



The Woodgrange Conservation Area

Welcome to the Web Site

Welcome to The Woodgrange Conservation Area Web Site

The following is a digital representation of the Woodgrange Design Guide, which consists of 10 design and information sheets covering various aspects of property maintenance and modification, garden constructions and trees. It advises on what works need, and will normally be given planning permission.

You may download and print any of the sheets for reference purposes only when considering work on a property within woodgrange. The contents however remain the copyright of the London Borough of Newham.

Town Planning Service

Matters Relating to planning permission and conservation are dealt with by the Council's Development Management Service, Regeneration and Planning Newham Dockside, 1000 Dockside Road, Beckton E16 2QU.

Phone: 020 3373 8300 (ask for DC duty officer)

The Design Guides are as follows:

- **Doors and Doorways** (Maintenance and modification)
- **Extensions & Conservatories** (Rear extensions, conservatories, lofts and link blocks etc.)
- **Front Gardens** (Driveways, car standings and pathways etc.)
- **Other Elements** (Brickwork, canopies meter boxes etc.)
- **Roofs** (Roofing materials, construction, and chimneys etc.)
- **Trees** (Maintenance etc.)
- **Small Garden Trees** (List of suggested trees for small gardens)
- **Rear Gardens** (Walls and garden structures etc.)
- **Windows** (Maintenance, replacement, and double glazing etc.)
- **Contacts** (Department telephone numbers and addresses)

*Click the ○ **Title** to go to individual Design Sheets or page down to read the Aims and Objectives of The Conservation Area.*

Alternatively use the bookmark panel to navigate through the documents.



Woodgrange Design Guide

Supplementary Planning Guidance Note

Introduction

The Council's Core Strategy is the statutory planning framework for the future of the Borough. To help you when you apply for planning permission, and to give the background to both the Core Strategy and other Council policies the Planning Service has produced a number of Supplementary Planning Guidance Documents (SPDs).

The Woodgrange Design Guide has not been adopted by the Council as Supplementary Planning Document, however, the guidance is a material consideration when the Council is dealing with planning applications within the Woodgrange Conservation Area.

The Design Guide gives planning guidance on design and standards expected within the Conservation Area. It also provides general advice on matters such as Building Control which may need separate approval from the Council, or an approved inspector.

The Guidance describes the design principles and performance criteria to be aimed for. It is offered as a practical tool to help those who submit planning applications. The guidance cannot address every situation and if you are not familiar with the planning process, it is important that you appoint a reputable or accredited professional to assist you. The Royal Town Planning Institute (RTPI) and the Royal Institute of British Architects (RIBA) provide details on their website of all accredited professionals. Engaging with the Council prior to submitting your application through the pre-application advice should also be considered.

Please remember that this document is guidance only and that your application will always be considered on its merits. In reaching its decision the Council must be cognisant of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires it to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

If you have not submitted a planning application before, you should also refer to the Council's website:

<https://www.newham.gov.uk/Pages/Services/Planning-applications.aspx>

This guidance note should only be taken as an introductory guide and if you require further assistance after reading it, please contact the Planning Duty Service:

Call 020 3373 8300 or at ENV-dutyofficer@newham.gov.uk



Woodgrange Conservation Area

Conservation Aims and Advice

Conserving The Woodgrange Estate

The Woodgrange Estate was built as a smart middle class Victorian suburb between 1877 and 1892. The houses were given a distinctive character and set in attractive surroundings. However, over the years, the area declined. Some properties were neglected, some subdivided. Some were altered to the fashion of the time diluting the special character of the area.

Local residents, concerned to arrest that decline and restore the appearance of their area, persuaded the Council to make the estate a Conservation Area. This was done in 1976 and additional planning controls introduced in 1977 (the Article 4 Direction) [see map on next page]. The Woodgrange Residents Association was formed and to this day, it provides a way for residents to meet and promote the well-being of the estate.

The Council continues to work with residents to preserve and enhance the equality of their area. This includes offering design advice on work to properties and trees, refusing planning permission for alterations that would spoil the character of the area and taking legal action against those who do such work. It also improves the street scene.

All this makes the area more attractive for those who live there or pass through. It improves property values and, preserves, and makes best use of, an important part of the Borough's heritage.



Conservation aims:

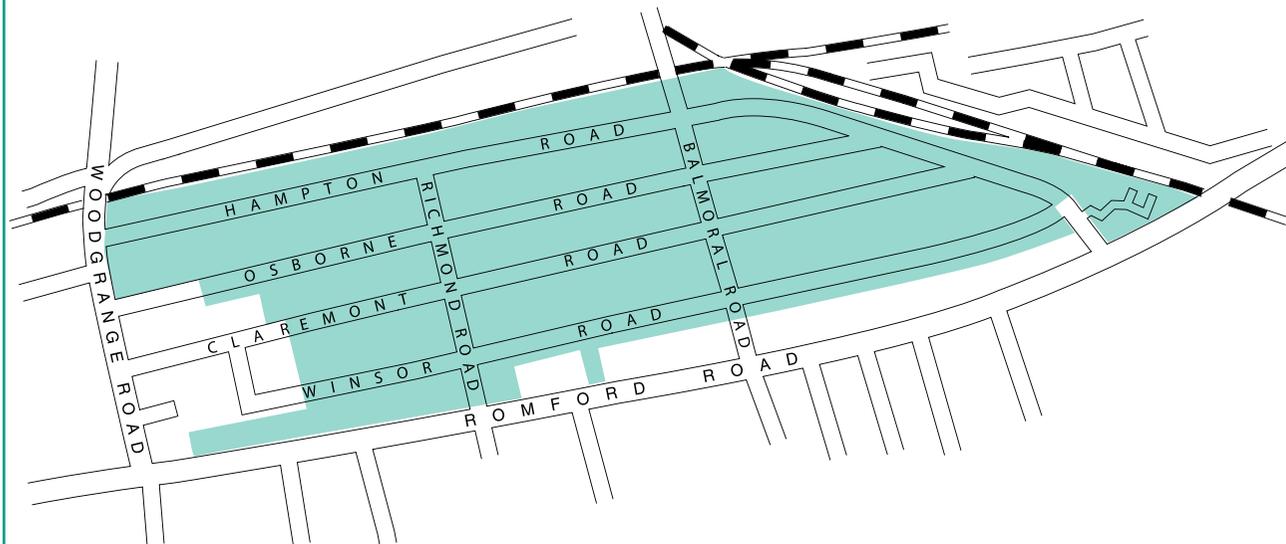
- *Keep and restore original features.*
- *Preserve and enhance the attractive surroundings*
- *Harmonise new work with the original character.*



Woodgrange Conservation Area

Conservation Aims and Advice

The Woodgrange Conservation Area



Getting Advice And Complying With The Law

Before starting any work to your property, including trees, it is very important to get advice, do things right and comply with the law. If you carry out unacceptable works or alterations you can be made to demolish or change them at your own expense. You may also be taken to court and fined. So please use the Council contacts given below and employ suitably qualified professionals to draw up plans and carry out work.

Planning Permission

Planning permission is required for nearly all alterations that affect the external appearance of your home and for building works within gardens e.g. making a driveway, erecting an outhouse, knocking down a wall. A copy of what is controlled is listed on the Article 4 Direction included in the Design Guide and supplied to solicitors acting for purchasers of new property.



Woodgrange Conservation Area

Conservation Aims and Advice

Planning Permission

If you are intending to do any work on your property or garden ask the Council's planners if you will need permission.

Call 020 3373 8300 (ask for DC duty officer)

They will also advise whether permission is likely to be given and how your ideas can be carried out to gain permission and enhance your property. Detailed advice is given in the "Woodgrange Design Guide" sheets. To complain or enquire about unauthorised work;

Call 020 3373 8300 (ask for DC duty officer)

Building Regulations

You may also need to comply with the Building Regulations especially for extensions. Obtain advice from the Council's Building Control officers. Your approved plans must accord with your planning permission before you start building.

Call 020 3373 8300 (ask for Building Control)

Trees

Nearly all trees on the estate are protected. Planners will advise you on what works are acceptable and how to get the necessary permission for carrying them out.

Call 020 3373 8300 (ask for Tree officer)

The Tree Officer can advise on selecting new trees and the maintenance of existing trees.

Call 020 8430 2000 or email ENV-Greenspace.Enquires@newham.gov.uk
(ask for Arboricultural Inspector)

Highways

If you have any complaints or enquiries regarding roads, pavements, signs, traffic, refuse etc. contact the Council's hotline.

If you have permission for a driveway in your garden you will also need the Council to construct a slope (called a carriage crossing) across the pavement.

Call 020 8430 2000 (ask for Highways Maintenance)



Doors & Doorways

Design Guide

The Woodgrange Conservation Area

The Woodgrange Estate was designated a Conservation Area in 1976 with the aim of preserving and enhancing its special character and appearance. More detailed planning controls operate in the area, than elsewhere, to help achieve this.

What needs planning permission?

You will need planning permission for most alterations and new building works affecting the outside of your house. This includes altering the style or materials of your doors or, doorways, forming new ones, filling in or adding a porch. This guide gives general advice on the type of development that is likely to gain permission. However, as it can-not cover every circumstance, you are strongly advised to seek advice on your individual proposal from the Council's Town Planning Service.

Do not do works without planning permission. If you do the Council will take legal action, as necessary, to get you to put things right at your own expense. You may also be taken to court and fined

Other Council consents needed

You may also require separate approval under the Building Regulations. Enquiries should be made to the Council's Building Control Team. Note also that a grant offer from the Council's Housing Department does not confer Planning Permission or Building Regulations Approval. Indeed it will not be paid unless you have the necessary permissions.



The door is a focal point and part of the overall composition of the front of the house.

Doors and Doorways: Their importance

Doors and windows are the main features of the front of these houses. Their size and position are related to create a balanced appearance, with the door as the focal point. Changing a doorway position or design can thus upset this composition.

Each design of doorway was chosen to complement the style of the rest of the house. There are a limited number of styles used in Woodgrange and their repetition distinguishes the estate from other areas. These various designs also reflect changes in architectural fashion that took place as the estate was built. The different styles are therefore part of the historical development of the area.

Because these styles complement the houses and are characteristic of the estate and its development it is important that doorways are kept, or restored, to their original design. Unsympathetic alterations will be denied planning permission and action taken against unauthorised work.

Remember too that as the doorway is the feature most closely observed by visitors an appropriate style and proper upkeep creates a good impression.

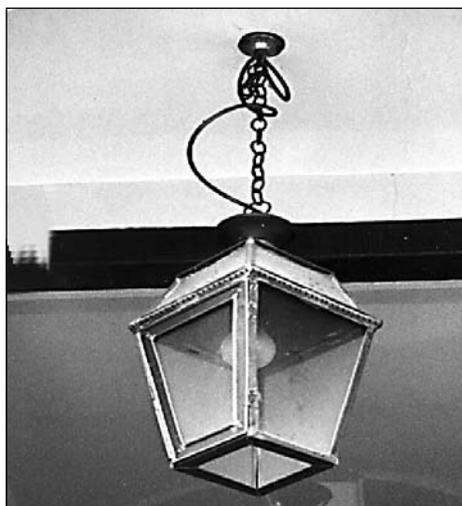
Doorway styles

The earlier houses have a restrained and symmetrical appearance in the Classical style (photo 1 below). Front doors are almost flush with the walls, giving a flat appearance. Mostly the doorway is emphasised by a stucco arch but, where a canopy is the predominant feature, the door surround is kept simple (photo 2).

As the estate was developed greater decoration became popular. This included projecting bay windows and recessed doorways. A wider porch was provided, surrounded by a panelled and glazed door case and enlivened by floor and wall tiles (photo 3). Brick also became more fashionable than stucco with stucco restricted to bands and keystones. Moulded brickwork and panels of floral design are also found on a few houses (photo 4).



Examples of some of the variety of doorway styles used originally in Woodgrange



Traditional type of porch light in keeping with the period at the time Woodgrange Estate was built.

Whatever the style of your doorway keep the original design. Repair to match. Avoid additions such as fussy modern coach lamps. Security lights and alarms should be sited discreetly.

Annexe entrances no longer required must be retained externally and blocked off from the inside.



Altering or adding doorways

In the past when houses were converted into flats, two separate entrances were sometimes created within the original doorway. This destroyed an original feature, the original door and case, and added an alien element that conflicts with the visual balance and character of the house.

Altering doorway positions or adding new ones visible from the street similarly upsets the balance of the facade and the relationship of doors to the original layout inside. For these reasons such changes will not be given planning permission. If for example the annexe entrance is not currently needed it must still be kept but can be blocked internally. This preserves the outside character and allows for easy reinstatement at a later date if required.



Example of an older flat conversion where two entrances have been created within the original doorway. Such changes will no longer be given planning permission.

Porches

You will need planning permission to alter your existing porch, rebuild or add a porch. Front additions and porches are rarely permitted because they introduce obtrusive elements inconsistent with the styles of these houses. Similarly placing a door in front of the position of the original door to enclose a porch destroys modelling and hides original detail and is not permitted. Draught lobbies can be created internally without this effect or need for permission. Legal action has been successfully taken to ensure removal of a porch erected without planning permission.



Porch enclosures are unacceptable whether built out in front of the door-way (as shown above and top right), or infilling a recessed porch (right).



Stucco.

Stucco, and various types of artificial stone, were widely used in Victorian times as a cheap way of hiding and embellishing brickwork.



At some time in the past the stucco pilasters had been removed from this doorway (above), but have now been successfully reinstated (right).



Stucco is basically a type of plaster, sometimes called a “cement”, either applied and run like plaster or moulded to produce larger precast ornaments.

Small areas of damaged stucco can be cut back to a sound surface and a repair made using a similar cement/lime/sand mixture. To restore larger damaged sections or reinstate a door surround previously removed, contact a specialist firm. They can recreate these details using moulds.



Two examples of the decorated keystones used extensively in Woodgrange. Inset, mutilated keystones: This irreversible destruction of an original feature is unacceptable.

Traditionally stucco was either left unpainted or painted to resemble stone. However it is now acceptable to paint it in pastel shades. Dark, strong or bright colours should not be used. They can over-emphasise these features and look garish.

Keystones, a feature of Woodgrange houses, must not be disfigured or removed. Reproductions can be obtained for reinstatement work.

Tiling

Treating surfaces with tiles became more popular as the Victorian period progressed. There were thousands of tileries throughout Britain. Today some Woodgrange owners are lucky enough to have original tiling still in place. This should be kept. It is now a valuable feature because many have been lost and are expensive to reproduce.



Geometric and encaustic porch floor tiles. Tiled work is now a very valuable, as well as attractive, item that should be looked after.

Some front steps are covered with small black and white tiles, others with encaustic tiles, where a pattern of coloured clays is inlaid into a base tile. Highly glazed and coloured tiles, often with 'Art Nouveau' motifs in



Right: Glazed wall tiles



relief, became popular towards the end of the nineteenth century and enhance the porches of some of the later houses of the estate.

Reproduction tiles can be obtained for restoration work. Some patterns may also be repaired by piecing in standard tiles or by obtaining suitable replacements from salvage. It is not acceptable, nor in character, to use modern tiles or to put tiles where they would not traditionally have been placed, eg. on concrete areas around front bays.

Doors.

The timber four panelled half-glazed door of the type shown below is one of the area's characteristic original features and so all replacement doors must be of this design. Different designs are not allowed as they do not suit the architectural style of the houses and would contribute to the erosion of the area's character.

The original doors were made from well-seasoned wood generally of a much better quality than today's standard doors. The heavy, imposing scale of the door, with its particular mouldings, forms part of its character. The door is wider than normal (390mm) so "off-the-peg" doors will not fit. Replacements have to be purpose-made by a specialist door company or joiner. It is therefore wise to keep originals well maintained and see if a joiner can repair damage rather than buying new. It is not acceptable to narrow the opening so that a smaller door can be used. Alternatively you may find one in a salvage yard. It was popular in the 50's and 60's to panel over the original doors and some may still be concealed. It may be possible to remove the panelling and restore these doors.



Centre: An example of the original style of door used on the estate. This one is of the four panelled half-glazed variety. Cheaper modern four panelled doors often with sloping upper panels do not recreate the moulded, heavy character of originals and so are not acceptable.

Lower left: A reproduction non-glazed annexe door. Annexe doors may also be half-glazed but should not have decorated glass.

Top right : Narrowing an opening to accommodate a smaller door is now unacceptable. The door too is of an inappropriate design.

