Hampton Hill High Street

conservation area study

ARTICLE 4(2)
nos. 91 - 93 High Street

LONDON BOROUGH OF RICHMOND UPON THAMES
Planning and Building Control

Area no. 38
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. 91-93 High Street, which are subject to an Article 4(2) Direction. The Direction was implemented as a result of the Hampton Hill 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 Hampton Hill Conservation Area Study was that incremental changes to individual properties are damaging the cohesive character of this pair 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. This supplementary planning guidance has been produced to provide guidance for householders on the best care of their properties. A map showing the location of nos. 91-93 Hampton Hill High Street is shown below.

The properties are sited within the area known as Hampton Hill which has a diverse character representing gradual growth of the original linear village centre to the edge of the park. Nos. 91 & 93 are constructed from brick with restrained stucco embellishment, they are of simple design, and form a matching pair.

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 andouthouses).

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 properties 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. 91-93 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/hip tiles which should copy the original pattern.

Dormers and rooflights
Dormer windows will not be permitted on these properties 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 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 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. The best type of material for houses is that in which they were originally built. Painting brick 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 one part lime, one part cement and six 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 properties covered in this guidance originally had flush pointing. Weatherstruck or ribbon pointing must be avoided.
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 are beyond further repair. For best results it will usually be necessary to employ a joiner to make replacements which match the specification and detailed design of the originals. 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).

Door detail nos. 91-93 High Street

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 plasterwork mouldings and/or brick detailing.

Front boundaries
The removal of walls, railings and hedges can result in the breakdown of the character created by soft landscaping in restricted front gardens that have a clear relationship with the street. Such removal will be resisted.

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

This section provides detailed guidance for the properties affected by the Article 4(2) Direction to which the Council will refer when considering proposals for alterations and improvements to the houses. 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.

Preferred form of properties

Roof form
The pair have a simple, shallow pitched grey slate roof; the overall roof form is hipped and symmetrical between the pair. The ridges and hips should be formed by red clay tiles. The ridge line is broken between nos. 91 and 93 by rectangular stock brick chimney stack punctuating the roof; it is shared by the two properties and is topped by the original eight cream coloured, square section clay chimney pots. Corbelled brickwork forms the head of the stack. See illustration below.
Rainwater goods should be cast iron, of circular section and painted black. No. 91 has its original and preferred lead flashings, whereas no. 93 has inferior quality cement flashings.

Front elevation.
Built as a matching pair in London stock brick in Flemish bond with flush pointing. The facade was designed to be flat with no projecting porches or bays. Decoration is achieved via simple clean lined window mouldings and semi-recessed porch. Each property should consist of a front door with single window above, with matching sash and mouldings adjacent. Ground floor windows should align with the above. Plaster-work mouldings should be more ornate to both the front door head and ground floor window heads; the heads of both should align.

Plaster-work quoins (non-rusticated) should run full-height to the front elevation corners of both properties. A plaster-work plinth should run the length of the front elevation of the pair, the height of this plinth should align with the base of the entrance pilasters to no. 93. Pilasters to no. 91 have been subject to alterations.

Decorative elements are to the front elevations only; side and rear elevations should be plain stock brickwork with gauged arches to openings.

Windows
The original window design is a 12 pane sash consisting of 4 large central panes and 2 sets of balanced 4 pane side margins. The top sash to the ground floor window only has arched heads to top sash upper most panes, those to the margins differ from those to the central pane. (See illustration). All sliding sashes are hornless, with narrow section glazing bars.

The plasterwork to window/door reveals and mouldings are painted white. Fenestration to side elevations consists of simpler six panes sliding sashes.

Doors
The doors to these properties should be recessed within entrance porch mouldings, and consist of a 2 panel painted timber unglazed moulded wood door with fixed top-light over.

The whole should be set in a square rendered opening with flat tapered pilasters flanking the entrance.

There should be a weathered stone step to both properties, that to no. 91 has regretably been painted. Both properties appear to have non-original glazing to over-light, and no. 91 has a non-original 1/2 glazed door.

Boundary treatment
The small enclosed front gardens act as a landscaped buffer between the properties and the back-edge of the pavement. Gated entrances should be directly aligned to the front doors. Front boundary should be fronted with picket style fencing with low gates, existing treatments are both non-original.
Problems affecting appearance of properties

The problems affecting nos. 91-93 Hampton Hill High Street include:-

Problems:
- Non-original glazing to over-lights nos. 91 & 93
- Inappropriate ridge tiles no. 91
- Painting and/or pebble-dashing of brickwork (rear elevations)
- Non-original front door no. 91
- Loss of window opening details
- PVC rainwater goods nos. 91 and 93
- Loss of original boundary treatments
- Painted stone step no. 91
- Loss of detail to plaster-work moulding door pilasters no. 91
- Loss of corbel feature to ground floor window no. 91
- Intrusion on roof-line of s.v.p. no. 91
- Inappropriate re-pointing to no. 91
- Poorly maintained fascias to no. 93
- Inappropiate cement fillets to roof no. 93

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

Roof form
Ridge/hip tiles should be red and angled not half round. Original chimney pots should be retained.
New rainwater goods should be cast-iron.
No roof lights or dormers should be installed into the front or side roof slopes. If re-roofing is to occur it should be in natural slates. Use of roof space as habitable space is unsuitable due to shallow pitches, under-boarding of slope with insulation to create a warm roof is not encouraged, as roof vents will be required to comply with the building regulations.

Front elevations
Changes to the design of the semi-recessed porch will not be permitted. Satellite dishes should be sited on rear elevations.
Replace non original top-lights and front door when possible. Re-pointing when it occurs should be flush.

Windows and doors
Changes to the design of original window and door openings/mouldings will not be permitted. Restoration of those which have already been altered would be welcomed. Decorative plasterwork should be painted white. Doors should be as detailed illustration overleaf. Painted stone-work should be cleaned.

Boundary treatment
Removal of front boundary definition will not be permitted.
Restoration of front boundaries as detailed illustration below would be welcomed. Fences between dwellings should be low timber trellis or picket.

Potential threats

- re-roofing in material other than slate, e.g. concrete pan tiles
- losses in original glazing pattern, use of inappropriate materials, e.g. PVC or aluminium
- inappropriate ridge tiles
- inappropriate boundary treatments
- removal of chimney pots

Potential threats to appearance of houses.