

## Conservation Area Designation, amendments and Review

Location: An area largely confined to Cole Park Road Twickenham, which incorporates the following properties: No.s 2 – 46 (even) and 3 – 45 (odd) Cole Park Road.

Date Assessed: March 2018

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	The Cole Park Road area represents an eclectic mix of late 19 <sup>th</sup> century – early 20 <sup>th</sup> century dwellings of particularly high quality. The dwellings are predominantly detached and are situated on Cole Park Road which has a curved form as it is constructed to run parallel to the Crane river which runs along the rear of No.s 2 – 46 (even). The area has a number of laneways intersecting the road, many of which lead to the Crane River and the Moormead Recreation Ground, but also between London Road and the railway station which pre-date the construction of Cole Park Road. Given their spacious setting, the gaps between the dwellings are quite important and contain views to the trees within the recreation ground and river behind and large gardens which contain mature vegetation which is part of the character of the area.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	Historic OS Maps (Appendix 4) show that the area surrounding Cole Park Road contained large dwellings fronting London Road, some of which still remain, for example Ivy Lodge (now Cole Court Lodge), Neville House and Heathem House, all of which are Grade II listed dwellings. The subject land did not appear to be part of the formal gardens of these large dwellings and in 1897 plans were made to erect the Cole Park Estate which contained a number of housing plots centred on Cole Park Road, whilst still retaining rights of way from London Road to the River and to a footbridge leading to Twickenham Station, which is still retained today. Historic plans (Appendix 5) show that area was developed in one main phase between 1898 – 1920 with two main architects (amongst others) involved in the designing of many of the dwellings. No.s 6-12 (even) were designed by local architect Richard W. Roe with other interesting examples such as 44-36 (even), 43-45 (odd), & 31-37 (even) Cole Park Road all designed by architect Lionel Littlewood. These particular dwellings are designated as Buildings of Townscape Merit. Originally what is now Lancaster Place was Cole Park Gardens, which then became an allotment gardens for the local community, an allotment gardens still exists further north of this site. During the late 20 <sup>th</sup> century the allotment gardens were developed for apartments, however is very well planted with trees which assists in reinforcing the well vegetated backdrop to Cole Park Road.
Architectural quality and Built form	<i>Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form, texture, colour etc</i>
Comments:	The dwellings were all constructed at the same time and have an elevated

	<p>status in their design above those constructed north of Cole Road. The scale and detailing of the dwellings is quite high and utilises a number of prevalent styles with the influence of Victorian, Edwardian and arts and crafts inspiration. The dwellings No.s 6-12 (even) are each detached and incorporate a gambrel roof which has an appearance of an enlarged Dutch barn with the gable facing towards the street. These particular dwellings are constructed of red brick with mock Tudor timber boarding to pebbledash render to the upper floors. Many of the dwellings retain original timber window frames and glazing, with some properties retaining the stained glass to the ground floor windows. The dwellings further along the road designed by Littlewood are very similar and incorporate an English cottage style with a simple square footprint with two storey dwellings constructed of red brick and are highly decorated with mock timber boarding to the first floor façade, and large two storey canted bay windows projecting from the façade along with a large central timber porch. Although some of the dwellings contain a dormer window to the roof, the dwellings retain much of their historic fixtures and fittings. This type of English cottage inspiration to the design is also prevalent on a number of dwellings within this street, with the majority of dwellings utilising mock Tudor timber boarding, chimneys and decorative timberwork to elevate the status of the buildings and be seen as a homogenous street of high status dwellings. Boundary walls are not original, with many having vehicular accesses inserted, however as the dwellings are set back from the road, with vehicular spaces incorporated within the large front garden spaces.</p>
Open Space, Parks and Gardens and Trees	<i>Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area.</i>
Comments:	<p>Given the larger scale massing and grain of the area, the dwellings are setback from the street and have a good sized vegetated front garden which adds to the leafy nature with the rear garden planting visible through gaps between buildings. Street trees are consistently planted along the road and together with the vegetated garden spaces, contribute to the special interest of the area. Many mature trees are within and on the outskirts of the site, particularly to the dwellings abutting the Crane River where the mature trees of this green corridor can be seen and which set a backdrop to this housing development. Also important are the number of laneways which connect through the estate to the railway station and the recreation grounds beyond.</p>
Character Zones	<i>Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses.</i>
Comments:	<p>There is a discernible character in that this particular housing development was designed as a more prestigious development with higher quality designed homes.</p>