Other original features that should be kept include:

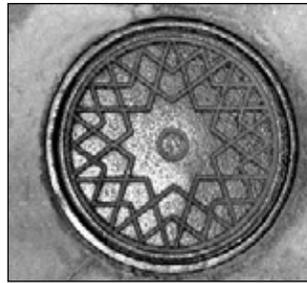
Original letterboxes, numbers and door knockers. If missing, new ones should be substantial items in brass or dull black iron. Try salvage yards for originals.

Fanlights. Glazed fanlights were placed above all doors to light the hall. Some retain the original house name. These were popular in Victorian times and can help in researching the history of your house.

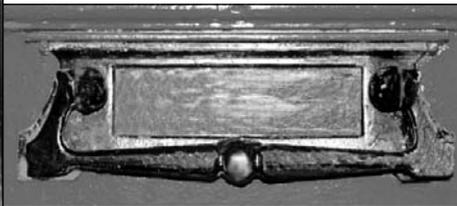
Doorcases. In later properties the door is set within a surrounding case, usually of glass and timber. This should not be altered.



Original Woodgrange door knocker left and below – a suitable alternative.



Above: Another piece of Victorian cast ironwork, the coal hole cover. Those remaining should be kept in situ and made secure against burglars.



Another original type of knocker incorporated with the letter box.



Example of a Victorian fanlight incorporating the house name and number

Glazing

Most street doors and sometimes the surrounding door case were enlivened by decorated glass. It not only looked attractive but afforded privacy whilst allowing light into the hall. Relatively expensive, it was shown off in this most prominent location and replaced the previous fashion for solid doors. It was not generally used for the more humble annexe door which sometimes remained solid.

Some owners are very fortunate in that the original glass remains in their doors. This glass has survived two World Wars and it is a great pity when people, who do not recognise its value, destroy it. There are two main types, leaded lights and etched glass.

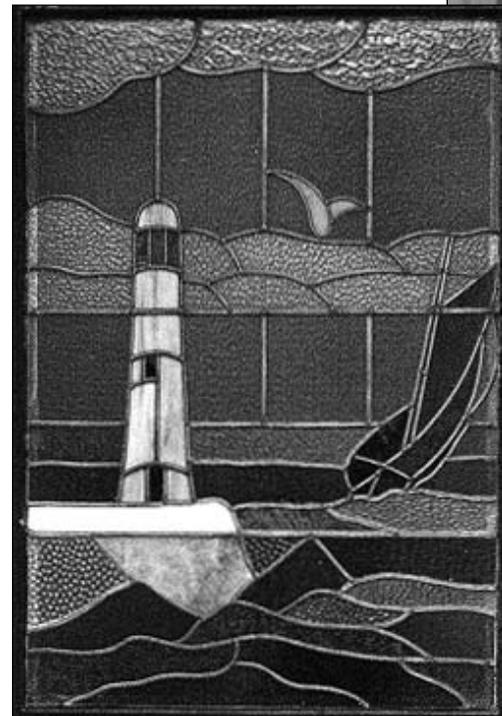
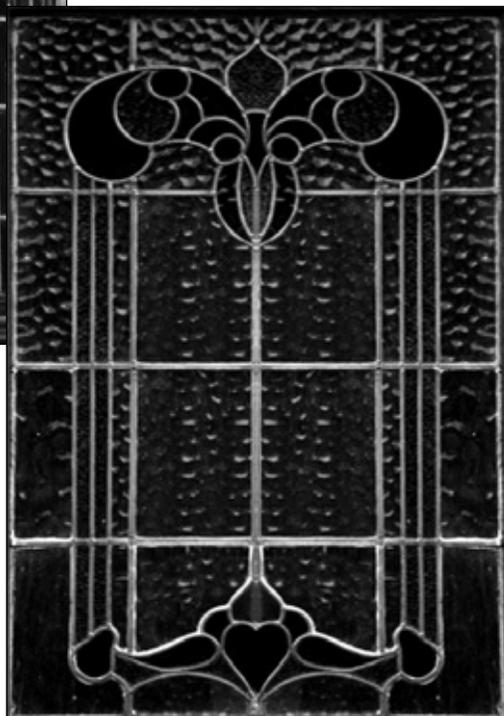
Leaded lights consist of small pieces of coloured glass (called 'quarries') carried in lead strips (called 'comes'). The Victorian designs derive either from the 'Arts and Crafts' or 'Art Nouveau' styles then popular and are appropriate styles for replacement lights. Leaded lights of other periods, mainly 1920's and 1930's, are also found on the estate and should be kept as valuable in their own right.

Leaded lights are traditionally strengthened by being secured to a backing framework of iron rods (saddle-bars). A sheet of toughened glass or plastic sheet set behind leaded lights can help protect them against damage or burglars although they will sparkle less. Craftsmen can repair leaded lights and supply new ones. Sadly many modern 'leaded lights' consist of stuck on strips and lack the finesse of originals. Poor imitations and other types of applied decoration will not look authentic or enhance the traditional qualities of these properties and are thus not acceptable.

'Etched glass' is either sandblasted or acid-etched to produce a frosted glass with a pattern, sometimes bevelled, through which callers may be seen. Coloured glass remains in some back doors where it forms side panels, called 'margins'. These are often red and blue, with starburst patterns in the corner. Replacement panels for both coloured and etched glass can be obtained from modern glass manufacturers. Originals should, of course, be kept.



*Examples of front door glass;
original leaded glass Arts & Crafts Design (left);
an Art Nouveau design (below left);
1930's leaded light (below right);
and etched glass starburst replacements (Right)*



Rear Doors

Original timber French windows and back doors should be retained to preserve the character of your home and area. Problems like draughts can often be cured by overhauling and weather-stripping and repair. Replacements should be to the original design or similar.

Other rear doors should be four panel timber doors of exterior quality. These can now be obtained from DIY stores. UPVC varieties can never recreate their character, be as easily repaired or provided with new locks. Timber has a long track record of lasting well, if properly maintained; modern materials are not yet proven over time. Irrespective of these considerations modern designs and materials are inappropriate to the character of these properties. Modern sliding patio doors are for this reason not permitted.

Painting

In Victorian times exterior woodwork including doors was often painted green. Bronze Greens, Brunswick Greens and Purple Brown popular then, are again available from a leading paint manufacturer.

Garage Doors

Garage doors should look traditional and unobtrusive. Use timber, matt finishes, and subdued colours. Doors in modern materials, particularly where they form large expanses, non-traditional patterns and have shiny or bright finishes will thus be unacceptable.



A fine example of modern day craftsmanship is displayed in these replacement window panels



Extensions & Conservatories

Design Guide

The Woodgrange Conservation Area

The Woodgrange Estate was designated a Conservation Area in 1976 with the aim of preserving and enhancing its special character and appearance. More detailed planning controls operate in the area, than elsewhere, to help achieve this.

What needs planning permission?

You will need planning permission to build any extension or conservatory and to rebuild, enlarge, improve or alter an existing one. This guide gives general advice on the type of development that is likely to gain permission. However, as it cannot cover every circumstance, you are strongly advised to seek advice on your individual proposal from the Council's Development Control team in the Planning Division before getting plans drawn up.

If you do works without permission the Council will take legal action, as necessary, to get you to put things right at your own expense. You may also be taken to court and fined

Other council consents needed

You should contact the Council's Building Control Division to ascertain whether you need to comply with the Building Regulations for particular works. Note also that a grant offer from the Council's Housing Department does not confer Planning Permission or Building Regulations Approval. Indeed it will not be paid unless you have the necessary permissions.

General planning requirements

To gain planning permission proposed development must, firstly, be designed to suit the Victorian character of the estate and, secondly, not have unacceptable effects upon neighbours. Whilst all applications will be determined according to their individual merits, this leaflet explains the standards and features of design which are considered desirable. Following this advice will help you devise an acceptable scheme and avoid the delays and extra cost of having plans amended or refused.

Applying for permission

To apply for permission you must submit plans at a minimum scale of 1:50 showing proposed and existing layout, elevation and section. Neighbours are always consulted by the Council on planning applications so it is both polite and sensible to advise them of your plans in advance. This can help avoid conflict and unacceptable proposals. You are, in any event, legally obliged to get your neighbour's agreement to use shared boundaries and party walls and to comply with the Party Wall Act 1996.

Rear extensions

Extensions at the rear not only affect the appearance of a house and its value but also the outlook from neighbouring properties. Collectively such changes affect an area's character and need to be controlled to ensure this is not spoilt. The Secretary of State supported this view in a planning appeal decision thus:- 'The preservation and enhancement of the quality of a Conservation Area is not restricted just to what the members of the public can see but also extends

to protecting the residential environment generally for those who have the good fortune to live in such an area’.

Design objectives.

A successful rear extension will have an external appearance which harmonises with the character of the estate; not look too large in relation to the house itself; nor adversely affect neighbours. With these objectives in mind the Council will normally apply the following guidelines when determining planning applications:-

1. Only ground floor extensions are permitted. This is to avoid overshadowing, visual intrusion and overlooking of adjacent properties.
2. Roofs must be pitched throughout. A pitch less than 20° is unacceptable as it looks too flat. All pitches must conform to manufacturer recommendations and Building Regulations.
3. Roofs must not abut above the level of first floor window cills. This prevents extensions looking too dominant. To avoid lower landing windows hip the end of the roof. Alternatively the roof may be dressed around this window or the opening itself raised. Retain and reuse any good landing sash window.
4. The maximum permitted depth of an extension to the main part of a triple or double-fronted house is 3m. Extensions to an annexe should be less deep to reflect the smaller scale of the annexe and proposals over 2.5m deep are therefore unlikely to be permitted. The constraints of a minimum roof pitch of 20° and abutting below first floor cills will in any event limit the achievable depth of a lean-to extension (see drawing).

Note. Some houses have drain runs approx. 3m from the rear wall. Their location should be ascertained before getting planning permission as variations to a permission may not be subsequently granted.



A good example of a rear extension and conservatory built in a style to complement that of the house (see inset). This standard of design is necessary to gain planning permission.



5. The maximum width of extension permitted on triple-fronted houses will normally be no greater than an extension to the annexe and an addition across no more than approximately two-thirds of the main house. Preferably placed to one side or other of the central rear door. This policy aims to avoid a structure that, by stretching full-width across the back, looks too large and/or is unrelated to the form of these houses (see drawing).

Even where annexes are owned separately from the main house the same policies will usually apply. The visual effects of extending will be the same and large extensions look particularly dominant and significantly reduce amenity space where the garden has been sub-divided.

Building one addition as a solid extension and another as a conservatory can help break the overall form of additions. The heavy horizontal lines of a brick extension can be offset by a conservatory as these, by



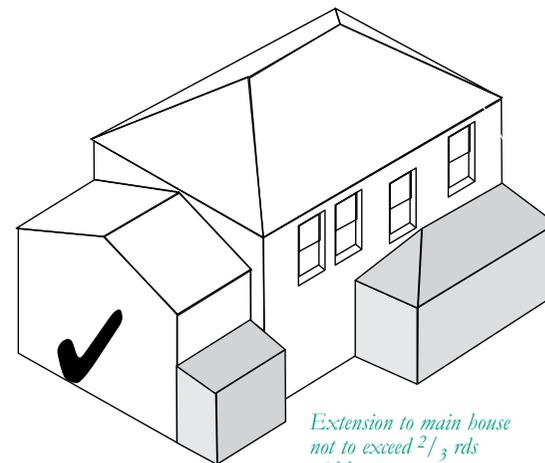
Main points to observe when designing an extension

- | | |
|--|--|
| 1. Annexe max. dimensions; full width, normally 2.5m deep. | 5. Hip to reflect main roof and avoid landing window |
| 2. Main house max. dimensions; 2/3 rds. width, 3m deep. | 6. No roof to abut above first floor cills. |
| 3. Different form helps reflect change in scale from annexe to main house. | 7. Traditional features and materials to match original style. |
| 4. Pitched roofs: min. pitch 20° | 8. Vertical proportions as used on the original house. |

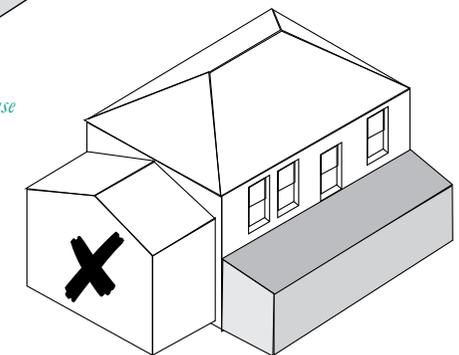
contrast are lighter in appearance and can have a greater vertical emphasis similar to the house.

Building one addition as an extension and one as a conservatory can also be useful for defining the change in scale and line between an annexe and the main house.

- The maximum permitted width on a double-fronted house is two-thirds of the original house.
- On terraced houses extensions may be the full width of the back addition but are not permitted in the space between back additions. Extensions in other locations may be permitted on end-of-terrace properties where there would be no harm to neighbours or the streetscene. The maximum permitted depth is 3m.

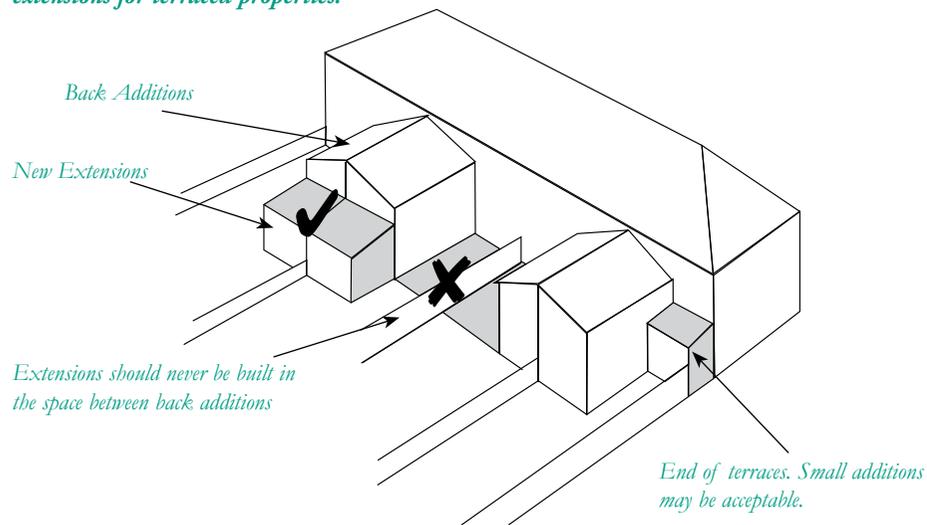


Small extension to annexe.



Full width extensions not permitted.

Considerations when designing extensions for terraced properties.



Extensions to Terraced houses



8. Avoid hipped roofs at boundaries, they may shed water over neighbouring property and make it more difficult to add on an adjacent extension. Windows must not directly look into next door. Keep overall height to a minimum to reduce effect on neighbours.
9. Design and materials must match the Victorian character of the estate.



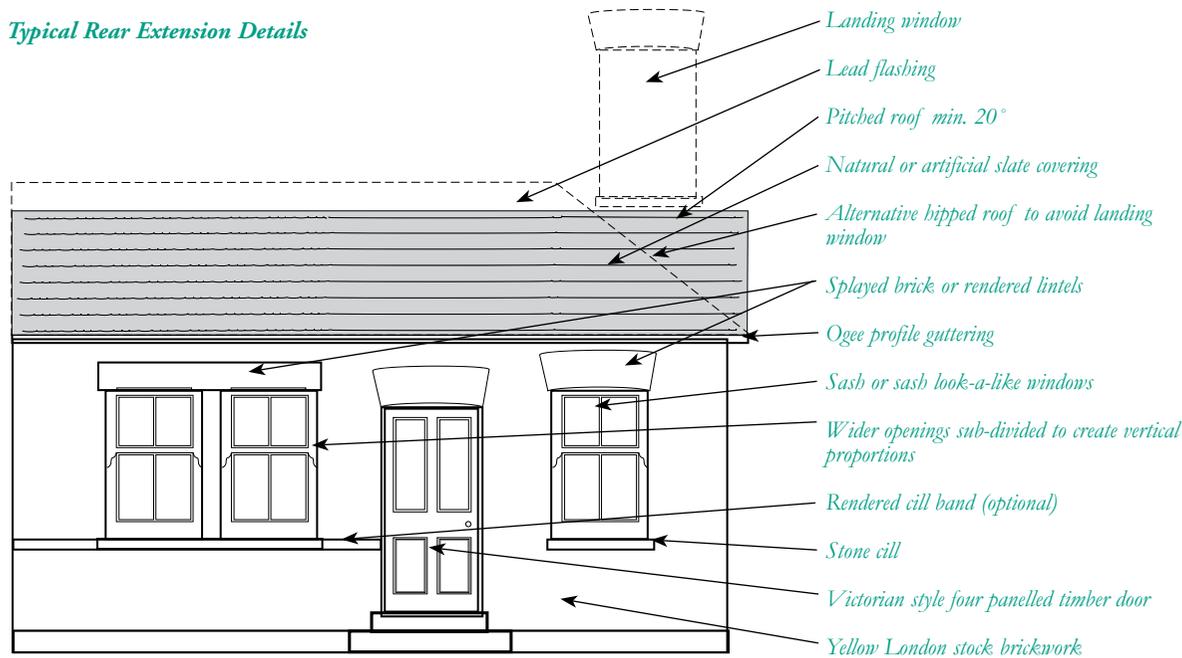
Side extension permitted on an end of terrace house

Design and materials.

