

## CONTENTS

### FOREWORD

1.	INTRODUCTION
2.	LOCATION
3.	HISTORY
4.	TOWNSCAPE ANALYSIS
4.1	Building styles
4.2	Landscaping
5.	LAND-USE AND LAND OWNERSHIP
6.	RE-EXAMINATION OF BOUNDARIES
7.	EXISTING LEGISLATION
8.	PROBLEMS
9.	GUIDELINES TO FUTURE CHANGES
9.1	Extensions
9.2	Alterations
9.2.1	Roof
9.2.2	Windows and doors
9.2.3	Materials details and applied decorations
9.2.4	Front gardens
9.3	Trees and landscaping
9.4	Demolition
9.5	Change of use
10.	PROPOSALS
10.1	Enhancement measures
10.1.1	By the Council
	(a) Improvement schemes
	(b) Street maintenance
	(c) Street lighting and name plates
	(d) Traffic markings
10.1.2	By the Post Office
10.1.3	By the Residents
10.2	Policies
10.2.1	Article 4 direction
10.2.2	Development Control policies

## ILLUSTRATIONS.

### PLANS.

1. Boundary map.
2. Thomas Warren's map 1845.
3. Ordnance Survey 1st Edition 1863.
4. Townscape analysis map.
5. Listed Building map.
6. Tree Preservation Order map.
7. Land use map.

### DIAGRAMS.

1. Diagram of symmetry.
2. Two-storey side extension.
3. Single storey side extension.
4. Elements and details to be retained.
5. Improvement scheme 1.
6. Improvement scheme 2.

### PHOTOGRAPHS.

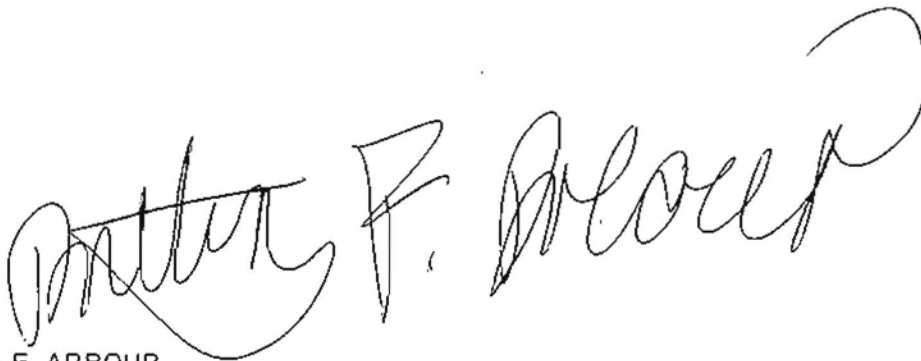
1. Trafalgar Road looking towards Hampton Road.
2. Trafalgar Road – overall view.
3. Trellis porch.
4. Detail of iron balcony.
5. Attractive iron railing.
6. 4 Trafalgar Road.
7. 18 Trafalgar Road.
8. 9–15 Trafalgar Road.
9. 17–19 Trafalgar Road.
10. 132–134 Hampton Road.
11. 114–118 Hampton Road.
12. 122 Hampton Road.
13. Trafalgar Road. – houses of different character.
14. Well planted garden in Trafalgar Road.

Plans based on the Ordnance Survey 1 : 1250 and 1 : 2500 scale maps with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved

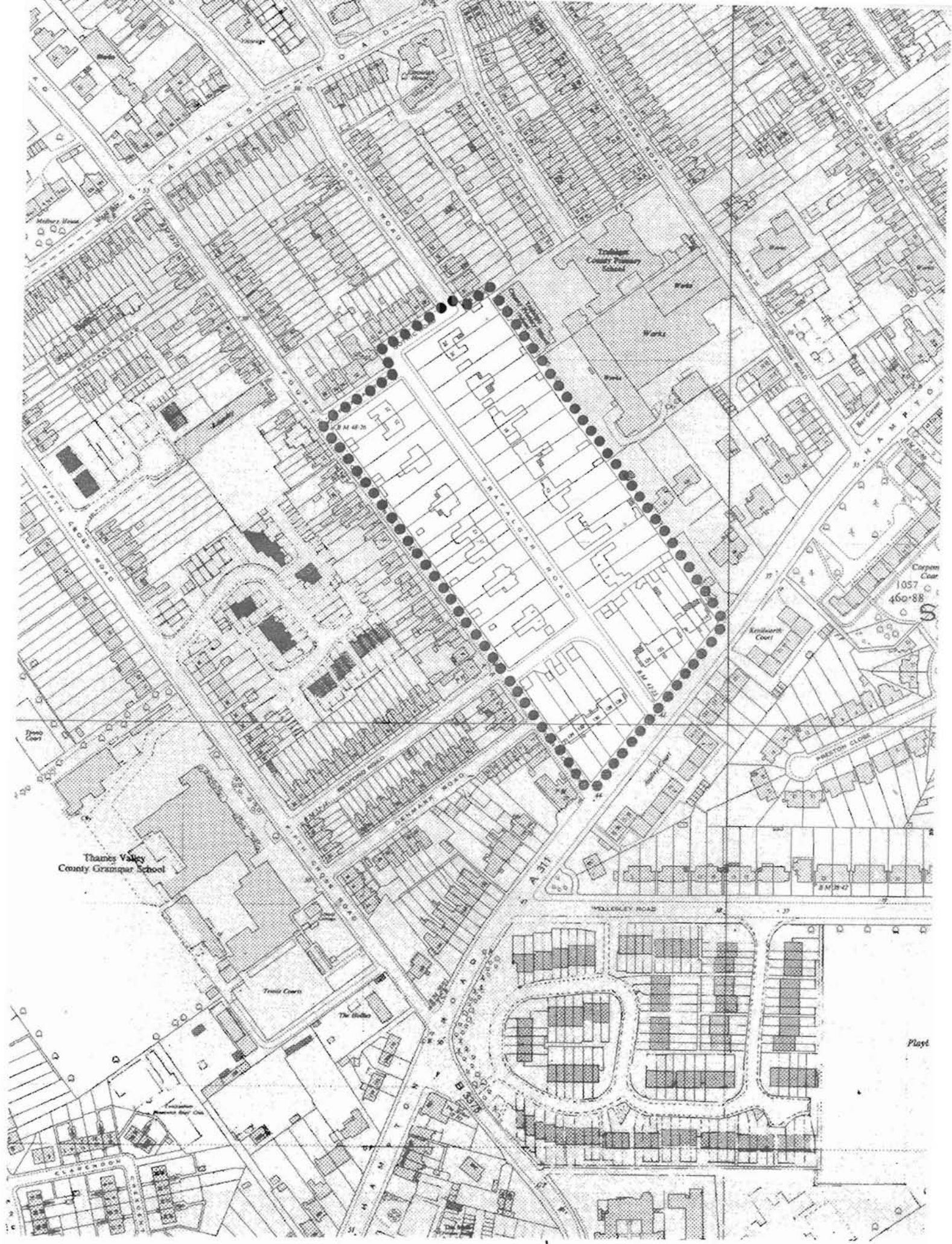
## FOREWORD

Richmond upon Thames takes conservation seriously: The Council believe that the designation of conservation areas encourages residents and planners to be conscious, and protective, of the environment. Trafalgar Road is one of the smallest of the Borough's 31 conservation areas and for this reason was chosen as a pilot for a series of conservation area studies. The proposals outlined in the study can only be successfully implemented with the co-operation of both residents and planning authority. You may be sure that the planning committee and the planning division will play their part with the limited resources available and I know that the citizens of Trafalgar Road will do likewise.

It is important that this scheme is successful so that the way can be shown to the rest of the Borough and so maintain Richmond as a most pleasing residential area of London.

A handwritten signature in black ink, appearing to read 'Arthur F. Arbour'. The signature is written in a cursive, flowing style with a large loop at the end.

A.F. ARBOUR  
Chairman, Planning Committee.



