



## Design & Access Statement

17 Cole Park Road  
Twickenham  
TW1 1HP

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[info@sand-architects.com](mailto:info@sand-architects.com)  
[www.sand-architects.com](http://www.sand-architects.com)


## Introduction

This report has been prepared by Sand Architects on behalf of the applicants to support the Householder application for the modernisation and extension of 17 Cole Park Road, Twickenham.

The property is a detached two storey family home in a traditional Victorian architectural style, understood to have been built around 1910. The site and building is not listed, however is located within the Cole Park Road no.78 Conservation Area in the London Borough of Richmond Upon Thames.

This application seeks to sympathetically convert the existing loft space, with the addition of a dormer window to the rear and rooflights to the side elevations. In addition to the roof works there are minor non material changes proposed to the rear ground floor elevation to better suit the proposed internal arrangement.

We have worked alongside Richmond Council to design the extensions, having submitting a Pre-Application submission prior to this Householder Application. The proposed extensions are aligned with the feedback and comments received from the conservation and planning officer.

 17 Cole Park Road - Application Site



# Site and Context

The property sits within a residential setting of detached and semi detached properties. The primary access is from Cole Park Road, with off street parking provided for 3+ cars to the front of the property. The plot is generous, with the building set back from the boundaries and a large mature private garden to the rear. Cole Court Centre is located to the rear of the site, with the main building set back over 80m from the rear wall of 17 Cole Park. This provides good privacy to both buildings with no overlooking.

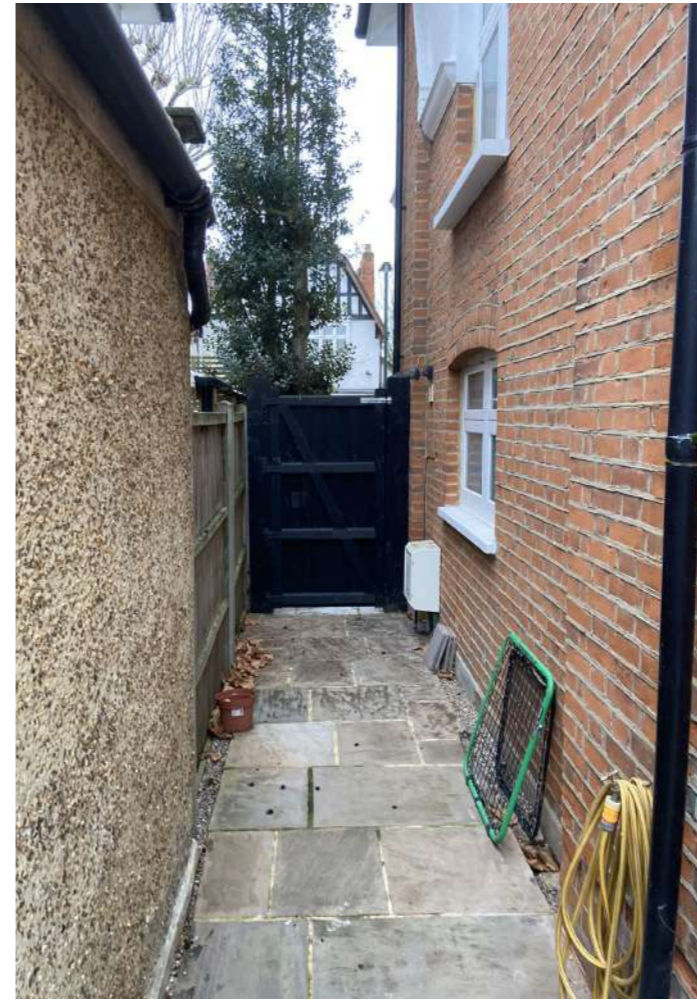
The neighbouring buildings along Cole Park Road are an eclectic mix of late 19th century – early 20th century houses of particularly high quality, having unusual and highly decorative designs incorporating elements of different architectural styles of time, including Victorian, Edwardian and Arts and Crafts.

High quality decorative details include mock Tudor timber boarding, tall chimneys, tiled roofs, red brick and pebbledash façades, decorative plasterwork, oriel and bay windows, timber porches, and leaded and coloured glazing in windows and doors. Street trees are consistently planted along the road, and together with front gardens, contribute to the special interest and character of the area.

