



COLE PARK ROAD

CONSERVATION AREA NO.78

Consultation Draft, November 2020

Note: Every effort has been made to ensure the accuracy of this document but due to the complexity of conservation areas, it would be impossible to include every facet contributing to the area's special

interest. Therefore, the omission of any feature does not necessarily convey a lack of significance. The Council will continue to assess each development proposal on its own merits, on a site-specific basis. As part of this

process a more detailed and up to date assessment of a particular site and its context is undertaken. This may reveal additional considerations relating to character or appearance which may be of relevance to a particular case.

Introduction

PURPOSE OF THIS DOCUMENT

The principal aims of conservation area appraisals are to:

- Describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications;
- Raise public interest and awareness of the special character of their area;
- Identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements.

This document has been produced using the guidance set out by Historic England in the 2019 publication titled Understanding Place: Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (Second Edition).

This document will be a material consideration when assessing planning applications.

WHAT IS A CONSERVATION AREA?

The statutory definition of a conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The power to designate conservation areas is given to local authorities through the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

Once designated, proposals within a conservation area become subject to local conservation policies set out in Chapter 4 of the Council's Local Plan and national policies outlined in part 12 of the National Planning Policy Framework (NPPF). Our overarching duty which is set out in the Act is to preserve and/or enhance the historic or architectural character or appearance of the conservation area.

BUILDINGS OF TOWNSCAPE MERIT

Buildings of Townscape Merit (BTMs) are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance. The policy, as outlined in the Council's Local Plan, sets out a presumption against the demolition of BTMs unless structural evidence has been submitted by the applicant, and independently verified at the cost of the applicant.

Locally specific guidance on design and character is set out in the Council's Buildings of Townscape Merit Supplementary Planning Document (2015), which applicants are expected to follow for any alterations and extensions to existing BTMs, or for any replacement structures.

CONSERVATION AREA APPRAISAL

A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings.

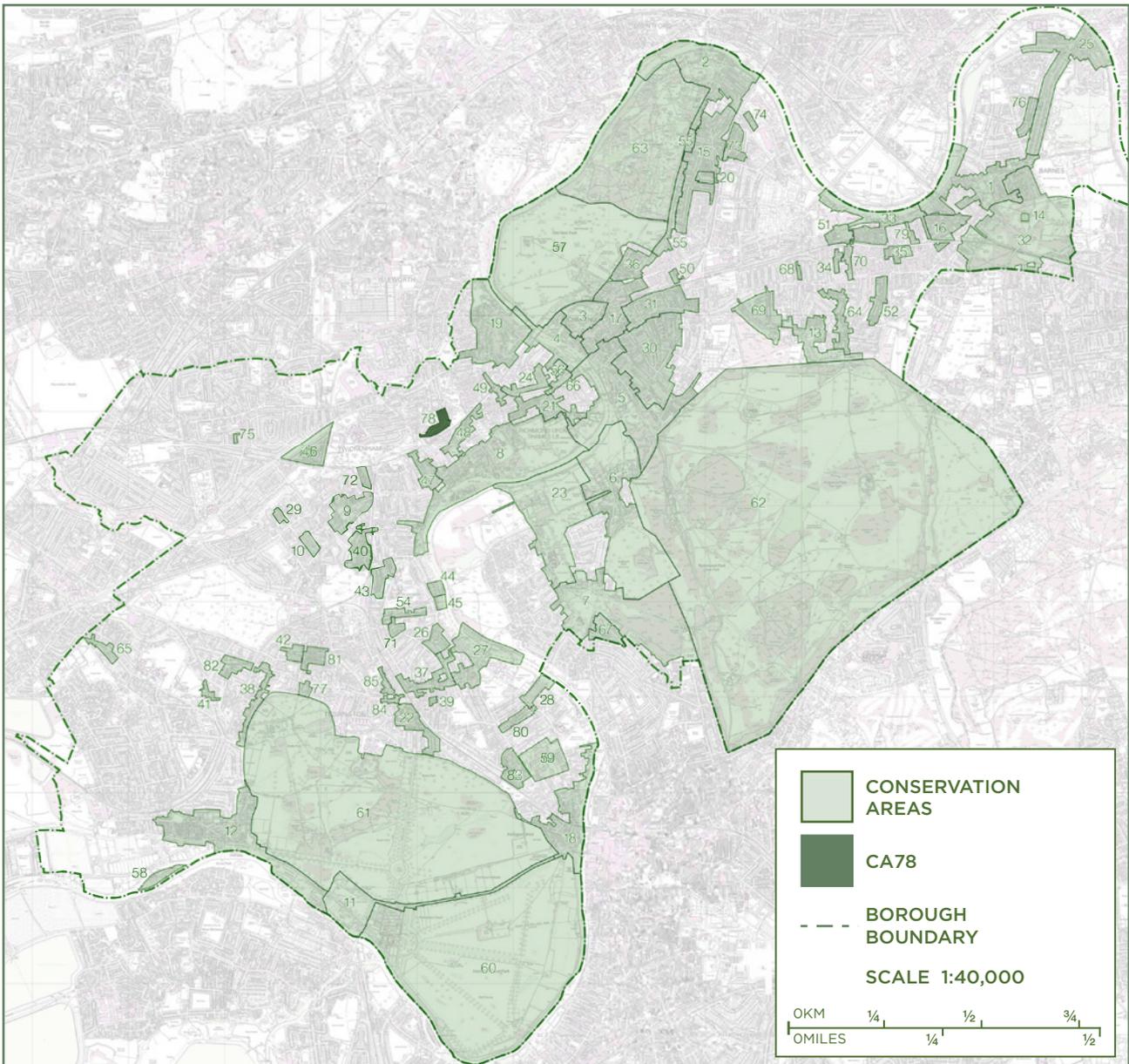
Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

