Crown Road and Twickenham Park Conservation Area Study

ARTICLE 4(2)

nos. 1-13 Park Cottages

LONDON BOROUGH OF RICHMOND UPON THAMES
Planning and Building Control

Area no. 244/49
Part 1: Introduction

This document forms supplementary planning guidance, providing detailed interpretation of the Council's Unitary Development Plan (UDP) policies to be applied to nos. 1-13 Park Cottages, which are subject to an Article 4(2) Direction. The Direction was implemented as a result of the Crown Road and Twickenham Park Conservation Areas Study which was undertaken in accordance with the Council's policy ENV 10: Protection and Enhancement of Conservation Areas.

One of the concerns expressed by the public during the preparation of the Crown Road and Twickenham Park Conservation Areas Study was that incremental changes to individual properties are damaging the cohesive character of this unusual row of cottages. An Article 4(2) Direction removes specific classes of 'permitted development' i.e. types of minor alterations to the exterior of a house which normally do not require planning permission, so that certain proposed alterations become subject to planning control and planning consent must be sought.

Owner/occupiers of the cottages were consulted about the implementation of an Article 4(2) Direction and a majority were in favour. This supplementary planning guidance has been produced to indicate how these controls will be applied and to provide guidance for householders on the best care of their properties. A map showing the location of nos. 1-13 Park Cottages is shown below.

History

The cottages are sited within the area known as St. Margaret's which developed in the late C19th and early C20th with the arrival of the railway and the sub-division of the large estate called Twickenham Park. The cottages are brick and of simple design, forming a uniform terrace which is accessed by a private footpath which runs in front of the cottages. These charming cottages contrast with the surrounding buildings, which are grander and of larger scale, and pre-date most of them, having been built in the mid C19th. The siting of the cottages on a peninsula of land between two busy roads is unusual.

When you will need planning permission

Within conservation areas there are more extensive planning controls in that, as at October 1996, planning permission is required for roof extensions, external cladding and extensions larger than 50 cubic metres or 10% of the cubic content of the original house, whichever is the greater. Importantly, conservation area consent is required for the demolition in whole or part of most buildings and structures (including walls and outhouses).

The Council has designated the cottages as Buildings of Townscape Merit (BTM) to recognise their local importance in either architectural or historical terms. BTM designation means that when planning applications affecting such buildings are considered, attention is given to the potential impact on the building's character and setting, and demolition will not normally be allowed. As a result of the additional controls provided by an Article 4(2) Direction, most external works and alterations will require planning consent, but:

You do not need planning consent to:

- carry out maintenance and repair work to your property e.g. repainting of timber surfaces.
- repair or replace using materials, design and techniques exactly copying the existing form.
- carry out any work to the interior of your property.

As at October 1996, no fee is payable when a planning application is submitted as a direct result of the Article 4(2) Direction. When an application is submitted, the Council will consider the proposals within the framework set by this guidance note.

If work has commenced without the benefit of planning consent, an enforcement notice may be served (which requires you to return the building to its former state), followed in some cases by a stop notice preventing continuation of the work. Early consultation with the Council's planning staff is highly recommended and can avoid costly mistakes, however well intended.
Part Two:
General principles for repair/maintenance

The cottages have a distinct character and face specific problems, and detailed guidance is given in Part Three. However, there are general principles for repair/maintenance which also apply. The Council issues borough-wide guidance on a number of the topics covered here; a list is printed at the end of this document.

Roofs
Materials
Nos.1-13 park Cottages were originally roofed in Welsh slate. Welsh slate normally enjoys a life of over 50 years and is appropriate for the shallow pitch of these roofs. Artificial slates are usually not suitable since they fail to achieve the texture or profile of natural slate, and can be shiny in appearance. Replacement with tile, whether concrete or clay, is equally inappropriate; not only does it alter the appearance of the house but also introduces the possibility of structural damage due to the additional weight of these materials compared to that of the slates that the structure was designed to carry. Attention should also be paid to ridge tiles which should copy the original pattern.

Dormers and rooflights
Dormer windows will not be permitted as they cannot be built without severe disruption or even total destruction of the existing roof form. This is because to achieve a satisfactory amount of usable space, or the necessary staircase headroom would necessitate the use of a large box type structure.

