

Beresford Avenue

CONSERVATION

AREA STUDY



including Article 4(2) Direction



LONDON BOROUGH OF
RICHMOND UPON THAMES

Planning & Building Control Department

Area no.

56

Introduction

Beresford Avenue Conservation Area was designated on 20 March 1990. Beresford Avenue is in East Twickenham, close to the River Thames just north of Richmond Bridge. It is a *cul de sac* development of twenty-six semi-detached two storey houses with garages, built in the mid 1930s to a largely unified design.

Conservation areas were introduced in the Civic Amenities Act 1967. A conservation area is defined as "...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size; it also gives the Council powers to require additional information in support of planning applications.

The Council is required by the legislation to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation area studies set out policies to be applied to existing and proposed development in the conservation area, and therefore provide a framework for action by the Council, local residents, businesses, developers and statutory bodies. Conservation area studies form supplementary planning guidance to the Council's Unitary Development Plan. This study includes guidance on appropriate alterations to houses, including those

alterations now requiring planning permission following the confirmation of an Article 4(2) Direction withdrawing some permitted development rights.

History and Development

The land that became Beresford Avenue was open land until the houses that now form the conservation area were constructed. The area once formed part of the Twickenham Park estate, as shown in the maps of John Rocque dated 1741-45 and C J Sauthier of Isleworth and Sion dated 1786-7. The enclosure map of 1818 shows the division of the park land which led to a number of housing developments from the mid nineteenth century; houses were constructed along Richmond Road to the south and Park Road was extended to the north. This left a rectangular piece of open ground from the older section of Park Road in the west to the river in the east, interrupted by a footpath. By 1894 the footpath had been upgraded to a road with a line of trees flanking its west side, and named Willoughby Road. The land was used for grazing and in 1908 was known as Home Farm. The death of the owner Josiah Clarke in 1920 led to its sale for use as a sports ground. By the time Beresford Avenue was built on this land in 1935, all the surrounding land had already been swallowed up by housing development.

C.J. Sauthier's map of Isleworth & Sion 1786-7





Character Appraisal

The ethos of the international Modern Movement in architecture of the 1920s and 1930s strongly influenced Beresford Avenue's layout and style, but was modified as in most speculative development of that time to suit English suburban preferences. Nos. 1 and 3, with their tile-hanging to the front elevation and angled leaded-light windows, retain some influence of the Arts & Crafts movement of the first decades of the twentieth century, but the rest of the street shows the assimilation of Modern Movement ideals where fresh air, pale colours, maximum sunlight, clean lines and a garden setting were all pre-requisites. Curved corner 'suntrap' windows became a symbol of the 1930s speculative builder's interpretation of current architectural fashions.

The original design of the houses appears not to have been totally uniform, but to have had variations on a strong theme. There are three versions of the house on the northern side, but the southern side are all similar. However, the street gives a unified impression because of the dominant roof, bay and window forms for all houses except nos. 1 and 3. The distinctive character is created by the full height curved bays with 'suntrap' windows following the curve of the bay, the modelling of the hipped roofs with their deep eaves, and the smooth rendered elevations on the majority of the houses, as well as the details such as the form of cills and the contrast brickwork at the doors. The curvaceous forms and smooth painted surfaces give the houses a clean, bright and modern appearance.

The following is a general description of the essential features which contribute to the special interest of the conservation area. Nos. 1 and 3 are described separately as they have a different character. Some houses already have alterations (for example, replacement metal garage doors) which means that their appearance departs from the original design; the description refers to the assumed original forms which, in the case of most elements, still survive in the majority of houses in the street.

- The roofs are shallow pitched and hipped, consisting for each pair of houses of a central shared double pitched section with flanking hipped projecting wings. Roofs are clad with plain clay or concrete tiles, the hips have bonnet tiles, and there are deep projecting eaves with timber tongue-and-groove boarded soffits which are painted white. The chimney stacks are set on the side elevations or centrally, and are either rendered or brick according to the principal material of the elevation.

- The steel windows with curved corners, set in curved bays, have horizontally proportioned panes, and narrow section frames and glazing bars; for opening lights they have symmetrically placed side-hung opening casements and a central top-hung light. The cills are two courses of plain tile laid flat and generally painted.

- The elevations of all the houses are smooth rendered and painted except for nos. 2, 4, 6 and 8, which are in brick. There is a stepped brick detail at the front door which contrasts with the render. Rainwater goods are half-round cast iron and painted black.

