

DURHAM ROAD CONSERVATION AREA DESIGN GUIDE



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FOREWORD



Foreword

Durham Road Conservation Area is a small late Victorian suburb that retains much of its original charm and character. It was designated a Conservation Area in 1984. Additional planning controls were introduced in 1998 and re-issued in 2018 to protect and enhance its special character.

The Council will support development which specifically seeks to preserve or enhance the character and appearance of the conservation area and promote all works which will protect and restore its attractive qualities. By so doing, the environment, property values and a valuable part of the borough's heritage will be protected and improved.

This document provides guidance as to how Legislation and Local Plan policies are translated into practice in assessing development within the Durham Road Conservation Area. It should be read in conjunction with the Newham Local Plan: Altering and Extending your Home SPD for any proposed extension or changes to residential dwellings. However, for development within the Durham Road Conservation Area, the guidance within this document should take precedence.

How your application will be assessed

When determining planning applications within or affecting the setting of Durham Road Conservation Area, the Council will aim to ensure:

- That the best standards of design are delivered to ensure all new development will preserve or enhance the heritage value of the conservation area.
- All new development seeks, where practicable, to retain and restore original features, planting and greenery as part of any development proposed.



Rokhsana Fiaz

Mayor of Newham

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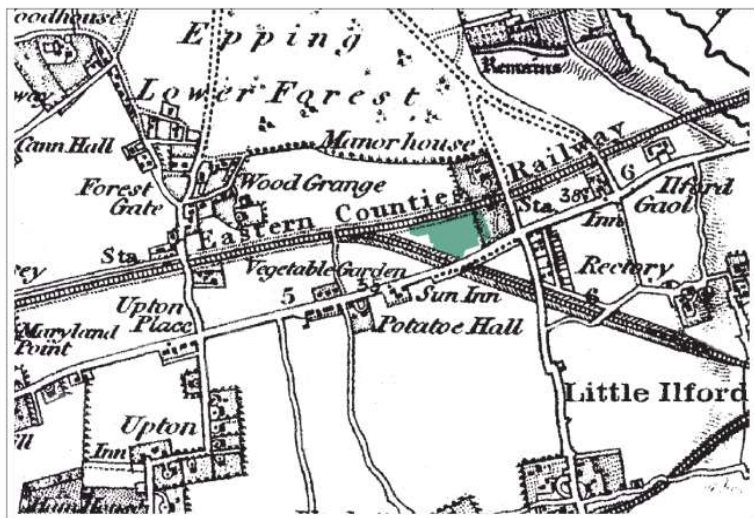
1. DURHAM ROAD CONSERVATION AREA



History of the Durham Road Conservation Area

The area was developed in the 1880's, on farmland that formed part of the Gurney estate. Unlike much speculative housing of the time, the whole estate was built by one builder to an overall plan. The use of a limited range of particular house styles lends it a distinctive sense of character and unity.

The developers, the Corbett family, built several suburban estates including the adjacent Woodgrange Estate in Forest Gate. The houses were intended to attract city workers who could use the Eastern Counties Railway from Manor Park to commute to work in the City. Corbett was responsible for negotiating special "workman's" fares from the station.



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The Area's Special Character

Distinctive Victorian House Designs

All properties are typical villas of the late Victorian period, built with large sash windows in stucco bays embellished by attractive details. The small canopies over some front doors are a visual link with the railway.

Leafy Surroundings

Trees, hedges and gardens created a relaxing setting to which the city worker could return home. Trees in front gardens, low walls with hedges, and rose beds all add up to an illusion of a rural idyll. In the 1970's new street trees and planting beds were added. Together with established verdant front gardens, they produce a softer view that contrasts with the harder lines of buildings, and introduce nature, seasonal change and help clean the air.



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2. ADDITIONAL PLANNING CONTROLS

Additional Planning Controls – The Article 4 Direction

On 01 February 2018 the Council re-issued an Article 4 Direction which requires that planning permission be obtained for certain, normally exempt, building works. It's purpose is to prevent further erosion of the area's Victorian character, to encourage restoration and to ensure new work preserves or enhances the special character of the conservation area.

The full list of works for which planning permission is required are listed in the schedule at Appendix 1. With the exception of the construction of outbuildings, the additional controls listed within 'the schedule' only apply to the front of properties or elsewhere where they face onto a road. Other extensions, principally at the rear, may be undertaken without planning permission subject to the limitations that normally apply under "permitted development rights" for properties in a conservation area (*known as Article 2(3) Land*).

The following common works require planning permission;

- Installation and replacement of windows, doors and roof materials;
- Demolishing or rebuilding walls and fences;
- Constructing extensions where they face a road
- Installation of satellite dishes;
- Painting, cladding, rendering, pebble-dashing walls;
- Constructing outbuildings

In addition to the above, all trees on land within the conservation area have special protection. Owners must give the Council written notice if they wish to do works to trees other than very minor pruning and not undertake works until they receive a written notice giving consent.