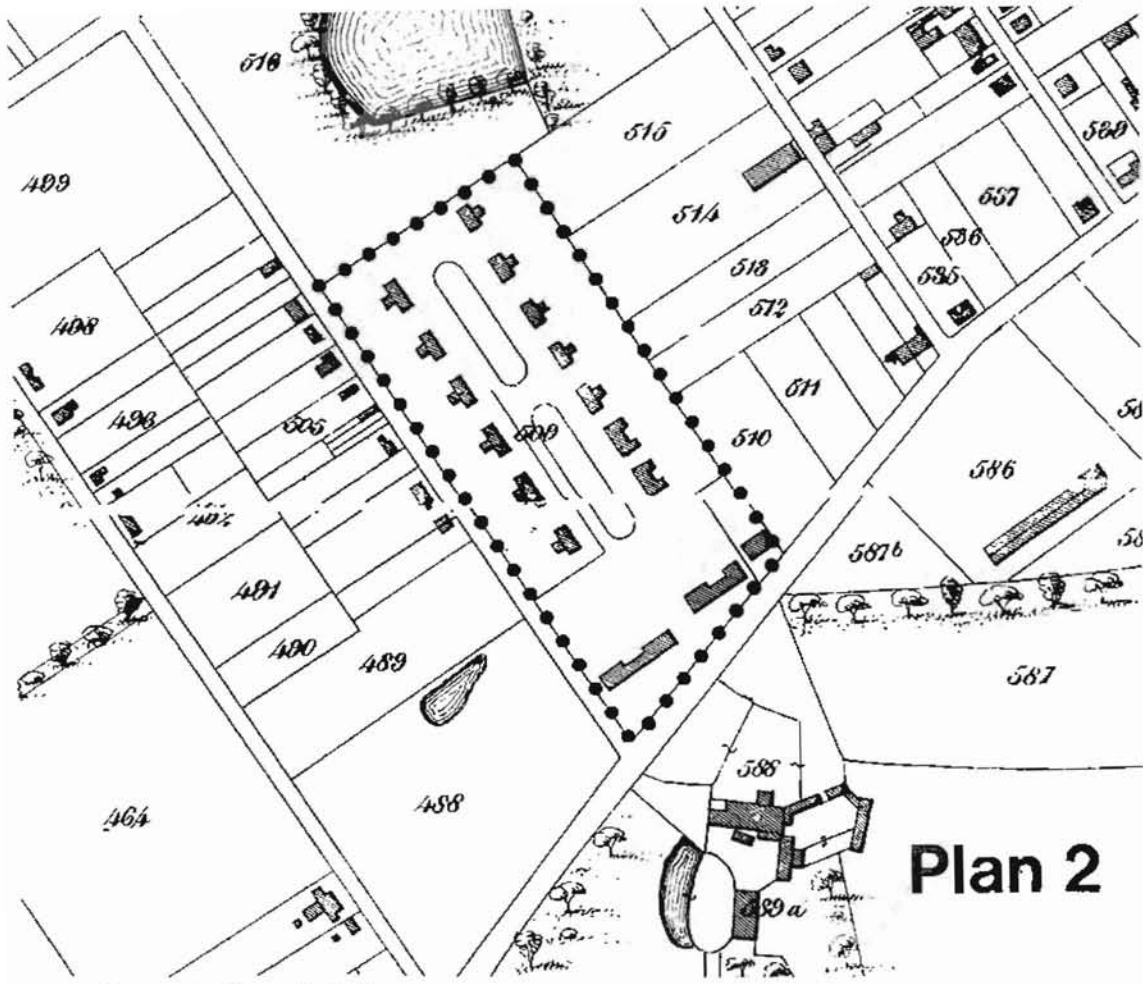
London Borough of Richmond upon Thames  
 TRAFALGAR ROAD CONSERVATION AREA STUDY

Scale: 1:2500



**Plan 1**

**Boundary Map**



**Plan 2**

Thomas Warren's Map of 1845

Ordnance Survey 1st Edition 1863



**Plan 3**

# TRAFALGAR ROAD CONSERVATION AREA

## INTRODUCTION

1. The following study of the Trafalgar Road Conservation Area has been carried out after consultation with the local residents as part of the Council's obligation to formulate and publish proposals for the preservation and enhancement of such areas under the Town and Country Amenities Act 1974 (Section 1). The purpose of this study is to examine the boundaries of the area, analyse its qualities, to set out design guidelines, to put forward policies for future development control and to suggest where improvements may be made.

## 2. LOCATION

Trafalgar Road is located approximately 1½ km to the west of Twickenham Town Centre and to the south-west of Twickenham Green. It is bounded by Hampton Road to the south-east, Fourth Cross Road to the south-west and Gothic Road to the north-west. The boundary to the north-east follows the rear boundaries of the gardens of the properties on that side of Trafalgar Road. (Plan 1).

## 3. HISTORY

This area of Twickenham was originally part of Hounslow Heath and until 1837, was held by the Manor of Isleworth and Syon when it was still surrounded mostly by arable land. It was the first tenant, Mr. William Horsley, who later bought and developed it into an estate called Trafalgar Square; this was one of the first of many small estates of semi-detached houses to be built in the Twickenham district.

Thomas Warren's survey map of 1845 shows the long square with 13 pairs of semi-detached houses on two sides, an oval pond and a greensward in the middle. There was apparently no piped water supplied and wells were provided near the kitchen doors. (Plans 2 and 3).

All the houses seem to have been unoccupied in 1845-6 possibly as a result of an over-estimated rental of £22 p.a., but they were all occupied by 1855, with a reduced rental of £16 p.a.

In 1882 a road was put through the middle of the square which meant the loss of the pond and the greensward, the houses being compensated by larger front gardens. Fifteen years later the Gothic Estate to the north was broken up and a new road (Gothic Road) with rows of cottages were constructed at the northern end. Today, Trafalgar Road is surrounded by buildings of various sizes, styles and periods.

The area was designated a Conservation Area by the Council on 28th January, 1969.

## TOWNSCAPE ANALYSIS

The area is roughly rectangular in shape, neatly containing two rows of semi-detached houses on either side of the street, with three terraces, 2½-3 storeys high forming the entrance fronting Hampton Road. (Plan 4).

Its character is immediately distinguishable from that of its surroundings by the consistent scale and style of architecture within its boundary. Trafalgar Road is even and straight and the whole area is visible from one end to the other, with views contained by the buildings in Hampton Road and Gothic Road. The only interruption of Trafalgar Road is an access way to the rear of Nos.126-134 Hampton Road. The view looking towards Bedford Road is attractive, but of a different character with small cottages giving a modest village-like atmosphere. The appearance of Trafalgar Road is very much dominated by its trees and shrubberies, especially in the summer months. The buildings, seen between trees, are villa style houses of the mid 19th century which give dignity and delight to this tranquil residential area. The space between these buildings is a very important component of the overall townscape which together with the hipped roofs, emphasises the individual villa character of these houses.



1. Trafalgar Road looking towards Hampton Road.
2. Trafalgar Road – overall view.

BLEAK CORNER, A DISAPPOINTING END TO THE ATTRACTIVE STREET. SOME PLANTING WOULD HELP TO IMPROVE IT. (SEE IMPROVEMENT SCHEME (1))

LATE VICTORIAN BROWN BRICK COTTAGES, TOTALLY DIFFERENT IN STYLE & SCALE

FORTUNATELY THESE INDUSTRIAL BUILDINGS ARE NOT VISIBLE FROM THE STREET

FINIALS ON THE GATE POSTS ARE SAID TO BE FROM "GOTHIC VILLA" NOW DEMOLISHED

UN-MADE UP LANE SHOULD BE RETAINED

SOME TIMBER FENCES NEEDING REPAIR

MATURE TREES VISIBLE BOTH SIDES OF THE ROAD OBSCURING THE HOUSES FROM A DISTANCE

FOURTH CROSS ROAD IS DIFFERENT IN SCALE & CHARACTER. MORE VILLAGE LIKE.

OVER-WIDE ACCESS ROAD, GARAGES, WALLS & GATES IN POOR CONDITION & GENERALLY UNTIDY SOME IMPROVEMENT WOULD BE DESIRABLE. (SEE IMPROVEMENT SCHEME (2))

