CONTENTS

HISTORY OF THE ESTATE .......................................................... 1
PLANNING POLICY .................................................................. 1
THE AREA'S SPECIAL CHARACTER ....................................... 2
WHAT NEEDS PLANNING PERMISSION? WHAT IS APPROPRIATE? .... 3
ALTERATIONS AND EXTENSIONS ........................................ 3
THE ARTICLE 4(2) DIRECTION ........................................... 3
THE SCHEDULE ................................................................ 3
PROPERTIES AFFECTED ..................................................... 4
MAP OF CONSERVATION AREA AND ARTICLE 4(2) ............... 4
WORK ON TREES ................................................................ 5
NEW BUILDING .................................................................. 5
NON-RESIDENTIAL USES .................................................. 6
CONVERSION TO FLATS ................................................... 6
EXTENSIONS .................................................................... 6
REPAIRING, ALTERATION AND RESTORATION .................... 7

PROTECTING AND RESTORING ORIGINAL FEATURES ........... 8
WINDOWS ....................................................................... 8
ORIGINAL VICTORIAN FEATURES (ILLUSTRATION) ............ 8
DOORS ......................................................................... 9
FRONT EXTENSIONS AND PORCHES .................................. 10
STUCCO ....................................................................... 11
CANOPIES .................................................................... 11
ROOFS .......................................................................... 11
HOUSE WALLS ................................................................. 12
FRONT GARDENS ............................................................. 12
BOUNDARY WALLS AND FENCES ...................................... 12
PATHS .......................................................................... 13
SATELLITE DISHES, METER BOXES, FLUES, ETC. ................. 14

IF YOU DO WORK WITHOUT PLANNING PERMISSION .......... 14
GETTING ADVICE ............................................................. 14
THE LOCAL RESIDENTS ASSOCIATION ................................ 14
Durham Road Conservation Area is a small late Victorian suburb that retains much of its original charm and character. It was designated a Conservation Area in 1984. Additional planning controls were introduced in 1998 to protect and enhance its special character. The aim is to oppose development that will harm that character of the area and promote work which will protect and restore its attractive qualities. By so doing the environment, property values and a valuable part of the borough’s heritage will be protected and improved. This leaflet advises how the Council, with local property owners, may help achieve these goals because, ultimately, success will depend on mutual co-operation and support.

**History of the Estate**

The area was developed in the 1880’s, on farmland that formed part of the Gurney estate. Unlike much speculative housing the whole estate was built by one builder to an overall plan. The use of a limited range of particular house styles lends it a distinctive sense of character and unity. The developers, the Corbett family built several suburban estates including the adjacent Woodgrange Estate in Forest Gate. The houses were intended to attract city workers who could use the Eastern Counties Railway from Manor Park to commute to work in the City. Corbett was responsible for negotiating special “workman’s” fares from the station.

![Map of Manor Park](image)

A map from 1844 shows Manor Park area before Corbetts estate was built. The area highlighted is where Durham Road Conservation Area is today.

**Planning Policy**

It is recognised that the area has lost some of its original quality through inappropriate development. However the houses do retain most of their original features and if future works are in-keeping, lost details restored, the character of the area can be regained.

**The Council’s planning policies will aim to:**

- Encourage retention and restoration of original features. This can be achieved even where there has been apparent significant alteration and is the best way of improving property value.
- Permit works that, whilst not replicating the original, do not cause serious harm to the general character of the area. This policy aims to give residents some flexibility and accepts that the area has undergone fairly extensive change.
- Encourage the best design standards in new work.
THE AREA’S SPECIAL CHARACTER

DISTINCTIVE VICTORIAN HOUSE DESIGNS

Many Victorian developers built only a few houses at a time. However the Corbetts built the whole estate using a limited range of styles. These styles are found in their other estates but here the houses are of a smaller domestic scale. They are typical villas of the late Victorian period with large sash windows in stucco bays embellished by attractive details. The small canopies over some front doors are a visual link with the railway.

Leafy Surroundings

Trees, hedges and gardens created a relaxing setting to which the city worker could return home. In the 1970’s new street trees and planting beds were added. Together they produce a softer view that contrasts with the harder lines of buildings, and introduce nature, seasonal change and help clean the air.
WHAT NEEDS PLANNING PERMISSION? WHAT IS APPROPRIATE?

