

# DESIGN HERITAGE AND ACCESS STATEMENT

24 COLE PARK ROAD, TWICKENHAM TW1 1HW

26<sup>TH</sup> FEBRUARY 2024

## INTRODUCTION

This design, heritage and access statement supports a planning application with the following proposed changes:

- Convert garage to living accommodation
- First floor side extension (West)
- Consolidation of existing side elevation (East) with rear extension.

## LOCATION

No 24 is a detached two storey property on the South East corner of Cole Park Road in the CA78 Conservation Area with the river Crane to the South and Moor Mead Park to the East.

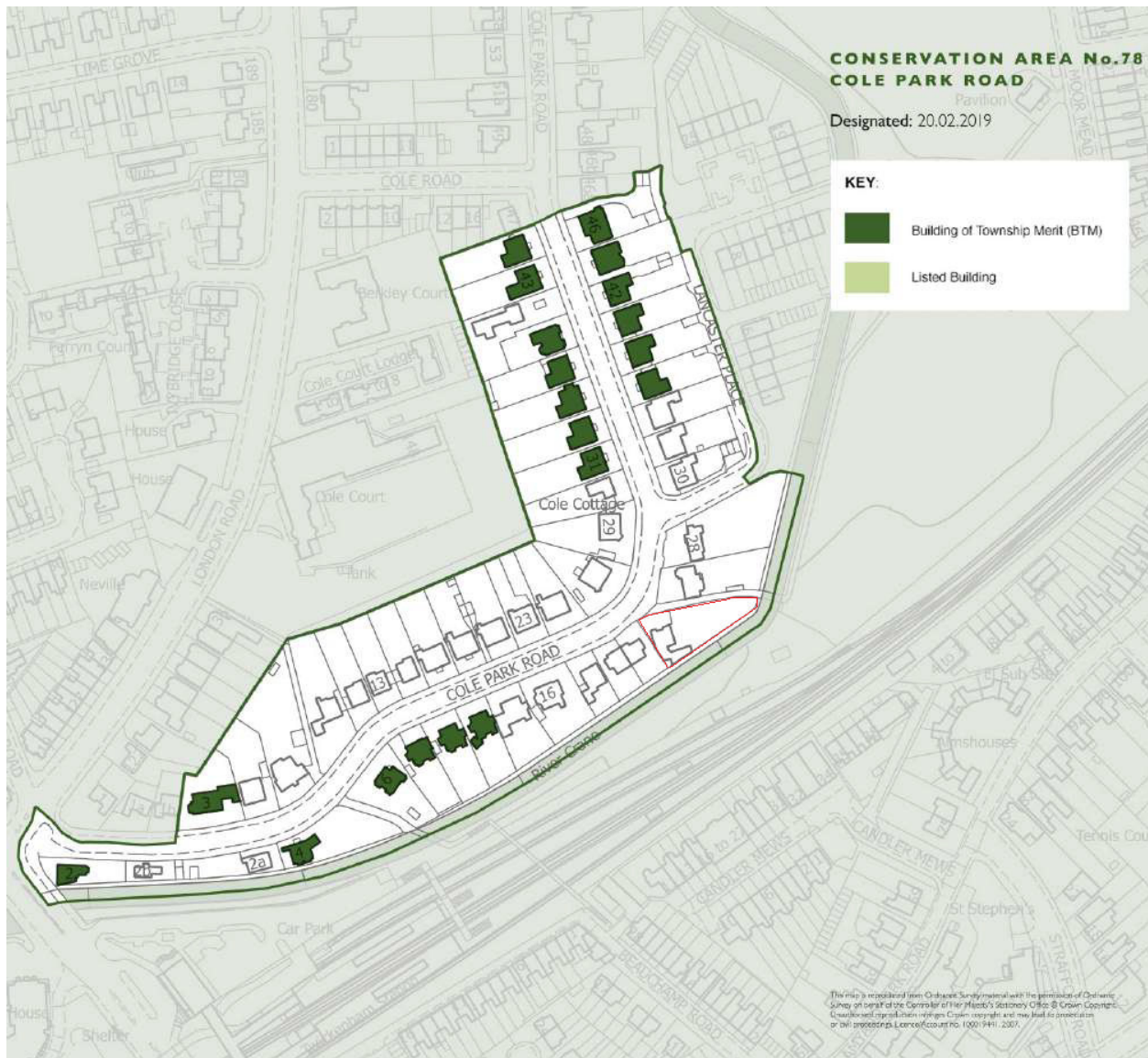


A See Photo A – Urban Context, Setting, Heritage

B See Photo B – Urban Context, Setting, Heritage

C See Photo C – Urban Context, Setting, Heritage

## COLE PARK CONSERVATION AREA CA78



Cole Park road features eclectic mix of predominantly large detached houses dating from 1910. Nos 18 – 24 are later, dating from 1930s and as a result do not share design features with the majority of properties on the road such as mock tudor boarding, elaborate timber porches.

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## URBAN CONTEXT, SETTING AND HERITAGE

Viewing no 24 from Cole Park Road we can see that 22 and 20 are from the same period and share some design elements. Nos 20 and 22 are semi detached and no 24 is detached however. No 24 has a slightly different orientation that sets it slightly further away from the road and neighbouring properties.



Photo A

No 22 to the right has similar alterations to that proposed here – conversion of garage to living space with part ground floor, part two-storey side extension. The existing side/rear extension of No 24 to the East/left of main dwelling is not visible from the street.

No 26 to the South East is of a different style and period - 1950.



Photo B

No 27 to the South is of an earlier period – 1910 and has more consistent design features with the majority of properties in the conservation area.



Photo C

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## DESIGN FACTORS AND CONSIDERATIONS

The following documents have been used to influence design

- Cole Park Road Conservation Area No 78 - [https://www.richmond.gov.uk/media/21092/ca78\\_cole\\_park\\_road\\_feb\\_2021.pdf](https://www.richmond.gov.uk/media/21092/ca78_cole_park_road_feb_2021.pdf)
- Supplementary Planning Document House Extensions and External Alterations - [https://www.richmond.gov.uk/media/7617/house\\_extensions\\_and\\_external\\_alterations\\_spd\\_may\\_2015.pdf](https://www.richmond.gov.uk/media/7617/house_extensions_and_external_alterations_spd_may_2015.pdf)

Advice from pre-application 23/PO122/PREAPP has been incorporated in full.