Conclusion: The speculative housing development which forms the Cole Park Estate represents a homogenous and eclectic housing estate of high quality and of special interest which has a large amount of historic fabric which is still in situ which illustrates the development of further residential areas in the early 20<sup>th</sup> Century. The area still retains much of the historic detailing which along with a dominant vegetated and leafy nature, is considered to represent an area of special architectural and historic interest.

*Recommendation*

Create a new conservation area 'Cole Park Road Conservation Area' as indicated in Appendix 2.

## References

### Primary References

Photographs taken on 17/03/2018 by John Somers, JS Conservation Management & Town Planning Limited.

Historic Plans gained from Richmond Upon Thames Local Studies

### Secondary References

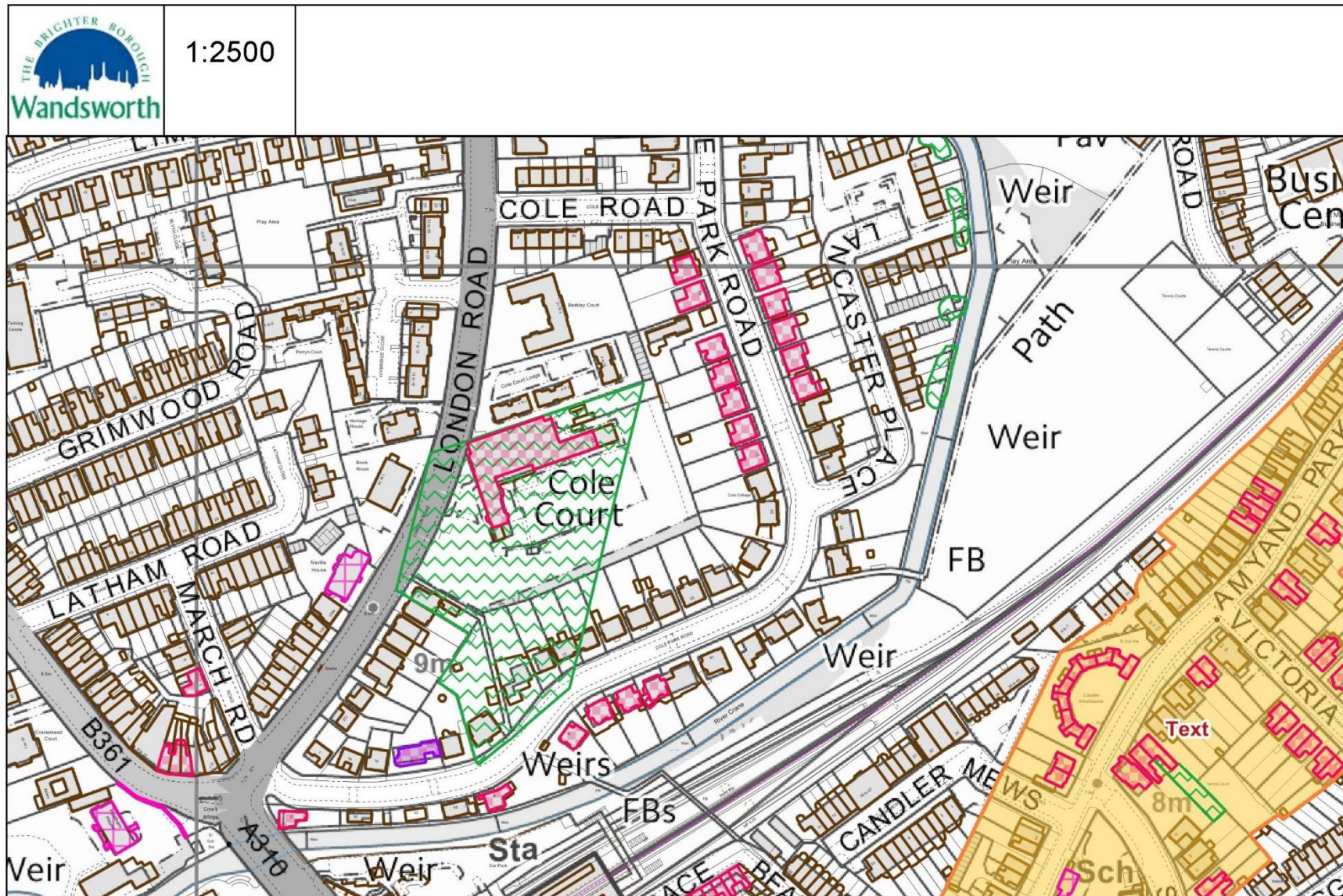
Historic England (2016) *'Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1'* Published by Historic England, London.