The use of features and materials that will harmonise with the Victorian character of the estate is essential even if your house has been altered (is rendered or has modern windows for example). There is no advantage in compounding errors and there is always the opportunity for these to be corrected in the future.

Brickwork must match the brickwork of the house. At the rear this is normally yellow London stocks. These must also be used even if the original brickwork has been rendered, painted or faced in some way. A named brick should be identified at the outset. The best match is achieved using second-hand stocks though new stocks that are dark yellow with ash marks are also acceptable.

Typical Rear Extension Details



Roofs must be pitched and slated in natural or artificial slate with a riven finish whether or not the house roof is slated. Use ogee profile guttering.

Doors should be timber four panelled.

Pipework should be located internally where possible; external pipework should be black.

Flues should be put in the least noticeable place. Use balanced flues to avoid tall vent pipes.

Rebuilding existing extensions

Planning permission is needed for rebuilding. The same guidelines will be applied as for completely new extensions since the final effect on the Conservation Area will be the same. Rebuilding provides the opportunity to replace unsympathetic structures with ones that complement and enhance the area's special character and the value of your house.

Lighter yellows, those with pink hues and faced bricks will look too bright and are not acceptable. Pointing should be straw coloured and slightly recessed. Whilst Stretcher bond is cheapest, Flemish bond will match your house. It can be replicated using snap headers. Further details on brickwork are to be found in "Other Elements" Design Guide.

Windows Individual window openings should have similar proportions to the main house (taller than wide). Wider openings should be sub-divided by stout timber or masonry mullions. Use sliding timber sashes to best match the house style. White coated aluminium sashes or top hung casements that resemble sashes provide an acceptable compromise. Recess all frames by 4.5 inches/115mm. A bold projecting cill in stone is required with drip groove to shed water clear of the brickwork below. Window heads should replicate those of the house.

Additional extensions

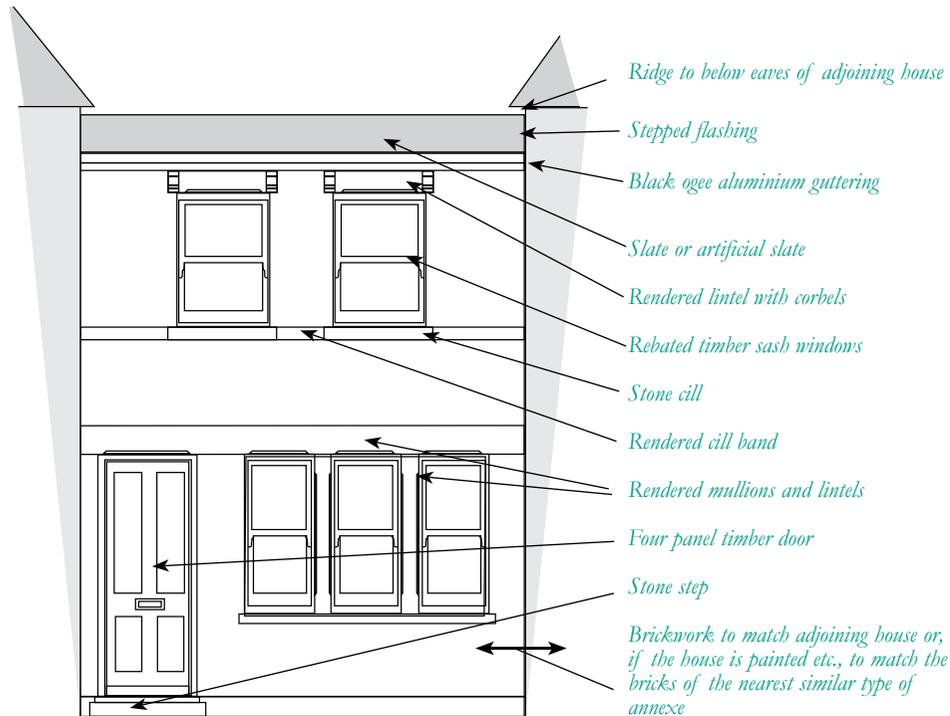
If you wish to build an additional extension the final area occupied by both must not exceed the size limitations set out in this guide and the combined effect of both on the look of your property must be acceptable. You may have to alter the existing one to achieve this.

Side extensions

Side extensions should replicate the traditional character of the estate, even if the main house has been altered. First floor side additions to an existing annexe are normally permitted if the design copies an original annexe and is to be added to a property of the type that, elsewhere on the estate, has an original annexe. Where a property is not of that type, or where space at the side is particularly limited, side additions should be kept to one storey. This is to

prevent the infilling of the space between terraces, and some semis, that helps

define their form and character. Two storey side additions in other locations e.g ends of terrace or where two one storey annexe adjoin would normally introduce a form, alien to the character of the area, that would be unacceptable.



Materials and features; should replicate those of an original two storey annexe. Choose the details that most closely suit the particular style of the house it extends. It may be necessary to rebuild the ground floor if a first floor is to be added.

Annexe Extensions

Left: House type originally built with two storey annexe.

Below: New two storey annexe built to match original design and materials .



Below: The infilling of narrow gaps such as these by a two storey annexe is not permitted.

Below right: Adding a first floor to one of two adjoining ground floor annexes would normally be unacceptable.





This extension uses materials and features that ensure it successfully blends in with the character of the house and area.

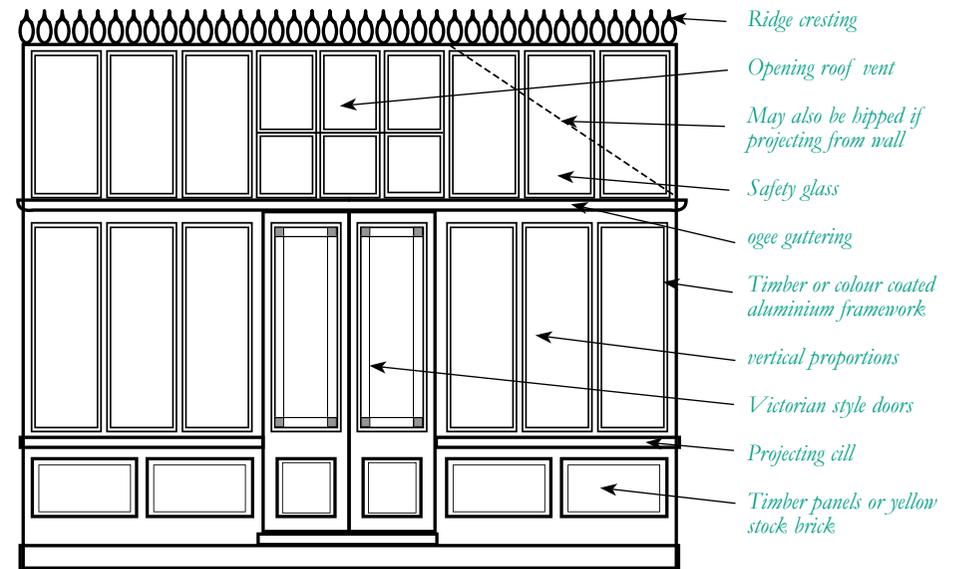
Garage conversions

Garages are not an original feature of the estate but, if you are proposing to refurbish one, they can be made to fit in better by using traditional side hung timber doors, stock brickwork and a pitched roof. The replacement of an original annexe by a garage would not normally be acceptable. The addition of a residential storey above an existing garage would also usually be considered out-of-character.

Conservatories

Conservatories are a place for tender plants and can provide an attractive living space halfway between house and garden. They should be of a traditional Victorian design. Similar considerations relating to size, position and neighbours apply as for extensions. However because conservatories are glazed they appear less bulky and allow more light through. For these reasons a conservatory, part of which projects beyond three metres, may be allowed if the projection does not adversely affect neighbours. Generally this means keeping it away from a side boundary.

An acceptable scheme should incorporate the principle features of a Victorian style conservatory are shown in the drawing over the page.



Typical Conservatory Details

1. A timber framework painted white or other approved colour with a modelled and traditionally detailed appearance. Stained timber is not traditional. A dentil course, ridge cresting and finial are traditional features that can help create a traditional look. Many off-the-peg aluminium and UPVC conservatories have wider, flatter frameworks and lack authentic detail. These are unacceptable. However colour-finished aluminium may be permitted if a good traditional appearance is achieved.
2. Vertical proportions to reflect those of the house it extends.
3. Glazing should occupy about three quarters of the height with the lower quarter either in yellow stock bricks or panels. Double-glazing is permissible although be aware that in summer conservatories can become very hot inside. Plastic or other sheeting is not allowed.

4. Ventilation should be either openable top casements or roof vents. The latter may facilitate ladder access to the house wall above.
5. Doors should be panelled. Align the solid part of the door to the same height as the cill. Two doors rather than one gives a more traditional look.
6. Below the windows there should be a projecting cill to shed rainwater
7. The conservatory should have cast aluminium ogee guttering

Loggias (rear canopies)

Some of the larger houses have canopies to the rear. It is always preferable to keep these features as original. Cast iron columns and original tiling should not be lost. Replica columns are available for repair work.



(Above) Original Loggias should be retained. The infilling by extensions, as here, is not acceptable.

(Right) Front extensions usually destroy the character of a house and are thus rarely acceptable.

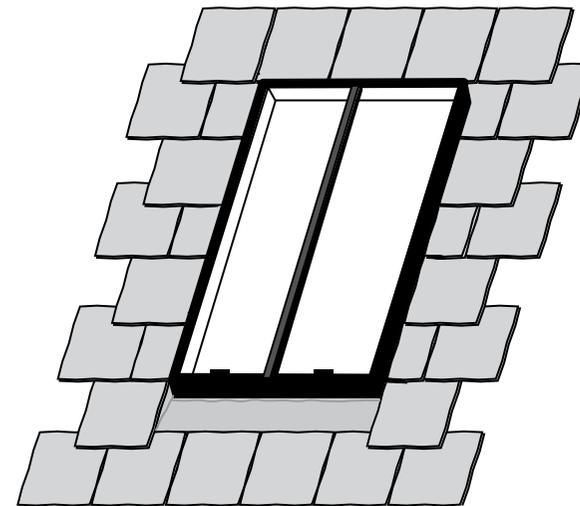


Front extensions

The character and unity of the Woodgrange street scene depends on the repetition of a limited range of specific house types. Consequently adding front extensions, porches, and remodelling elevations invariably dilutes this characteristic by introducing alien elements. They are thus almost always unacceptable.

Loft conversions

Dormers are normally not permitted as they would introduce a feature not characteristic of the estate. Roof lights, preferably of the traditional 'Conservation' type, may be allowed, normally to a maximum of three, on slopes not easily seen from the street. They should not be so large or numerous that they dominate the look of the roof. They are not permitted on front roof slopes.



Conservation type rooflight



Front Gardens

Design Guide

The Woodgrange Conservation Area

The Woodgrange Estate was designated a Conservation Area in 1976 with the aim of preserving and enhancing its special character and appearance. More detailed planning controls operate in the area than elsewhere to help achieve this.

What needs planning permission?

You will need planning permission for most alterations and new building works affecting the outside of your house and garden. In front gardens this includes laying a hard surface or parking space, the construction, alteration or demolition of gates, fences or walls, and making an access from the highway. Trees are also protected. This guide gives general advice on the type of work likely to gain permission. However, as it cannot cover every circumstance, you are advised to seek advice on your individual proposal from the Council's Development Control officers in the Regeneration, Planning and Property directorate before getting plans drawn up.

If you do works without permission the Council will take legal action as necessary to get you to put things right at your own expense. You may also be taken to court and fined.

Front Gardens: Their importance

Originally all front gardens were planted with lime trees, privet hedges and lawns enclosed by a low front wall with distinctive railings. This created a green

natural surroundings and a neat, unified street scene. The estate today can be greatly improved by the restoration of these elements.

Front Boundary Walls, Gates and Railings

All new or replacement walls require planning permission and must be to the original design as shown in the sketch. Replacement walls should preferably include the railings although these may be omitted if sufficient planting (a hedge or shrubs) is provided and maintained behind. Other designs of railing or wall are not acceptable as they would detract from recreating the special character of the area.

Bricks. All walls to the street must be built in yellow London stocks irrespective of the colour of the front of the house.

This is historically accurate and contributes to the creation of a consistent street scene. The weathered finish of second hand yellow stock bricks will best suit the estate's historic character. An acceptable alternative will be a new yellow



▲ Example of a well preserved front garden path and gate



▲ The traditional features of walls hedges and trees make Woodgrange both attractive and distinctive. Planning controls are used to protect these qualities and prevent the kind of destruction that had previously occurred (see right)



▲ Above: Building all new walls in the traditional design and materials vastly improves the streetscene and helps recreate the special character of the estate.

▶ Right: Other types of design are unacceptable. Action by the council resulted in the removal of this unsuitable balustrading.

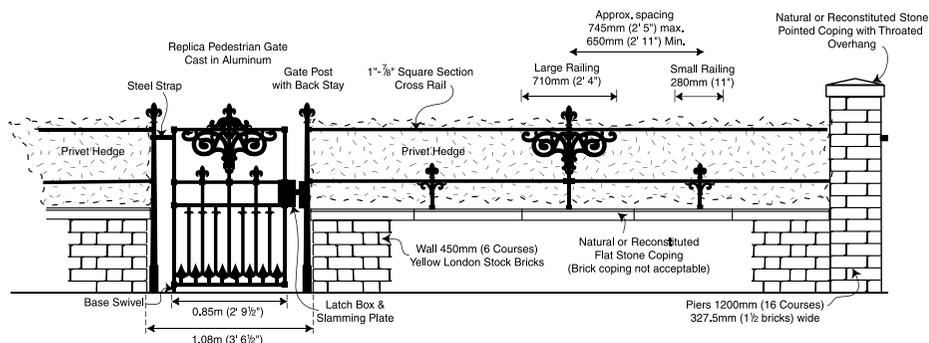


stock with a darker colour, ash marks and a rough texture. Brighter yellow bricks, those with a pinkish tinge, smooth finish or faced bricks will stand out too much and look new. Therefore they are not acceptable.

Gates. All new gates must replicate the original Woodgrange design. These are a hallmark of the area and progressive reinstatement will help enhance the area's distinctive character. Pedestrian gates must be hung from original style metal posts.

Piers. It is important to plan accurately to avoid close duplication of piers and unduly small runs of wall. All piers must be 16 brick courses high and capped by a pointed over-sailing coping (see drawing opposite).

▼ Woodgrange Front Garden Wall, required design



▲ Above & Right: Duplicating piers looks messy.



▶ Right: Jointly owned piers were provided at boundaries. Hang gates from these. Build new walls to the height of adjoining original walls to produce a neat unified streetscene.



Railings. All new railings must copy the cast iron railings originally used on the estate. These comprise small and large decorative uprights (sometimes called 'butterfly' railings) linked horizontally by lengths of square section cross rail. They can now be cast in aluminium which is lighter and does not rust like iron. Dimensions and recommended spacings are shown in the drawing above. Railings should be black or dark olive green, the traditional Victorian colour for railings. Different colours would disrupt the unity of the street scene.



▲ Above: A well thought out joint scheme renewing gates and walls. Note gates are hung from posts as they would have been originally.

▶ New castings of the traditional gates and railings decoration. For details of where to buy these items contact the Council's Planners. Wherever possible gates should be hung from posts not piers.