ATTRACTIVE 3-STORY TERRACES FORMING ENTRANCE TO TRAFALGAR ROAD

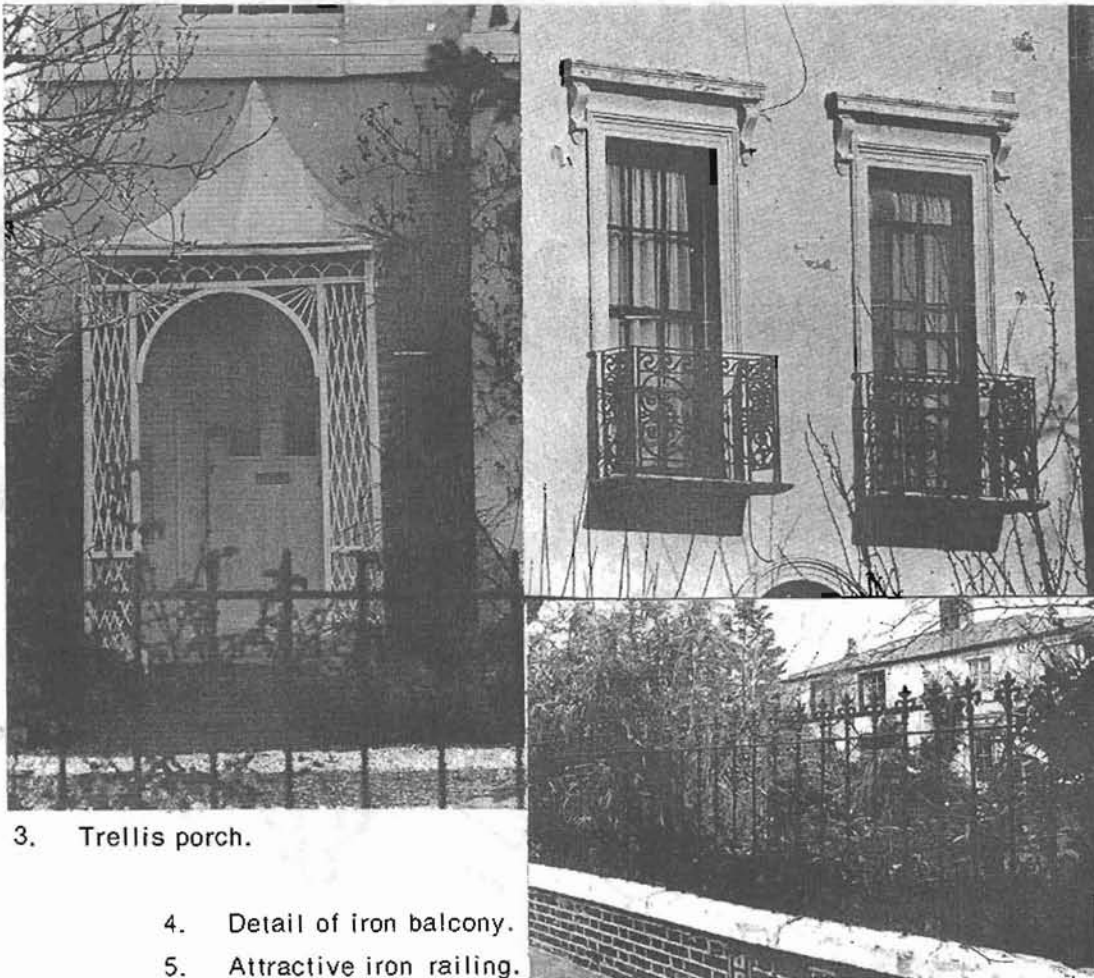
AUDLEY COURT, MUCH MORE RECENT 2-STORY BUILDING, ALTHOUGH NOT TOTALLY OUT OF PLACE IS TOO LONG & UNBROKEN





#### 4.1 Building Styles

There are now 12 pairs of 2 storey semi-detached houses in Trafalgar Road, one of the original pairs having been altered to form four terrace houses, and an additional 11 terrace houses in three groups 3 stories high facing Hampton Road. All of them have low pitched slate roofs and painted stucco or stock brick walls, some consisting of a mixture of these two materials. All are decorated with moulded architraves, entablatures or consoles above windows, typical of buildings built in the Regency and early Victorian periods. Some of them, Nos.114 to 118 Hampton Road and No.2 Trafalgar Road, have very fine iron balconies, and No.114 Hampton Road and Nos.4, 9, 10; 21 Trafalgar Road have good porches and canopies and some with their original trellis work. Nos.2 and 4 Trafalgar Road are already included in the statutory list as Grade II buildings. The Greater London Council have resurveyed the Borough on behalf of the Department of the Environment with a view to updating and revising the Statutory List of Buildings of Special Architectural or Historic Interest. The updated statutory list has not been issued to date. However, it is the opinion of officers of this Council that all the buildings along Hampton Road, as well as Nos.21-27 (odd) Trafalgar Road should be included in the Statutory List. Although unlisted, the rest of the buildings are certainly of sufficient interest to be worthy of preservation and enhancement, as buildings of local interest. (Plan 5).



3. Trellis porch.

4. Detail of iron balcony.

5. Attractive iron railing.

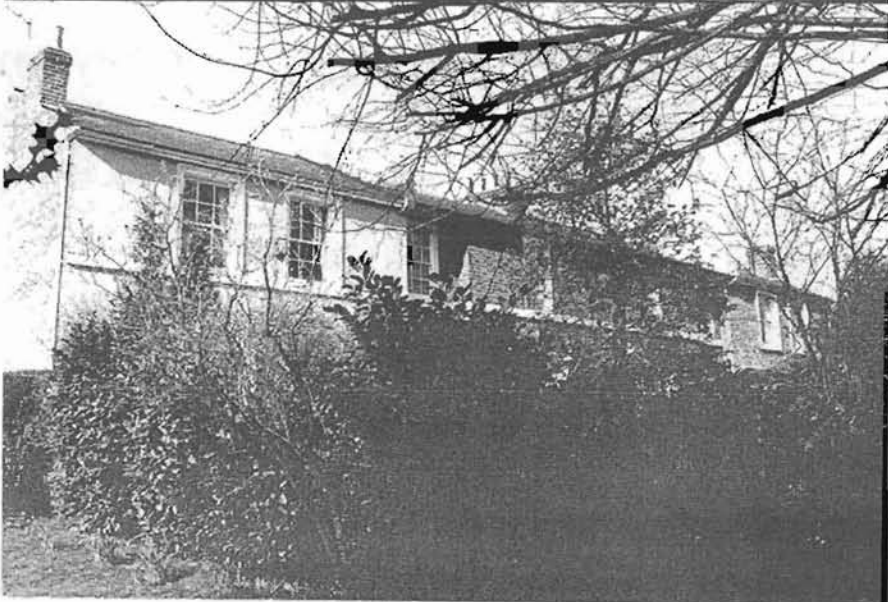


6.



7.

8.



6. 4 TRAFALGAR ROAD  
(GRADE II LISTED)

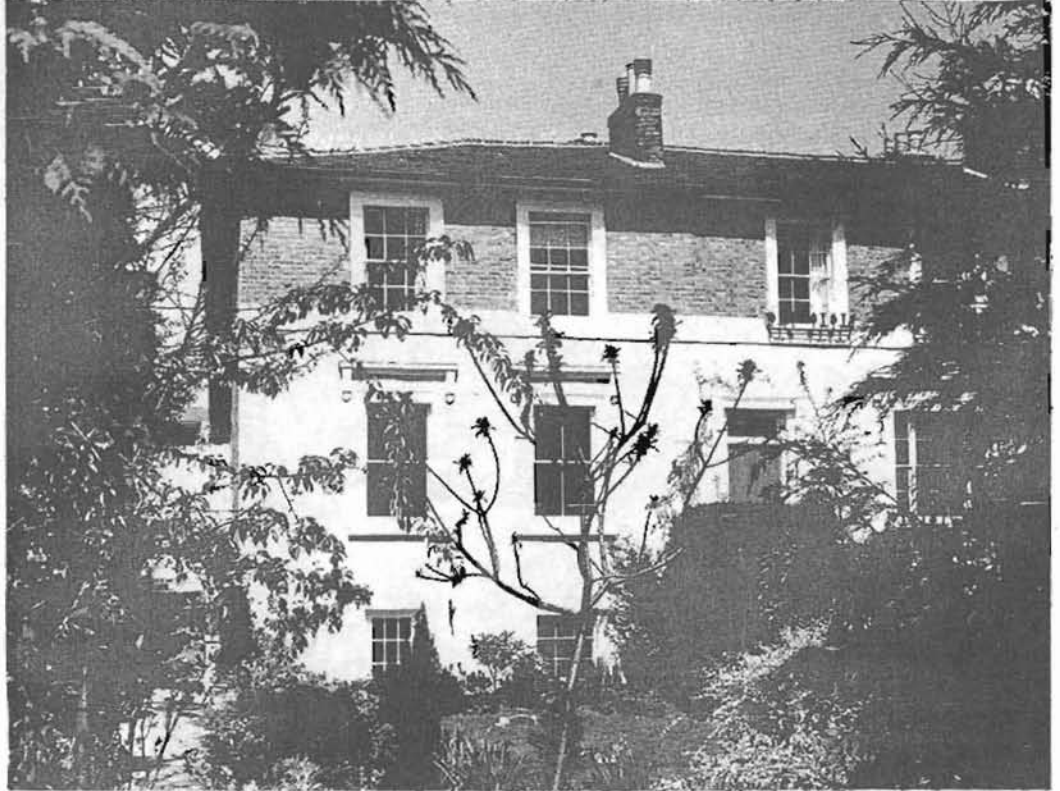
7. 18 TRAFALGAR ROAD  
(BUILDING OF LOCAL INTEREST)

8. 9-15 TRAFALGAR ROAD  
THE ONLY TERRACE, REPLACING  
THE ORIGINAL PAIR OF HOUSES  
(BUILDINGS OF LOCAL INTEREST)



9.