The conservation area appraisal is an evidence base rather than a planning policy document. This means that it is the main document for recording what is of principal importance in terms of character and appearance of each conservation area.

However, the relevant policies are contained within the borough's Local Plan, specifically Chapter 4 'Local Character and Design'. Refer to the Council's website for the latest Local Plan.



CONSERVATION AREA APPRAISAL
LONDON BOROUGH OF RICHMOND UPON THAMES



Map showing Richmond Conservation Areas. Conservation Area 78, Cole Park Road, highlighted.

- | | | | |
|----------------------------|---------------------------------|------------------------------|--|
| 1. Barnes Green | 23. Ham House | 45. Strawberry Vale | 67. Parkleys Estate (Ham) |
| 2. Kew Green | 24. Twickenham Park | 46. Rosecroft Gardens | 68. Holmesdale Avenue |
| 3. Richmond Green | 25. Castelnau | 47. Queens Road (Twickenham) | 69. Sheen Common Drive |
| 4. Richmond Riverside | 26. The Grove | 48. Amyand Park Road | 70. Sheen Lane (Mortlake) |
| 5. Richmond Hill | 27. Teddington Lock | 49. Crown Road | 71. Fieldend (Twickenham) |
| 6. Petersham | 28. Broom Water | 50. Sheendale Road | 72. Hamilton Road |
| 7. Ham Common | 29. Belmont Road | 51. Mortlake Green | 73. Burlington Avenue and West Park Road |
| 8. Twickenham Riverside | 30. St Matthias | 52. East Sheen Avenue | 74. Defoe and Ruskin Avenue |
| 9. Twickenham Green | 31. Sheen Road | 53. White Hart Lane | 75. Oaklands Estate |
| 10. Trafalgar Road | 32. Barnes Common | 54. Waldegrave Park | 76. Madrid Road |
| 11. Hampton Court Green | 33. Mortlake | 55. Kew Road | 77. Bushy Park Gardens |
| 12. Hampton Village | 34. Model Cottages | 56. Beresford Avenue | 78. Cole Park Road |
| 13. Christ Church Road | 35. Queens Road (Mortlake) | 57. Old Deer Park | 79. Cowley Road |
| 14. Mill Hill | 36. Kew Foot Road | 58. Platt's Eyot | 80. King Edward's Grove |
| 15. Kew Gardens | 37. High Street (Teddington) | 59. Normansfield | 81. Royal Road |
| 16. Thorne Passage | 38. Hight Street (Hampton Hill) | 60. Hampton Court Park | 82. St James's Avenue |
| 17. Central Richmond | 39. Blackmore's Grove | 61. Bushy Park | 83. Wick Road |
| 18. Hampton Wick | 40. Pope's Avenue | 62. Richmond Park | 84. Broad Street |
| 19. St Margarets | 41. Joanna Southcott Chapel | 63. Royal Botanic Gardens | 85. Church Road |
| 20. Lawn Crescent | 42. Mays Road | 64. Sheen Lane (East Sheen) | |
| 21. Cambridge Park | 43. Strawberry Hill Road | 65. Hanworth Road (Hampton) | |
| 22. Park Road (Teddington) | 44. Mallard Place | 66. Richmond Road | |