◀ Attractive front gardens combine greenery with original and traditional features. Lower maintenance is achieved by planting shrubs and using bark mulch on borders to suppress weeds.



◀ Tall solid fences in front gardens are not acceptable. They look too obtrusive.

▼ Originally, privet hedges were planted as boundary screens and should be retained.

Side Boundaries

Side boundaries were originally marked by simple hooped wire fences and a hedge. These should be retained or replaced, if missing. Alternatively an open lightweight boundary treatment that is unobtrusive would be appropriate, preferably combined with a hedge or shrubs. Planning permission will not be given for new side boundary fences that are over 1.2 metres high, are of continuous solid construction (e.g. block or brick walls or close boarded fences), or involve the loss of a hedge. Use of the wall and railing design for side boundaries also not acceptable. It is not historically accurate and makes the side boundary too prominent.

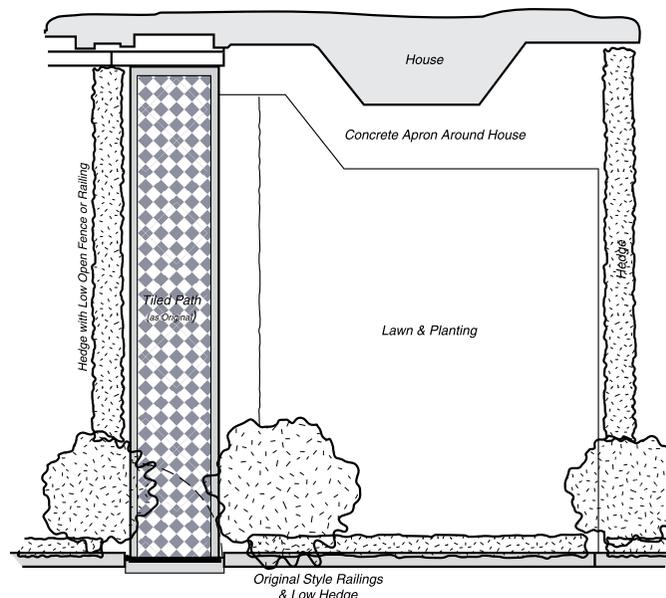
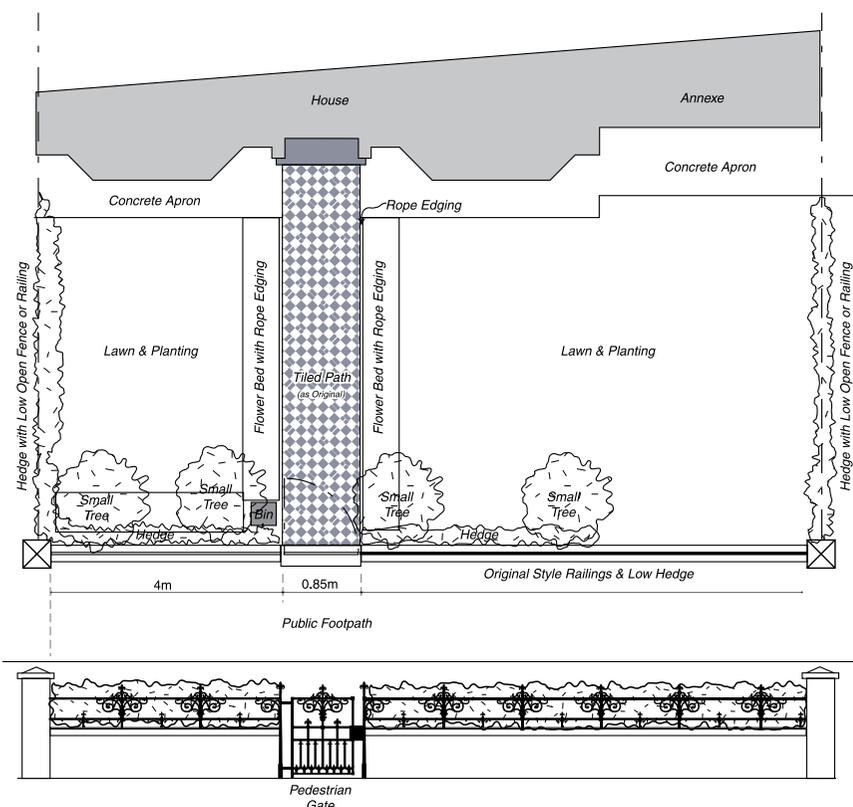
Soft Landscaping (trees, hedges, shrubs etc)

Hedges, planted throughout the estate to both front and side boundaries, were prominent features of the street scene. Their green, natural shapes are a pleasing contrast to the hard materials of the buildings and streets. They also help to support nature by providing refuge and food for birds and other wildlife. Because they enhance the area it is important they are kept, or replanted if missing. Shrubs may also be planted as an alternative hedging to privet and

can require less maintenance. They can be made more prominent if planted in raised beds.

Planning permission for works in a front garden may only be given on condition that hedges are retained or new planting takes place. A well designed and maintained front garden adds to both the attractiveness and value of a home and the neighbourhood.





▲ Above: Main dimensions and preferred layout for a single-fronted house front garden.

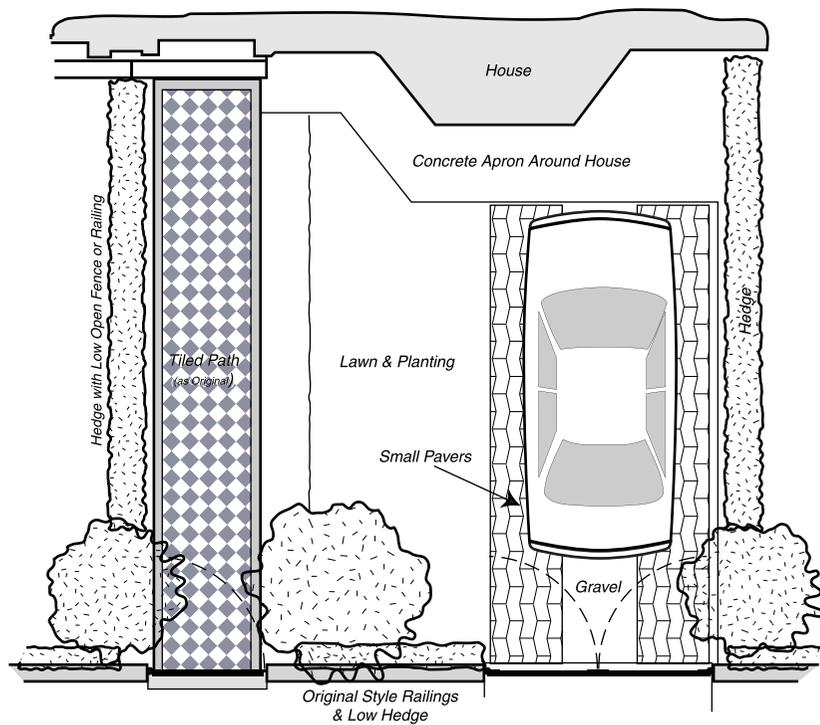
◀ Left: Main dimensions and preferred layout for a triple-fronted house front garden.

Hardstandings for Parking

Planning permission is required for the laying out of any hard surface including those to be used for parking. It is also required for making an access through any wall or alterations to an existing wall or hardstanding.

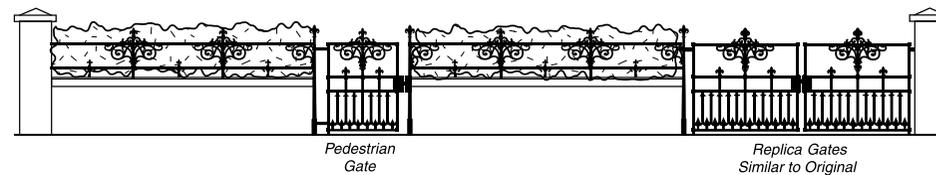
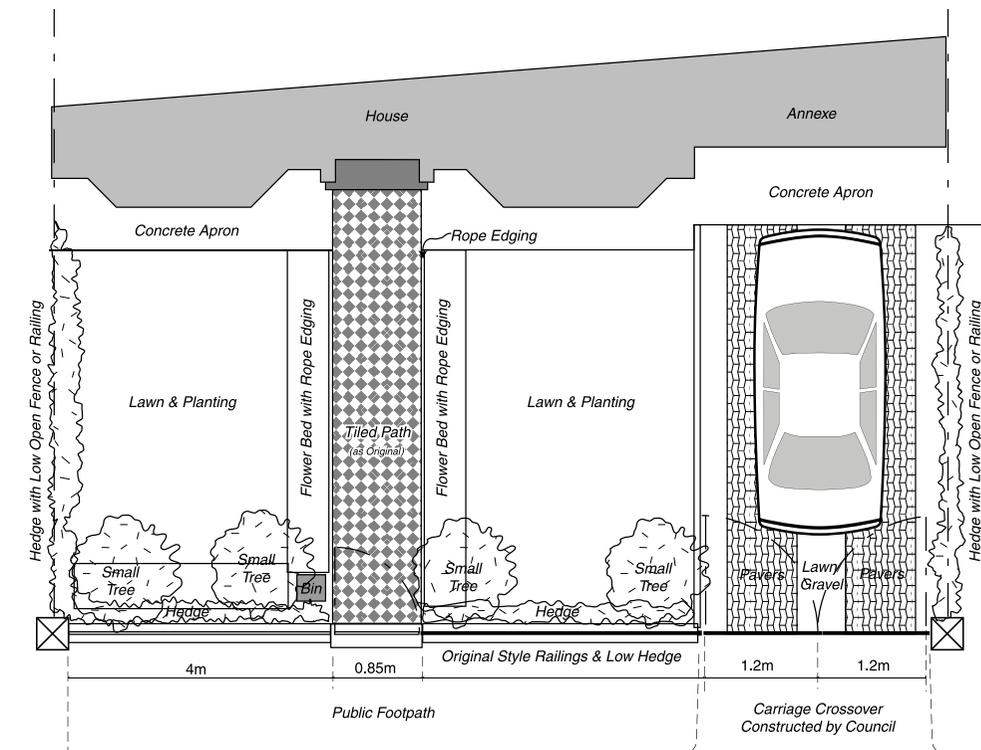
Permission will no longer be granted for the creation of a parking space in front gardens. Following approval by the Council in July 2010 of the Design Guide for Borough Roads, there is now a presumption against the creation of new carriage crossovers in residential streets.

Forecourt parking undermines the quality of the street frontage, reduces the enclosure to front gardens, and the greenery of the estate. The effect of forecourt parking to the narrower, single fronted houses in the area is particularly harmful. Forecourt parking and associated carriage crossovers also reduce the space available for on street parking which is very efficient and flexible both in terms of the amount of space taken up by parked cars and in providing for variations in car ownership between households and variations in demand for parking at different times of the day. Carriage crossovers harm the unity of the street scene, are an inconvenience to pedestrians and introduce potential conflicts between vehicle and pedestrians.



An alternative layout for a smaller single-fronted house.

However, where carriage crossovers already exist, the Council will encourage improvements to the design and layout of front gardens, walls and railings and the introduction of soft landscaping.



Main dimensions and preferred layout for a triple-fronted house front garden with hard standing for a vehicle.

Other Hard Surfaces

Planning permission is required for laying out a hard surface in the front garden. In the interests of preserving the greenery of the estate these should generally cover no more than one third of the garden.

Paths, Aprons and Ramps

Many properties retain their original geometric and encaustic tiled paths. As special and attractive features they enhance both the look and value of a property and are now very costly to reproduce. These paths should be retained and repaired as necessary. Replacement tiles are available. If the path is beyond repair, offer salvaged tiles to neighbours so they may repair their paths. A cheaper tiled path can also be recreated using buff, red and black quarry tiles (usually about 5.75 square inches). These are laid in an alternating diagonal pattern. Frost and slip resistant tiles can be retained. Tiles should not normally be laid over the aprons surrounding the house. These should be kept as distinct, low key areas of concrete. Coal hole covers and foot-scrapers are other original items which add interest and character and should be kept.

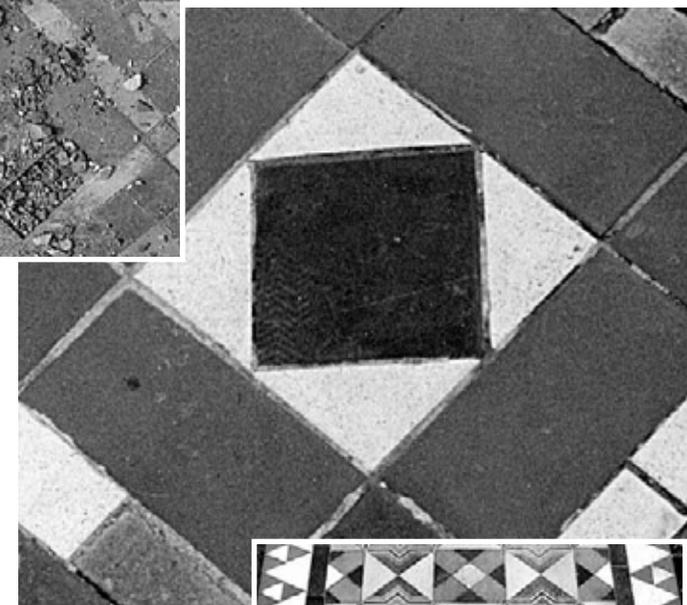
► Right: New path created in the Victorian style using geometric tiles.



Where it is necessary to provide for a wheelchair, ramps may be installed. They should sit on the step and path, and be capable of subsequent removal. This avoids the need for permanent alteration that construction in concrete entails.



▲ Above: An original tiled path undergoing repairs



► Right: The completed job.

► Right: Section of an original patterned tiled path.





Other Elements

Brickwork, Canopies, Meter Boxes and Satellite Dishes

Design Guide

The Woodgrange Conservation Area

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What requires planning permission?

You will need planning permission for most alterations and new building works affecting the outside of your house. These include altering the appearance of your outside walls, altering or erecting a canopy or installing satellite dishes. This guide gives general advice on the type of development that is likely to gain permission. However, as it cannot cover every circumstance, you are strongly advised to seek advice from the Council's Development Control Team in the Town Planning Service on your individual proposal.

Do not do works without planning permission. If you do the Council will take legal action, as necessary, to get you to put things right at your own expense. You may also be taken to court and fined

Brickwork: Its Importance

Brickwork is the most dominant visual feature of these houses, so it is important that its distinctive contribution to the character of these houses is retained.

Only three brick types were used to construct Woodgrange houses. Yellow 'London stocks' were used for many front walls but also for the side and rear of



The appearance of this house was made more interesting and attractive by the clever use of contrasting red and creamy bricks, with doors, windows and cill band highlighted in stucco.

virtually all properties irrespective of the brick colour of the front. Other house fronts are in gaults, a smooth cream brick, or red stocks. Sometimes bricks of a contrasting colour or in special shapes are included to add interest and create variety. Such decoration and red brickwork became more popular as the estate developed so these features are more predominant on the later built houses, mostly to the east or along Romford Road. Overall, however, using only these three brick types has lent the estate an identifiable unity. Brickwork also acts as a background against which stucco features are highlighted. It is important, therefore, to preserve brickwork and match new brickwork to old.

