Hampton Wick

conservation area study

ARTICLE 4(2)

n. 75 & 77 High Street

LONDON BOROUGH OF RICHMOND UPON THAMES
Planning and Building Control

Area no. 18
Part One: Introduction

As part of a continuing programme of assessment, the Hampton Wick Conservation Area Study was approved by the Council's Planning and Transport Committee in 1996. The study is a comprehensive document providing a framework of proposals for the preservation and enhancement of the area's special character. The study was subject to extensive public consultation and one of the concerns expressed was the problem of incremental changes to individual properties damaging their cohesive character.

Consequently, owners/occupiers of the buildings were consulted on the possibility of the Council making Article 4(2) Directions. A majority were in favour so three Directions were made. 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.

This leaflet has been produced to indicate how these controls will be applied and to provide guidance for the affected householders on the best care of their properties. A map showing the location of nos. 10-12 Lower Teddington Road, 75-79 High Street and 52-70 Park Road is shown overleaf. The guidance is divided into general principles and detailed advice specifically for each of the three groups of properties.

Nos 75 - 79(odd) High Street form an C18th terrace of two storey properties with a mansard roof form. The character of these properties is conveyed through simple detailing which once altered disrupts the whole cohesiveness of the terrace.

10 - 12(even) Lower Teddington Road are a pair of Victorian brick houses as with the above properties their simple architectural details and uniformity gives them their character.

Nos. 52-70(even) Park Road are an attractive terrace of cottages set back from the road by long narrow front gardens with picket fencing to the boundary. The long narrow sites of the individual properties shows the early development of the area which probably date from 1700.

When you will need planning permission

Within conservation areas there are more extensive planning controls in that 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, which ever 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 Unitary Development Plan (UDP) contains policies which relate to conservation areas. The Council has also designated the buildings as Buildings
of Townscape Merit (BTM), which recognises 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.

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. re-painting 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.

No fee is payable when a planning application is submitted as a direct result of the Article 4(2) Direction, and a drawing to scale showing the proposed works will normally be required.

When an application is submitted, the Council will consider whether it fits into the street scene, roofscape and general pattern of development of the area and whether its effect on the conservation area is acceptable.

Once consent is obtained, the works may be carried out at any time within the five year period for which a planning permission is normally valid. A permission may carry conditions which the Council considers necessary to ensure work and materials are of an appropriate standard. If planning permission is refused, you may appeal to the Department of the Environment against the Council’s decision.

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:
Common Features

These buildings have a distinct character and face specific problems and detailed guidance is given in Part Three. There are also more general principles which apply to all such important groups of houses. These are dealt with here to avoid repetition throughout the guidance. Householders should also be aware that 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. 75-79 High Street, 10-12 Lower Teddington Road and 52 - 58 Park Road were originally roofed in Welsh slate. Welsh slate normally enjoys a life of over 50 years and is appropriate for the 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 structure was designed to carry. Attention should also be paid to ridge tiles which should copy the original pattern.

Nos 60-70 Park Road were originally roofed in clay pantiles which give the roofs their distinctive profile and warm colour. Replacement with concrete tiles is rarely acceptable as often these have a plainer profile and duller colour which lack the subtle overall form and patina of age of the clay tiles.

Dormers and rooflight
Apart from nos. 75-79 High Street where original dormers already exist, dormer windows will not be permitted on any of the specified houses 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 useable 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 and side elevations. Where they are 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 street scene. The chimneys are an important part of the character of a group and can act as a strong cohesive element. If a chimney has to be demolished because it is unsafe, proof of its poor condition should be submitted to the Council before any demolition. After demolition the chimney must be rebuilt in a design to match the original.

Materials

The best type of material for houses is that in which they were originally built. The buildings on the High Street and Lower Teddington Road were constructed in fair faced brick with gauged arches to structural openings. The application of paint to previously unpainted brickwork will not be permitted, not only does it detract 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. Where inappropriate painting has taken place in the past the Council may be able to give financial aid in the form of grants or loans for its removal, which must be carried out by a specialist. (See also cleaning brickwork).