Statement of Significance

Summary of special architectural and historic interest of conservation area.

- An example of an eclectic mix of late 19th century – early 20th century houses of particularly high quality;
- The houses along Cole Park Road have unusual and highly decorative designs incorporating elements of different architectural styles of time, including Victorian, Edwardian and Arts and Crafts;
- The gaps between buildings and front gardens of houses in this area are significant and contribute to the character of

the area, allowing for glimpses through to greenspace and the river beyond;

- The influence of the English Arts and Crafts aesthetic is strong in the design of a number of houses in Cole Park Road, with the majority displaying high-quality decorative details such as 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. This high-quality design with attention to detail elevates their status and distinguishes

them from so many other more standard suburban pattern book housing developments of the time;

- Street trees are consistently planted along the road, and together with front gardens, contribute to the special interest and character of the area;
- An Article 4(2) Direction is being proposed in order to preserve original architectural detailing to buildings in this area, to protect character and therefore significance of the area.



Location and Setting

General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity.

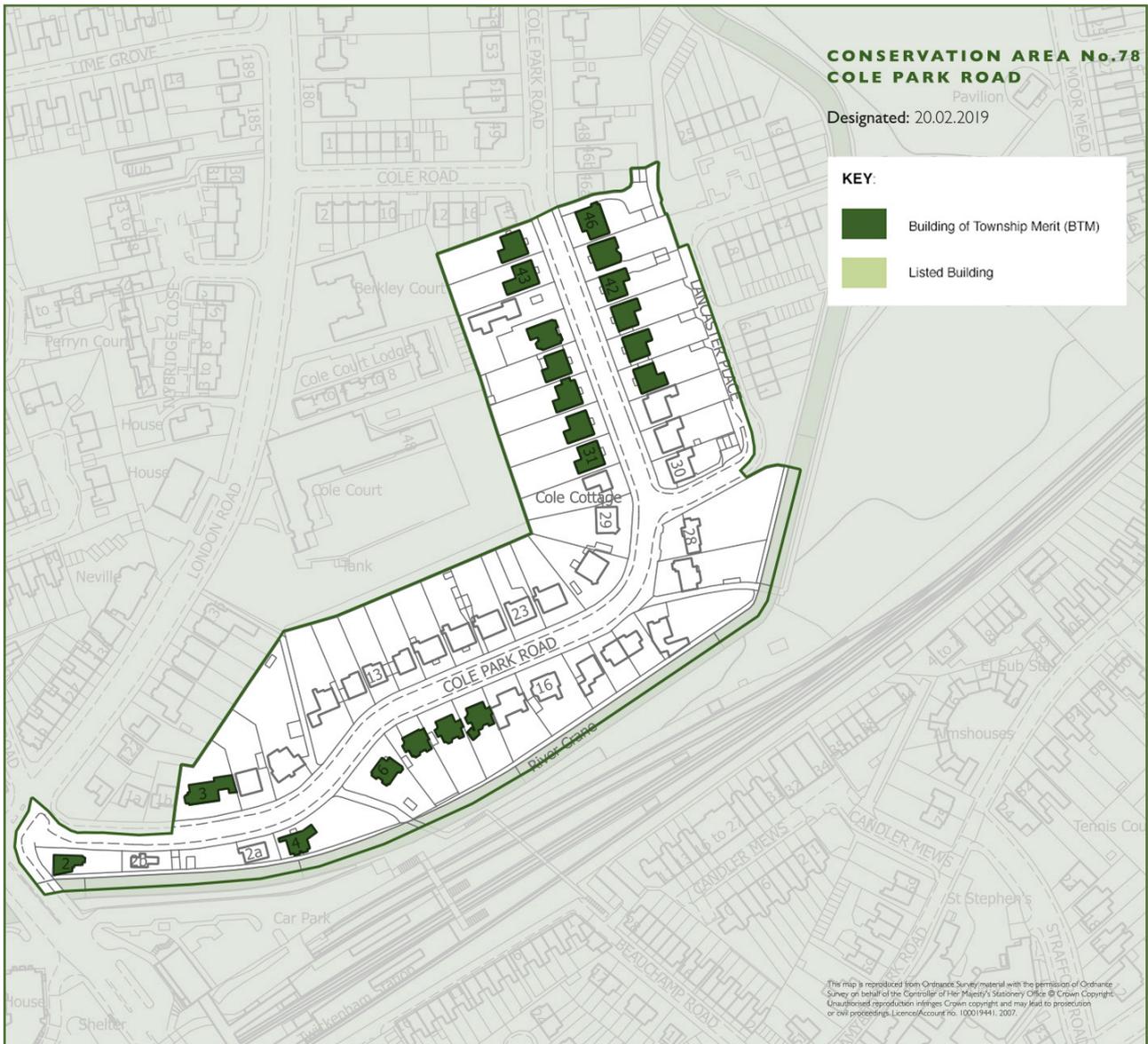
Cole Park Road represents an eclectic mix of late 19th century – early 20th century houses of particularly high-quality. The dwellings are predominantly