With regards to flood risk, the application site is located within flood zone 2, considered to have a medium probability of flooding



Front elevation of 17, viewed from Cole Park Road.



View towards Cole Park Road from the east elevation and existing timber side access gate.



View from the west elevation towards the existing side extension alongside No.15 Cole Park Road.



View of existing bifold doors to rear elevation to be retained.



Existing bifold doors to the rear elevation are to be retained, with a new window proposed below the existing chimney breast.



View of the rear elevation.

Site and Context



Timber cladding to the existing store room extension.



View towards number 19 Cole Park from the first floor of number 17.



Existing timber clad extension viewed from the first floor of number 17 towards number 15.



View towards 19 Cole Park showing large extensions alongside both boundaries.



Front elevation of number 19 Cole Park, neighbouring the application site.



Front elevation of number 19 Cole Park, neighbouring the application site, incorporating a loft extension with gable ends and a dormer window to the front elevation. 17 Cole Park shown on the left of the image.



Rear garden viewed from the first floor of number 17, incorporating tall mature trees on the rear boundary and no overlooking from neighbouring buildings.

# Layout

The proposed layout has been designed to maintain as much of the existing building footprint as possible, while maximising the available area of the site. The external modifications are predominately focused on the second floor but include some minor non material changes on the ground floor. These include:

## Ground floor

- New solid side access door on the front elevation of the existing side extension, leading into a new utility and storage room. This door will be obscured from the street with a new timber side gate to match the existing gate on the other side of the property. The new front gate already has approval under application 10/1622/HOT.
- The existing door leading from the garden into the existing utility room on the east elevation is to be replaced with a new light grey aluminium window and infilled at low level with timber to match the existing facade.
- We are proposing a new painted timber window to the rear elevation below the existing chimney breast to increase natural light in the kitchen.