The majority of the buildings in Park Road are rendered and painted white, removal of the render not only damages the brickwork but also disrupts the uniform appearance of the group.

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 re-point brickwork due to the effects of natural weathering. If carried out incorrectly, re-pointing 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 to the edge of the 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 buildings in this guidance should be finished with a flush joint. 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.

**Windows**

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 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.

**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**

In those groups of houses which 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 street; many features, such as decoratively tiled paths, may also be lost.

**Satellite Dishes**

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

**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 buildings affected by each of the Article 4(2) Directions. The buildings and their specific details are described and illustrated to provide an ideal example to be emulated.

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 houses; model to be emulated

10-12 Lower Teddington Road

Roof Form
The terrace has a simple, shallow pitched grey slate roof with a ridge composed of grey tiles. The overall roof form is a symmetrical pitch with gabled ends. The division between the two properties at roof level is in the form of a parapet with a chimney set in the middle of the roof rather than at the ridge. The chimney is topped by four cream-coloured clay pots. The gutters are cast iron and the downpipes are PVCu with narrow diameters.

Front Elevations
These are in London stock bricks with two bands of red bricks at window head level on each storey. The bricks are laid in Flemish bond, unfortunately the flush pointing has been replaced with more prominent weatherstruck joints. The facade was designed to be flat with no porches or bay windows. The window and door openings have gently cambered, gauged, soft red brick arches. Cills are stone and of simple rectangular section and are painted white.

Windows
The original window design consists of 2 paneled timber sliding sashes with narrow sectioned central glazing bars. The upper sashes have unusual curved top rails which are of interest and all have horns at the meeting rail.

Doors
The timber four panel beaded and flush door to number 10 is more historic although the lock rail has had some timber added. Number 12 has timber door composed of six raised and fielded panels.

Boundary Treatment
The small front gardens are delineated by a picket fence of about 1.2 metres in height. The soft landscaping gives the front areas an appropriate setting to the buildings behind accentuating the change from public to private space.

75-79 High Street

Roof form
The terrace has an usual roof form for the area; it is a mansard roof to the eaves with half hips at either end. The slope of the lower section is very steep, greater than 70 degrees. The roof covering is natural slate with a lead dressing at the junction of the two roof slopes and grey clay ridge tiles. Rectangular chimneys punctuate the roof, the northerly two properties share a chimney stack. For each house there were originally four red clay chimney pots. The roof void is used as habitable space with one dormer to each house. The dormers are narrower than the width of the windows below and only protrude to a minimal extent from the roof slope. The windows are two light side hung casements with lead cheeks.

Front elevation
These are in London stock bricks in Flemish bond with flush pointing which has darkened with pollution and weathering. No. 79 has been re-pointed with weatherstruck pointing so the joints are more prominent disrupting the uniform appearance of the elevation as a whole. The two end properties have a front door with blind window above and a single window on ground and first floor arranged one above each other. The centre house has a window rather than blind window above the door. The window openings have flat gauged yellow brick arches. Cills are stone and painted white. Nos. 77 and 79 have fire certificates on their front elevations which have historic interest and should be retained.

Windows
The original window design is 3 over 8 paneled, hornless, timber sliding sash with narrow sectioned glazing bars. Only one of these windows remains at the upper level of number 75. Most have been replaced by 2 over 2 paneled sashes but unfortunately no. 77 has recently had single pane PVCu sash style windows inserted.

Doors
Doors are painted timber of various designs. No. 75 is a four panel raised and fielded door (this is the oldest design). No. 77 is a flush door and no. 79 is a modern six panelled door with mouldings.

Porch
All the properties have a simple timber porches added probably in the 1950s. They have flat roof supported by a plain bracket. The porch to no. 75 has lost part of its top and cornice which could be repaired.

Boundary Treatment
The small front gardens at present have a poor boundary treatment with unsatisfactory front walls. These could be improved by rebuilding the walls with good quality bricks and to a unified design for the terrace.
**52-58 Park Road**

**Roof form**
This terrace has a simple, shallow pitched grey slate roof with a ridge composed of grey tiles. The overall roof form is symmetrically pitched with gabled ends. The roof is continuous along the terrace with no delineation between each property except for that indicated by the square chimney stacks with four dark grey pots located centrally in the roof between the properties.