detached. The road has a curved form as it is constructed to run parallel to the River Crane which runs along the rear of numbers 2 – 46 (even).

The area has a number of lanes intersecting the road, many of which lead to the River Crane and the Moorlead 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 important and include views to the trees within the recreation ground and river behind. The houses are also set in large gardens with mature planting which further contributes to the character of the area.



Historical Development

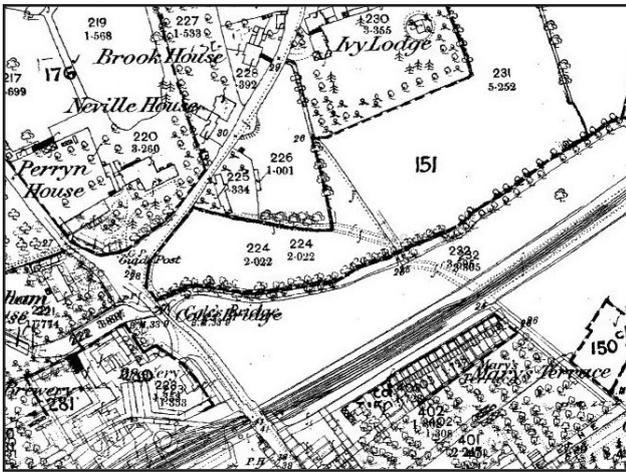
Stages/phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.

Historic OS Maps show that the area surrounding Cole Park Road comprised large dwellings fronting

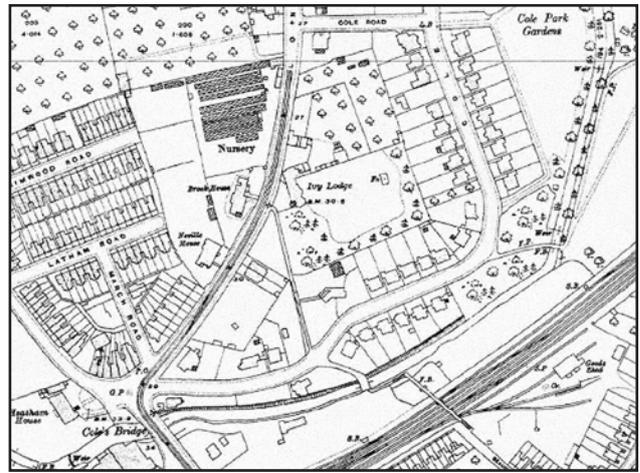
London Road, some of which still remain, for example Ivy Lodge (now Cole Court Lodge), Neville House and Heatham House, all of which are Grade II listed buildings.