- Garages are provided as a single storey side extension, and generally have a high parapet with tile coping, and timber side-hung doors with a glazed section to each door divided horizontally into two.

- The relationship to the landscape setting is an integral part of the street design. The well-planted front gardens form the public setting, but the gaps between pairs of houses and the rear gardens are also significant; views of the mature trees and well-planted gardens contribute to the spacious character of the Avenue's setting.

- The characteristically low boundaries of front gardens mark the transition between public and private space, while still retaining the sense of openness and space, even though the forms of the boundaries themselves have been much altered now to include brick walls and hedges. There is still evidence of a





Nos. 4 & 2 Beresford Avenue

characteristic 1920s/1930s 'sunburst' design in gates, and the original form of front boundary was probably metal posts with link chains. The naming of the street as an 'avenue' emphasises the importance of the street trees' contribution to the development, culminating in the mature trees which now enclose the east end of the conservation area at Duck's Walk.

Nos. 1 and 3 have a different character although their general massing and the disposition of features is similar to the rest. They have rendered elevations but with tile-hung bays, more traditional window forms, and projecting brick garages. The porch has a plain arched entrance and the front doors a single rectangular glazed light.

Problems and pressures

Some of the original materials employed for the houses may need repair or replacement - for example the steel windows. The use of modern materials, PVCu or aluminium, and failure to replicate the texture, profile and proportions of the original windows changes the character of the elevation.

The use of standard features, such as ready-made front doors from builders' merchants, detracts from the distinctiveness of the houses. The uniformity of the group is important and even well-intentioned attempts to add individuality by changing original features can greatly alter the character of the area.

The addition of extensions over garages, and of front porches, affects the distinctive form and modelling of the pairs of houses and in the case of first floor extensions, also blocks views between them which unify the landscape setting by linking front and back.

Increased car ownership and the limited size of the garages has led to the use of front gardens for additional parking space, which is detrimental to the landscape setting and the open character of the street.

Detailed proposals for the preservation and enhancement of the character of the conservation area are shown on the proposals map.

What residents can do

Under current legislation, owners of single family houses are entitled to carry out certain minor works to their houses as 'permitted development'; that is, planning permission is not required. This places a great responsibility on owners to carefully consider the overall quality of the street and the area when considering alterations. In addition to work requiring planning permission, which is discussed in the next section, there is plenty of opportunity to preserve or enhance the character of the conservation area by careful attention to detail in the materials and architectural features of houses. Over time, even comparatively minor changes which are insensitive or historically inaccurate can collectively degrade the quality of the area. Original features should be noted and recorded - details may be useful to others whose houses have lost these elements and who may wish to restore them.

What the Council can do

The Council is able to control new development through its powers under the Planning Acts. Where a particularly good group of houses would suffer if 'permitted development' (work exempt from planning permission, as described above) were to be carried out, the Council may apply an Article 4(2) Direction after consultation with the owners. Such a Direction means that some 'permitted development' rights specified in the Direction, involving minor alterations to the exterior of a single family house, are withdrawn, and owners must apply for planning permission to carry out the intended work. **A Direction has been made in this conservation area, of which details are given in the following section. The detailed guidance is intended to help owners considering alterations which may be covered by the Direction.**



No. 1 Beresford Avenue



Original details of houses

rendered stack with clay pots

plain clay tile or concrete tile roof with bonnet tile hips

black painted cast iron gutter and down pipes

deep eaves soffit with white painted tongue and groove boarding

smooth render painted white or pale neutral colour

steel windows with curved glazing, two opening casements and central top light

2 course tile cill

tile coping to garage parapet

garage doors vertically boarded timber with two-light glazed panels

front entrance: stepped brick surround, timber door with applied vertical strips and three-part glazed panel

steel framed gate with 'sunburst' design (conjectural)

chain fence and low planting

If you are in any doubt about whether planning permission is necessary for work you intend to do, you should contact the Planning and Building Control Department at the Civic Centre for advice as early as possible. The Council also publishes a range of Planning Guidance and Planning Information leaflets which you may find useful; these are listed at the end of this document and are free of charge.