As Proposed.

The proposed two – storey side extension is to be setback 1m from main dwelling and the roof ridge to be lower than existing roof of main dwelling in order to achieve a subservient relationship to main dwelling. The proposed 1<sup>st</sup> storey is setback from the boundary of the property by ~ 2.5m to continue to achieve separation with neighbouring property. No 22 to the West has a similar two storey side extension to that proposed here and is again setback > 2m from the boundary.

There is an existing rear/side extension to the East. Reducing this and integrating with the existing rear extension in a more coherent design should allow the main dwelling to be better appreciated from the East. The existing and proposed extension to side (East) and rear are not visible from Cole Park Road however (Photo A).

The property is in poor condition both externally and internally. The proposed works would allow for renovation of the rear of the property where windows have deteriorated and damp formation in cold spots is an issue.

The property has poor energy efficiency ( F ) with no insulation to floors/walls and single glazed windows. implementing the recommended measures from EPC ( insulation to roof space of rear extension, loft space of main dwelling and side extension ) would help achieve target of C. ( EPC provided with application )

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## DESIGN ELEMENTS

### ROOFS AND CHIMNEYS

Property features a prominent chimney stack which is to be retained. Chimney pots to be reinstated. Roof tiles to be retained. The roof of existing dwelling to be retained to the front, rear and east.

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### DORMERS AND ROOFLIGHTS

No rooflights to front elevation. Roof lights to east and west to be of conservation type with metal frame.

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### WINDOWS AND DOORS

No 24 differs from most properties in the conservation area in that it does not feature timber frame windows but steel frame windows with leaded glass. These windows, although original, offer poor thermal efficiency (single glazed), sound insulation and security.

The windows to the front of the property are in good condition and secondary glazing can be utilised to improve their performance.



Windows to Front



Windows to Rear

The windows to the rear of the property are in poor condition and are deformed and cracked in places due to thermal expansion. New windows and replacements to the rear to replicate original design and materials. UPVC to be avoided, metal frame, leaded glass to match existing. Internal doors and hardware are original and will be retained.