ALTERATIONS AND EXTENSIONS

In 1998 the Council served an Article 4(2) Direction which requires that planning permission be obtained for certain, normally exempt, building works. Its purpose is to prevent further erosion of the area's Victorian character, encourage restoration and ensure new work enhances that character.

Works affected are listed in the schedule that follows. Some of the common ones include replacing windows, doors and roof materials; forming new car hardstandings or resurfacing existing ones; demolishing or rebuilding walls and fences; adding extensions, satellite dishes; changing roof shape, doorway or window openings; painting, cladding, rendering, pebble-dashing walls; removing stucco-work, canopies, or other details.

These additional controls only apply to the front of properties or elsewhere where they face onto a road. Other extensions, principally at the rear, may be undertaken without planning permission subject to the limitations that normally apply in other areas under "permitted development rights". Permission will be needed for all front extensions, porches, side extensions and dormers.

THE ARTICLE 4(2) DIRECTION

Any development as set out in the schedule below should not be carried out on any land shown in the green area on the map of the Conservation Area (see page 4) unless planning permission is given by the Council.

THE SCHEDULE

The following works are as described in the General Permitted Development Order 1995. They apply only to works affecting a dwelling house and that front a highway.

a. The enlargement, improvement or other alteration of a dwelling house. (Part 1 Class A)
Plan showing extent of the conservation area and article 4(2) direction

Properties Included

2-46 Albany Road,
1-43 Albany Road,
1-45 Carlton Road,
2-50 Carlton Road,
1-29 Clarence Road (consecutive)
129 Clarence Road
1-11 Cumberland Road,
2-20 Cumberland Road,
1-89 Durham Road,
2-108 Durham Road,
1-45 Manor Park Road,
(odd numbers only)
1-27 Wentworth Road,
2-38 Wentworth Road.

b. Alteration to the roof. (Class C).

c. The erection or construction of a porch outside any external door. (Class D).

d. The provision within the curtilage of any building or enclosure, swimming or other pool for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building enclosure. (Class E).

e. The provision within the curtilage of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such. (Class F).

f. The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house.

g. The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house.

h. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. (Part 2 Class A).

i. The painting of the exterior of any part of the dwelling house or any building or enclosure within the curtilage of a dwelling house. (Part 2 Class C)

j. The demolition of any gate, fence, wall or other means of enclosure within the curtilage of a dwelling house. (Part 3 Class B)
WORK TO TREES

Owners must give the Council six weeks written notice if they wish to do work to most trees other than minor pruning. After the six weeks from receipt has elapsed, owners may legally proceed unless they receive a Tree Preservation Order from the Council. Some trees are already subject to a TPO and in this case owners must make a formal application for consent and not do work until they receive a written notice giving consent.

Residents can contribute to greening the estate by planting new trees suitable for small gardens and retaining or planting hedges and shrubs.

NEW BUILDINGS

New development must harmonise with the scale, style and materials of the estate. A traditional or modern solution may be acceptable.
NON-RESIDENTIAL USES

The aim is to make the area a pleasant place in which to live. New uses that conflict with this will not be permitted. The Council will also try to minimise disturbance from existing uses where appropriate and if its legal powers enable it to do so.

CONVERSIONS TO FLATS

The houses provide good sized "family accommodation". However their conversion to flats will not normally be opposed if they meet the Council's "Flat Conversion Standards" and externally they continue to look like a single family dwelling. However, no more than two flats in one house will normally be permitted.

EXTENSIONS

The original appearance of a property is significantly altered by the addition of a front extension or porch. Inevitably these destroy original features and alter the visual balance of the facade. As they are prominent features they erode the cohesive character of the area. Consequently no more will be given planning permission. Side extensions may be acceptable if they are sympathetic in character and scale to the main house and do not remove the visual separation that defines a terrace.

Planning permission is not required for rear extensions under 50 m² if they qualify as permitted development. However any extension should, to preserve the character of a property, use traditional materials and features including stock bricks, pitched slated roofs and sash windows. Similarly outbuildings and garages, should be in timber and brick rather than render, block work or other modern materials.

