

Castelnau

conservation area study



nos. 1-7 Castelnau Row



LONDON BOROUGH OF
RICHMOND UPON THAMES
Planning and Building Control

Area no.
25

Part One: Introduction

This document forms supplementary planning guidance, providing detailed interpretation of the Council's Unitary Development Plan (UDP) policies to be applied to nos. 1-7 Castelnau Row, which are subject to an Article 4(2) Direction. The Direction was implemented as a result of the Castelnau Conservation Area 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 Castelnau Conservation Area Study was that incremental changes to individual properties are damaging the cohesive character of this unusual group 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. 1-7 Castelnau Row is shown overleaf.

History

The 1822 map of Castelnau shows that it had changed little over the preceeding centuries; there were no roads, no houses, the land was open farmland and there was no bridge. All this changed in 1825 when the construction began on the first Hammersmith Bridge. New roads, Castelnau and Lonsdale Road, were built to connect the bridge to Putney and Barnes. Major Boileau astutely acquired land on both sides of Castelnau but did not start to develop it until the 1840's.

Castelnau Row consists of seven small cottages arranged around a rectangular lawn, tucked behind the public house built in 1842 and originally called the Boileau Arms. The cottages are accessed via a long narrow pathway from Lonsdale Road and cannot be seen from the road. Castelnau Row was built in 1864 and was the last of three separate groups of cottages to be built in this backland area (see map overleaf). The other two groups, Castelnau Place and Gothic Cottages, have since been demolished. The survival of such an unusual group of

simple brick cottages is important as a record of the development of the area and also because they contrast with the surrounding buildings, which are much larger and of an altogether grander scale.

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 & structures (inc. walls, outhouses).

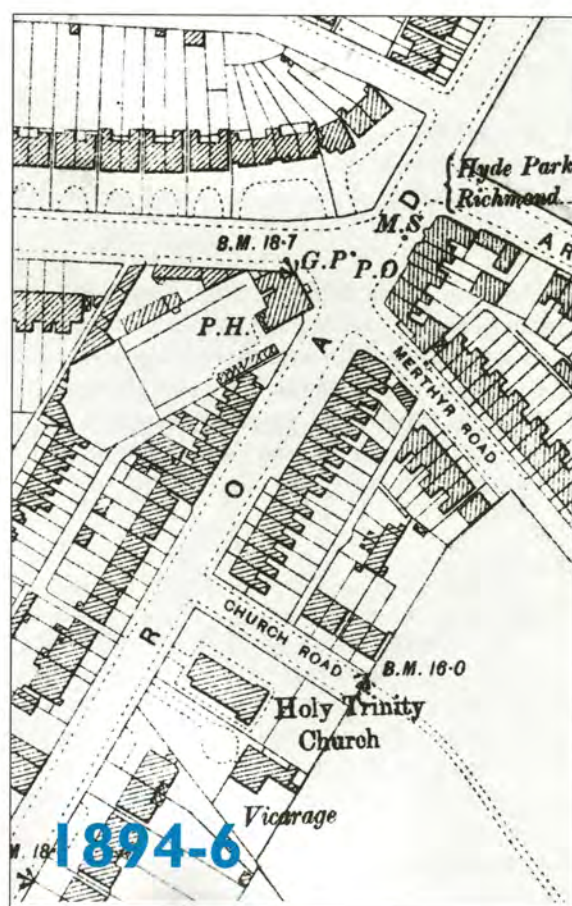
The Council has designated the cottages as Buildings of Townscape Merit (BTM) to recognise their local importance in either architectural or historical terms. BTM designation means that when planning applications affecting such buildings are considered, attention is given to the potential impact on the 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 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 on these 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. 1-7 Castelnau have slate roofs. 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 detailed guidance which follows. 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 houses. If a chimney has to be demolished because it is unsafe, proof of its poor condition must be submitted to the Council *before any demolition*. After demolition the chimney must be rebuilt in a design to match the original.

Materials

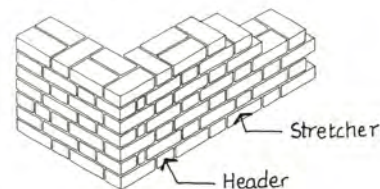
The application of paint to previously unpainted brickwork will not be permitted. Painting such surfaces not only detracts from the character of the buildings but also becomes a maintenance burden which could otherwise be avoided. Painting does not necessarily improve weatherproofing or the lifespan 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 weathertight e.g. mortar partially covering the brickwork would have this result.

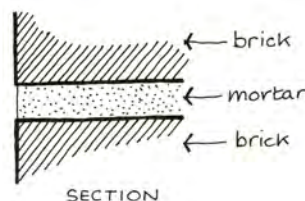
The most common mistake is mixing a mortar which has an excessively high cement content; this makes the mortar impermeable and harder than the bricks themselves causing moisture to evaporate out through the bricks instead of the mortar. This results in salt deposition and subsequent frost action, causing 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. Weatherstruck or ribbon pointing must be avoided.



Alternate headers and stretchers used in each course.

Flemish bond



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 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 craftspeople 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.

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 detailed guidance specifies preferred location.