London Borough of Richmond Upon Thames (2018) *'Twickenham Village Plan SPD'* Published by The London Borough of Richmond Upon Thames

### Websites

London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk> Accessed March/April 2018

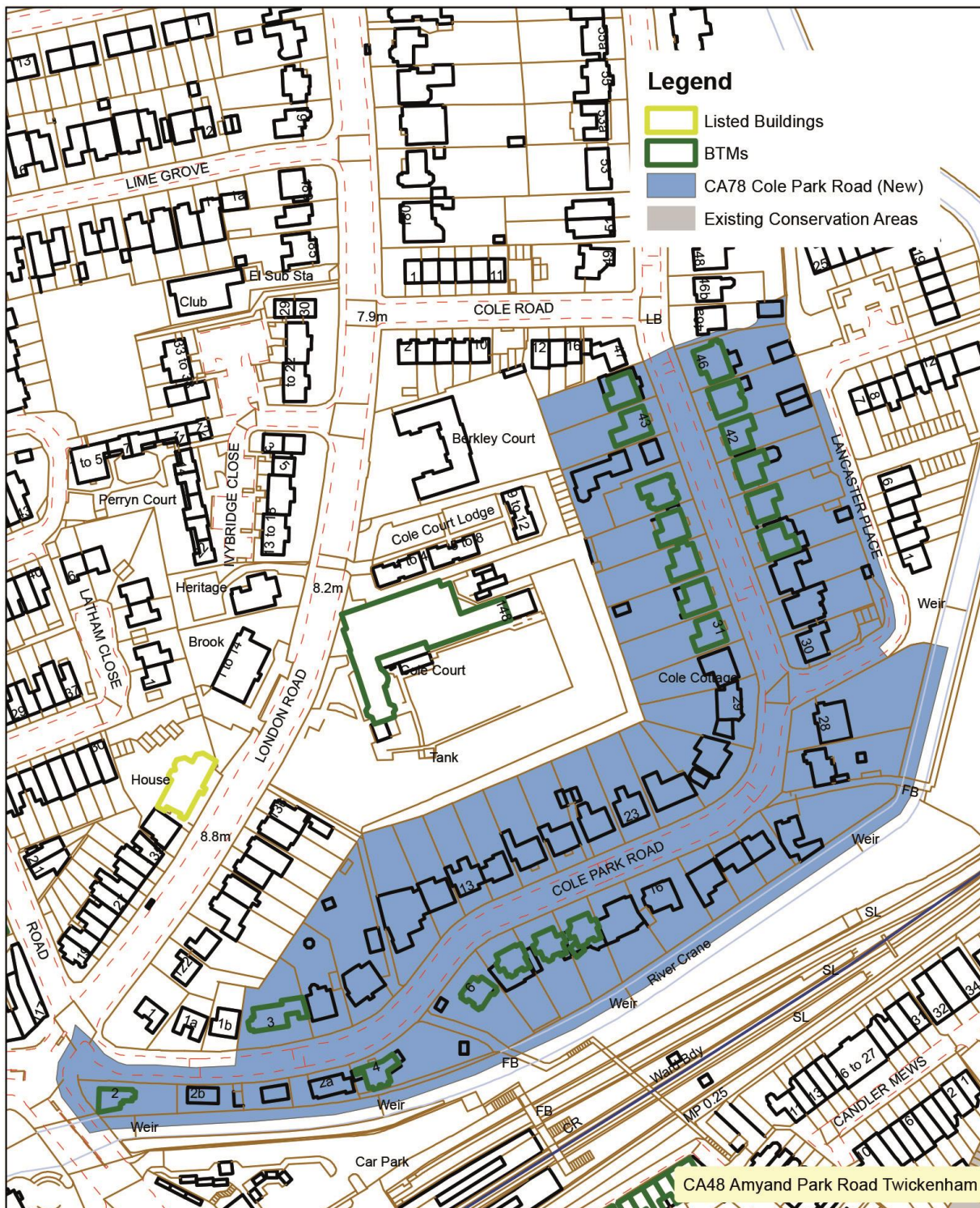
## Appendix 1 – OS Map



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## Appendix 2: Proposed boundary of Cole Park Road Conservation Area



### Proposed new Conservation Area 78 Cole Park Road

Civic Centre, 44 York Street  
Twickenham TW1 3BZ  
Tel: 020 8891 1411  
[www.richmond.gov.uk](http://www.richmond.gov.uk)