Rooms in the roof do not require planning permission unless they add to or alter the roof. Roof lights and dormers do need permission and will not normally be permitted in front roof slopes or other slopes which impact on the street scene.
You will also need to comply with Building Regulations and the Party Wall Act when erecting extensions and carrying out certain internal works such as removing structural walls, chimney breasts and creating rooms in the roof.

**Repair, Alteration and Restoration**

The best way an owner can help improve the character of the area and the value of their individual property is to

- keep and repair original features or reinstate missing items with good replicas
- ensure new features are in sympathy e.g. using traditional style materials for resurfacing a driveway
- Remove harmful alterations and avoiding adding new ones such as front dormers and extensions.
- Keep and maintain the gardens and greenery of the estate.

Repairs and replacement features should match the original Victorian style to ensure character and property values are maximised. Sympathetic modern materials may also be used. Sliding sash windows can be replaced by double glazed units set within replica timber frames. Slate roofs can be replaced by artificial slate.
Protecting and Restoring Original Features

Illustration highlighting the original design features of the houses which should be retained or restored.

Windows

To preserve the original character of a property all original sash windows should be retained or, if beyond economic repair, replaced by replica units. These can only be authentically re-created in timber and so owners are strongly urged to select this option if they can. These may be in soft or hard wood and double-glazed. However to look in-keeping they should be painted.

The original windows are timber sashes and that style should be retained. Replacements which are in modern materials and different styles destroy the distinctive character of these houses.
But before spending money unnecessarily check if it is possible to repair and improve original sash windows rather than replace. They were constructed from relatively good quality timber and, properly maintained, have lasted for over 130 years. Timber has other advantages over modern materials; it can be more easily repaired and replacement parts piece in or new locks fitted. Heat and noise insulation, movement and security can be significantly upgraded and the sashes adapted to swing out for easier cleaning. Certain firms specialise in this work.

Although timber does need periodic repainting, longer lasting paints are now available and repainting does allow an owner to vary their colour scheme. Secondary double-glazing can further prevent heat loss and draughts. This can be removed in the summer if desired and is cheaper than double-glazing.

The next closest modern match is a UPVC or aluminium white sash within a white box in a “heritage style”. Alternatively a window equally divided horizontally into two panes can reflect some of the general proportions of a sash when closed. These two alternatives may be used though are not recommended as the best option. Certainly hardwood frames, patterned glazing and windows in other proportions would be out of character and thus unacceptable.

**Doors.**

Originals should be kept. Replacements should be in the original design and size. They can be purpose made or obtained from salvage companies. Security can be upgraded by adding additional glazing or grilles internally, locks, alarms and lighting. Individual doors to flats should be provided behind a single front door.

The original style is a heavy four panelled timber door. The upper panels are glazed. The best have leaded coloured glazing or etched glass. Timber can be repaired but if replacement is essential keep to this design and size.
The original style of door (left), four panelled in timber, should be retained. If replacements are necessary chose one to match. Modern materials and designs will spoil the character of a property and must be avoided.

**FRONT EXTENSIONS AND PORCHES**

The erection of porches, the enclosure of recessed doorways or front extensions would alter the architectural style, form and balance of a house and have an unacceptable effect on the street scene.

The modelling of the fronts of houses was achieved by a projecting bay and recessed door and is a characteristic feature of the area. Both features should be retained (or reinstated where altered).
STUCCO

Many bays and door surrounds are made from cast stone or render called stucco. These should be kept and repaired. They can also be recast for reinstatement. All stucco should be painted in light, stone colours.

Examples of the existing stucco moulding and relief work.

CANOPIES

These are distinctive features that should be restored. Replica valancing is still available.

Drawing of an original design seen on a cast iron valance. Aluminium castings of similar sections to this are available for restoration work.

ROOFS

Roofs were originally covered with Welsh Slate and should thus be recovered in natural slate, but dark grey artificial slate is acceptable. Ridge tiles should be grey, angled clay tiles or similar.

Houses with two storey bays have small pointed roofs protecting the bay. These should not be removed as this can not only lead to rain penetrating but also destroys a feature of importance to the visual quality of the property. These roofs should be renewed using small sized slates with lead rolls to the ridge. Larger materials would be out of scale.

Single storey bays were given a cast concrete roof and should preferably be repaired in matching materials. However lead-work or tar covered felt correctly detailed may also be used.

Other original details which should be retained or repaired in-keeping include ogee black guttering; lead flashing; terracotta finials; timber barge boards and soffits.