Trees above a certain size in a conservation area which are not already subject to a Tree Preservation Order are automatically protected by the requirement that six weeks' notice must be given to the Council before any proposed work is carried out, such as lopping or felling. This requirement applies to trees with a trunk diameter greater than 75mm at a point measured 1.5m above ground level.

Article 4(2) Direction

General Development Order 1995

Beresford Avenue

1-23 (odd) & 2-28 (even)

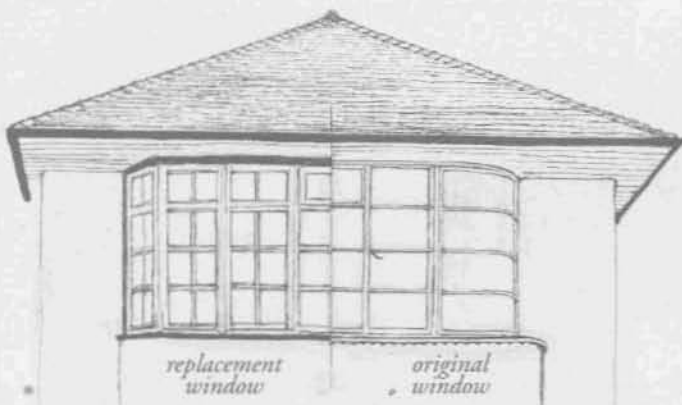
An Article 4(2) Direction was confirmed by the Planning & Transport Committee on 24 March 1997 as set out below, following public consultation. This means that planning permission will now be required for these alterations, selected from the Classes in the General Development Order, which would have been 'permitted development' (i.e. not requiring permission) before the Article 4(2) was confirmed.

Schedule 2, Part I

- | | |
|---------|--|
| Class A | Alterations to windows and doors and the application of pebbledash to a dwelling house |
| Class B | Alteration to roof covering of the dwelling house (excluding Velux roof lights) |
| Class C | Erection or construction of a porch outside any external door of a dwelling house (limited to in front of the existing porch area only). |

Guidance on alterations

As a result of the additional controls provided by the Article 4(2) Direction, most external works and alterations will now require planning consent. The following guidance notes are intended to help owners by explaining the principles the Council will follow in making decisions on an application for planning permission in this conservation area, including works brought under planning control by the Article 4(2) Direction. The characteristic form, features and materials of the houses are described in the character appraisal at the beginning of this conservation area study, and it will be the Council's aim to try to ensure that these original forms are retained or replicated wherever possible in order to preserve and enhance the conservation area. Original features and good replicas enhance not only the conservation area but the value of the house.



No fee is payable when a planning application is submitted for work covered by the Article 4(2) Direction. However, planning consent will not be required to carry out routine maintenance work or to carry out repairs or replacements using materials, designs and techniques which exactly match the existing; or to carry out any work to the interior of the house. If you are in any doubt as to whether consent is required for work you are intending to do, the Planning & Building Control Department will be very pleased to advise you. We can also advise on specifications for work to match or replace original features, even if work does not need planning consent. You are strongly advised not to take the word of double-glazing firms or builders as to whether planning permission is necessary, as they do sometimes give inaccurate or incomplete information!

Roofs

A change to a different material or form of roof covering would require planning permission. The same type of material and detailing as that existing, (e.g. clay tile, with bonnet tiles to the hips) should be retained in any repairs or replacements. Dormer windows would require an application for planning consent even without the Article 4(2) Direction, and will not be permitted because their profile would disrupt the form of the roofs, which are part of the design concept and contribute to the special interest of the conservation area. However, flush-fitting rooflights of traditional design may be acceptable on rear roof slopes.

Chimneys

Whole or partial removal of chimney stacks or pots will not be permitted. Re-building of unsafe stacks may take place provided that evidence of condition is submitted to the Council before any demolition, and re-building exactly matches the original in form and materials.

Walls

Painting of elevations does not require planning permission. However, the rendered houses have, with the exception of nos. 1 and 3, front entrances framed by stepped brickwork and it would be preferable that this is not painted as its contrast with the rendered finish is part of the character of the houses. Rendered elevations should be finished in pale neutral colours or white, to retain the unity of the street and the characteristic appearance of the period.