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Ordnance Survey 100019441

Printed: 11/06/2018

  
Scale 1:1,799

 LONDON BOROUGH OF  
RICHMOND UPON THAMES

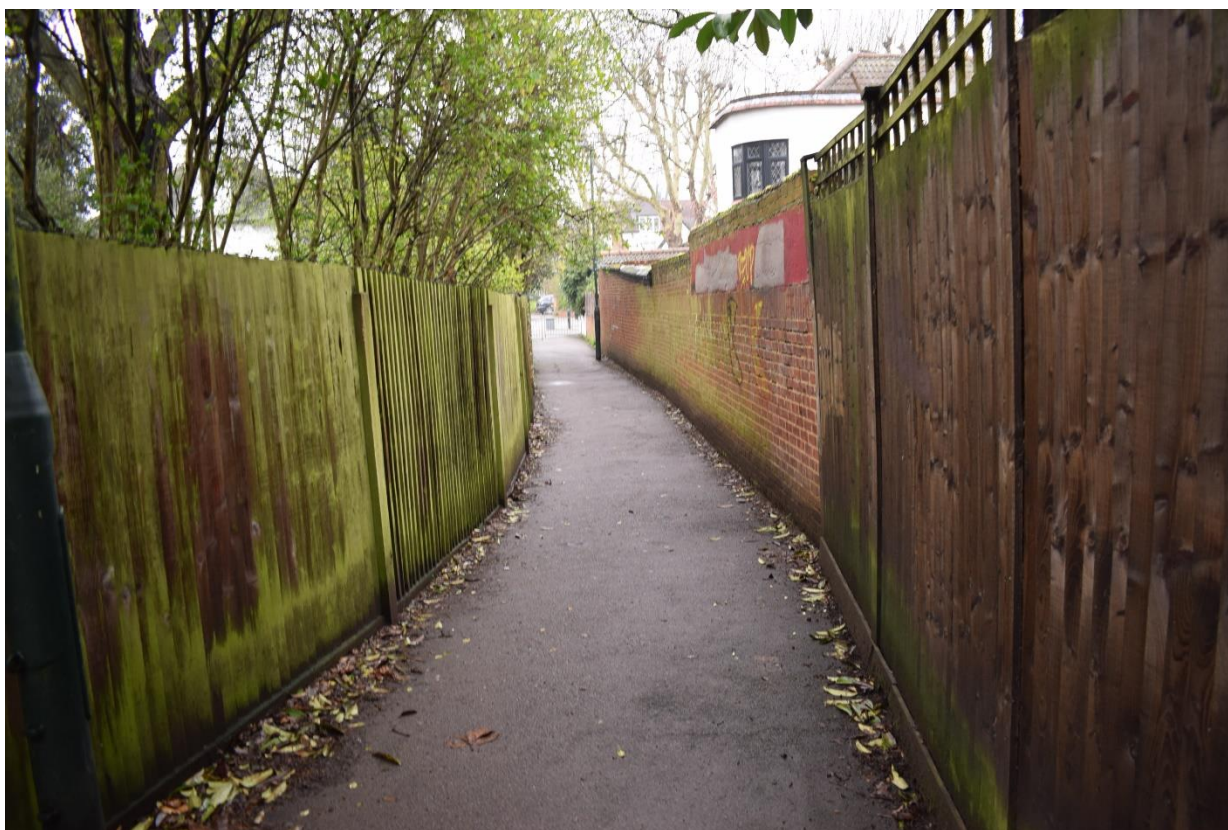


### Appendix 3 - Photographs of street scenes



Above: Dwellings along Cole Park Road with large street trees and glimpses to vegetation to the rear





Above: Public access ways to the river and one of the bridges over the River Crane





Above: Interesting examples of dwellings with a gambrel roof and high decoration





Above: Bridge over the Crane River leading to Victorian footbridge to railway station