Chimneys along with their distinctive buff and terracotta pots, are a feature of the roofline and part of the history and character of these properties. Keep them and always repoint rather than render.

Slate roofs, pitches, bonnets and chimneys are part of the style of these houses and should be kept.
**House Walls**

Cladding, rendering or pebble-dashing walls can lead to practical problems like damp and additional maintenance costs such as the need to repaint render to keep it fresh. It also destroys the colour, texture and pattern of brickwork that is an important part of the character of these houses and the estate. No new coverings will thus be permitted. Where it already exists it is best removed or if this is not possible, painted a neutral pastel colour. Sound brick work does not need to have clear waterproofing materials applied rather it needs to "breathe" to perform properly. Repoint using lime based mortar set just behind the face of the brick to achieve this.

**Front Gardens**

Front gardens provide a place for greenery to enliven and soften the surrounding environment. Their walls provide enclosure and their continuity unifies the street scene. Front garden car parking destroys these qualities and so construction of new spaces will no longer be permitted. The estate would be enhanced if the existing car hardstandings were removed or their effect diminished by increasing greener and enclosure; reducing the hard surface e.g. by using run-up strips; and relaying in traditional style materials such as small grey tumbled pavers, cobbles, setts or sealed gravel.

**Boundary Walls and Fences**

Originally all gardens had low yellow stock brick walls with cast iron gates, railings and a hedge. This form should be used wherever possible. A wall with picket or palisade fences, hedges and shrubs is a suitable alternative. Between gardens a lightweight open boundary treatment up to 1m high should be used. Tall, solid fences or walls are too visually intrusive.

Surface treatments like cladding, painting, pebble-dashing hide attractive details and harm the unity of a terrace. They may also lead to structural and maintenance problems. A gentle water clean of brickwork can instead elenite contrasts in brick colour as seen on the right.

Front garden hardstanding for vehicles destroys the enclosure and greenery which makes the street attractive. Thus new ones are not permitted.

Replacement walls should be in yellow stock brick. Hedges, picket fences, railings and planting can add height. Avoid side boundaries that are too visually intrusive. The open picket fences blend well with the garden.
PATHS

An attractive garden path creates a good first impression and many properties are fortunate in retaining their original coloured and patterned tile paths. These are very expensive to re-create and should be retained and repaired. Where it is necessary to lay a new path a sympathetic but less costly alternative is one of alternating quarry tiles in red/buff/black laid in a diagonal pattern with traditional terracotta edging.

A ramp is sometimes essential for a person with impaired mobility. It should be constructed as an independent structure, so it may be removed when no longer required with least damage to steps and paths.

New walls which are visually intrusive and unsympathetic in style or materials will not be permitted and enforcement action taken to secure their removal.

Examples of the original tiled front garden paths which should be saved where possible.
SATELLITE DISHES, METER BOXES AND FLUES
These should be kept off the front elevation or hidden as best as possible. Meter boxes should be located inside, set in the ground or painted. Refuse bins can be screened by shrubs, old bin stores removed. Pipe work or flues on the front elevation are unacceptable.

IF YOU DO WORK WITHOUT PLANNING PERMISSION...
If you do work to your property without planning permission and that work is out of character the Council may serve an Enforcement Notice requiring you to demolish it or put it right at your own expense. If you fail to comply with a notice you can also be taken to court and fined.

If you remove or harm a tree in breach of the law you can be also be taken straight to court, fined and/or made to replace it with another.

So if you are in any doubt about whether you need planning permission or what is appropriate please seek advice from the Council’s Development Control Service before going ahead with plans or work.

GETTING ADVICE
You can contact all of Newham Council’s services by calling:

020 8430 2000

For general planning, conservation and building regulations advice, to report unauthorised works or obtain a list of architectural suppliers ask for the duty officer of the Development Control or Building Control Section. Alternatively visit the Town Hall Annex, Barking Road, East Ham, E6 2RP where duty officers are available between 9 am and 5 pm. However to discuss a particular case or application you should make an appointment with the relevant case officer.

THE LOCAL RESIDENTS ASSOCIATION
By joining you become more influential in improving the area. The duty officer will have their address.
For translation phone

For large print or braille phone

020 8430 3040

© Newham Language Shop