The land which later comprised Cole Park Road did not appear to be part of the formal gardens of these large dwellings and in 1897 plans

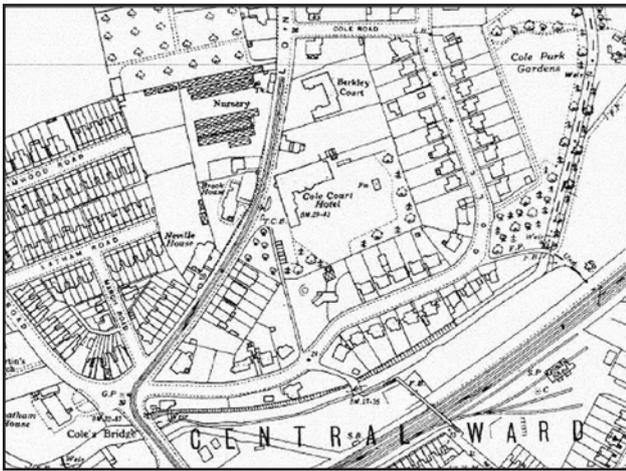
were made to develop the Cole Park Estate. This included a number of housing plots along Cole Park Road, whilst still retaining rights of way from London Road to the River Crane and to a footbridge leading to Twickenham Station, which still remain today