10.



17-19 TRAFALGAR ROAD  
(SHOULD BE LISTED)

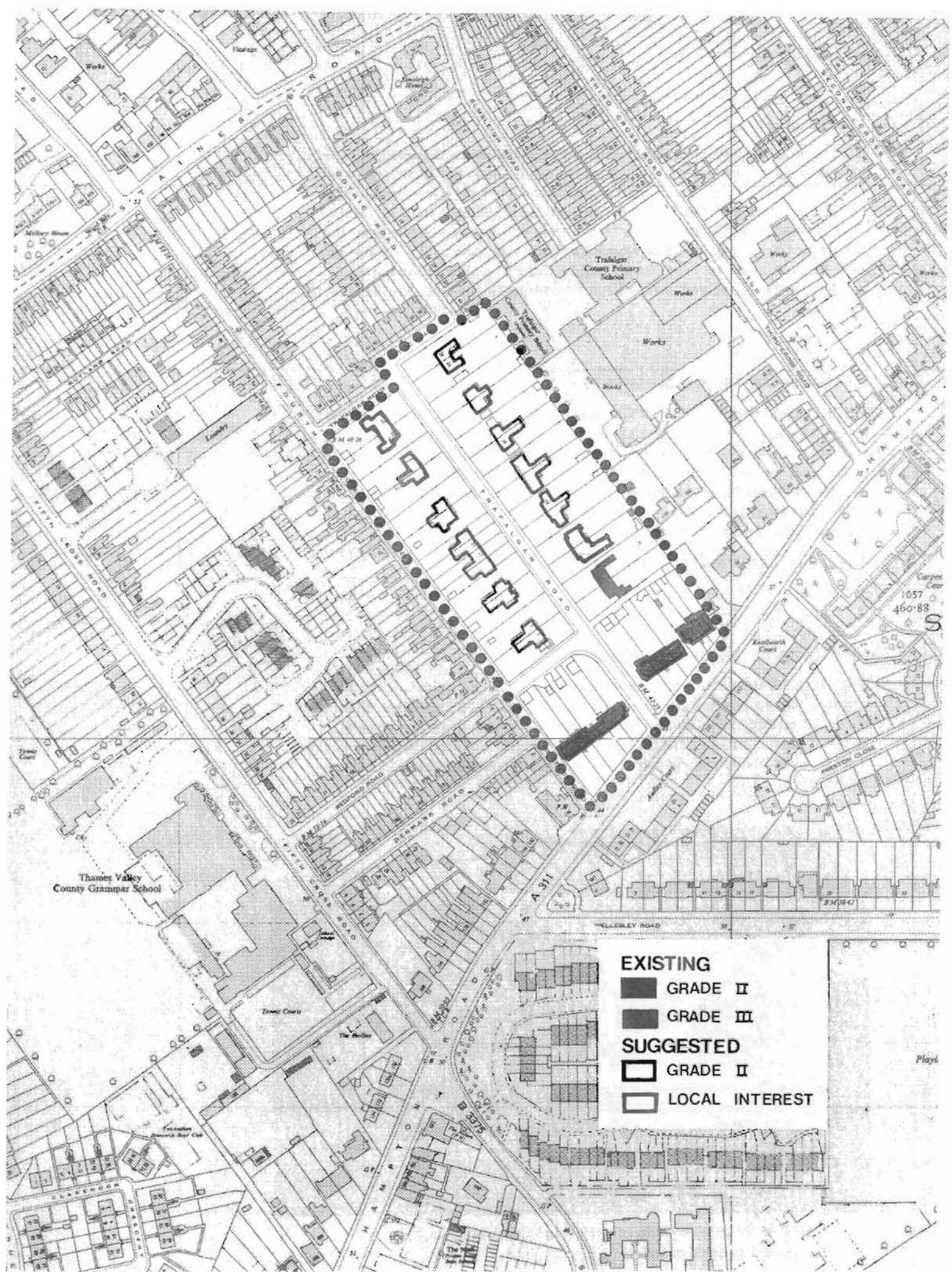
132-134 HAMPTON ROAD  
(SHOULD BE LISTED)

114-118 HAMPTON ROAD  
(GRADE III - SHOULD BE  
UPGRADED)

122 HAMPTON ROAD  
(GRADE III - SHOULD BE  
UPGRADED)

11. 12.





#### 4.2 Landscaping

The area is very well covered with fine mature trees, hedges and shrubberies which are planted close to the boundaries of the private front gardens, in the road and on the boundaries between properties. In addition some of the front gardens are well laid out with attractive flowers and bushes, with some fine trees, not easily visible from the street in the rear gardens of Nos.2-28 Trafalgar Road. There are about 100 trees subject to Tree Preservation Orders in this area, being mostly Holly, Lime and Yew with a few large Horse-Chestnut trees. (Plan 6).

#### 5. LAND-USE AND LAND-OWNERSHIP

All the properties within this Conservation Area are in residential use, as are the majority of properties in the surrounding area. Exceptions include a school and an industrial site in Thirs Cross Road which back on to Nos. 12-28 Trafalgar Road and two public houses and two shops in Fourth Cross Road. Some smaller scale industry also exists in this road north-west of the area. None of the non-residential property can be seen from Trafalgar Road itself. (Plan 7).

The Council does not own any land in this area.

#### 6. RE-EXAMINATION OF BOUNDARIES

The Conservation Area boundary coincides with the boundary of the original development carried out in the 1840's. The character of this area is distinct from the surrounding streets which were developed in the mid 19th century, consisting of buildings of different styles and scale. The present boundary, therefore, is suitably drawn and should not be modified.