Any development as set out in 'the schedule' at Appendix 1 should not be carried out on any land shown in the pink area on the map of the Conservation Area (opposite) unless planning permission is given by the Council.



Plan showing extent of the conservation area and Article 4 Direction

Properties Included:

2-46 Albany Road,
1-43 Albany Road,

1-45 Carlton Road,
2-50 Carlton Road,

1-29 Clarence Road (consecutive)
129 Clarence Road

1-11 Cumberland Road,
2-20 Cumberland Road,

1- 89 Durham Road,
2-108 Durham Road,

1-45 Manor Park Road,
(odd numbers only)

1-27 Wentworth Road,
2-38 Wentworth Road.

3. PRESERVING AND ENHANCING HERITAGE VALUE



Preserving and Enhancing Heritage Value

New Buildings

Development within and affecting the setting of the Durham Road Conservation Area must harmonise with the scale, style and materials of the estate. A traditional or modern solution may be acceptable where the highest quality of design and materials are proposed and the development preserves or enhances or conserve the heritage value of the conservation area.

We Recommend:

- Development at the gateways to the conservation area should be of the highest architectural quality, respond to proportions and building lines, and use materials and details which compliment the heritage qualities of the Durham Road Conservation Area.
- Development should provide a transition between the adjacent busy linear gateways and the quiet and verdant idyll of the Conservation Area.
- Development should incorporate street level greening/planting to enhance the public realm.

Existing Properties

All new development should seek to retain and restore original features (including planting and greenery) as part of any new development proposed. The installation of replacement features is supported where these replicate the originals that may have been lost over time.

We Recommend:

- With reference to the desirability of preserving and enhancing the Durham Road Conservation Area, development proposals in relation to the extension or alteration of existing dwellinghouses should, where relevant, have specific regard to the design principles set out at Appendices 2-5.
- With respect to rear extensions, a traditional or modern solution may be acceptable where the highest quality of design and materials are proposed, the development will preserve or enhance the heritage value of the conservation area and accords with the wider principles outlined within the 'Altering and Extending Your Home SPD'.
- With respect to side extensions these should generally be restricted to a single storey and set back behind the building line of the original house. Roof form, materials, detailing, proportions and window types should reflect those of the original house and wider conservation area.

3. PRESERVING AND ENHANCING HERITAGE VALUE



Before and after: Planning permission granted for the removal of the non-original bay window and formation of new traditional type bay window, removal of pebble-dash render and replacement of windows.



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APPENDIX 1



Appendix 1: Works Requiring Planning Permission

THE SCHEDULE

- (a) Class A of part 1 of Schedule 2, consisting of the enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a relevant location;
- (b) Class C of part 1 of that Schedule, where the alteration would be to a roof slope which fronts a relevant location;
- (c) Class D of part 1 of that Schedule, where the external door in question fronts a relevant location;
- (d) Class E of part 1 of that Schedule;
- (e) Class F of part 1 of that schedule, where the hard surface would front a relevant location;
- (f) Class G of part 1 of that schedule where the part of the building on which the chimney, flue or soil and vent pipe is to be installed, altered or replaced, would front a relevant location;
- (g) Class H of part 1 of that schedule, where the part of the building or other structure on which the microwave antenna is to be installed, altered or replaced fronts a relevant location;
- (h) Class A of part 2 of that schedule, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwelling house and would front a relevant location;
- (i) Class C of Part 2 of that schedule, consisting of the painting of the exterior of any part, which fronts a relevant location of-
 - (i) a dwelling house, or
 - (ii) any building or enclosure within the curtilage of a dwelling house;
- (j) Class C of Part 11 of that Schedule, where the gate, fence, wall or other means of enclosure is within the curtilage of a dwelling house and fronts a relevant location.*