Above: Views to mature vegetation and lead up to Lancaster Place



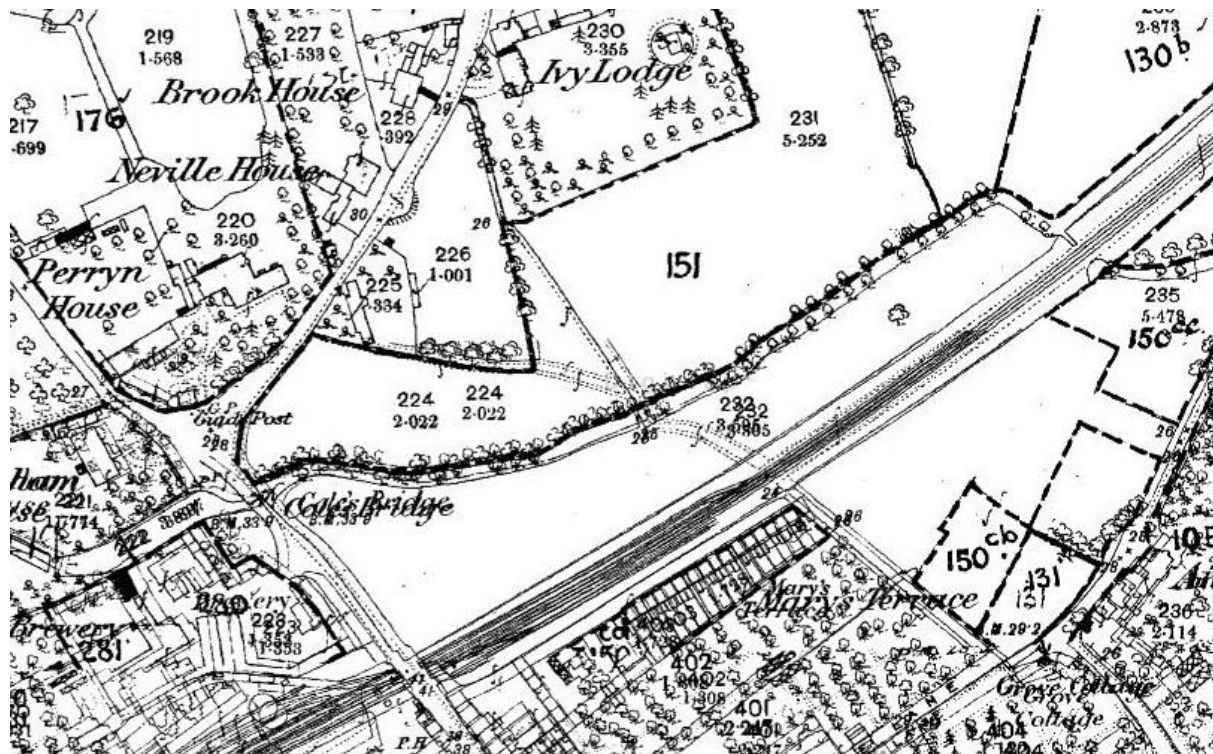


Accessways through estate lead to the Moormead playing fields

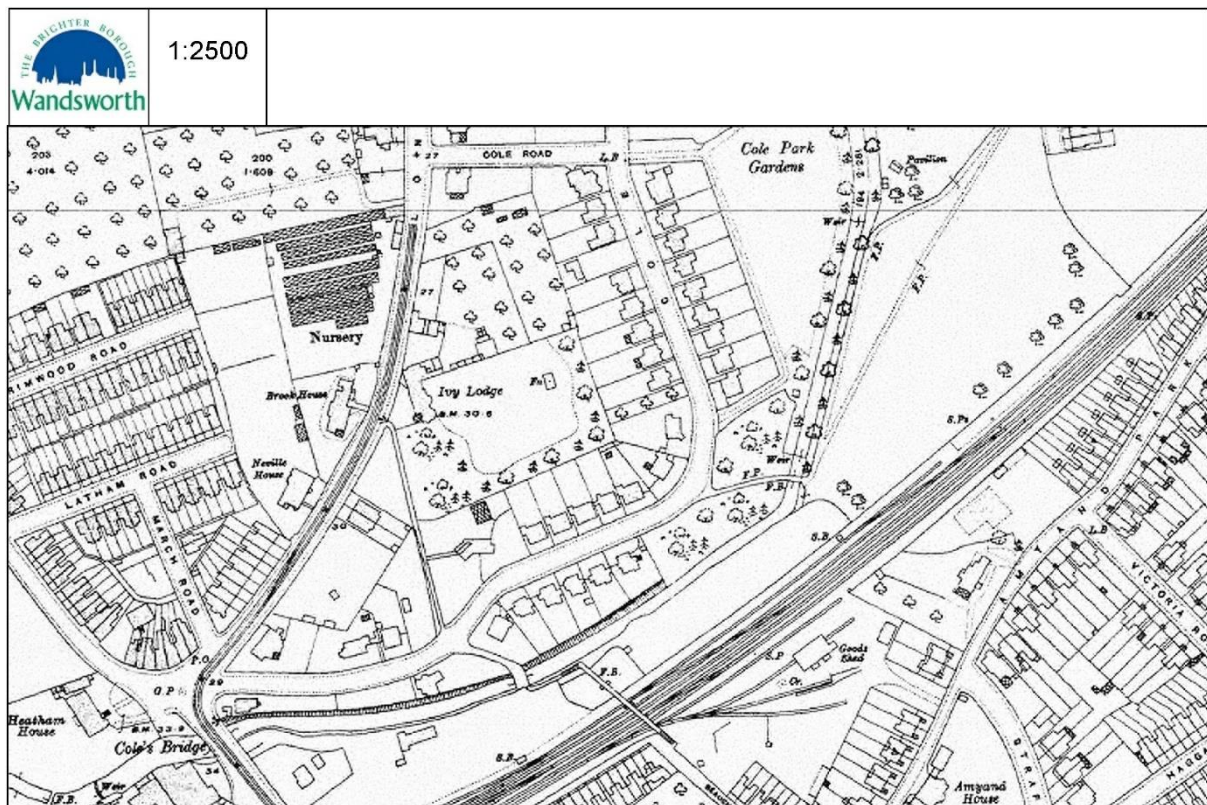