13. Trafalgar Road – houses of different character outside the conservation area boundary

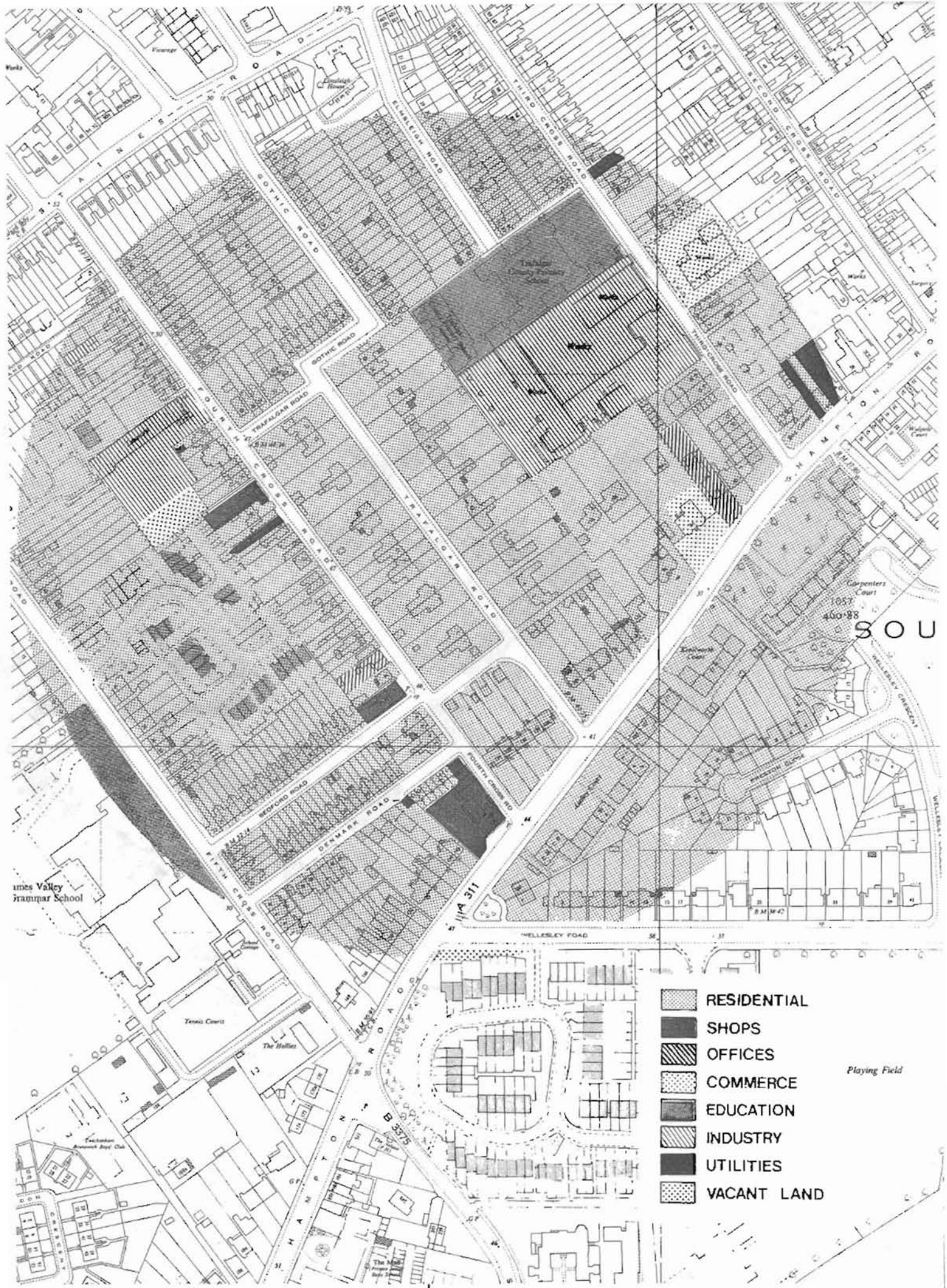


London Borough of Richmond upon Thames  
 TRAFALGAR ROAD CONSERVATION AREA STUDY

Scale: 1:1250



**Plan 6** Trees under  
 Preservation Orders



SOU

James Valley Grammar School

Tennis Court

The Hollies

William Avenue Bay Club

-  RESIDENTIAL
-  SHOPS
-  OFFICES
-  COMMERCE
-  EDUCATION
-  INDUSTRY
-  UTILITIES
-  VACANT LAND

Playing Field

on Borough of Richmond upon Thames  
 TRAFALGAR ROAD CONSERVATION AREA STUDY

# Plan 7

# Land Use Map

Scale: 1:2500



## 7. EXISTING LEGISLATION

Local Planning Authorities have powers for the preservation and enhancement of Conservation Areas which include the control of some new developments, the demolition (except for minor works) and preservation of existing buildings whether listed or not, and the carrying out of tree surgery or the felling of trees (subject to minor exceptions). Further powers can be obtained subject to the Secretary of State for the Environment's approval such as the control of certain development which is normally permitted development and as such does not require an application to the local authority, and the display of certain advertisements.

A brief explanation of current legislation relating to conservation areas is found in this Council's Planning Information Leaflet No.1 "Conservation Areas".

Property owners of listed buildings and properties within a conservation area are also eligible for certain types of grants for the restoration and maintenance of their buildings. Details are set out in this Council's Planning Information Leaflet No.2, 'Finance for Historic Buildings and Conservation Areas.'

## 8. PROBLEMS

No immediate problems face this area. Although Hampton Road is a metropolitan category road carrying fairly heavy traffic, Trafalgar Road is only lightly trafficked except in mornings and afternoons during school terms. On-street parking is permitted in this area, therefore parking is not a problem, however, as common in this type of street, ease of passage is sometimes hindered by cars parked on both sides. This situation could be eased by the introduction of waiting restrictions. However, these would penalise the residents as well as other road users and in addition would not receive the support of the police who cannot enforce the existing restrictions at the present time due to manpower shortages.

There is no pressure for redevelopment or change of use probably because properties are not large enough to allow profitable redevelopment and because conservation area status militates against such action. All buildings are generally well maintained and seem to be in fairly good condition. There is, however, a threat to the appearance of some of these properties through alterations and extensions. These have taken place already in many houses, some have unfortunate effects, for example, single storey brick extensions with flat roofs added to the original two storey stucco and hipped roof building, upsetting the balance of the facade. Two storey extensions have been on the whole carried out more successfully particularly those having a sloping roof and using matching materials and details. However, the original symmetry of the design inevitably suffers. Under present legislation extensions and other alterations to buildings which can have a permanent damaging effect, can be carried out as 'permitted development'. These include such changes as the removal of original glazing bars, windows, porches, balconies and other details which reduce the interest and threaten the character of the properties.

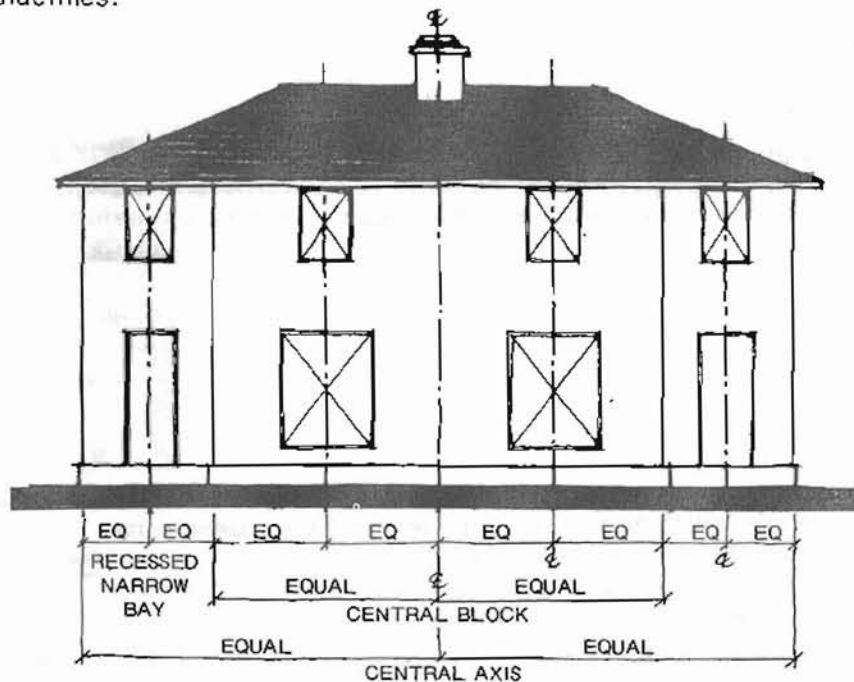


## 9. GUIDELINES TO FUTURE CHANGES

The following paragraphs set out some of the principles and guidelines which should be followed when altering any of the buildings or their environment.

### 9.1 Extensions

As mentioned in Section 4, Townscape Analysis, the characteristics of the buildings in this area are their consistent style and symmetrical design. (Diagram 1). In order to maintain these important elements all proposed extensions should be carefully considered. It is inevitable that any side extension would detract from the original symmetry and therefore it is essential to minimise the impact as much as possible, so as to allow the original building to dominate. This can be achieved by setting extensions back from the building line of the property where the elevations are generally of less importance and in many cases cannot be seen from the street. Diagrams 2 and 3 illustrate these points but are diagrammatic only and should not be read as a standard design solution. The subtle variations in the design of the buildings in this conservation area will lead to different solutions for each individual case which will be judged on their merits with reference to these guidelines.



**Diagram of symmetry**  
**DIAGRAM 1**

Rear extensions must have regard to their impact on adjoining properties.

The appearance of garages is important to the visual coherence of this area. Therefore, all garages, detached or otherwise, should be designed to compliment the style of the main house. Materials used should match those existing or be sympathetic to the spirit of the area.

The detached character of the pairs of buildings in Trafalgar Road should also be retained. Any extension, therefore, should be kept a reasonable distance away from the side boundary to maintain sufficient space between the buildings and keep the detached appearance.

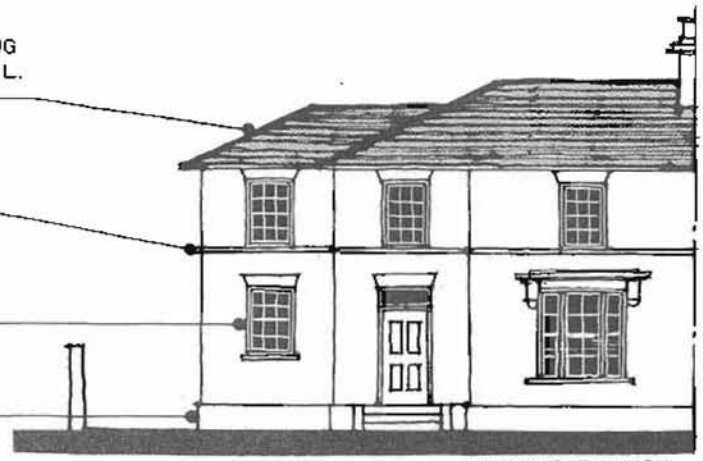
The design of the extension must follow the same style of architecture as the original building so that the result appears as a harmonious whole.