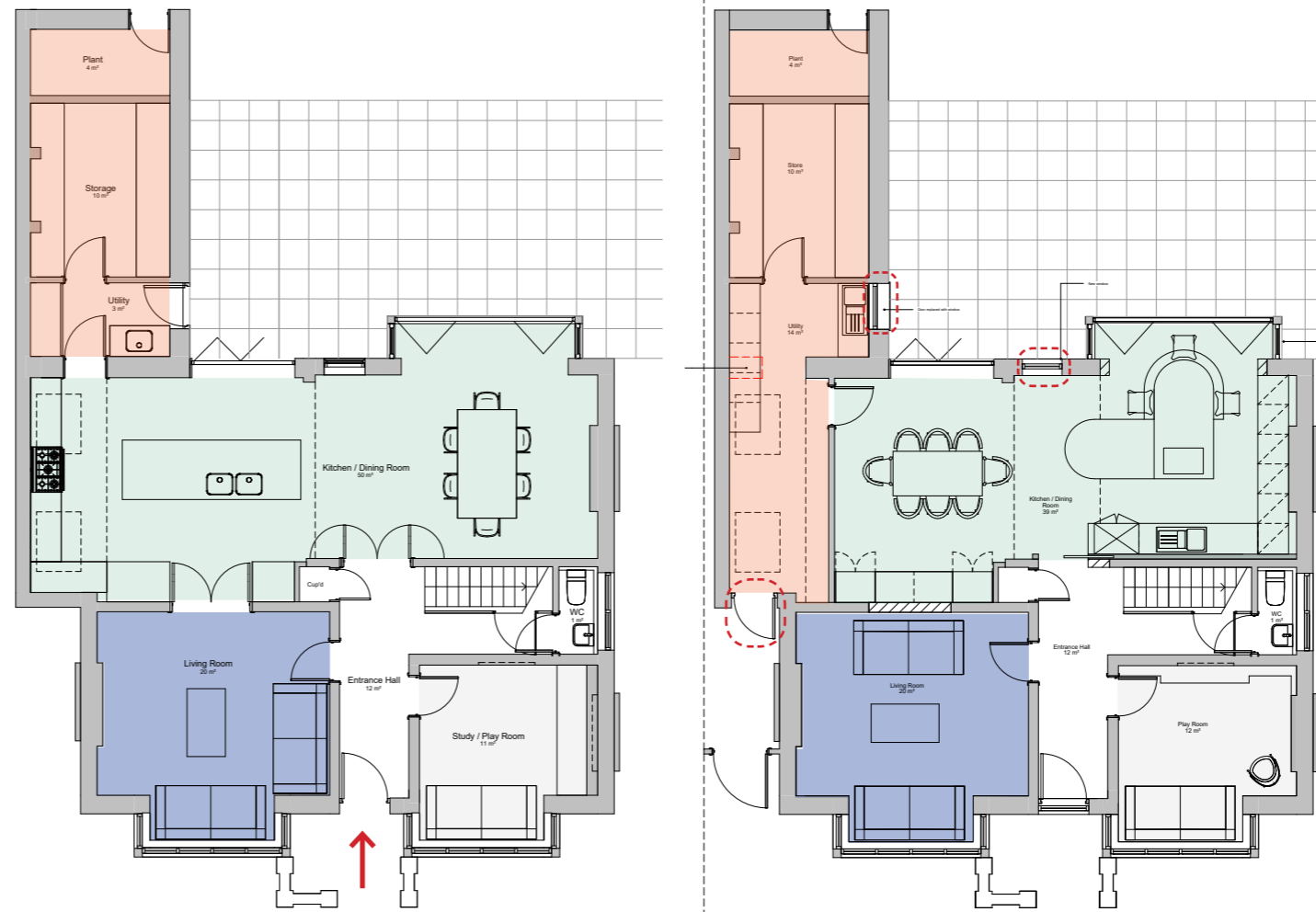
## First floor

- Minor internal changes to the master bedroom dressing room and bedroom 4.
- New staircase to match the existing, leading to the second floor loft conversion.
- No external changes are proposed.

## Second floor

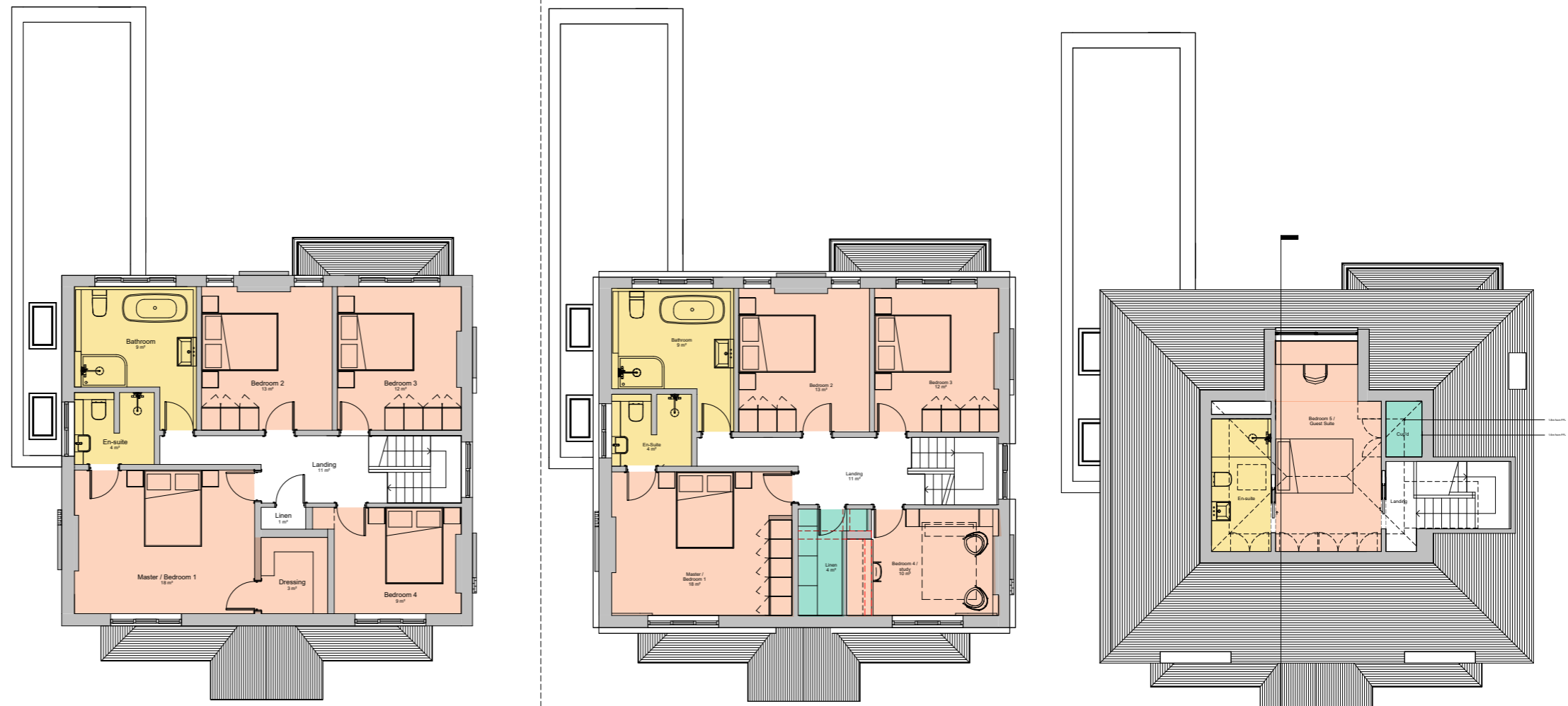
- New guest suite with an en-suite bathroom.
- Small dormer window to the rear elevation overlooking the garden.
- Rooflights on the two side elevations. The larger rooflight on the East elevation has already been approved under application 10/1622/HOT. This application is seeking approval for its relocation to facilitate a new staircase from the first floor.