## Appendix 4 - Historic OS Maps

### 1880s



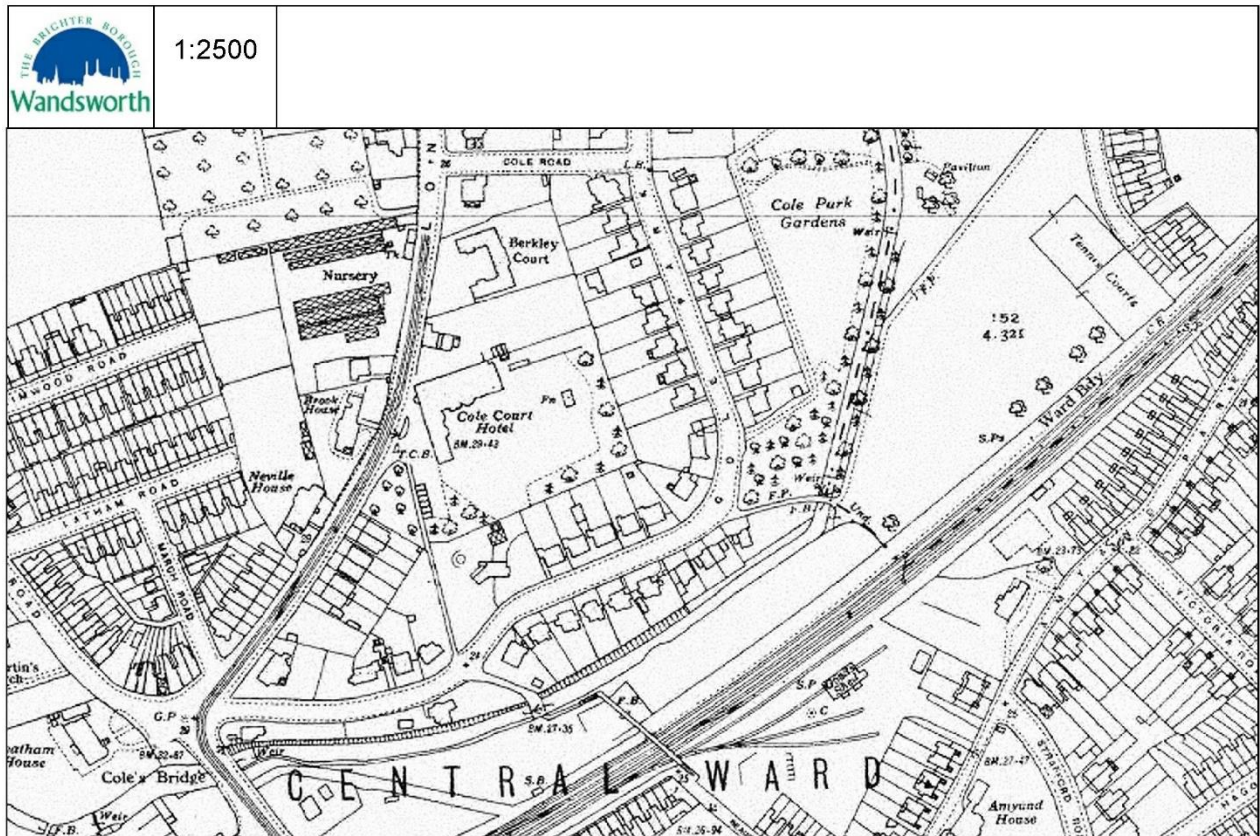
### 1910s



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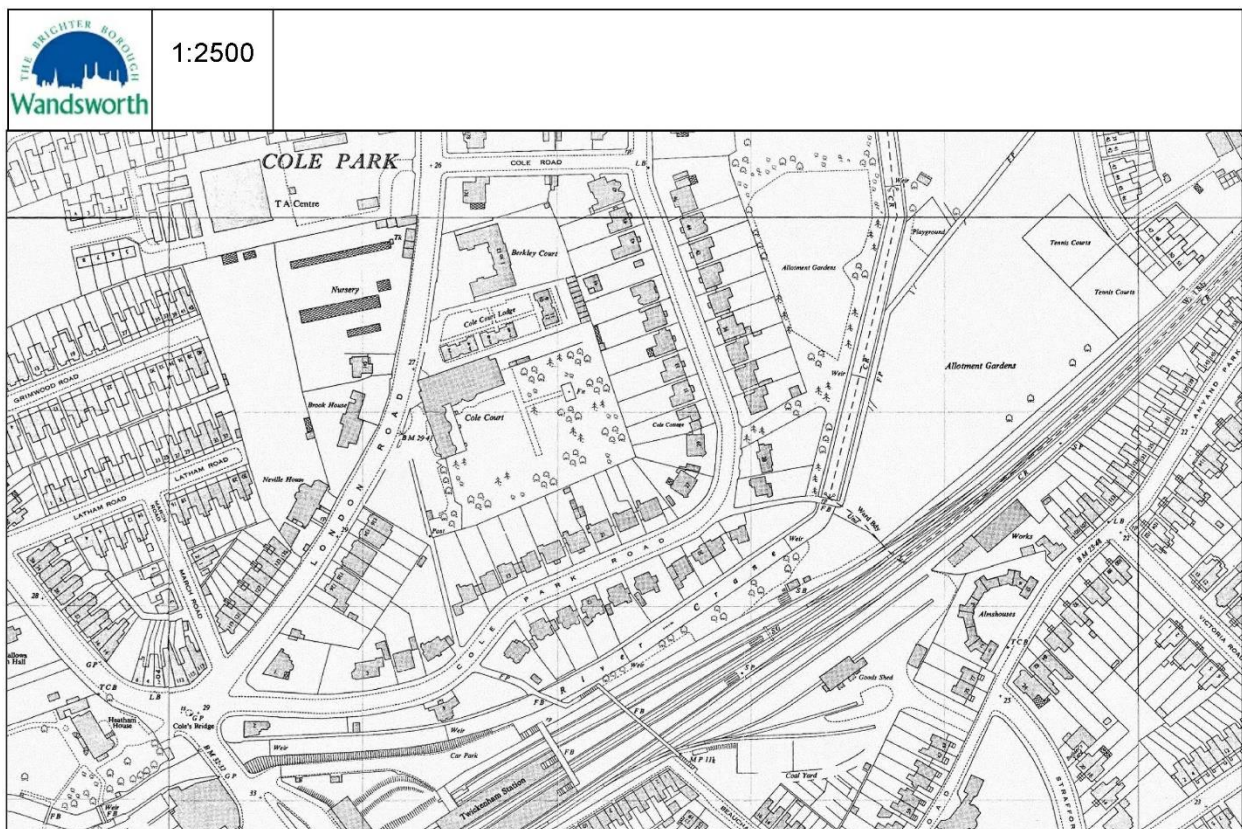


## 1930s



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## 1950s



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PROPOSED • NEW • HOUSES • COLE • PARK • ROAD • TWICKENHAM • For • MESS<sup>rs</sup> • HOBSON & GREAVES •

FRONT ELEVATION

SECTION across A-B

SIDE ELEVATION

SIDE SECTIONAL ELEVATION

BACK ELEVATION

FIRST FLOOR PLAN

GROUND FLOOR PLAN

MAY 1938

SCALE 8 FEET = 1 INCH

3-10000 OF TWICKENHAM  
APPROVED FOR THE BUILDING AND PLANNING  
DEPARTMENT OF THE LONDON COUNTY COUNCIL  
ON 15 MAY 1938

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