**Front Elevation**
These are white painted render with a smooth finish and some lining out. The facade was designed to be flat with no porches or bay windows. The window openings have flat lintels with raised work in the form of flat arch with keystone and stone rectangular section cills. Each property has a front door with a single window on the ground and first floor arranged one above the other.

**Windows**
The original window design is six over six pane timber sliding sashes with narrow sectioned glazing bars and no horns.

**Doors**
The original design appears to be 6 panelled raised and fielded doors, however number 56 has a half glazed timber door which is not only inappropriate for the architectural style of these properties but it also disrupts the uniformity of the terrace.

**Canopies**
All the properties have simple flat roofed canopies carried on simple brackets.

**Boundary Treatment**
The long narrow front gardens are full of vegetation giving a rural aspect to the streetscene and providing privacy for the houses from the road. The front boundaries in the main have a picket fence of about 1 metre in height; only number 54 has a hedge instead.

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**60-70 Park Road**

**Roof Form**
The terrace has a simple, shallow pitched pantiled roof with orange clay ridge tiles. The majority of the properties have the original orange clay pantiles but numbers 64 and 66 have modern brown concrete tiles with a different profile.

**Front Elevation**
These properties are a brick construction which have either been painted or rendered to give the terrace a uniform white finish. However recently two properties have had the render removed which has not only revealed damaged brickwork but also the re-pointing is very crude weathered and pointing.

**Windows**
The original windows are timber two light side hang casement windows.

**Doors**
It does not appear that any original doors survive but the nature of the architecture suggested that the original doors were simple may be timber latched and braced. The addition of glazed doors is not appropriate for these properties.

**Porches/Canopies**
The addition of porches to these simple unadorned properties detracts from the overall architectural form as the porches tend to be relatively large structures which become visually dominant. The addition of monopitched canopies, similar to that on number 60 are however acceptable as the visual intrusion is less obtrusive.

**Boundary Treatment**
Most of the front boundaries are delineated by picket or timber fences and gates which relate to the well landscaped gardens and the more rural quality of the surroundings in the vicinity of the park. The western most properties have brick walls which are too solid, the permeable character created by soft landscaping and picket fencing should be retained.
Nos. 60-70 Park Road have suffered most from inappropriate alterations and ‘improvements’, the most common of which are outlined below.

Problems affecting appearance of nos. 60-70

- Removal of render exposing poor quality brickwork, and re-pointing with weatherstruck joint. The changing from white render or paint to exposed brickwork also interrupts the visual appearance of the terrace.
- Pebbledashed chimney stacks
- Inappropriate concrete pantiles of poor design
- Addition of porches
- Loss of boundary treatments and alteration of materials from picket fences to walls.
- Loss of front garden soft landscaping
- Addition of shutters

Acknowledgements

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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 Shop-fronts 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 Guidelines for Small Housing Sites
no. 7 Guidelines for the Siting of Satellite Dishes and other Communications Apparatus
no. 8 Design Guidelines: Wildlife in Gardens
no. 9 Design Guidelines for Nature Conservation and Development
no. 10 Security by Design

Conservation Area Studies

Area 1: Barnes Green
Area 2: Kew Green
Area 9: Twickenham Green
Area 10: Trafalgar Road
Area 11: Hampton Court Green
Area 12: Hampton Village
Area 18: Hampton Wick
Area 25: Castelnau, Barnes
Area 27 & 37: Teddington Lock and High Street, Teddington
Area 30 & 31: St. Matthias and Sheen Road
Area 38: Hampton Hill High Street
Area 49 & 24: Crown Road and Twickenham Park, St. Margaret’s
Area 57: Old Deer Park

Article 4 Guidance

Barnes Green Study: The Lion Houses
Hampton Wick Study: 10-12(odd) Lower Teddington Road, 75-79(odd) High Street, 52-58(even) and 60-70(even) Park Road,
Crown Road and Twickenham Park Study: nos. 1-13 Park Cottages
Castelnau Study: nos. 1-7 Castelnau Row
Hampton Hill Study: 91-93 High Street

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