New Brickwork

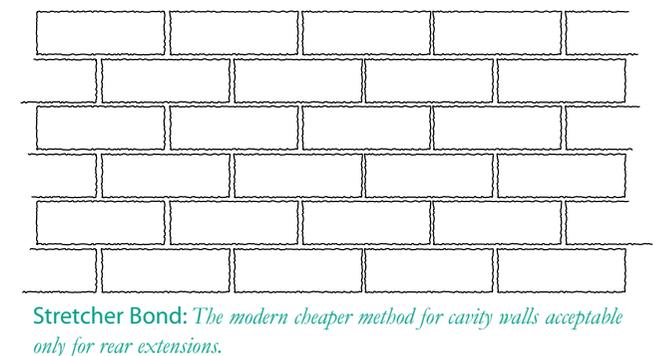
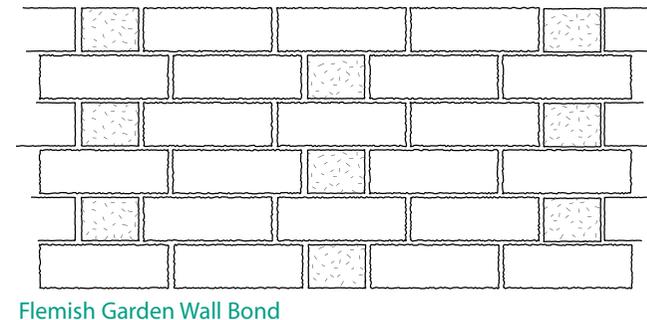
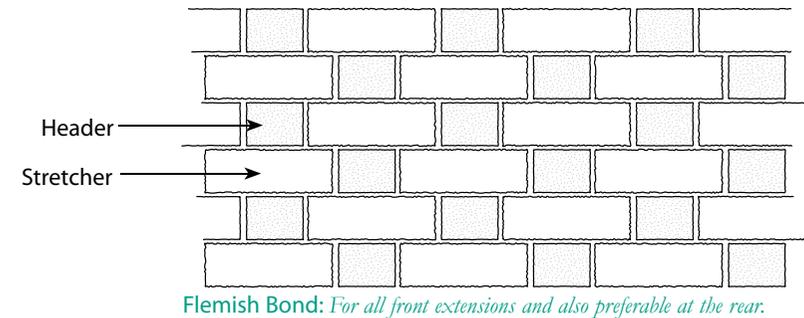
Keeping to this limited range of brick colours and types will help preserve the identity and unity of the estate. You should therefore use matching bricks in repair, restoration or new work. Second-hand bricks, being weathered, provide the closest match. Demolition contractors and salvage yards can supply these. If using new bricks darker yellow stocks with black ash marks will provide a satisfactory match. Avoid bright yellow or pink tones.

Sand-faced bricks are not permitted. They lack the colours and qualities required. Stocks may cost a little more but add relatively little to the total cost (as the main cost is labour) and produce a better looking and lasting end result.^o

When choosing a new brick match a sample against your existing brickwork before ordering. You will need to provide a specific name of brick for planning permission. To avoid delay it is best to name the brick proposed on your plans rather than submit details later. This also gives you an early idea of costs.

Brickwork Bonds

Woodgrange houses were built in 'Flemish Bond' which uses stepped rows of alternate 'headers' and 'stretchers'. This can be reproduced in cavity wall construction by using snap headers (half bricks). Brickwork at the front, for example for side extensions, must replicate this bond to match adjacent



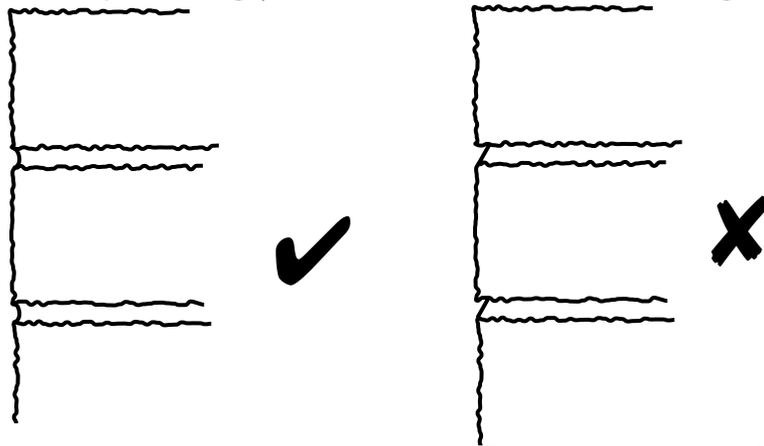
brickwork. It would also provide the best match for rear extensions although cheaper than "stretcher bond" is acceptable. 'Flemish Garden Bond' should be used for rear garden boundary walls.

Pointing.

Pointing has a big effect on the look of brickwork so use the original type, a straw coloured, fairly flexible mix set almost flush with the brick. Weatherstruck pointing can look too prominent and modern hard cements cause softer bricks to spall.

Water Repellents

If rainwater is penetrating your brickwork correct the cause e.g. defective



Slightly recessed pointing is correct.

Weather struck pointing - over emphasises the mortar joints

gutters, downpipes, ineffective drip-grooves on cills, then repair, rather than apply water repellents. Repellents can deteriorate leaving patchy surfaces that require retreating. It is generally advised not to apply them to decayed surfaces.

Render, Painting, Cladding and Other Surface Coverings

Covering brickwork in paint, cladding, pebble-dash, render or any other surface treatment will completely destroy both its aesthetic and practical advantages. The beauty of the brickwork, original detail and the character of the area will be lost. Consequently planning permission will not be given for such work.



The rendering and cladding of the house pictured above has destroyed its character.

Most coverings prevent bricks from 'breathing' effectively, that is, letting absorbed rainwater evaporate out from the brickwork. All houses move a little, causing small cracks in a covering. These will let in rain. However once underneath the covering rain cannot easily evaporate. This may cause damp inside the house and/or the covering to peel or fall off. In addition all coverings, particularly



Painting of the house on the left in the above picture has hidden the lively colour contrast of the original brickwork as shown on the house next door.

greater maintenance than brickwork.

Removing Paint & Render

Render can be removed by hacking it off. Try a small patch first to see if it will come off without damaging the brick underneath. If you need to re-render use a lime rich plaster as this will flex and breathe better than a hard cement render. Paint is best removed by specialist contractors who use gentle spray cleaning systems combining air, water and a fine abrasive material or by applying a chemical paste (non-caustic solvent) which can later be peeled off with the paint.

Sand-blasting or spinning carborundum discs can cause great harm, pitting or scouring the hard, protective outer face of bricks.

The character of this house, previously rendered, has been restored by removal of the rendering and reinstatement of wooden sash windows



The unity of this terrace has been ruined by the painting of the brickwork on the end house. Painting can harm brickwork and require costly maintenance (see detail). It should be removed rather than repainted.

Repainting Outside Walls

Repainting usually requires planning permission. Brickwork should be cleaned rather than repainted. If repainting render choose a porous paint with a matt finish (not gloss) and a colour that will harmonise with neighbouring brickwork e.g. cream to match gaults, matt red where red stocks are close by. This is especially important in terraces. Do not use bright or garish colours or textured paint.

Cleaning Brickwork

Brickwork that has mellowed with age has an historic character and appeal. However cleaning can revive original colours and contrasts. An effective and safe clean can be made by scrubbing down with water and soft

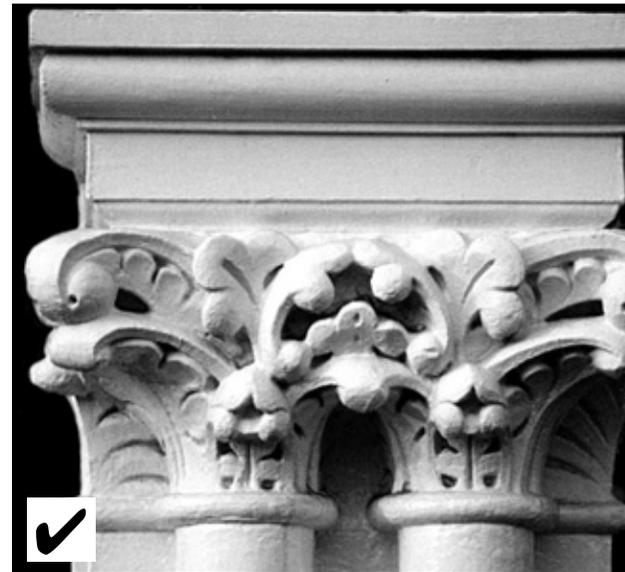


Brickwork that has mellowed with age has an historic character and appeal. However cleaning can revive the original colours and contrasts.

bristle or non-ferrous brushes. Avoid hydrochloric acid as very special care is needed to avoid damage to your house and your health.

Stucco & Artificial stone

Stucco, a fine type of plaster, and artificial stone, were used throughout Woodgrange to highlight features and details - window and door surrounds, cill bands, keystones and console brackets. All should be kept. Small repairs can be made in a similar mortar mix. Replica items can be made up by specialist companies for restoration or new work. Originally stucco was left a natural colour to imitate stone. It can now be painted but use only pastel colours. Others will hide or overemphasise a feature. Do not spoil the unity of the feature by picking out individual parts in contrasting colours.



Stucco should be painted all one colour either white or cream using a smooth paint. Textured paints tend to blur the finer detail.

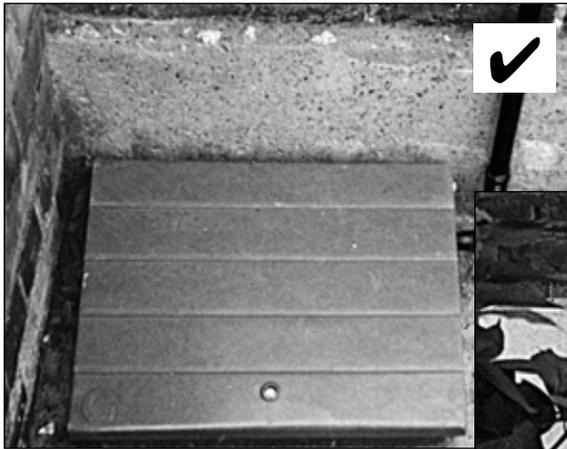


The stucco figurehead is an important feature of these houses and must not be destroyed.

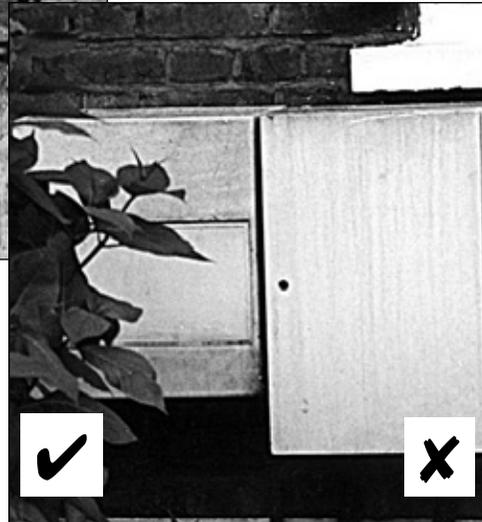


Meter Boxes

White meter boxes must not be placed on the front of houses. They detract from its appearance. They must be located either out of sight on return walls (not in porches) or within the house. Any outside box must be of the semi-concealed type, made less noticeable by its dark colour and being set partly within the ground.



White metre boxes form an ugly feature. Semi-concealed boxes must be used in any new outside installation. Existing white boxes can either be relocated or camouflaged by shrubs.



Canopies along with french doors and chequered quarry tiles give these properties a very special character.

The detail bottom left shows replica valencing and column decoration that is available for the restoration of canopies.



Canopies

Glazed canopies are one of the most special and distinctive features of Woodgrange and must be kept. The appearance and value of a house will be enhanced by restoration of a missing canopy. The Council has a specification

for restoration work. Replicas of the cast iron valancing can now be obtained in cast aluminium, and replica posts are also made: the Council can advise on obtaining them. All new glazing should be in safety glass with glazing bars in timber or white finished aluminium. Rebuilding or altering a canopy requires planning permission. Canopies in disrepair must be made safe, e.g. by propping, but their removal is not acceptable.

The area under canopies was originally paved with decorative tiles. Remaining tiling should be kept in good repair while the replacement of lost or damaged examples would help preserve the character of your house. Normally these would be cream and red quarry tiles laid in an alternating diamond pattern. Frost and slip resistant re-placements are readily available. Modern tiles will detract from this feature and must not be used.

Loggias

Some of the larger houses have canopies to the rear. It is always preferable to keep these features as original. Cast iron columns and original tiling should not be lost. Replica columns are available for repair work.

Satellite Dishes

The law requires you obtain planning permission to install a satellite dish on any property converted into flats or on a single 'family' house if the dish would be:- larger than 70 cm in diameter or 45 cm if installed on a chimney: sited on a wall or roof slope facing on to a road or public footpath: higher than the ridge of your roof: on a chimney: the second or subsequent dish on the house or in the garden; on a building taller than 15m. You may install one without permission in other locations so long as it is sited, as far as is practicable, to minimise its effect on the external appearance of the building and that it is removed if it becomes redundant.

To receive signals they must have an unobstructed 'line of sight' to the transmitting satellite. However, as satellite dishes alien to the character of the



Try to locate dishes off the front of property and into less obtrusive locations like side walls.

estate, it is important to place them where they are least evident from the street. If possible install them at the rear of your property, in your garden or on a rear chimney stack not visible from the street. If they must be installed at the front, place them on side walls above an annexe or alleyway or in an inconspicuous spot. A mesh or coloured dish may be less obvious.

The Woodgrange Conservation Area

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What needs planning permission?

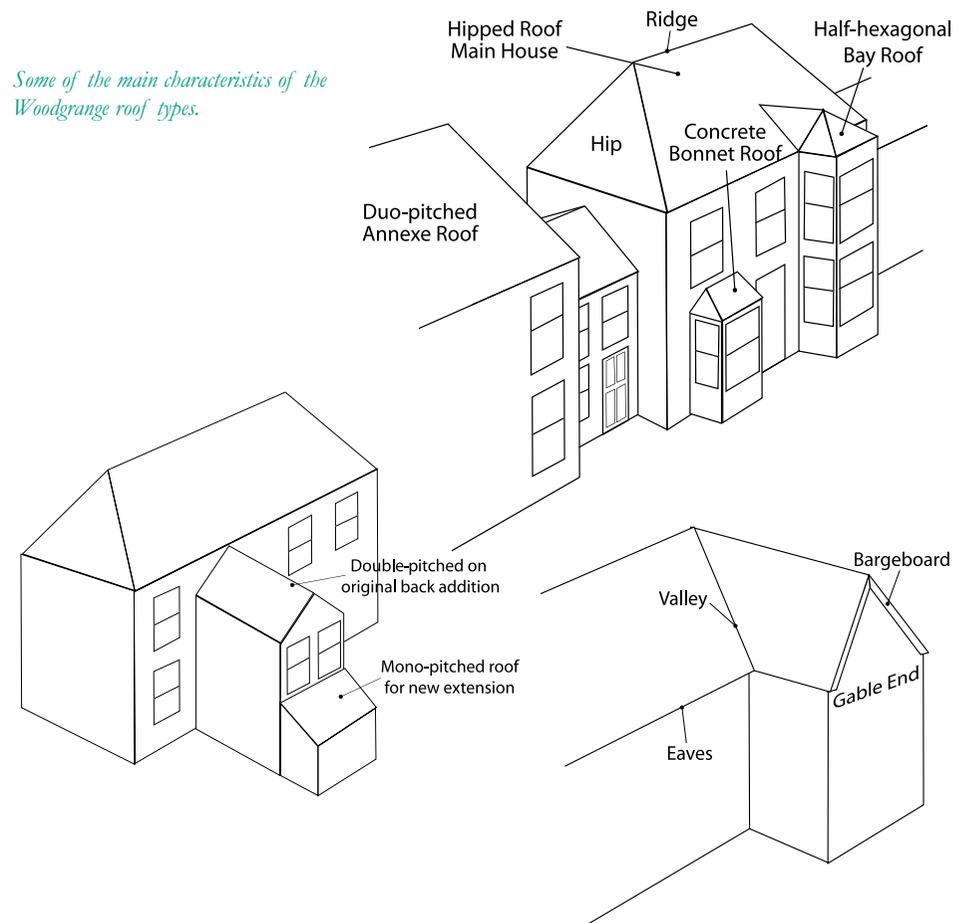
You will need planning permission for most alterations and new building works affecting the outside of your house. This includes changing your roof materials, altering or removing chimneys and other roof details. Further details are given below. This guide gives general advice on the type of development that is likely to gain permission. However, as it cannot cover every circumstance, you are strongly advised to seek advice on your individual proposal from the Development Control team of the Council's Planning Service before getting plans drawn up.

If you do works with-out the necessary permissions the Council will take legal action, as necessary, to get you to put things right at your own expense. You may also be fined

Other Council consents needed

You may also require separate approval under the Building Regulations. Enquiries should be made to the Council's Building Control Team. It is essential to note that a grant offer from the

Some of the main characteristics of the Woodgrange roof types.



Council's Housing Department does not confer Planning Permission or Building Regulations Approval. No grant will be paid unless you have the necessary permissions.

The visual character and importance of roofs

Roofs not only protect your house but are one of its most visible and prominent features. Their shape, covering materials and details are all part of its character and the street in which it stands. It is important therefore that these original characteristics are retained and that new work is undertaken to match.



Work in progress. If a roof is being re-covered only natural or artificial slate is acceptable.

Roofing Materials

Slates. All main roofs were originally covered in Welsh Slate. Its thin, matt, dark grey, flat, precise appearance is a key characteristic of the estate. Because of this all new roof coverings, whether replacing slate roofs or not, must be in

natural or artificial slate. No other material is acceptable.