- Living room
- Play room
- Kitchen / dining room
- Bathrooms
- Bedrooms
- Linen room
- Facade alterations



Existing ground floor

Proposed ground floor



Existing first floor

Proposed first floor

Proposed second floor


# Appearance

The proposal seeks to sensitively upgrade the existing building while celebrating its original features.

The proposed loft extension is moderate in its scale and retains as much of the existing roof form as practically possible. The scale of the extension is considerably smaller than the approved extension at no.19 Cole Park Road and others approved along Cole Park Road. No.17 and No.19 would have originally been built as a pair of houses and previously shared identical roof forms before the construction of the loft extension at no.19 in 2018.

The East and West elevations will predominately remain unchanged with the exception of two new rooflights.

A small rear dormer window is proposed to the loft extension on the rear elevation. This will be clad in a dark zinc metal to match the colour of the lead dormer at no.19. The roof of the new dormer will be lower than the ridge of the main roof, providing a moderate internal floor to ceiling height and will be set back considerably from the existing gutter line of the main roof. New windows are proposed on the ground floor rear elevation and East elevation of the extension previously approved under application 10/1622/HOT.

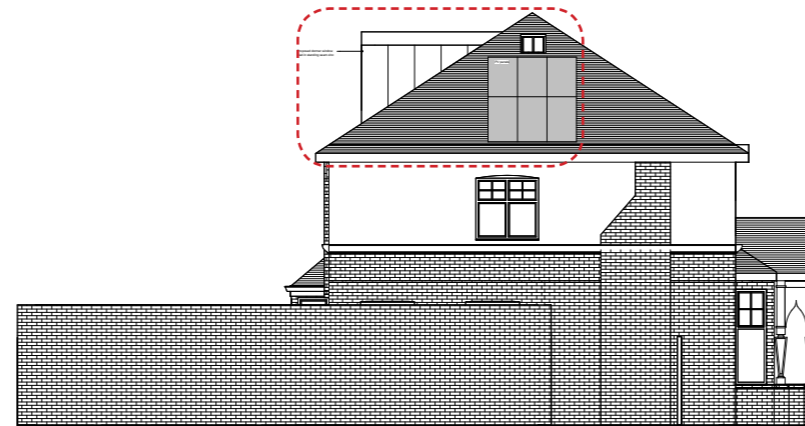
 Proposed facade alterations



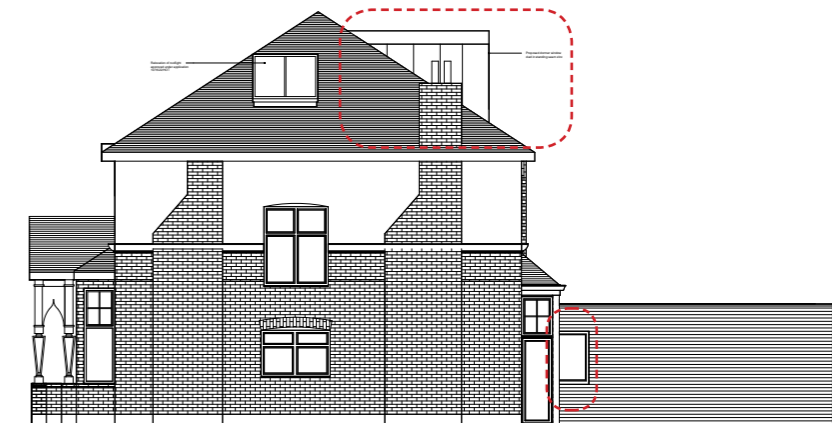
Proposed north elevation



Proposed south elevation



Proposed west elevation



Proposed east elevation



Painted timber window to ground floor north elevation to match the existing windows