HIPPED ROOF TO MATCH EXISTING  
IN PITCH, MATERIALS AND DETAIL.  
EAVES DETAIL AS EXISTING

CONTINUE STRING COURSE TO  
MATCH EXISTING

WINDOWS TO MATCH EXISTING  
UPPER WINDOWS

CONTINUE PLINTH TO MATCH  
EXISTING

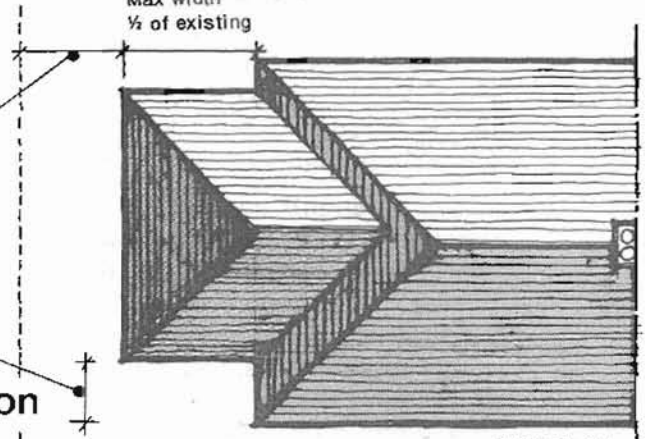


FRONT ELEVATION

MINIMUM SETBACK FROM SITE  
BOUNDARY 1.5m

EXTENSION SET BACK FROM  
MAIN BUILDING 1M. MIN.

Max width  
 $\frac{1}{2}$  of existing



ROOF PLAN

## Two Storey Extension DIAGRAM 2

PARAPET WALL WITH STRING COURSE  
TO MATCH EXISTING STRING COURSE

WINDOW SASH TO MATCH EXISTING  
UPPER WINDOWS

CONTINUE PLINTH

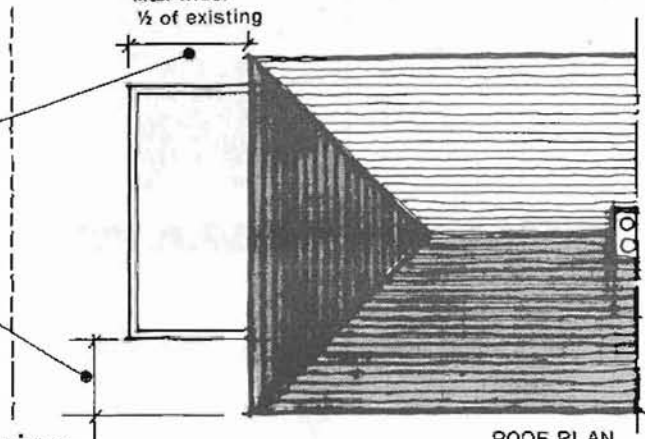


FRONT ELEVATION

MINIMUM SETBACK FROM SITE  
BOUNDARY 1.5m

EXTENSION SET BACK FROM  
MAIN BUILDING 1M. MIN.

Max width  
 $\frac{1}{2}$  of existing



ROOF PLAN

## Single Storey Extension DIAGRAM 3

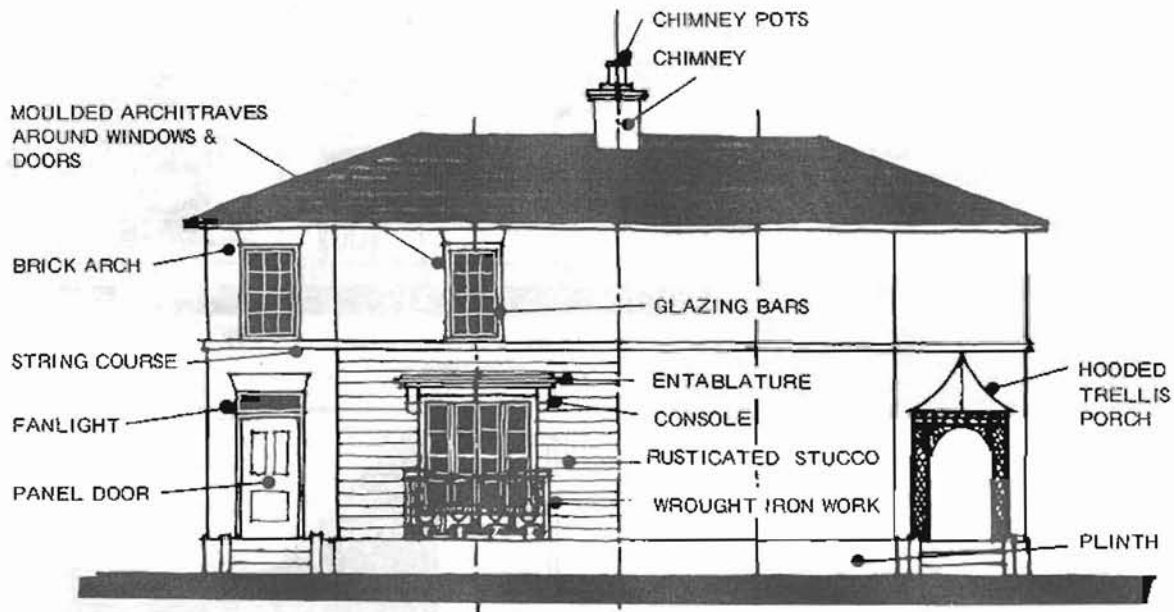
**9.2 Alterations**

**9.2.1 Roof** — The low pitch roof is an important characteristic of the style of the buildings of this period which it is essential to retain.

It is not likely that acceptable accommodation could be gained in the restricted roof space. However, in the event that a roof light or dormer is proposed, they should be inconspicuously placed. If modest in size and designed sympathetically they are not likely to cause much harm to the appearance of the building.

**9.2.2 Windows and Doors** — All the buildings in this area are simple in design, their character is derived from their fine proportions and the sensitive positioning of their windows and doors. Therefore any changes, such as removing, replacing or adding to the existing should be carefully considered as the slightest mistake could seriously detract from the appearance of the building. It is of utmost importance that any proposed change in the arrangement of existing doors and windows should be sympathetic and respect the symmetry and balance of the existing facade.

**9.2.3 Materials, details and applied decorations** — Materials and minor elements such as trellis porches, chimney stacks, party wall projections, iron railings, and balconies, details and applied decorations such as glazing bars, stucco moulding, architraves, entablatures and consoles, are important in the style of these houses, being distinguishing elements of this early 19th century villa-style architecture. Their retention is therefore most essential. It is for this reason that when work is being carried out to these properties, any materials used must match the existing and any work which involves the temporary removal of any of these elements should always be replaced with the original or with identical replicas. (Diagram 4).



**Elements and details to be retained**

**DIAGRAM 4**

- 9.2.4 Front gardens – The front gardens of these properties are generally well planted with flowers, shrubs, hedges as well as trees, obscuring part of the buildings from the street. With the fine railings and gates and low brick walls, they contribute greatly to the character and attractiveness of the area. This important characteristic must be maintained. Changes such as the enlarging of paved areas or the introduction of unsympathetic paving materials, or the removal of hedges or shrubs would be most harmful. Any new fences and gates should be sympathetic and contribute to the character of this area.



14. Well planted garden in Trafalgar Road

### 9.3 Trees and Landscaping

As mentioned in 4.2 all trees, shrubs and hedges, particularly those in the front gardens, play a very important role in the charm and appearance of the area. Any removal of shrubs and hedges and the lopping, topping or felling of trees are bound to have some harmful effect on this appearance. It is therefore most important that this type of work is only carried out when essential and that it is done with great care.

### 9.4 Demolition

Any demolition of original buildings in this area would represent a great loss in the history and uniqueness of this area and would permanently damage its appearance. On the other hand, some extensions, or outhouses which do not contribute to the character of this area could be removed and could actually improve the appearance.

### 9.5 Change of Use

This is a quiet residential road and its tranquil quality is a great asset and feature which should be valued and maintained. Any detrimental change of use should, therefore, be resisted.

Before finalising details of alterations and extensions or for further information on any of the above matters, Council's staff can always be consulted

## 10. PROPOSALS

### 10.1 Enhancement Measures

#### 10.1.1 By the Council

- (a) Improvement Schemes – Although the area is already well covered with trees, some additional planting outside the immediate area, for example Gothic Road, would help to enhance the views. (Diagram 5).

A long term improvement could be to reduce the width of the branch road at the rear of Nos. 126-134 Hampton Road, increasing the width of the pavements and closing it at the Fourth Cross Road end where tree and shrub planting could be introduced. (Diagram 6).

This would create more enclosure for the area and also reduce the impact of the approaches to the garages. However, the success of this scheme would also involve the co-operation of property owners of Nos. 126-134 Hampton Road.