Natural slate is the best to use because it replicates the original character of the roof. As it is expensive you could investigate reducing costs by re-using some of your existing slates and supplementing them with good second-hands. However it is difficult to rely on quality. Artificial slates provide the next best match to natural slate and can be used for re-roofing. Those made from reconstituted slate tend to have a matt finish like natural slate which is preferable. Other types of artificial slate, usually made of fibre-cement, are more shiny. Select a riven finish and crimped edges. These copy the features of natural slate and look less machine-made.

Concrete Tiles. Concrete tiles differ from slate in thickness, scale, texture and colour. Even the flat grey type do not look sufficiently similar. All concrete tiles are therefore unacceptable. Note also that concrete tiles are much heavier. If applied to a previously slated roof that has not been strengthened the roof may sag or collapse. If you have a concrete tiled roof consider re-roofing in slate. Slates will be required when re-roofing is necessary.



Concrete tiles and roof sealants as shown here look very different from slates and so must not be used on Woodgrange houses.

Roof Sealants. The original slate roofs are now over a century old and may suffer from delaminated slates (layers peeled off) or have slipped slates because of rusted nails ('nail sickness'). They need replacing. Sealants should not be used. They alter the look of the roof and can split and leak over time because all roofs move (for example with seasonal changes). Sealants also render your slates useless for salvage and re-use.

Roof Shapes and Details

Pitched roofs, the commonest form of Victorian roof, are a characteristic of the estate and the most efficient form for disposing of rainwater. The shape of those found in Woodgrange changed in line with changes in architectural fashion as the estate developed.

The larger earlier houses have hipped roofs, a shape that emphasises their symmetrical and detached appearance. The humbler annexe, used by servants, has a lower duo-pitched roof reflecting its lower status. Other houses were given single storey bay windows topped by cast concrete bonnet roofs. Later on two storey bays became more popular. Most are found in the later, eastern



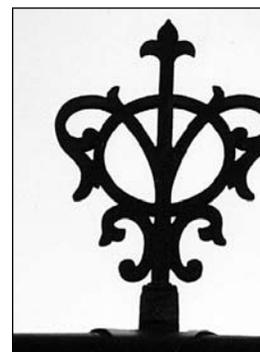
Roof shapes and details create a distinctive and traditional streetscape



Altering the original roof shape and materials destroys the character of individual houses and the coherence of terraces.

end of the estate. These have small half-hexagonal roofs. Romford Road has some of the largest houses with elaborate roofs incorporating gables, barge boards and finials.

These variations in roof style and detail are part of the historical development of the estate and its individual identity. Consequently



A decorated bargeboard on one of the larger houses along Romford Road, and two examples of decorative finials one in iron, the other terracotta

changes which would result in a loss of these characteristics will not be permitted.

The estate's terraced houses share common pitched roofs hipped at each end. Use of slate throughout unifies them visually. Parapet walls and chimneys lend the roofscape a particular pattern. Consequently alterations to their shape, use of non-slate materials and loss of these features will not be permitted.

Extensions, Dormers, Rooflights and Balconies.

Roofs for extensions must be pitched to complement the style of these houses and should not abut the house above first floor window cill level. Flat roofs are almost invariably unacceptable as they are uncharacteristic of the estate. On a practical note they are also more prone to let in rain and require greater maintenance.

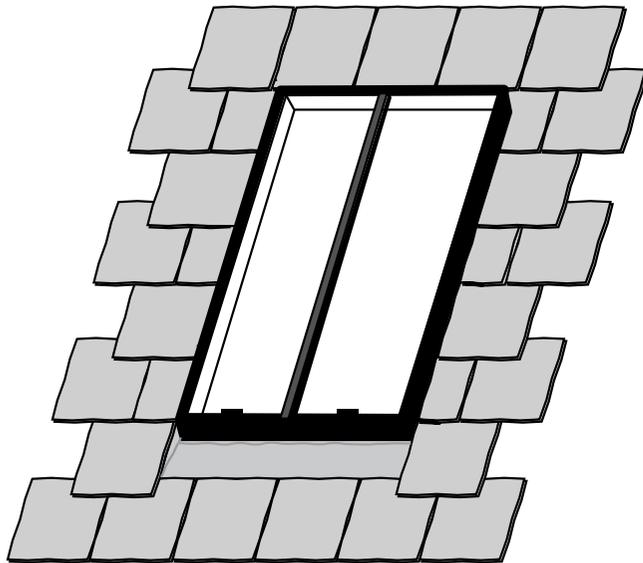


Illustration of traditional rooflight,

Roof terraces and balconies may seem a pleasant idea but usually mean your neighbour's privacy, and sometimes outlook, are harmed. Such alterations are therefore not permitted.

Dormers are normally not permitted since they are alien to the style of the houses and would disrupt their architectural balance and the streetscape.

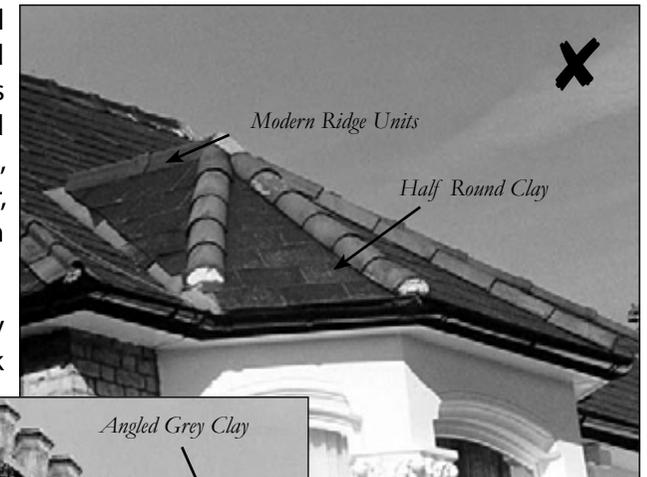
Rooflights change the

form, finish and unity of the traditional roofscape and are therefore not permitted in front slopes or elsewhere if they adversely affect the streetscene. However they may be permitted on other slopes if they do not dominate the roof. Three rooflights are usually the maximum allowed. Reproductions of traditional rooflights are now available and can look more in keeping.

Roof Details.

Flashings. Use a traditional lead sheeting (called 'flashing') to cover the joins between roof slates and brickwork. Cement fillets, although initially cheaper, soon crack letting in moisture.

Ridge tiles should normally be either a smooth dark



Above: Incorrect use of modern ridge units and half-round clay ridge tiles.

Left: Correctly finished roof using grey clay angled ridge tiles and lead rolls.

grey angled tile or a red semi-circular tile depending on the particular style of the house. Look at others close by. Do not use a red tile where a terrace has grey tiles throughout. Lead Rolls should be used on the ridges of small bay roofs. These make a fine, lightweight join appropriate in scale to this small feature. Large ridge tiles look clumsy.

Cast iron or terracotta finials and bargeboards. Some houses retain these features which are both a visual and practical method of finishing a roof. Keep or restore all such small details as they give your house its individuality.

Roof vents and flues. Roof vents look modern and disrupt the smooth plane of a roof. Eaves ventilation to both sides of a roof will normally suffice. Wherever possible use balanced flues rather than tall flue pipes and site them discreetly.

Chimneys.

Chimneys enliven the skyline and are a reminder of the Victorian history of the estate. Their position shows how the house was laid out inside and functioned. They should therefore be retained where possible. Planning permission will not be given for the removal (capping off) or lowering of stacks that can be seen from the street.

If your chimney stack appears to be causing a flank wall to bow, get expert advice from a structural engineer. It may be necessary to rebuild part of the brickwork and improve internal ties so that the chimney can be rebuilt and retained. Where mortar joints are crumbling re-point the brickwork rather than render. This preserves the appearance of the stack. The same applies to parapet walls.

Chimney breasts and brickwork flues must not be removed except in accordance with the Building Regulations and the new Party Wall Act 1996. Serious structural and legal consequences can result from ignoring this advice.

Chimney Pots.

Re-bed any loose pots taking particular care to keep the buff coloured pots which are a special feature of Woodgrange. If some are missing suitable new and salvaged pots can complete the picture.

Gutters and Down Pipes.

Cast-iron gutters with an ogee profile were used throughout the estate. Replacements can be obtained from specialist firms and salvage companies. However aluminium will also successfully replicate the look if finished in matt black. Downpipes should also be black. Half-round profiles, and grey plastic rainwater goods look modern and are unacceptable.



Chimneys are part of the character of the estate and must be kept and correctly maintained when they are visible from the street.

left; Original hexagonal buff pots

below; New buff replacement pots





Design Guide

The benefits of trees.

Trees, hedges and lawns were a characteristic of the original design concept for Woodgrange and its leafiness remains one of its best features. Trees, in front and rear gardens and along the streets create a very attractive setting which changes in colour and shape with the seasons. Trees also attract wildlife, clean the air, help cut down noise and wind, provide shade, shelter and privacy. For all these reasons they should be preserved and new ones planted.

Trees and Planning Law

All trees in Woodgrange, with a few exceptions, are protected under the law. This requires that you must not cut or remove them until you have permission. Apply for permission on an application form obtainable from the Council's Planning Service. Do no work until you receive a decision notice. If works are permitted they must only be carried out exactly as permitted and in accordance

with any conditions listed on the decision notice. Advice on whether the work you propose requires planning permission and the likelihood of obtaining



As part of the original layout, trees were planted in the front gardens, as this old photo above left shows, and along the streets. Many are now magnificent specimens, above right, which complement the houses to create a very attractive environment.



All trees in the area are protected by law and you can be fined for doing works to them without the Council's consent.

Lime trees are the species originally planted and many are now mature specimens. Such trees greatly enhance the estate and should be kept.



consent should be obtained from the Council's Planning Officers before making an application .

Fines for unauthorised work

It is a criminal offence to carry out unauthorised works to protected trees. If you cut or remove trees without permission or not in accordance with a decision notice you can be taken to court and fined up to £20,000. You are also liable to plant and maintain a replacement tree at your expense. Or if you fail to do so, the Council can plant one on your land and charge you for doing so.

Policy on tree works.

The Council, in making its decision, will consider your needs and the aim of protecting trees for the benefit of the community. Mature trees represent many years of growth which must not be lightly thrown away. Trees pre-date many residents and will be there long after they have moved on.

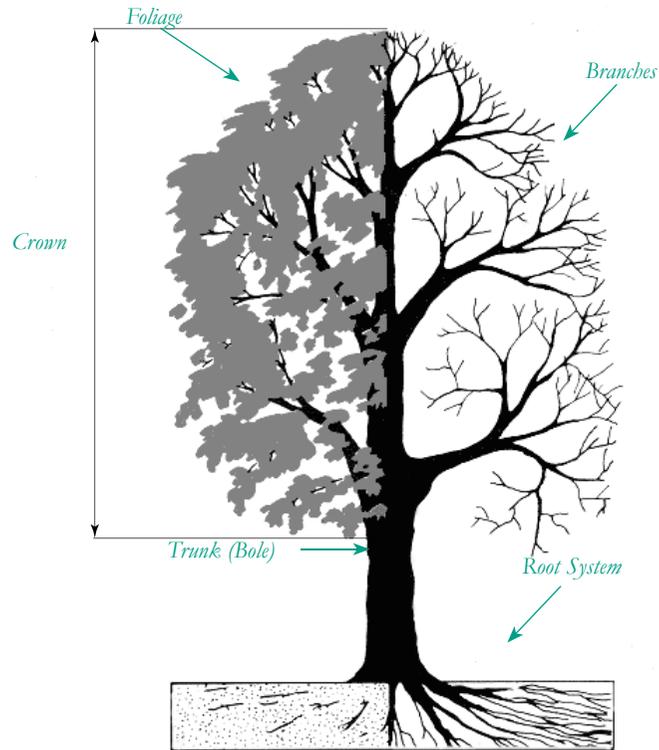
Early photographs of the estate show that every house had a row of lime trees and a hedge planted just behind the front wall. They created a consistently green street scene.

The limes were pruned regularly and many still remain. The Council will normally permit the selective thinning and the cutting back of branches every three years or so.

There are also many much larger trees which, individually, greatly enhance the appearance of

the estate both at the front and the rear of properties. Permission will not normally be given for their removal or excessive reduction in size. It will however normally be given for works essential to prevent interference with highway signs, lights or telephone wires: to avoid danger e.g. from weak joints or damage to property; or to reduce the number or length of branches (called thinning and crown reduction) to make the tree more manageable and acceptable but without harming its health or beauty.

Trees in rear gardens are equally important. They create pleasant surroundings if maintained to avoid problems. Remember trees, even dead ones, are a very



The Anatomy of a Tree



Careless Pruning

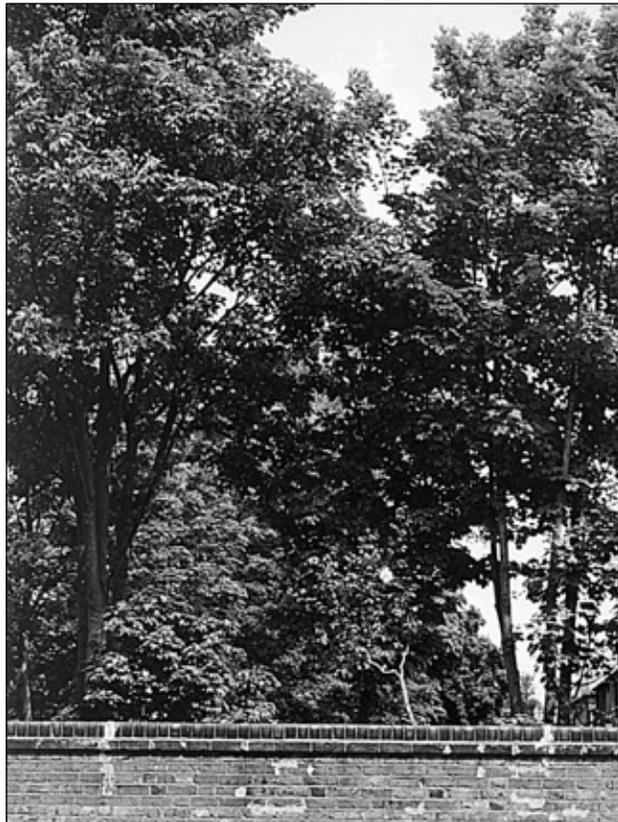


Careful Thinning

important habitat for wildlife. Be careful not to destroy bird's nests during their nesting season in Spring and early Summer. Trees should not be pruned when they are about to lose their leaves, and when their buds are about to burst and new leaves are forming. It is best for pollarding and crown reduction to be done in the winter, as the visual effect is less drastic.

Getting professional help.

If you consider that a tree is causing structural problems to your house you will need to obtain a written report from a Arboricultural Consultant. It should



also be borne in mind that the removal of a tree can result in the soil swelling from the moisture that the tree would formerly have removed from the soil. This result, called "heave", can cause serious structural damage to buildings close-by. However heave does not always result. A tree consultant would be able to advise and may suggest getting the opinion of a Geotechnical

Trees in a rear garden are equally important to the street scene as is shown by these mature trees

Engineer. Arboriculturalists can also advise on suitable remedial works to trees.

You should employ a professional tree surgeon to carry out all but minor pruning both to protect the health of the tree and your safety. Names of qualified people are available from the Arboricultural Association though not all competent tree surgeons are in the Arboricultural Association. It is important to make sure a 'tree surgeon' is not a 'cowboy'. A professional would be willing to show certification of competence. All tree surgeons should have insurance cover. Ask to see proof.

The Council's Tree Officers can provide a list of suitable contractors and general advice on tree work, disease and suitable new trees. They cannot undertake works for you. The Council's Tree Officer can be contacted by emailing:

ENV-Greenspace.Enquires@newham.gov.uk

Removing trees and planting replacements.

Permission to remove trees will normally only be given if a tree is causing serious problems that cannot be rectified by lesser or other works: or if the tree is in very poor condition, on condition you plant a replacement ; or if its removal would not be harmful to the character and appearance of the Conservation Area; or its removal has been agreed by the granting of planning permission for development. You must prove your case, with professional backing as required, if you are proposing to remove a tree because it is diseased, dying, dead, dangerous or causing an actionable nuisance.

Some gradual replacement of smaller older limes may also be allowed. These policies aim to protect what is of benefit to the public today and encourage replacement and new planting that will enhance the character of the Estate in future years.