Zinc clad dormer window with a slim framed aluminium window



Conservation style rooflights

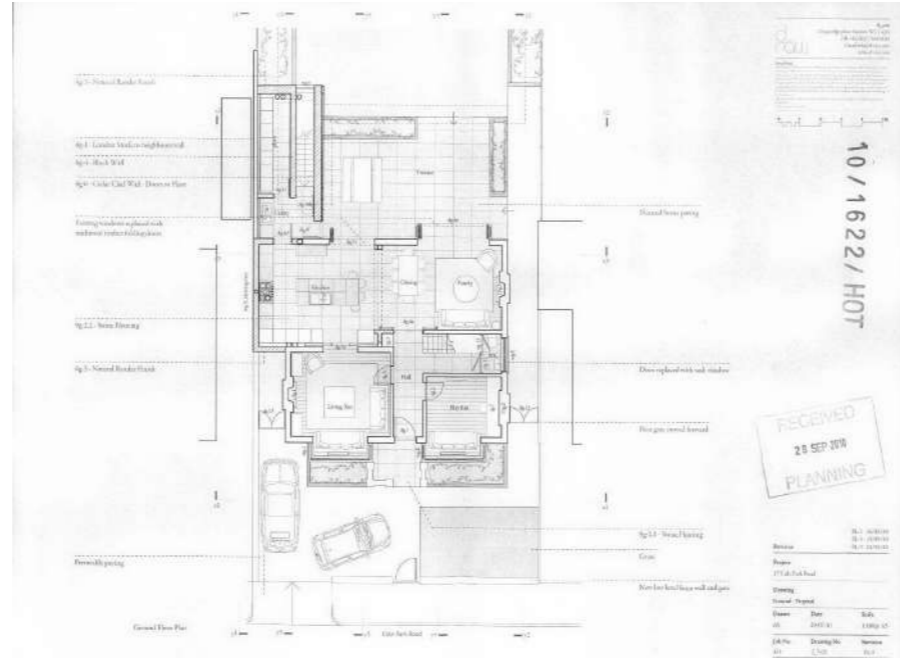


Secure side access door concealed from the road

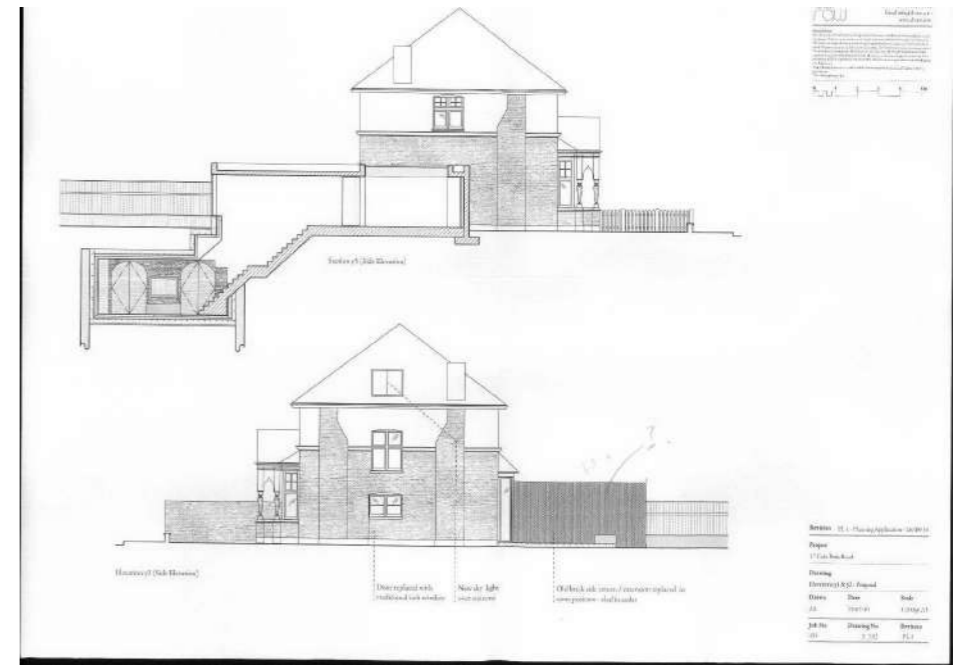
# Planning History & Local Precedents

According to the Richmond Borough Council planning register there have been a total of 3 previous applications for 17 Cole Park Road. These include application 47/0018 in 1948 for the construction of a shed to the side of the house, application 10/1622/HOT in 2010 for the conversion of the existing property from 2 flats into a single family dwelling, incorporating basement, reconstruction of an existing side extension and changes to the front garden area including pv panels to the side roof slope. The third application was for the dispersement of conditions under application 10/1622/DD01 in 2011.

There are numerous examples of recent loft extensions along Cole Park Road, including approved extensions at numbers 19, 25, 27,85,86,104,43,2A,1B. Many of these houses have multiple dormer windows to the front, rear and side elevations. These extensions are a common feature along the road and conservation area.



17 Cole Park Road - application 10/1622/HOT



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19 Cole Park Road



Loft extensions with front dormer windows along Cole Park Road, presenting a common aesthetic and building pattern along the street and Conservation Area

# Heritage Statement

Chapter 16 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in part in accordance with this guidance.

## Relevant legislation

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, in determining applications with respect to any buildings or other land in a conservation area, that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## Heritage assets

The application property 17 Cole Park Road is not listed or locally listed or a BTM, but is located within the Cole Park Road Conservation Area. There are no listed buildings along Cole Park Road, the closest being Neville House a Grade II Listed Building on London Road.

## Heritage and planning policy

The National Planning Policy Framework (NPPF) includes heritage guidance under Paragraphs 184-202. It is considered that the proposed development would be in line with advice in Paragraph 192 as it would constitute *new development making a positive contribution to local character and distinctiveness*.

The English Heritage Conservation Policies and Guidance (2008) provides comprehensive guidance on the built heritage. Paragraph 138 is relevant to the application proposals and advises that New work or alteration to a significant place should normally be acceptable if:

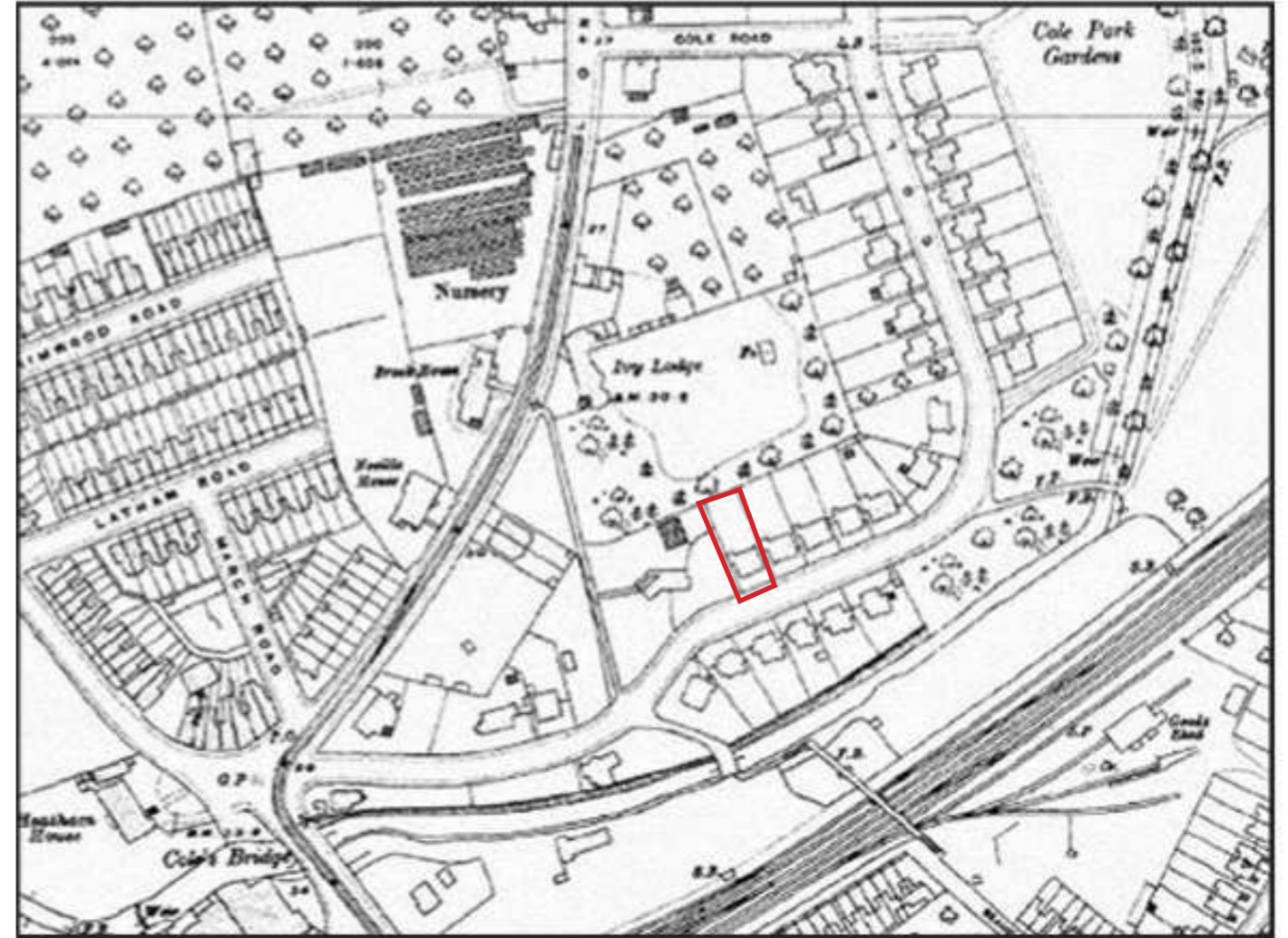
- a. *There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. *The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. *The proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. *The long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future. We believe the proposed development aligns with this statement.*

In accordance with point two of the opportunity for enhancement paragraph within the Cole Park Road Conservation Area Report, new rooflights have been positioned on the side of the property, one of which already has approval under application 10/1622/HOT. In accordance with point 6, we are proposing a proportionate loft extension aligned with comments received from the conservation officer during our Pre-Application submission. The materials proposed are of high quality, sympathetic to the period and style of the building.



Cole Park Road conservation area map

 17 Cole Park Road



Map of Cole Park Road 1910

 17 Cole Park Road



Map of Cole Park Road 1950

 17 Cole Park Road



## Conclusion

This proposal seeks to illustrate how the development positively responds to the immediate site and the local context, while maintaining the character of the existing property.

We believe the proposal will not effect or harm the character of building or the surrounding context, and will make a positive contribution to the conservation area.

The proposed changes aim to maximise the site's potential within its context, while upgrading the building to current standards. We believe this proposal is appropriate within its setting and hope that Richmond Council respond favourably to the proposed extension.