- (b) Street Maintenance – Street paving and street furniture are important elements in the total appearance, and should contribute to the character of a Conservation Area. The following are proposed as the Council's policies for maintenance work to be carried out in the future:-
- (i) Surfacing – The existing black top road surface is too harsh for a quiet residential street. Surface dressing (with dark brown aggregate) which is more sympathetic will be carried out by the Council during the normal maintenance cycle.
- (ii) Paving – Concrete paving slabs are a suitable material for this area and should be maintained. Concrete crossovers can give an untidy appearance. When the opportunity arises, a more suitable material, such as heavy duty concrete slabs to match those of the pavement will be used.

#### (c) Street Lighting and Name Plates

The existing street lights, although functionally adequate are not totally sympathetic to the environment of this area. It is the Council's policy that a more suitable model will be used when it becomes necessary to replace the present one. In the meantime the concrete columns will be painted in an appropriate colour.

It is more practical and visually pleasing for street name plates to be mounted on walls and this fixing method is recommended by the Department of Transport. With the residents agreement, it is proposed that this would be carried out when the replacement of the present plates are necessary.

#### (d) Traffic Markings

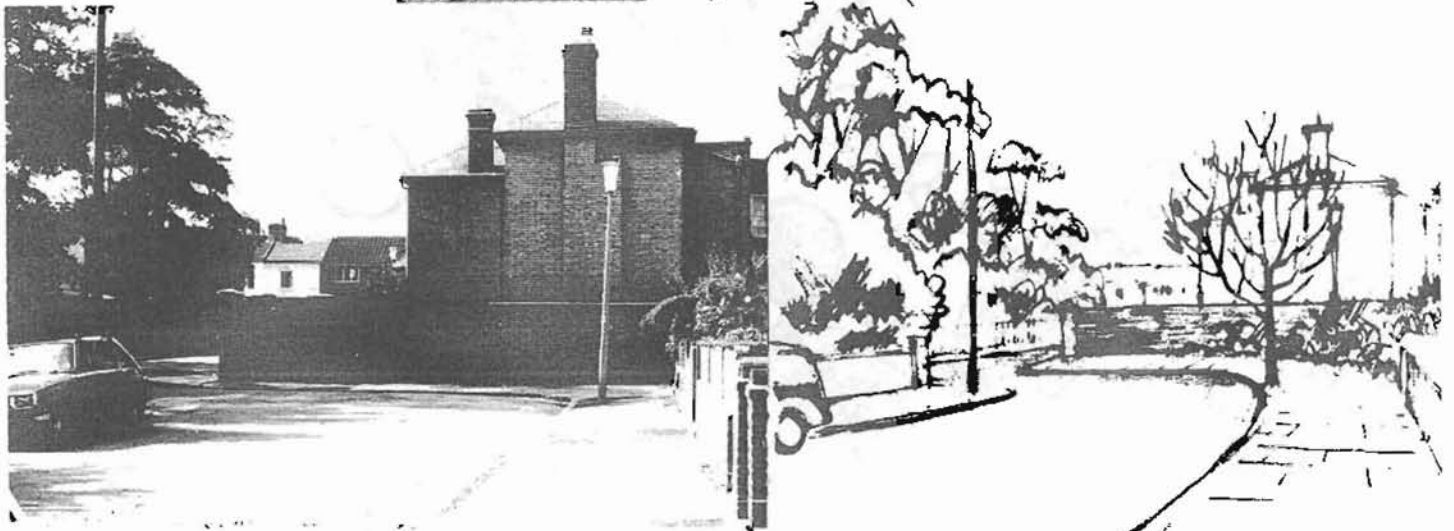
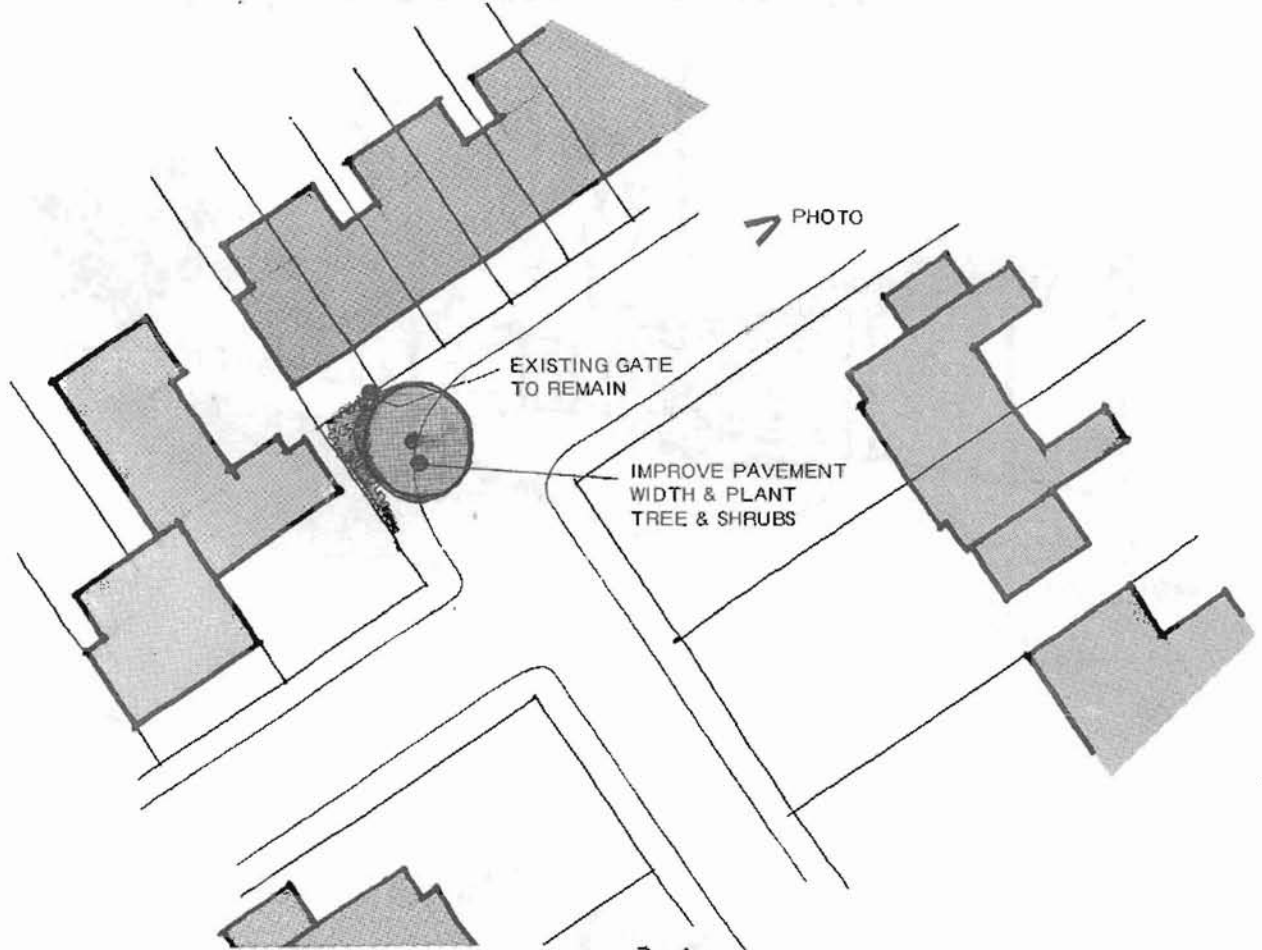
The Council will also improve the safety of the junction at the North end of Trafalgar Road and Gothic Road by introducing 'Give Way' markings at the western arm of Trafalgar Road.

#### 10.1.2 By the Post Office

There exists at present some overhead wiring and telephone posts and it would be desirable if they were to be replaced underground. This would be costly, and may not be practical in the near future, however, the Council will pursue the matter with the Post Office.

### 10.1.3 By the Residents

- (a) Improvement to some of the timber and brick boundaries and fences in Trafalgar Road is required.
- (b) Additional planting would also be desirable in groups along the front boundary of certain properties, helping to fill some of the apparent gaps.
- (c) The garage area mentioned in 10.2.1 (a) above could be tidied up and improved. This involves the repair of the existing garages and fencing and making new driveways, together with some extra planting of trees, creepers and bushes, thus helping to remove this small blemish from the area. (Diagram 6).