Windows

Replacement of windows in a form or material differing from the original type as described in the character appraisal will not be permitted. Repair should be the first option with secondary glazing to provide additional insulation if required. Aluminium and PVCu cannot reproduce satisfactorily the texture, profile or section of the original pattern, and will not be permitted. For nos. 5-23 (odd) and 2-28 (even), steel windows, incorporating sealed unit double glazing and providing a similar appearance to the original windows, can be obtained, but must be carefully designed and detailed. For all houses, glazing patterns other than that of the originals will not be permitted, and new windows must exactly match the number, proportion and disposition of panes and opening lights in the original design for the house. The tiled cills should be retained.

Front Doors

The original patterns of timber and glass front doors as described in the character appraisal should be retained where they still exist, and those patterns must be used for any replacement or reinstatement. Standard doors as supplied by builders' merchants will not be permitted, and new doors will need to be purpose-made by a joiner to a specification exactly matching that of the original, including the applied strips and form of glazed light. Such a door is likely to more than justify its cost by its longer life, greater durability and distinctive appearance.

Porches

The infilling of a recessed porch will not require planning permission if the enclosure does not project beyond the front wall of the house. If it is the intention to enclose the recessed porch, the design and material should be as simple and transparent as possible, and of narrow section timber or metal construction rather than PVCu, in order not to detract from the original design and conceal the front door. However, where recessed porches form part of the original design, their enclosure by a projecting porch will require an application for planning permission and will be resisted, since this detracts from the modelling of the original design and can hide or damage the brick detailing around the front door.

Garages

All the houses have attached garages which form an integral part of the original designs. Replacement of the doors does not require planning permission but replacements (ideally with timber side hung doors with a glazed light to match the original form) should be as simple and plain as possible and have vertical emphasis; standard 'Georgian' panelled doors, for example, are out of character.



The enclosure map of 1818 shows the division of the park land which led to a number of housing developments from the mid C19.

Implementation

The Council will implement those proposals under its control as and when appropriate funds become available and will give advice on grants and action that can be taken by other groups and individuals. The Council will monitor the effectiveness of the Article 4(2) Directions and will review the progress of enhancement proposals on a regular basis.

Relevant UDP Policies

The main Unitary Development Plan Policies relevant to this study are listed below. The UDP is available for viewing at the Civic Centre in Twickenham and at local libraries throughout the borough.

ENV9	Trees in town and landscape
BLT2	Protection and enhancement of conservation areas
BLT 7	Archaeological sites
BLT11	Design considerations
BLT17	Crime and public safety
BLT27	Vacant buildings and vacant land
BLT28	Forecourt parking
TRN10	Pedestrian Environment
TRN20	Area Traffic Management
TRN22	On-Street Parking

Other Publications

The London Borough of Richmond upon Thames has also published the following information.

Planning Information Leaflets

- no. 1 Conservation Areas
- no. 2 Listed Buildings
- no. 3 Historic Buildings
- no. 4 Historic Buildings: Maintenance and Repair
- no. 5 Trees: Legislation and Procedure
- no. 6 Buildings of Townscape Merit

Design Guidance Leaflets

- no. 1 Design Guidelines for Shopfronts and Shopsigns
- no. 2 Design Guidelines for Car Parking in Front Gardens
- no. 3 Design Guidelines for External Alterations to Houses
- no. 4 Design Guidelines for House Extensions
- no. 5 Trees: Landscape Design, Planting and Care
- no. 6 Design Guidelines for Small Housing Sites
- no. 8 Design Guidelines: Wildlife in Gardens
- no. 9 Design Guidelines for Nature Conservation and Development
- no. 10 Security by Design
- no. 11 Design Guidelines for Shopfront Security

Street Design Guide

Conservation Area Studies

Studies for the other conservation areas in the Borough are available or are in preparation.

These leaflets and documents are available from the Planning & Building Control reception on the 2nd floor of the Civic Centre

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C.J.Sauthier's map of Isleworth & Sion 1786-7, page 2- His Grace the Duke of Northumberland

This study was approved by the Council's Planning and Transport Committee on 24 March 1997. The Article 4(2) Directions have been implemented and came into force on 27 June 1997.

**If you would like a copy of this
leaflet in
Braille, large print, on audio tape,
or in a community language,
please contact the**

Communications & Media Unit

020 8891 7161

LONDON BOROUGH OF RICHMOND UPON THAMES

Planning and Building Control Department
2nd Floor, Civic Centre
44 York Street, Twickenham
Middlesex, TW1 3BZ

Tel: 020 8891 1411 Fax: 020 8891 7702 Minicom 020 8891 7349

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