proportions and form; it will be a sustainable development; have good access and a sensible layout; the proposal respects the spaces between buildings in the immediate area; and the proposed façade redesign will have good detailing with comparable materials of neighbouring houses. The policy is intended to encourage site specific design responses and that is how the proposal has been developed.

In particular, the third criterion of LP1 follows the Core Strategy, which sought to "maximise the effective use of resources including land..." (clause 1.A). It proposes "making the best use of land" as a key requirement. This proposal is for the enlargement of a family dwelling, which clearly makes better use of the land and its resources. Furthermore, CP 14D required the density of residential proposals to take into account the need to achieve the *maximum* intensity of use *compatible with local context* (emphasis added) and this aim is also repeated in the NPPF. The proposal makes the best use of the existing site, allowing the applicant's home to be improved and enlarged in a sustainable way.

Policy LP1 (previously CP7 of the Core Strategy) also relates more generally to design quality. It states: "The Council will require all development to be of high architectural and urban design quality... [and] demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance..." Proposals should be assessed on "compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height ... form, materials and detailing." As noted, the proposed alterations are carefully considered improvements to the existing house and are in keeping with the local character and the immediate area. They provide a distinctive and cohesive appearance. The design is of high quality, will comprise carefully detailed alterations, it is well related to the local townscape and prevailing grain of the area.

Access

Two car spaces will remain at the front of the property.

Cole Park Road is situated within a few minutes level walk of Twickenham train station with trains directly into London Waterloo.

Materials

Render, brick and real slate roofing will be used as well as the use of renewable materials wherever possible.

The sustainable design approach will include high fabric insulation, efficient heating systems and controls as well as improved lighting energy use by way of the design to incorporate roof lights to maximise natural daylight.



Existing 3 storey house with gambrel roof at 6 Cole Park Road



Modern make over intervention at 9 Cole Park road in the conservation area



Typical street scene of 3 storey gambrel roofs in the Cole Park Road street scene at numbers 8 to 12

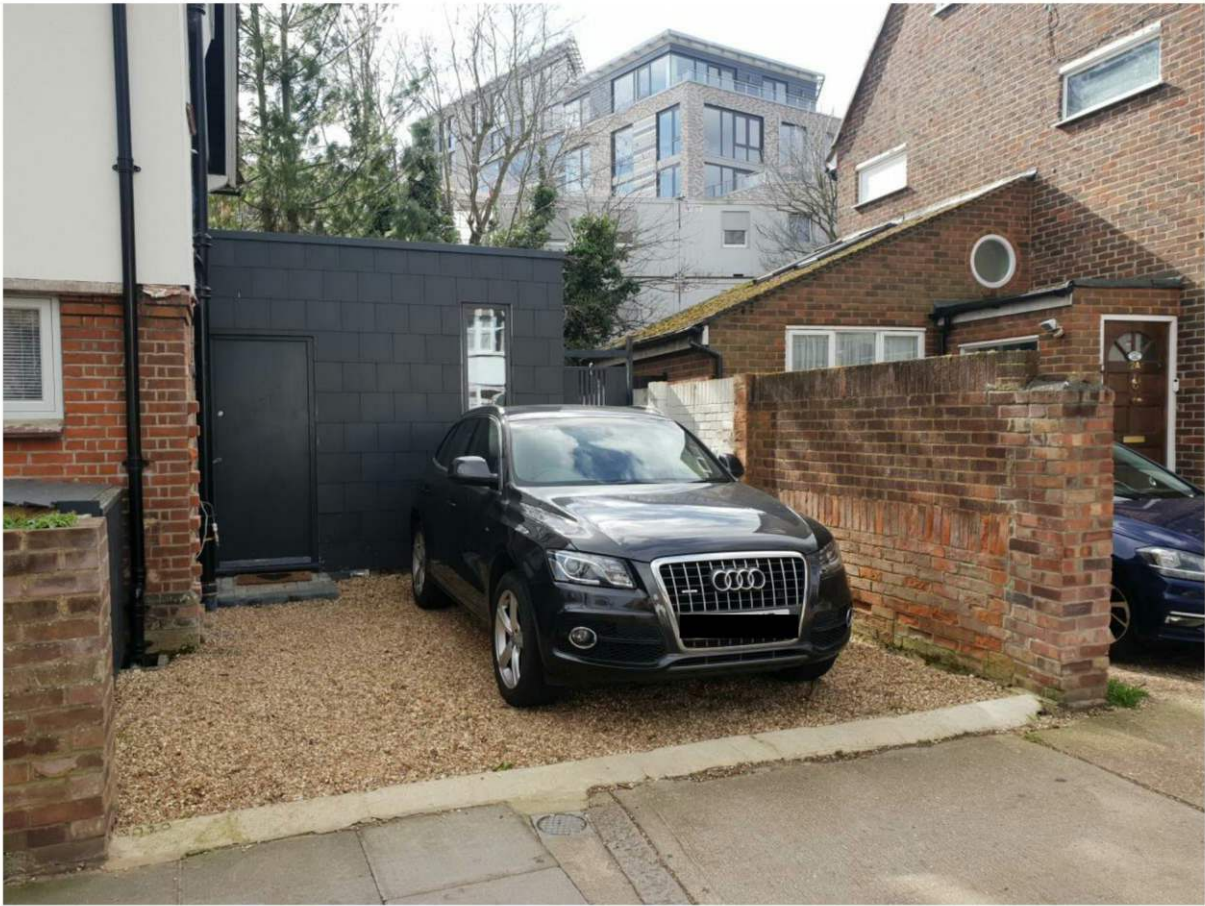


Long view of 2a Cole Park Road with backdrop of modern medium rise mixed use residential blocks