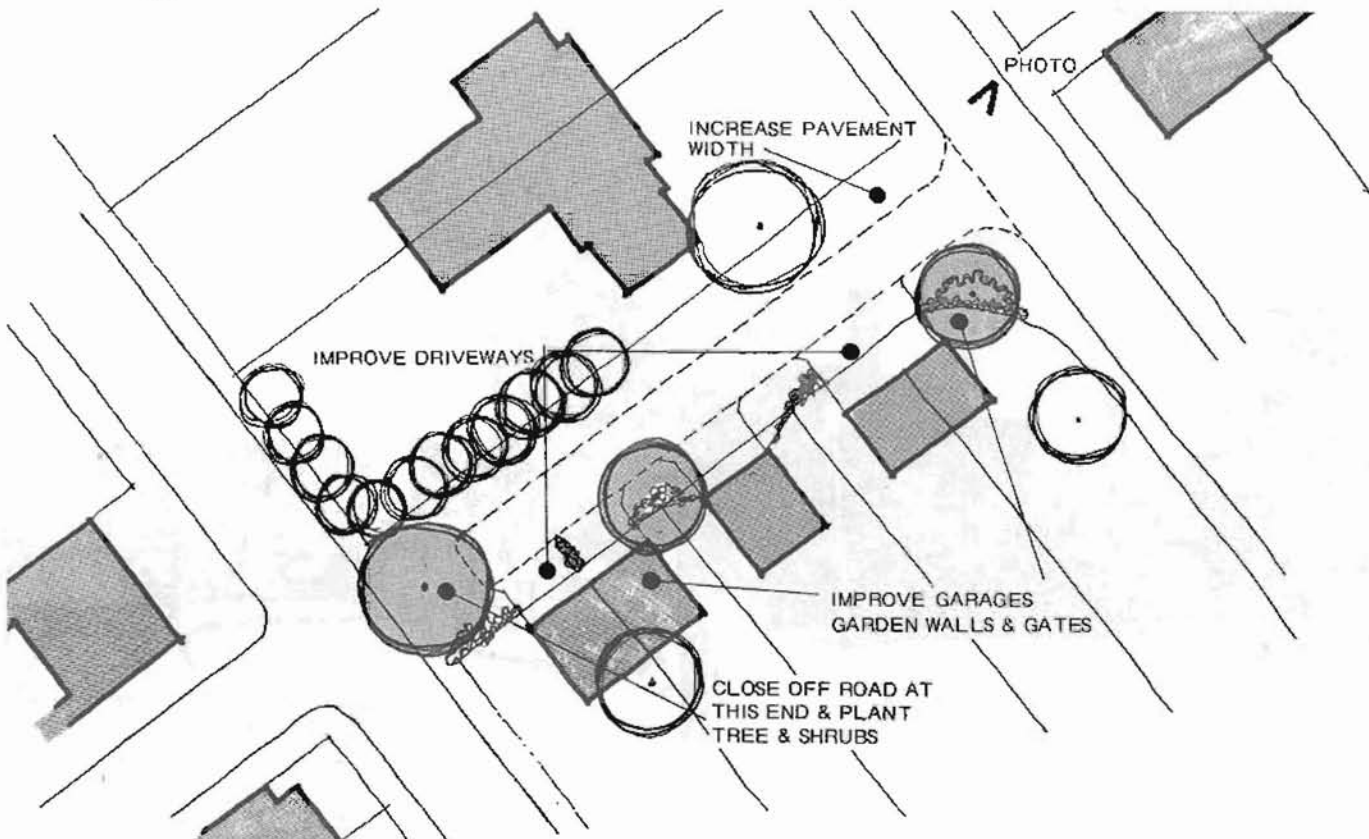
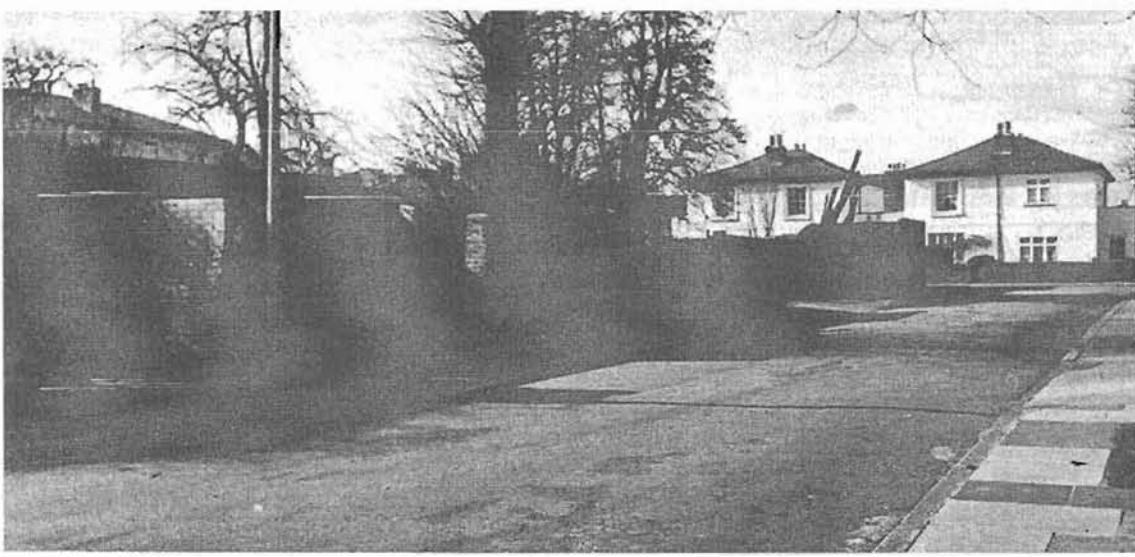
London Borough of Richmond upon Thames  
TRAFALGAR ROAD CONSERVATION AREA STUDY

Scale: 1:1250



DIAGRAM 5

Improvement  
Scheme 1



London Borough of Richmond upon Thames  
FALGAR ROAD CONSERVATION AREA STUDY

scale 1:1250



**DIAGRAM 6** Improvement Scheme 2

## 10.2 Policies

Article 4 direction.

10.2.1 Following from the Townscape Analysis of Trafalgar Road (Section 4) the problems observed in Section 8 and the guidelines discussed in Section 9, it is proposed to seek further control over the issues already mentioned which are currently "permitted development". This will entail seeking the approval of The Secretary of State for the Environment for a direction under Article 4 of the Town and Country Planning General Development Order 1977 which would mean that planning permission would be needed for any of the changes listed below and thus act as a safeguard in protecting the character of the area as it would apply to all properties within the Conservation Area.

- (a) All side extensions and garages regardless of size.
- (b) Change of materials to roofs and walls including rendering and painting of existing brickwork of any facade.
- (c) Alteration to roofs including the addition of roof dormers or roof lights and any change to the roof pitch.
- (d) Alteration to fenestration, in particular removal, addition or substitution of windows and doors.
- (e) Alteration to decorative details such as mouldings, architraves, plinth, string courses and glazing bars.
- (f) Changes to minor elements such as removal of chimney stacks; removal, alteration or addition of balconies, porches and canopies.
- (g) Alterations to and rebuilding of garden walls fences and gates.

### 10.2.2 Development control policies

If the Article 4 Direction is confirmed by the Secretary of State for the Environment, it is proposed that the following be adopted by the Council as development control policies against which applications will be considered on their individual merits.

Extensions and Alterations:

- (a) Extension to existing buildings and the erection of new garages will only be permitted when the proposal is in sympathy with and does not detract from the design of the existing building.
- (b) The size of the extension should be subordinate to the existing building; should have a narrower width, should maintain an adequate gap with the adjoining building and should be set back from the main facade.
- (c) Two storey extensions should preferably be designed with a sloping roof of the same pitch to blend in with the existing and single storey extensions, if with a flat roof, should incorporate a parapet.
- (d) Extensions should incorporate materials, windows, doors, mouldings, etc., in the same style as the existing buildings.
- (e) Wherever possible existing materials and decorative features should be re-used. Where not possible materials used should match existing, and decorative features be replaced with replicas.



- (f) Any additional accommodation in the roofspace of existing buildings should preferably be lit by means of roof lights, on the side and rear elevations only.

If dormer windows are necessary they should relate in position and size to the existing windows below (where these are the original window openings) and be located only at the rear.

- (g) Where extensions or alterations are carried out to one of a pair of semi-detached houses, the Local Planning Authority in considering similar development on the other dwelling will seek to retain a balanced appearance.
- (h) Any alterations or rebuilding of the means of enclosure to the front gardens should be sympathetic to the general character of the area.
- (i) The alteration or removal of minor elements such as chimney stacks, porches, balconies or canopies will not generally be agreed.

#### Demolition

- (j) There will be a strong presumption against demolition of any of the existing buildings except for extensions or outhouses which do not contribute to the character of the building.

#### Change of Use

- (k) Normally a change of use from the existing residential use will be resisted but conversion into flats will be considered having regard to the effect of any proposed works to the appearance and setting of the building and to good neighbourliness.

#### Trees and Landscaping

- (l) The removal of trees will only be allowed where a case is made on sound arboricultural grounds and it will normally be a requirement that suitable replacement planting takes place.
- (m) Topping, lopping or felling should only take place by approved Tree Surgeons under the supervision of the Council's Recreation Department.