A selection of different varieties of smaller trees suitable for Woodgrange and replacing mutilated limes. A full list is given in the informaton sheet "Small Garden Trees".



Flowering Cherry



Rhododendron



Weeping variety of Silver Birch (Betula pendula)

Silver Birch



Acer





Small Garden Trees

Information Sheet

Trees Suitable for Small Gardens

The following information has been obtained from the leaflet "Trees for Small Gardens" published by the Arboricultural Association who have kindly given their consent for its use here. They also produce other advice leaflets, referred to below. These may be obtained from the address given at the end of this leaflet

Selection

Buy from a reputable Garden Centre or Nursery. Select plants that have a well balanced, characteristic branch formation, that is free of pests and diseases. Root systems should be moist and fibrous. Check that the tree you have selected suits your garden soil and climate. Make sure that the tree's ultimate height and spread will not be too large.

Planting Time

Avoid any planting when the ground is very dry, very wet or frozen. Subject to this plant deciduous bare-rooted (field grown) trees - November to March; plant evergreen root-balled trees - Autumn or Spring plant containerised or container grown trees - all year round.

It is important that the tree is properly planted (see Leaflet No.2) and maintained after planting (see Leaflet No.3). There follows a list of trees which are suited to the smaller garden. They are all either small for a tree (even when mature) or are relatively slow growing. No tree lives for ever, and in small gardens it may

be necessary to remove some trees before they are fully mature, especially those which eventually reach a large size. Some advice on management is given in leaflet No.4. All the trees which are listed are available, although some are less common. Some of those listed may be categorised in Garden Centres and nursery catalogues as shrubs.

Key to Abbreviations describing tree habit

S = Spreading R = Rounded
F = Fastigate or upright W = Weeping

Figures in brackets after each description relates to height x spread in metres. These figures are averages for a healthy specimen, 20 years old. Those asterisked (*) prefer acid soil. A + sign means that the tree is less common and may be more difficult to obtain.

* **Acer capillipes** "SNAKEBARK MAPLE"
Streaked bark, red young branches and rich autumn tints (S7.6 x 4.5)

* **Acer davidii** "SNAKEBARK MAPLE"
Green and white striped bark (S6.0 x 3.0)

+ **Acer ginnala**
Excellent autumn tints (S4.5 x 3.0)

Acer griseum "PAPERBARK MAPLE"
Flaking bark reveals cinnamon-coloured underbark. Excellent autumn tints (F4.5 x 2.4)

Acer negundo 'Flamingo' "BOX ELDER"

Leaves with white and pink variegation (S6.0 x 4.5)

+ **Acer nikoense** "NIKKO MAPLE"

Underside of leaves bear blue "bloom". Excellent autumn tints (S4.5 x 2.4)

* **Acer palmatum** "JAPANESE MAPLE"

Hand-like leaves. Excellent autumn colouration (S4.5 x 3.0)

* **Acer palmatum atropurpureum** "PURPLE JAPANESE MAPLE" Red-purple leaves giving rich autumn tints (S3.6 x 2.4)

+* **Acer pensylvanicum** "SNAKEBARK MAPLE"

Pale-green and silvery-white streaked bark and yellow autumn colours (S6.0 x 3.6)

Acer platanoids 'Drummondii'

Leaves margined creamy-white (R6.0 x 4.5)

Acer pseudoplatanus 'Brilliantissimum'

Slow with shrimp-pink young leaves in spring (R3.6 x 2.4)

Acer pseudoplatanus 'Simon-Louis Freres'

Leaves variegated with cream and purple (R4.5 x 3.0)

+ **Alnus glutinosa 'Imperialis'** "FERN-LEAVED ALDER"

Leaves are deeply and gracefully cut (S4.5 x 3.0)

+ **Alnus incana 'Aurea'** Young shoots are reddish-yellow, catkins orange and young leaves bright yellow (F4.5 x 3.0)

+ **Alnus incana 'Pendula'** "WEEPING GREY ALDER"

A large mound of pendulous branches and grey-green leaves (W4.5 x 2.4)

Amelanchier lamarckii "SNOWY MESPILUS"

Coppery young leaves, masses of white flowers followed by red, edible berries and excellent autumn colours (S4.5 x 3.0)

Betula albo-sinensis septentrionalis

Orange-brown bark with pink and grey bloom (S6.0 x 3.0)

Betula ermanii

Creamy white bark tinted pink (S6.0 x 3.0)

+ **Betula 'Jermyns'**

Peeling orange-brown or coppery bark (F4.5 x 3.0)

Betula papyrifera "PAPER BARK BIRCH"

White outer bark peeling off in sheets. Yellow autumn tints (F6.0 x 3.0)

Betula pendula "SILVER BIRCH"

White bark and drooping branch tips. A British native (S6.0 x 3.0)

Betula pendula 'Dalecarlica' "SWEDISH BIRCH"

Deeply cut leaves and drooping branches (S6.0 x 2.4)

Betula pendula 'Purpurea' "PURPLE LEAVED BIRCH"

Slow growing with purple leaves (S4.5 x 3.0)

Betula pendula 'Youngii' "YOUNGS WEEPING BIRCH"

Broad, mushroom-shaped head with branches reaching the ground (W4.5 x 4.5)

Betula utilis "HIMALAYAN BIRCH"

Peeling bark of rich orange-brown (F6.0 x 2.4)

Betula utilis jacquemont

The most beautiful peeling white bark (7.6 x 3.6)

Catalpa bignonioides 'Aurea' "GOLDEN INDIAN BEAN TREE" Slow growing with large yellow leaves (S3.6 x 2.3)

+ **Cornus controversa 'Variegata'**

Branches are produced in tiers and bear white-variegated leaves (S4.5 x 4.5)

- + **Cornus kous**
White flower-like bracts in June are followed by red fruits and bronzy autumn tints (S4.5 x 3.0)
- Cornus mas** "CORNELIAN CHERRY"
Yellow flowers in February are followed by edible red fruits (S5.5 x 3.6)
- Cotoneaster**
Many species, varieties and cultivars are suitable.
- Crataegus laevigata 'Pauls Scarlet'** "RED MAY"
Double scarlet flowers in May/June (F6.0 x 4.5)
- Crataegus laevigata 'Plena'**
Double white flowers in May (F6.0 x 4.5)
- Crataegus laevigata 'ROSEA FLORE PLENO'**
Double pink flowers in May (F6.0 x 4)
- Crataegus prunifolia**
White flowers in June give rise to red fruits. Excellent autumn colour (R6.0 x 4.5)
- + **Crataegus tanacetifolia** "TANSY-LEAVED THORN" Grey, downy leaves, white flowers in June and large yellow fruits (S4.5 x 3.0)
- Cytisus battandieri** "PINEAPPLE BROOM"
Yellow, pineapple-scented flowers appear in July (S3.6 x 2.3)
- + **Fagus sylvatica 'Asplenifolia'** "FERN-LEAVED BEECH" A slow-growing tree with deeply cut leaves (S4.5 x 3.0)
- Fagus sylvatica 'Dawyck'** "DAWYCK BEECH"
Forms an excellent column of green leaves becoming a coppery-gold in autumn (S4.5 x 1.5)
- + **Fagus sylvatica** "DAWYCK PURPLE"
As above but with purple leaves and slower growing (F3.0 x 1.2)
- Fagus sylvatica 'PURPUREA PENDULA'**
Slow weeping tree with purple leaves (W3.0 x 1.5)
- Genista aetnensis** "MOUNT ETNA BROOM"
Yellow pea flowers in July (S4.5 x 3.0)
- + **Gleditsia triacanthos 'Ruby Lace'** "HONEY LOCUST" Red tinged, feathery foliage (S4.5 x 3.0)
- Gleditsia triacanthos 'Sunburst'** "HONEY LOCUST" Yellow feathery foliage (S6.0 x 4.5)
- + **Halesia monticola** "MOUNTAIN SNOWDROP TREE"
White flowers in May followed by green winged fruit (S4.5 x 3.0)
- Ilex** "HOLLIES"
Many species, varieties and cultivars are suitable
- + **Koelreuteria paniculata** "PRIDE OF INDIA TREE"
Large yellow flowers in July/August followed by red fruits (S6.0 x 4.5)
- Laburnum alpinum 'Pendulum'**
"WEEPING SCOTCH LABURNUM" Yellow fragrant flowers in June (W4.5 x 3.6)
- Laburnum x watereri 'Vossii'**
Very long panicles of yellow flowers but very little seed is set (F7.6 x 4.5)
- + **Laburnocytisus adamii**
A botanical oddity with yellow, purple and pink flowers (F4.5 x 3.0)
- Ligustrum lucidum** "TREE PRIVET"
Evergreen with white flowers in the autumn (S6.0 x 6.0)
- Ligustrum lucidum 'Excelsum Superbum'**
As above but slow-growing with white marginated leaves (S4.5 x 3.0)

Magnolia

Many species, varieties and cultivars are suitable.

Malus "CRAB APPLE"

Many species, varieties and cultivars are suitable.

Malus 'Dartmouth'

White flowers and reddish-purple fruits (F4.5 x 2.4)

Malus 'Echtermeyer'

Rose-crimson flowers and reddish-purple fruits (W3.0 x 2.4)

Malus 'Everest'

Pink-white flowers and yellow tinged red fruit (S3.0 x 3.0)

Malus floribunda

Pale-blush flowers and yellow fruit (R4.5 x 3.0)

Malus 'Golden Hornet'

White flowers and yellow fruit (S4.5 x 3.0)

Malus 'John Downie'

Pink-budded white flowers and orange/red fruit (F7.6 x 3.0)

Malus 'Profusion'

Coppery young foliage, wine-red flowers and small red fruit (R6.0 x 4.5)

Malus 'Red Jade'

White flowers and red fruit (W3.0 x 2.4)

Malus x robusta

White or pinkish flowers and red or yellow fruit (S6.0 x 4.5)

Malus 'Royalty'

Reddish-purple leaves, crimson flowers and dark red fruit (R4.5 x 3.0)

Malus tschonoskii

White, pin-flushed flowers and yellow-green fruits. Excellent autumn tints (F7.6 x 3.0)

Malus 'Van Eseltine'

Shell-pink flowers and yellow fruits (F4.5 x 1.8)

Morus alba 'Pendula' "WEEPING WHITE MULBERRY"

A small weeping tree with edible fruits (W2.0 x 3.0)

Morus nigra "BLACK MULBERRY"

Bears edible black-red fruits (S4.5 x 3.0)

Prunus "FLOWERING CHERRIES" "PLUMS" ETC.

Many species, varieties and cultivars are suitable.

Prunus 'Accolade'

Masses of pink, semi-double flowers in early spring (S7.6 x 4.5)

Prunus 'Amanogawa' "FLAGPOLE" or "LOMBARDY CHERRY" *Fragrant shell-pink flowers in April/May (F4.5 x 0.9)*

Prunus x blireana

Masses of double rose-pink flowers in March and April and coppery purple leaves (S3.6 x 3.0)

Prunus cerasifera 'Nigra'

Leaves and stems are purple/black, flowers pink in March and April (S6.0 x 4.5)

Prunus cerasifera 'Pissardii'

Leaves are dark red, flowers white (S6.0 x 4.5)

Prunus 'Cheal's Weeping'

Double rose-pink flowers in April (W3.0 x 2.4)

Prunus x hillieri 'Spire'

Flowers soft pink in April and excellent autumn tints (F6.0 x 3.0)

Prunus 'Okame'

Rose coloured flowers in March and good autumn tints (F4.5 x 3.0)

Prunus 'Pandora'

Pale shell-pink flowers in March and April. Good autumn colours and young foliage (F7.6 x 3.0)

Prunus 'Pink Perfection'

Rose-pink doubled flowers in April and bronzy young foliage (S4.5 x 3.0)

Prunus sargentii

Single pink flowers in March - April followed by coppery young foliage. Good autumn colour (R6.0 x 4.5)

Prunus serrula

Shiny, copper-brown bark and red underbark (S6.0 x 4.5)

Prunus 'Shimidsu-zakura'

Pure white elegant flowers in May (S4.5 x 3.6)

Prunus 'Shirofugen'

Large double flowers, pink in bud, opening white. Good autumn tints (S6.0 x 6.0)

Prunus 'Shirotae'

Large white, semi-double flowers in late April (S6.0 x 4.5)

Prunus subhirtella 'Autumnalis'

The longest flowering cherry with semi-double white flowers from November to March (S6.0 x 6.0)

Prunus subhirtella 'Autumnalis Rosea'

As above but flowers are blush pink (S6.0 x 6.0)

Prunus subhirtella 'Pendula Rubra' "WEEPING SPRING CHERRY" Deep rose flowers produced in March and early April (W3.0 x 4.5)

Prunus 'Ukon'

Yellow-green flowers from late April to early May and good autumn colours (S6.0 x 4.0)

Prunus x yedoensis 'Shirdare -yoshino' Pale pink flowers in March/April (W3.0 x 3.0)

Pyrus calleryana 'Chanticleer'

White flowers March/April, excellent autumn foliage colours (F5.5 x 2.7)

+ **Pyrus nivalis**

A silver-leaved tree with white flowers in April (4.5 x 3.0)

Pyrus salicifolia 'Pendula' "WEEPING WILLOW-LEAVED PEAR" A weeping tree with narrow silver foliage (W4.5 x 3.0)

Rhus typhina "STAGS HORN SUMACH"

Excellent autumn foliage (S4.5 x 4.5)

Robinia pseudoacacia 'Frisia' "FALSE ACACIA" Golden yellow foliage from spring to autumn (S7.6 x 4.5)

Salix caprea 'Pendula' "KILMARNOCK WILLOW" Large silver-green catkins in early spring (W3.0 x 1.8)

Salix purpurea 'Pendula' "WEEPING PURPLE OSSIER" Arching purple stems bear slender catkins and narrow blue-green leaves (W3.0 x 2.1)

Sorbus "WHITEBEAMS" AND "MOUNTAIN ASHES" Many species, varieties and cultivars are suitable.

Sorbus aria 'Lutenscens' "WHITEBEAM" Grey-green leaves coated in a whitish bloom. Red fruits (F6.0 x 4.5)

Sorbus aucuparia "MOUNTAIN ASH" or "ROWAN" Creamy-white flowers in May and June are followed by brightened berries. A British native (F7.6 x 4.5)

+ **Sorbus aucuparia 'Beissneri'**

As above but with coppery-orange, shiny bark (F6.0 x 3.6)

+ **Sorbus Cashmiriana**

Pale pink flowers in May followed by white fruits (S4.5 x 2.4)

+ **Sorbus 'Embley'**

Bears large bunches of orange-red fruits and has good autumn colour (F7.6 x 4.5)

Sorbus hupehensis

Bears blue-green leaves and white or pink tinged berries (F7.6 x 4.5)

Sorbus 'Joseph Rock'

Bears yellow berries and excellent autumn tints (F7.6 x 4.5)

Sorbus sargentiana

Large red sticky winter buds, small red fruits and excellent colours (S6.0 x 4.5)

+ **Sorbus vilmorinii**

Fruit changes colour from rose-red to white' good autumn colour (S4.5 x 3.0)

Syringa vulgaris "LILAC"

Many species, varieties and cultivars are suitable.

Contacts for advice on tree planting, care and suitable new trees

Advice on tree planting, care and suitable species can be found on the Arboricultural Association website:

www.trees.org.uk

Details from the Arboreal Association leaflet No.1 "**Trees for Small Gardens**"

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Rear Gardens

Design Guide

The Woodgrange Conservation Area.

The Woodgrange Estate was designated a Conservation Area in 1976 with the aim of preserving and enhancing its special character and appearance. More detailed planning controls operate in the area, than elsewhere, to help achieve this.

What requires planning permission?

You will need planning permission for:-

- a) constructing, improving or altering gates, fences, walls or other means of enclosure
- b) pools and buildings, and altering or improving existing garden buildings
- c) garages
- d) creating a hard surface and making an access (entrance) into the garden from the highway (road or path).

You will also need Council consent to carry out work to trees (see separate leaflet).

This guide gives general advice on the type of development that is likely to gain permission. However, as it cannot cover every circumstance, you are strongly advised to seek advice on your individual proposal from the Council's Town Planning Service before getting plans drawn up. You should also note the requirements of the new Party Wall Act regarding erection of boundary walls (see summary leaflet).



These traditional leafy spacious surroundings are an asset that must be retained.

Do not do works without planning permission. If you do the Council will take legal action, as necessary, to get you to put things right at your own expense. You may also be taken to court and fined.