View of 2a and 2c Cole Park Road with modern medium rise development as the back drop

Shape of roof changes from pitched to gambrel
The building is enhanced in quality



View between 2a and 4 Cole Park Road is maintained in the proposal in line with policy; backdrop of new modern flats is still visible with the proposal



View of typical gambrel roofs 9 Cole Park Road



View of 3 storey gambrel roofed house at 2c Cole Park Road



Existing view of 2a Cole Park road – note gaps between buildings either side are maintained distinctively setting the buildings apart in the street scene



Modern flats are still visible in the retained gap between 2a and 2c Cole Park Road



View of the gambrel roof of 2c Cole park Road – a typical roof typology in the street scene with gaps between buildings



Recent modern make over at 1a Cole Park Road – similar render is proposed at 2a Cole Park Road

1b Cole Park Road has recently had approved a whole house makeover which is not dissimilar to this application, perhaps less mass in this application – see LBRuT planning site link below:

https://www2.richmond.gov.uk/lbrplanning/Planning_CaseNo.aspx?strCASENO=20/3391/HOT#dOCS



View of ornate barge boards and pitched roof at 4 Cole Park Road is maintained with the proposal



Gap between 2a and 4 Cole Park Road is maintained with the proposal



Similar porch roof proposed on 2a Cole Park Road as 4 Cole Park Road



Street scene gaps are maintained with the proposal and the street scene is enhanced

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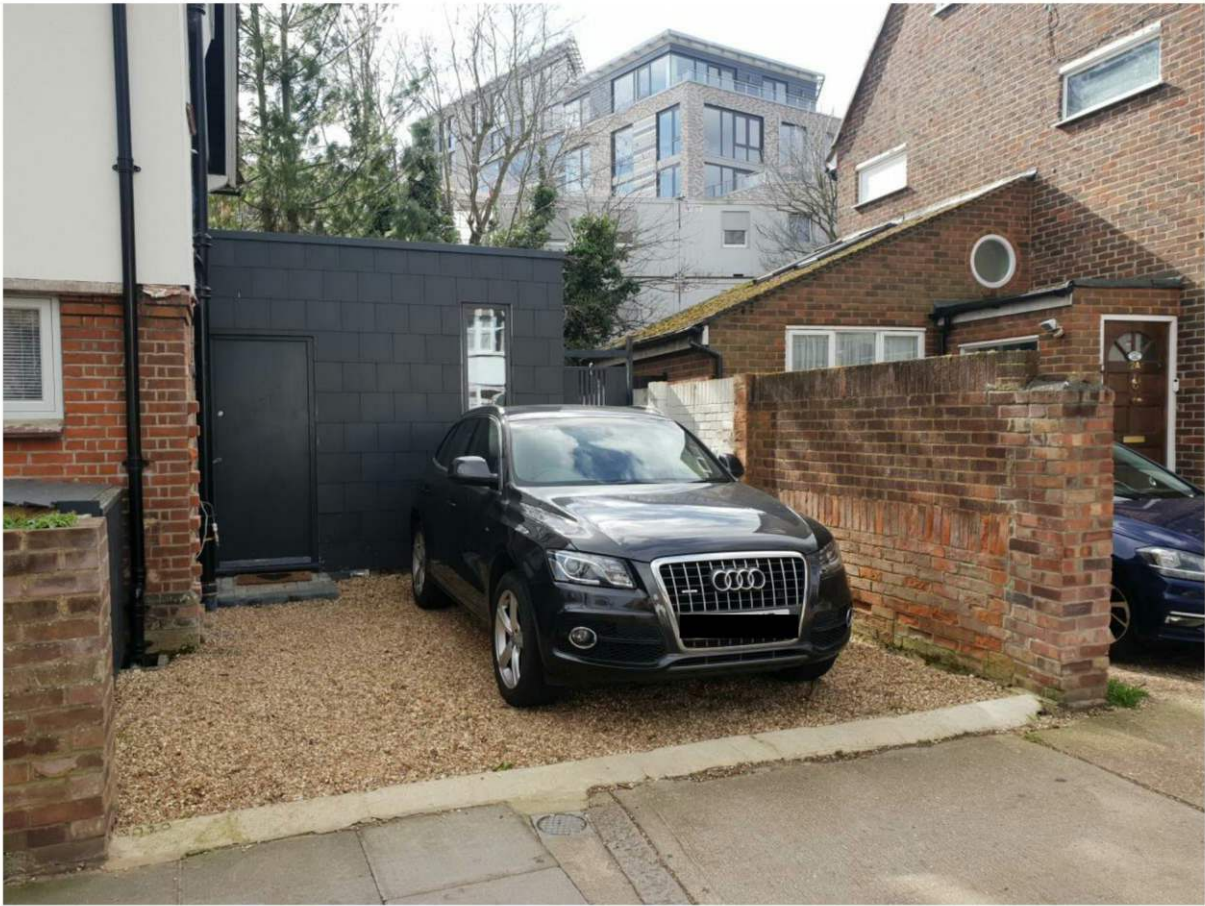


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