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 nos. 1-7 Castelnau Row

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 works.

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.



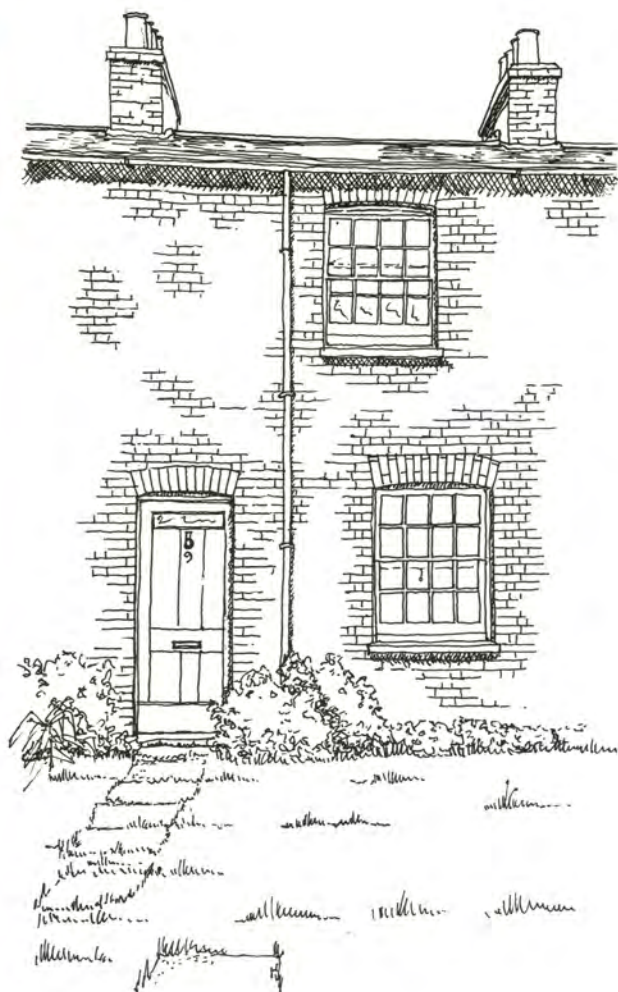
no. 3 Castelnau Row

Preferred form of cottages: model to be emulated

Roof form

The cottages have a simple, shallow pitched grey slate roof. Ridge tiles should be red clay and angled as opposed to half-round (currently there is a wide variety of tiles; some grey, red and even interlocking). The overall roof form is L-shaped with each end terminated by a gable, the gable at no.1 has a parapet.

Rectangular chimneys punctuate long section of roof over nos. 2-7; each cottages has its own chimney which was should be topped by four red clay chimney pots. See illustration below. Gutters and down pipes were narrow diameter, cast iron, painted black, with a rainwater hopper at the junction between the two sections of roof.



no. 9 Castelnau Row

Front elevations

These should be in London stock bricks in Flemish bond 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 and door openings should have shallow, brick arches in the same brick (see illustration). Cills should be stone and of simple rectangular section and be painted black

Windows

The original window design is an 8 over 8 pane hornless, timber sliding sash with simple glazing bars. The window reveals should be painted white. See illustration.

Doors

Doors were set into shallow arched openings. Doors should be timber, 6 panelled, bead and flush with a rectangular, glazed slot cut into the top rail. The bottom rails should be of a thicker section of timber and project beyond the face of the rest of the door.

Letter boxes have been inserted into the doors at a later date in a variety of positions, they should be sited centrally in the middle rail. Door knockers and house nos. should be fixed centrally below the narrow fanlights. Doors should be painted white. See detail.

Shared lawn

A small grass courtyard is lined by the cottages on two sides and high brick walls on the other two sides. There should be no physical sub-divisions between neighbouring cottages e.g. walls and fences.

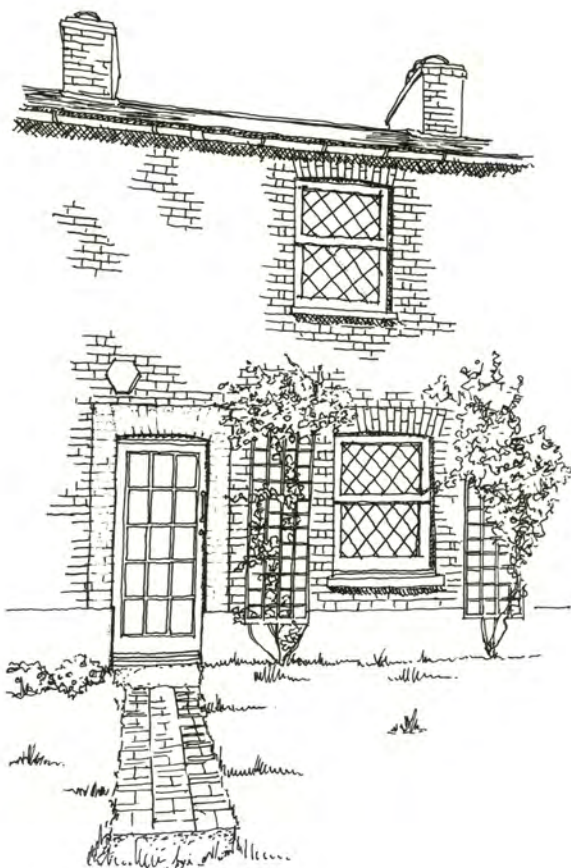
Each cottage has a path from the main path, leading to its front door which should consist of single concrete paving stones laid simply into, and separated by the turf. Several small trees are dotted around the lawn with planted borders against the garden walls.