Rear Gardens: Their visual importance.

“The preservation and enhancement of the quality of a Conservation Area is not restricted just to what the members of the public can see but also extends to protecting the residential environment generally for those who have the good fortune to live in such an area”. The Secretary of State for the Environment made this statement about Woodgrange in a planning appeal decision. It underlines the importance of protecting the quality of rear gardens as well as the streetscene.

Rear gardens in Woodgrange were laid out to be leafy and spacious, a place for relaxation. All were enclosed by stock brick walls that harmonised with the houses. These gardens can be seen from many neighbouring properties and sometimes from the road. Planning controls are used to protect the area’s special character by opposing extensive hard surfaces and overly large or discordant garden structures, the loss of greenery, and requiring that new development be unobtrusive, in keeping and sensitive to neighbours.

Sheds and outbuildings.

Garden buildings are normally permitted if :-

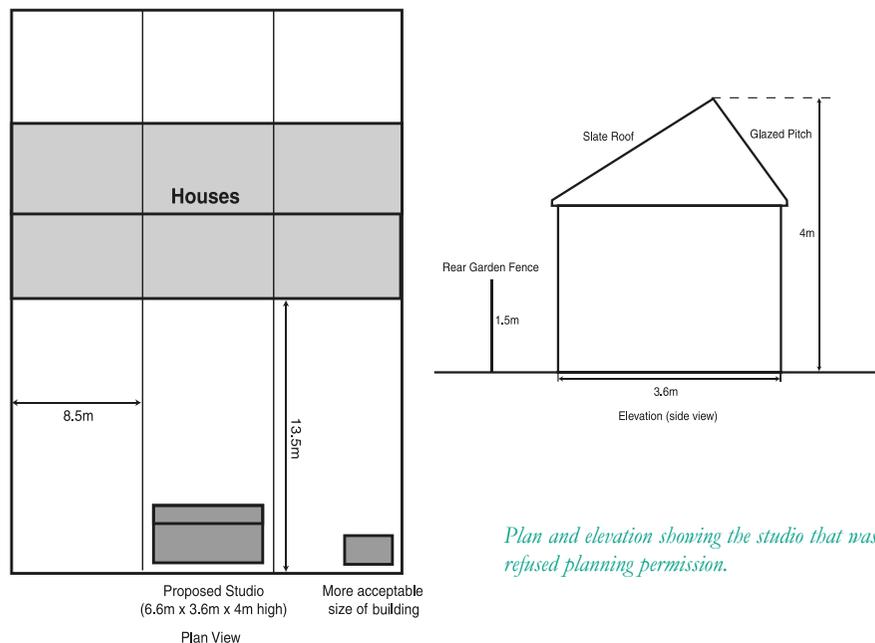
1. They are not too large. The following drawings give examples of two buildings refused planning permission on appeal. The Secretary of State decided the studio would “appear as an unduly prominent and dominating feature from the surrounding gardens and therefore detrimental to the visual amenities of neighbouring residents” and noted that “the rear gardens on the Woodgrange Estate have many attractive trees and are mostly free of large sheds and other isolated structures”. The shed, he decided, “severely curtails the sense of spaciousness and ... would destroy much of the uniqueness of these proper-ties at the rear and spoil the pleasantness of the outlook over these garden areas”.



Garden buildings must be unobtrusive. These examples are appropriate in both size and materials.

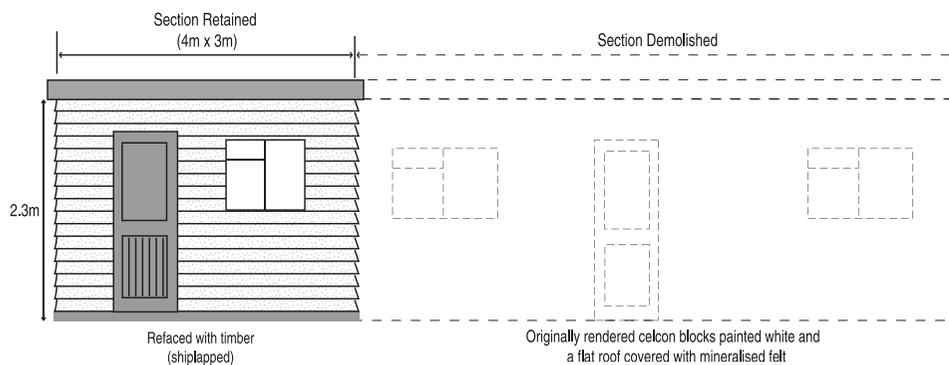
The owners of the shed were made to demolish two-thirds of the shed.

2. They are in traditional materials:- timber (usually stained), yellow stock bricks, glass: and reflect the style of the houses. The owners of the “shed” referred to in 1. were made to reface the retained part in traditional materials. (See drawing on the next page).



Plan and elevation showing the studio that was refused planning permission.

Elevation below showing how an inappropriate structure could be treated to become more suitable



3. They are placed to minimise the effect on neighbours - especially their light, privacy and out-look. Roofs must not discharge rainwater onto neighbouring property. The side seen by neighbours must also be attractively finished and capable of maintenance without access from their property. Party walls may not be used except by agreement (see leaflet on the Party Wall Act 1996).
4. They are used for purposes incidental to the enjoyment of the main dwelling as a home (e.g. not for business purposes or as a separate residential unit).
5. The roof is not used for storage.

Entrances and Garages.

Entrances from the road into rear gardens should always be built to blend in with the look of the street-scene by using traditional materials like stock brick and timber. Access to a parking area in a rear garden is unlikely to be acceptable unless it will not unduly affect neighbours, take up too much garden or endanger traffic. Garages need to conform to the guidance on outbuildings (page 2). Traditional timber gates are required. Bright modern materials and designs stand out as inappropriate and are not acceptable. Gates must not open across the pavement and the owner must pay the Council to construct a "carriage crossover" (slope) in the pavement.

Side Walls.

New walls or alterations to existing ones must replicate the brickwork patterns and colours found in the area. Examples are shown in the photographs (page 4).

Garden Walls.

Many original garden walls still survive between gardens. Built in London yellow stock bricks they have a distinctive dogtooth course below a brick capping. They are part of the character of these properties that should be kept.



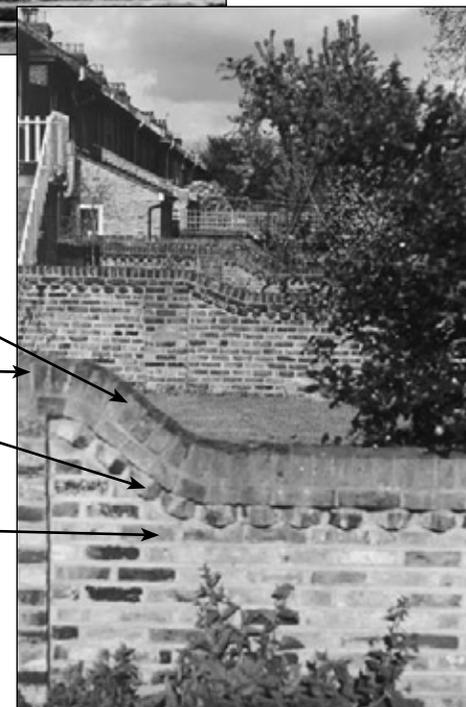
A successful treatment above, subdued colours and traditional panelled style timber gates.

Unacceptable treatment right, with shutter doors that are completely out of character with the area



- ← Capping in double header bullnose dark blue engineering brick.
- ← Projecting course red or yellow
- ← Line of red stocks
- ← Yellow London Stock bricks in Flemish garden wall bond

Side boundary walls must be in traditional designs and materials. Obtrusive security measures such as rotating spikes along the tops of walls are generally not acceptable.



- ← Note curved change of height
- ← Brick on edge capping
- ← Dog tooth course
- ← Yellow London Stocks

Traditional design of garden walls.

Properly maintained they provide a robust, long lasting boundary. Repointing should be carried out in a lime rich mortar as a hard cement mortar can cause bricks to spall. Do not paint walls. The muted brickwork blends in with the area. A paint coat can also cause spalling and necessitates regular repainting.

If walls are leaning badly they may require a brick but-tress or rebuilding. Use the same design and ensure adequate footings. A wall in the traditional style should also be provided where no enclosure exists. This adds significant character to a garden but needs virtually no maintenance, compared to fences. In certain circumstances a robust panelled timber fence of similar height or openwork with a hedge may be acceptable instead. Do not build very tall walls or fences. They reduce the feeling of space. Additional height is best gained by using trellis. Modern materials like concrete panels are not permitted. Where a house is in several units rear gardens should not be subdivided by walls or tall fences (see "Flat Conversions Design Guide").

Hard Surfaces.

Whilst all gardens will have some hard surfaces extensive paving destroys the greenery which is one of the area's most attractive features. Greenery softens the look of the buildings and enriches the environment by attracting nature. Hard surfaces can also result in heavy run off during rain, bridge damp proof courses and accentuate noise. For these reasons surfaces covering more than a third of the rear garden will normally be unacceptable.

If the aim of paving is less gardening, mulch to suppress weeds and plant shrubs that require little attention. See gardening books in the library for advice.



Windows

Design Guide

The Woodgrange Conservation Area.

The Woodgrange Estate was designated a Conservation Area in 1976 with the aim of preserving and enhancing its special character and appearance. More detailed planning controls operate in the area, than elsewhere, to help achieve this.

What needs planning permission?

You will need planning permission for most alterations and new building works affecting the outside of your house. This includes altering the style or materials of your windows, changing window openings or forming new ones. This guide gives general advice on the type of work that is likely to gain permission. However, as it cannot cover every circumstance, you are strongly advised to seek advice on your individual proposal from the Council's development control officers before getting plans drawn up.

If you do works without permission the Council will take legal action, as necessary, to get you to put things right at your own expense. You may also be taken to court and fined.

A grant offer from the Council's Housing Department does not confer Planning Permission. Indeed it will not be paid unless you have the necessary permissions.

Windows: Their visual importance.

Windows have a significant effect on the appearance of a house as they are the



Sliding timber sash windows are an essential part of the character of these houses.



This annexe and rear view show the original fitted timber sash windows. Keep these to protect the character of the house.

largest external feature. In Woodgrange the shape of window openings has a vertical emphasis (taller than wide). All were originally fitted with timber sliding sashes. Along with other features like doors they give each style of house its own special appearance.

Keeping these original characteristics or replacing to match will ensure the character of the area is protected. To this end the Council will apply the following policies when determining applications for planning permission.



Replacement timber sash windows may be double-glazed



This attractively decorated window has secondary glazing to improve heat and sound insulation.

New and Replacement Windows.

1. Original sashes should be kept if possible. They can be upgraded by a thorough overhaul that ensures they run, close and fit properly and also be fitted with a complete draught proofing system that improves security and allows each sash to be swung out and cleaned from inside the house .

Alternatively heat loss can be significantly reduced by fitting secondary glazing inside the frame. This can be removed, if desired, in the summer. It may also be possible to install double-glazed units within the existing timber sliding sashes.

2. All replacement windows, whether replacing sashes or not, must be double-hung timber sliding sashes de-tailed to match the original style, if the windows are on the front of a property or otherwise affect the street scene, e.g. windows in the side and first floor rear of corner properties or first floor windows where they can be seen from the street.

3. At the rear timber sash windows should be retained or replaced with replicas to preserve the character of your house and area. However, where the street scene is not affected, other types of window with a central glazing bar may be used. UPVC and Aluminium heritage style sashes and, for a new ground floor rear extensions, small top hung casements finished in white, will provide a reasonable resemblance to timber sash windows. Stained hardwood boxes and frames should be avoided.



White coated aluminium sashes and top hung casements may be acceptable alternatives at the rear of some properties.



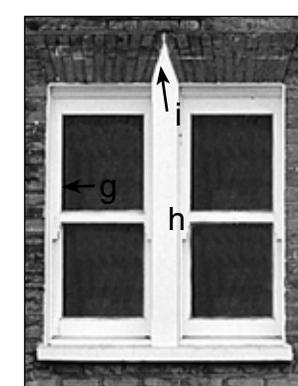
*Styles of windows other than timber sliding sashes, do not suit the historic and architectural style of the houses **and are not acceptable**. Even windows made to resemble sashes are noticeably different when open.*



The original style of window opening and surround must be kept and, where a new window is installed, such as in this annexe, should replicate an original design.

4. Other window designs and materials are not acceptable as they would be inappropriate to the period style of these properties. Historically sliding sashes replaced casements as the most popular type of window opening of the Victorian times and new technology made it possible to produce larger sheets of glass so that single pane replaced multi paned glazing.

Using other styles of window would thus be inappropriate historically and conflict with the original architectural style of these houses. For example multi-pane 'Georgian' windows, 'bow windows', 'tilt and turns windows' and 'louvre windows' are not acceptable.



Examples of original window surrounds:

key to details;

- a) Rendered Lintel
- b) Corbel
- c) Brick Reveal
- d) Stone Cill and Cill Band
- e) Balconette Railing
- f) Blind Box
- g) Rendered Reveal
- h) Rendered Mullion
- i) Splayed Brick Lintel

Similarly modern materials are not historically correct and when used to replicate sashes rarely achieve the same appearance as timber. UPVCu frames are usually thicker and flatter and lack the fine mid-rail, horns and deeper bottom rail of timber sashes. Aluminium and PVCu also have a more regular, harder, angular appearance with an unvarying uniform finish. These differences are accentuated when white frames are held within dark hardwood boxes.

Some windows are made to resemble sashes when closed e.g. top hung casements. However noticeable differences in their appearance become very evident when they are open and their outward projection disrupts the line of the house front and harmony of the streetscene.

5. Existing window openings should be retained. The shape and position of window openings and bays are integral to the character of these houses and should be retained. Before the value of conservation was recognised, window openings on some houses were altered destroying the character and balance

of facades. Their appearance can be greatly enhanced by reinstating the original position and shape.

Significant alterations to rear window openings should also be avoided wherever possible, for example when installing kitchen units, bathroom facilities, building extensions and undertaking conversions. Minor alterations such as changing a window into a door may be acceptable if properly detailed.

6. New window openings should reflect the shape, scale and details of originals. New openings, particularly on the front elevation, are unlikely to be acceptable principally because they upset the balance of the facade. This would be especially noticeable in the Woodgrange Estate where facades are relatively simple and regular. Changes to the internal layout of buildings which

demand the creation of new window openings should therefore be avoided. New window openings will not be permitted on any façade where they would harm neighbour amenity by direct overlooking.

7. Window surrounds. It is also important to retain the style of window surround particular to your property and reflect this in new work. The earlier houses have simple rendered or brick reveals and lintels with stone cills. Do not use timber for cills. The later houses have half hexagonal bays, pilasters, capitals, and other ornament.



Original landing window showing the marginal coloured glass glazing bars

8. Window details and glazing. A few houses retain original blind boxes and balconette railings. These are fairly rare 'antiques' that should be kept. Reinstating them can add character to your home. Other details like lintels, corbels and moulded brick panels should be kept and recreated in new work to match existing. Patterns added to glazing do not suit the character of these houses.

9. Landing Windows. These should be retained whenever possible. Many landing windows have margins of coloured glass (usually red and blue) with stars in the corners. Others contain leaded lights. These add a very special feature to the historic character of your house. Both can be repaired or replacements made up. Try to avoid altering this feature when building a rear extension.

10. French doors. One unusual house style incorporates two pairs of French doors on the front facade usually in conjunction with a canopy. Their slender



French doors must not be changed to windows.

timber glazing bars and frames lend an elegance to the elevations. Because they are a distinctive aspect of these houses they must be retained on all front elevations. All replacements must exactly match the original and be in painted timber.

French doors are also found at the rear where they should be retained. They allow light into the very deep main rooms and allow attractive views of the



Unauthorised modern windows replaced by timber sashes following legal action by the Council

garden. Their insulation and security can be improved the same as windows. The installation of modern patio doors is not permitted

Legal Action Against Those Installing Unacceptable Windows

In recent years some people have installed inappropriate replacement windows without planning permission. If owners do not voluntarily replace unauthorised windows the Council will serve an Enforcement Notice requiring them to do so. Though an owner may appeal to the Secretary of State against such a notice appeals are rarely successful. If an owner continues not to replace unauthorised windows they will be prosecuted and liable to pay court costs and fines until they comply. The Council's full dated photographic record provides evidence of when windows were installed and for prosecuting these cases.