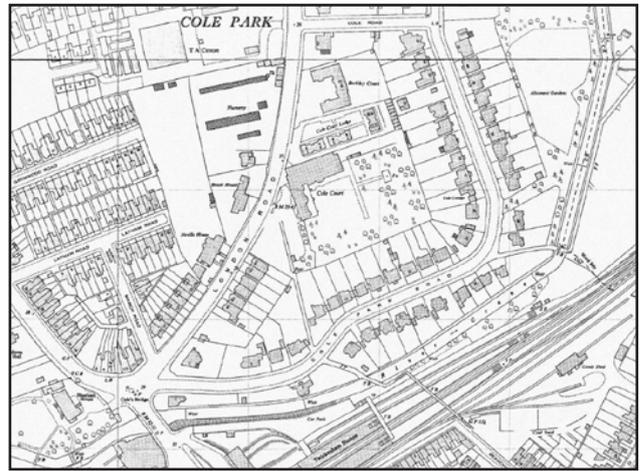
1880s



1910s



1930s



1950s

Historical Development

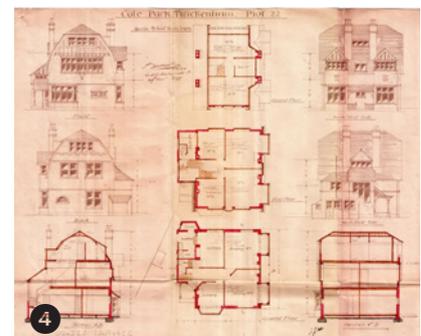
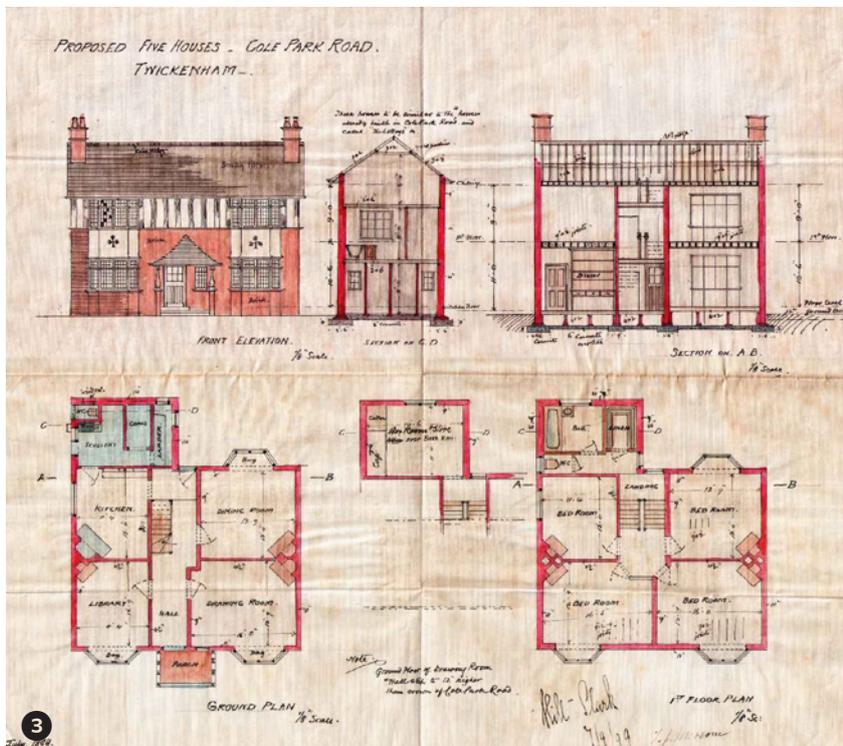
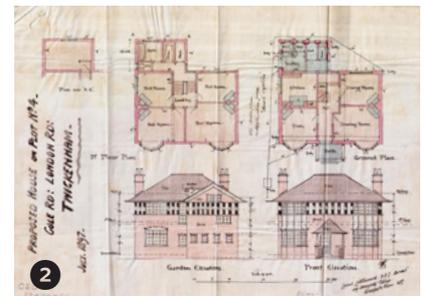
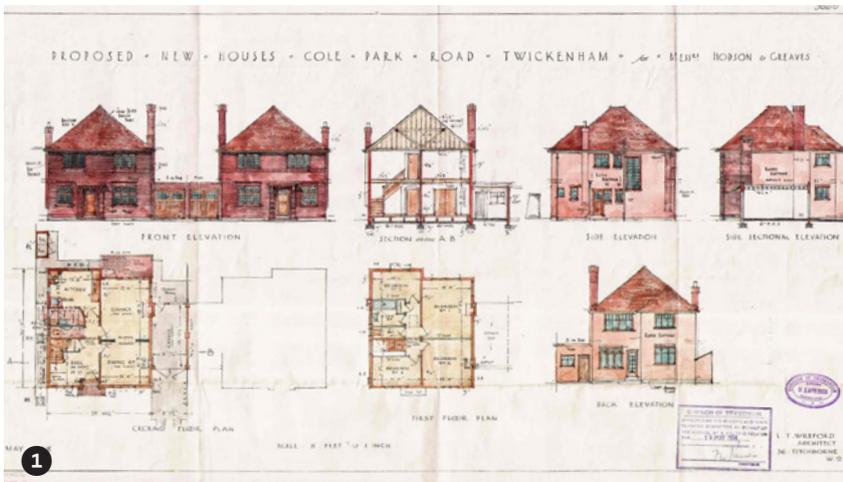
Historic plans show that the area was developed in one main phase between 1898 and 1920, with two main architects (amongst others) involved in the designing of many of the dwellings.

Numbers 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. They are designated as Buildings of Townscape Merit.

Originally what is now Lancaster Place was Cole Park Gardens, which then became allotment gardens for the local community; allotment

gardens still exist further north of this site. During the late 20th century the allotment gardens were developed, but the properties remained well planted with trees, reinforcing the green backdrop to Cole Park Road.



1. Architectural drawings for proposed housing on Cole Park Road, 1938.

2. Architectural drawings for proposed housing on Cole Park Road, 1897.

3. Architectural drawings for proposed housing on Cole Park Road, 1899.

4. Architectural drawings for proposed housing on Cole Park Road, 1898.

(Source: Richmond Local Studies Library)

Architectural Quality & Built Form

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.)

The houses along Cole Park Road were mostly constructed at the same time and are more unusual and decorative in design than those constructed north of Cole Road. The detailed design of each detached house is different and incorporates elements of different building styles of the time, including Victorian, Edwardian and Arts and Crafts.

Houses numbers 6-12 (even) are detached and incorporate 'Dutch' gambrel and deep pitched clay tiled roofs with street-facing gables, substantial chimney stacks and original casement dormers. The ground floors are constructed of red brick, while the upper floors have a pebbledash render finish. Tudor-style half timbering is applied to gables and below eaves.



Street scene with mature plane trees.



The curve of Cole Park Road affords long views of houses and street trees.



Landmark house at the entrance to Cole Park Road from London Road and Cole's Bridge.