Problems affecting appearance of cottages:

The illustration below shows some of the common problems affecting nos. 1-7 Castelnau Row which include:-

Problems:

- Loss of chimney pots
- Inappropriate ridge tiles
- Painting of brickwork
- Replacement windows in non-original form e.g. hardwood or PVCu frames, diamond pattern fenestration.
- Replacement of original front doors with 'off the peg' versions in inappropriate design and finish e.g. fully glazed.
- Loss of original rainwater goods
- Obtrusive security alarms
- Timber trellis to front elevations.
- Inappropriate front paths



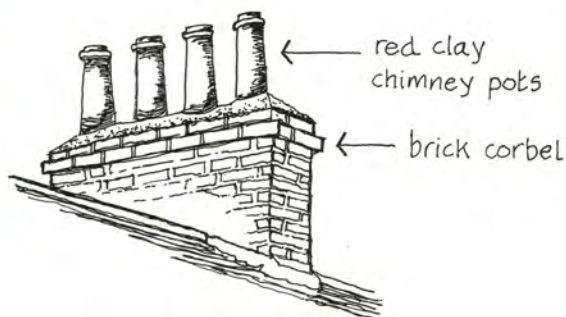
Detailed guidance

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

Roof form

Ridge tiles should be red and angled not half round. Original chimney pots should be retained, missing ones should be reinstated to match (see illustration). Rainwater goods should be black, preferably cast iron, narrow either circular or semi-circular in section.

No roof lights or dormers should be installed into the front roof slope.

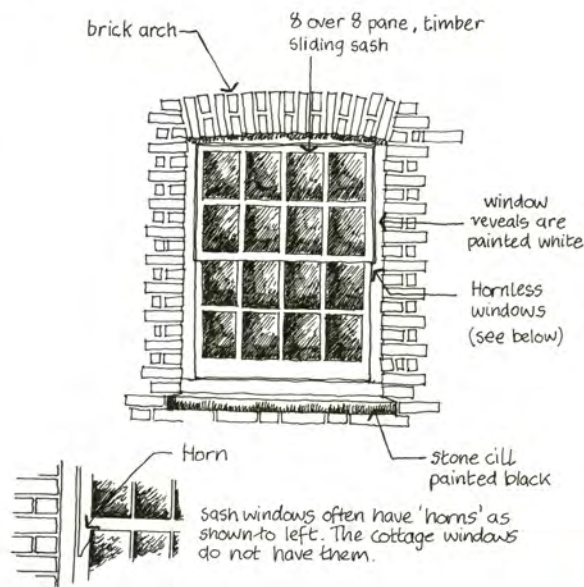


Chimney detail

Windows and doors

Doors and windows should be as detailed illustration below. 'Off the peg' doors e.g. fully or half glazed, PVCu or unpainted hardwood are **not** acceptable as the design, detailing and materials are not of a suitable standard.

It should be noted that lattice or diamond panes in windows are not acceptable as are PVCu or aluminium window frames.



Window detail

Front elevations

No porches

Satellite dishes should be sited on rear elevations.

Remove timber trellis and resite alarms more discreetly when possible.

Remove paint from face of brickwork when possible.

Shared courtyard

No fences or walls will be permitted to separate the frontages of neighbouring cottages. Front paths should be siple paving slabs laid as stepping stones with turf separating them.

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 cottages and would improve their value as a group.

This guidance was approved by the Planning and Transport Committee in October 1996. The cover illustration was produced by Jasper Goodall.



SECTION

Door details

Nos. 1-7 Castelnau Row: Current appearance

Detail	no.1	no.2	no.3	no.4	no.5	no.6	no.7
roofs							
chimney	?	*	*	*	*	*	*
red clay chimney pots	?	4	0	1	3	4	3
natural slate	*	*	*	*	*	*	*
red ridge tiles	*	*	*	*	*	*	*
grey ridge tiles	*	*	*	*	*	*	*
grey pvc rainwater goods	*	*	*	*	*	*	*
front elevations							
fair-faced brickwork	*	*	*	*	*	*	*
painted brickwork around door	*	*	*	*	*	*	*
rendered base	*	*	*	*	*	*	*
brick arches intact	*	*	*	*	*	*	*
timber trellis	*	*	*	*	*	*	*
windows							
original windows	*	*	*	*	*	*	*
uPVC replacement	*	*	*	*	*	*	*
black cills	*	*	*	*	*	*	*
white cills	*	*	*	*	*	*	*
doors							
original timber door	*	*	*	*	*	*	*
modern replacement	*	*	*	*	*	*	*
other							
security alarms	*	*	*	*	*	*	*
exterior wall mounted light	*	*	*	*	*	*	*