Rooflights will not be acceptable where they would disrupt prominent roof slopes. However, they may be acceptable on rear elevations; this is specified in the guidance on the individual groups. Where they are stated as being permissible they should be of traditional design, flush fitting with the roof slope.

Chimneys
Whole or partial demolition of chimneys and removal of pots will not be permitted because of the positive contribution they make to the townscape and the character of the houses. If a chimney has to be demolished because it is unsafe, proof of its poor condition submitted to the Council before any demolition. After demolition the chimney must be rebuilt in a design to match the original.

Materials
The application of paint to previously unpainted brickwork will not be permitted. The best type of material for houses is that in which they were originally built. Painting such surfaces not only detracts from the character of the buildings but also becomes a maintenance burden which could otherwise be avoided. Painting does not necessarily improve weatherproofing or the lifespan of brickwork.

Pointing
Pointing refers to the act of filling the outer parts of the joints between bricks with mortar. Over time it may be necessary to repoint brickwork due to the effects of natural weathering. If carried out incorrectly, repointing can have an irreversibly damaging effect on both the building's character and its ability to remain weather tight e.g. mortar partially covering the brickwork would have this result.

The most common mistake is mixing a mortar which has an excessively high cement content; this makes the mortar impermeable and harder than the bricks themselves causing moisture to evaporate out through the bricks instead of the mortar. This results in salt deposition and subsequent frost action, causing eventual spalling of the bricks. A mix of 1 part lime, 1 part cement and 6 parts sand will normally be suitable. Removal of existing hard cement pointing should only be carried out by a specialist contractor using hand tools otherwise irreversible damage the edges of bricks may be caused.

The style of pointing is equally important, not only for aesthetic reasons but again because of the potential damage to brickwork caused by inappropriate pointing. The cottages covered in this guidance have flush pointing (see below). Weatherstruck or ribbon pointing must be avoided.

Alternate headers and stretchers

Alternate headers and stretchers used in each course.

Flemish bond and flush pointing
Cleaning brickwork
It is vital to take great care when undertaking the cleaning of brickwork since mechanical methods may scrape off the protective face of the bricks making them more susceptible to weathering, and pointing more difficult. Only a specialist should be employed to carry out such work, which may involve the use of a weak hydrofluoric acid solution.

Windows and doors
In all cases, replacement of windows and/or doors in anything other than the original design and materials will not be permitted. Repair should always be considered as the first option; even where a window appears to be rotten it can usually have elements spliced in with minimum disruption, thus avoiding wholesale replacement.

Glazing bar detail is very important because of its contribution to the character of a building, and as an historical record. The proportions of glazing bars have been carefully considered by the original designer in relationship to the rest of the house. Sealed unit double glazing usually requires thick glazing bars and will not, therefore, be permitted. The original windows can be made draught/wind proof through the installation of secondary glazing or weather stripping. PVCu and aluminium replacement windows are also not acceptable as they fail to achieve depth and detail of section, and quality of texture of the original window.

Standard 'off the shelf' manufactured products are unlikely to be suitable replacements for original doors and windows which can no longer be repaired. For best results it will be necessary to employ a joiner to make replacements which match the specification and detailed design of the original. The Council is happy to give advice on the correct specification and to provide lists of crafts people able to undertake such work (such lists are not recommendations.)

Porches
Except where they are part of the original plan, new porches are almost always unacceptable since they detract from the intended design and can hide or even destroy important features around doors, such as bracketed hoods and/or brick detailing.

Front boundaries
The cottages have well defined front boundaries; these should be treated with respect. The removal of walls, railings and hedges can result in the breakdown of the character created by soft landscaped front gardens that have a clear relationship with the public realm.

Satellite Dishes
Because of their prominence satellite dishes can detract from the character and appearance of houses. Dishes on front elevations, or where the rear elevation is equally visible to public view, will not be acceptable. Only dishes that are discreetly sited will be considered acceptable; the following guidance specifies where this is the case.

Burglar Alarms/Meter Boxes
Where these are positioned on the external face of a building, this should be done as discreetly as possible, in particular avoiding features of special interest such as brick banding, cornices and window/door surrounds.