Imposing paired double height bays beneath a single large half-timbered gable, with timber porch set back to the side.

Architectural Quality & Built Form

Other decorative features include bay and oriel windows, decorative porches, and plaster cartouches. Number 2 is a landmark building which addresses the corner of the development where it meets the bridge at the intersection with London Road; this house has particularly decorative gable ends which also incorporate the date '1903'.

Many of the houses retain original timber casement window frames

and front doors with leaded and decorative coloured glazing. Houses further along the road, designed by Littlewood, are similar to each other in appearance and incorporate an Arts and Crafts-inspired Tudorbethan aesthetic, a simple square footprint and two storeys. They are constructed of red brick on the ground floors and render on the first with half-timbering, and large two storey canted bay windows projecting from the façade of each

under deep eaves, along with a large central timber porch.

Although some houses have had dormer windows added to their roofs, their front façades still retain many of their original features.

Nos 20-24 were built later in the 1930s and are more Art Deco in style. Nos 26-28 are later still and were built after the Second World War.



Houses with gambrel roofs, half-timbering, oriel windows and ground floor bays.



This distinctive house has a gambrel half-hipped gable with half-timber detailing, decorative central doorway and side porch entrance.



House with decorative entrance porch, leaded glazing and plasterwork detailing. (This house has sadly now lost its original window glazing except for the porch.)



House with central chimney stack and Queen Anne-style fenestration.

Architectural Quality & Built Form

Other sites have been developed, subdivided or redeveloped in the decades since the Second World War and the designs of buildings and extensions have often not been sympathetic to the overall character of the area.

The influence of the English Arts and Crafts aesthetic is strong in the design of a number of houses in Cole Park Road, with the majority displaying high-quality decorative

details such as 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. This high-quality design with attention to detail elevates their status and distinguishes them from so many other more standard suburban pattern book housing developments of the time.

Many boundary walls and fences are not original, with many now including vehicular accesses. The buildings are predominantly set back from the road, which has allowed vehicle spaces to be incorporated within the larger front gardens.



House with deep eaves under hipped roof, double height bays and central columned porches with plaster detail.



Pair of Edwardian detached houses with decorative terracotta roof ridge tiles and timber porches.



House with gabled splayed corner bay, decorative timber porch and landscaped front garden.



Houses with deep eaves under hipped roofs, paired symmetrical double height bays and central columned porches with plaster detail.

Architectural Details



Architectural Details



Open Space, Parks, Garden & Trees

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.

The houses on Cole Park Road are set back from the road and have good-sized maturely planted front gardens, which add to the leafy

nature of the street, with rear garden planting also visible through gaps between buildings.

Street trees are consistently planted along the road, and together with the green front gardens, contribute to the special interest and character of the area. Many mature trees are planted within and on the outskirts of the conservation area, particularly

along the boundaries of houses abutting the Crane River, which form a green corridor and set a backdrop to this housing development. Also, of note are the lanes connecting the estate to the railway station and the recreation grounds beyond.



Street trees and front gardens along Cole Park Road.



Street trees and front gardens along Cole Park Road.



Access ways through the estate lead to the Moorhead playing fields.



Bridge over the Crane River leading to Victorian footbridge to railway station.

Management Plan

PROBLEMS AND PRESSURES

- Loss of authenticity and traditional architectural features and materials due to unsympathetic alterations and extensions;
- Loss of boundary walls and garden space in residential areas for hard standing, vehicular parking, front lightwells and hard surfacing;
- Loss of visual gap between properties and infilling with buildings which are not sympathetic to the period and style of the original houses in the road;
- Lack of coordination and poor quality of street furniture and paving;
- Poor quality and disproportionate roof additions;
- Use of poor-quality products in building works such as uPVC, roofing felt, GRP products and external cladding;
- Development which restricts, detracts or prevents use of historic laneways which run through the estate.