Part Three:
Detailed guidance for 1-13 Park Cottages

This section provides detailed guidance, for the cottages affected by the Article 4(2) Direction, to which the Council will refer when considering proposals for alterations and improvements to the cottages. Owners will also find this guidance useful when considering undertaking such work.

Inevitably, whilst every effort has been made to cover all eventualities, there may be circumstances where proposed alterations are not covered by this guidance. In these cases you should contact the Council, preferably in writing, for clarification on whether planning permission is required.
Preferred form of cottages: model to be emulated

Roof
The terrace has a simple, shallow pitched grey slate roof. Ridge tiles should be grey clay and angled as opposed to half round (currently there is a variety of tiles, some grey, red and even interlocking) and the ridge line is broken between nos. 10 and 11 by a change in level. The overall roof form is asymmetric being terminated in a hip over no. 1 and by a parapetted gable at no. 13.

Rectangular chimneys punctuate the roof; each is shared by two cottages and should be topped by four cream coloured, clay chimney pots (see illustration overleaf). Gutters are semi-circular in profile and down pipes are circular in section, both are relatively narrow in diameter; existing rainwater hoppers should also be retained. All rainwater goods should be cast iron, painted black.

Front elevations
These should be in London stock bricks in Flemish bond (see previous page) with flush pointing. The facade was designed to be flat with no porches or bay windows. Each cottage should consist of a front door and a single window on ground and first floor arranged one above each other.

The window openings should have flat, gauged, soft red brick arches, whereas the door openings should be formed by gauged, three centred arches in the same type of brick (see illustration). Cills should be stone and of simple rectangular section and be painted white.

Windows
The original window design is a 2 over 2 paneled, hornless, timber sliding sash with narrow sectioned glazing bars. The window reveals should be painted white. See illustration overleaf.

Doors
Doors were set almost flush with the brickwork, into their arched openings. The space beneath the underside of the arch and above the door should be solid, white rendered masonry. Doors should be unglazed, painted timber with six raised and fielded panels, see illustration overleaf.

Boundary treatment
The small front gardens should be separated from neighbouring cottages by low, timber trellis or picket fences (approx. 4ft high). The front boundaries were originally formed by low brick walls with a stone coping, topped by simple iron railings running between pairs of brick gate piers.

The piers should be unpainted brick with a stone band and capping. Low gates were suspended between them although it is difficult to establish what the design of these was. See detailed illustration overleaf.
Problems affecting appearance of the cottages

The illustration below shows some of the common inappropriate alterations affecting nos. 1-13 Park Cottages which include:

Problems
- Loss of chimney pots
- Inappropriate ridge tiles
- Painting and/or rendering of brickwork
- Replacement windows in non-original form e.g. aluminium, PVCu frames
- Loss of window opening detail
- Addition of porches
- Loss of original boundary treatments
- Shutters to first floor windows

Detailed guidance

This must be read in conjunction with general guidance in Part Two.

Window details

Roof form
- Ridge tiles should be grey and angled not half round.
- Original chimney pots should be retained, missing ones should be reinstated to match (see illustration).
- New rainwater goods must match existing.
- No roof lights or dormers should be installed into the front roof slope.

Front elevations
- Removal of existing porches will be welcomed (Conservation Area Consent may be required, check with Council)
- Satellite dishes should be sited on rear elevations (planning permission will be required if the dish is above a certain size)
- Remove shutters from first floor windows when possible.

Windows and doors
- Changes to the design of original window and door openings will not be permitted. Restoration of those which have already been altered would be welcomed.
- Doors and windows should be as detailed in illustrations above and opposite.
**N.B.** There is no requirement by the Council to replace existing non-original features unless and until work is intended by owners as part of general repair or improvement.

However, early replacement of poor quality or inappropriate features would be welcomed as of great benefit to the terrace and would improve the value of the group.

This Guidance was approved by the Planning and Transport Committee on 29th October 1996 and published in May 1997. The cover illustration was produced by James Openshaw for the London Borough of Richmond upon Thames.
## 1-13 Park Cottages: Record of current appearance

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