OPPORTUNITIES FOR ENHANCEMENT AND RECOMMENDATIONS

- Preservation, enhancement and reinstatement of architectural quality, unity and features that are preferably based upon historic evidence;
- Seek the reinstatement of front garden planting and boundaries alongside planning applications for refurbishment, that any lightwells are placed to the side and rear of properties, and that hard standing is reduced;
- Preservation of visual gaps between properties;
- Coordination of colour, design and improvement in quality of street furniture and paving;
- Improvement of highways conditions and pedestrian crossings, and rationalisation of existing signage and street furniture;
- Seek to encourage good quality and proportionate design, and better-quality materials that are sympathetic to the period and style of the building;
- Ensure developments maintain accessibility and provide improvements to the network of historic laneways, and where development is adjacent to a historic lane seek design which enhances active surveillance and use of the lanes.

Streetscene:

- Retain/ reinstate traditional paving slabs, granite kerbs and channels;
- Lamp columns to be painted green-black finish;
- There are opportunities to improve parking signage;
- The streetscape at the junction with London Road forms a poor entrance to the conservation area- a scheme is needed to simplify the paving and rationalise the signage;
- Other measures should accord with the guidance in the Public Space Design Guide.

Immediate Article 4(2) Direction

- Conservation Area designation does not, in itself, introduce any greater level of statutory control over minor works to properties, such as the demolition of original features, the replacement of windows and doors with uPVC, the loss of garden walls or pebble-dashing. Such works are normally 'permitted development' for homeowners and no application for planning permission is required, despite the impact these works can often have on the appearance of an individual property and consequently, the impact on the overall character of the conservation area.
- In order to control these minor, but cumulatively harmful changes, the council would normally issue an Article 4(2) direction, withdrawing some or all permitted development rights for a specified group of properties. A range of works, such as the addition or alteration of porches and alterations to roof covering materials, would then require a planning application. Local authority officers would be able to provide advice and guidance to residents on appropriate alterations. The directions cannot be applied retrospectively, and further details such as cost of applications can be found on the Council website.

- We propose to issue an Article 4(2) direction covering the following properties:

- 2 – 12 (even)
- 3
- 5 – 7 (odd)
- 14 – 20 (even)
- 11 – 29 (odd)
- 24 – 34 (even)
- 31 – 39 (odd)
- 36 – 46 (even)
- 43 – 45 (odd)

GUIDANCE

- **Windows and doors** – Timber framed windows and doors of original design, oriel and bay windows, glazing divisions and decorative leaded and stained glass, should be retained and restored or replaced on a like-for-like basis. Glazing should be installed, where replacements are proposed, to replicate the original materials, profiles and proportions (including in double glazed form which should be slim section heritage-type or secondary glazing where original decorative glazing should not be replaced.)
- uPVC replacements should not be used for window and door frames. This is an unsympathetic material, is environmentally non-sustainable and is not suitable for use in conservation areas.
- **Dormers and rooflights** – New dormer windows and rooflights should not be installed on front roof slopes. Rooflights should be of a conservation type with thin black metal framing and a central vertical glazing bar; the whole unit should be flush with the roofline. Dormer windows should be of sympathetic design in architectural detail, form and materiality.
- **External paintwork** – Repainting of painted window frames, doors, porches, brickwork and render on a like-for-like basis will not require planning permission. Unpainted brick should not be covered over. Render texture (ie - pebbledash, smooth etc) is also of importance and should be replaced where necessary on a like-for-like basis.
- **Front boundaries** – Original front boundary brick walls, piers, and gates should be retained where possible or reinstated to match original.
- **Porches** – Original porches should be retained and repaired on a like-for-like basis. Original features should not be altered but should be restored, or reinstated as closely as possible where they are missing.
- **Roofs and chimneys** – Roof tiles should be retained if possible where original or reinstated and repaired on a like-for-like basis. Original chimneystacks and pots should be retained or reinstated. Where tiles and chimneys are missing these should be reinstated to match originals.
- **Satellite dishes** – Satellite dishes should not be installed on the front or side elevations of houses.

References and contributions

Text prepared by John Somers
JS Conservation Management
and Town Planning Ltd. in
conjunction with LB Richmond
Urban Design and Conservation.

All site photographs by J Somers
and LB Richmond Council.

REFERENCES

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Upon Thames

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<https://richmond.spydus.co.uk>

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Farsi

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Arabic

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Punjabi

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

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in Braille, large print,
audio tape, or another
language, please
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