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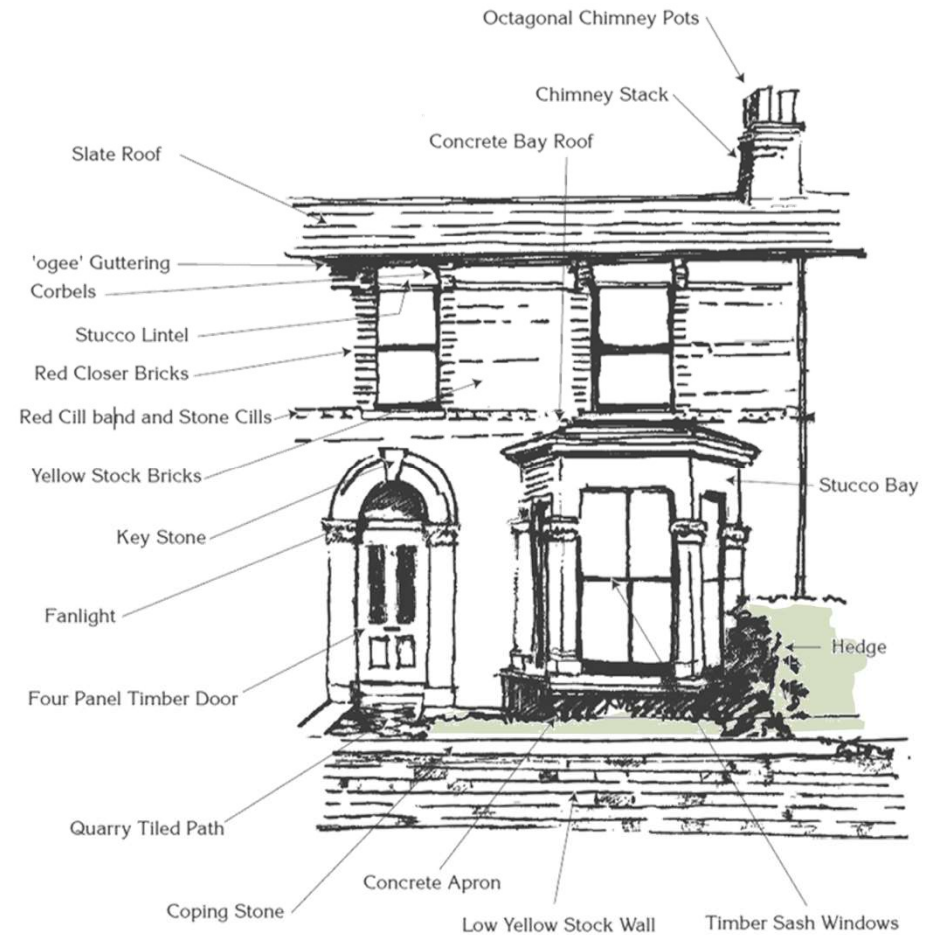
APPENDIX 2

Appendix 2: Front Elevations (1/2)

All new development should seek to retain and, where relevant, restore original features (including planting and greenery). The reinstatement of traditional features is encouraged where these accurately replicate the originals that may have been lost over time.

Design and Technical Criteria:

- All original wooden sash windows should, where possible, be retained or replaced by replica wooden double glazed units. Heritage style uPVC double glazed sash windows with 'run-through' horn detailing are also acceptable.
- All original front doors should be kept or replaced by high quality wooden replicas. The original style is a heavy four panelled timber door where the upper panels of the doors are glazed with leaded coloured glazing or etched glass.
- Stucco and cast stone door surrounds and bay windows should be kept and repaired (or reinstated where missing). All stucco should be painted in white or light neutral stone colours.
- Satellite dishes, meter boxes, pipework and flues should be discretely located away from the front elevation of properties.



APPENDIX 2

Appendix 2: Front Elevations (2/2)

Design and Technical Criteria:

- The small canopies over front doors on some properties are a visual link to the railway. These should be kept and repaired (or reinstated where missing). Replica valancing is still available and should be reinstated if missing.
- Main roofs should, where possible, be repaired or recovered in natural slate to match the original roof. Riven face and riven edge dark grey artificial slates are also acceptable.
- Single storey bay windows should retain original cast concrete roofs. Overlain lead-work or detailed felt-work are also acceptable.
- Chimneys and their distinctive buff and terracotta chimney pots should be retained and repaired.
- Black metal ogee guttering, lead flashing and timber soffit boards should be used.
- Existing Clad, rendered or pebble-dashed coverings to walls should be removed to enhance the distinctive colour, texture and pattern of the original brickwork. Where such coverings already exist (and their removal is not possible) the covering should be repaired and painted in a light neutral stone colour.



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APPENDIX 3

Appendix 3: Front Gardens

Gardens provide a place for greenery to enliven and soften the streetscene. This is complimented by established street trees and planting beds at street junctions. Leafy surroundings provided by trees, mature plants, hedging and rose beds all contribute to the special character of the Durham Road Conservation Area.

Design and Technical Criteria:

- Garden walls should be;
 - Constructed from reclaimed yellow London stock bricks
 - Should be two courses thick, seven courses high (above pavement level) and constructed in garden wall bond.
 - Walls should be topped with once weathered coping stones (inward fall) formed of natural or reconstituted stone.
 - Built to accommodate space for hedging to be planted behind.
- Between gardens a lightweight open boundary treatment up to 1m high should be used.
- Original coloured tile paths should be kept and repaired. Where original tiled paths are missing, reinstated tiled paths should be formed of traditional coloured and patterned tiles. Paths reinstated from alternating quarry tiles (red/buff/black) would also be acceptable.
- Entrance gates should be constructed from cast iron or wood to a simple design not higher than 1m. Ornate railheads should be avoided.
- Gardens should provide for green, verdant and biodiverse spaces which enliven and soften the surrounding built form.
- The removal or reduction of existing hard-standing and impermeable paving and its replacement formed of cobble setts or traditional permeable pavers is supported.
- The planting of small native trees, shrub borders, roses and perennial flower beds should be incorporated in all proposals relating to changes to front gardens.

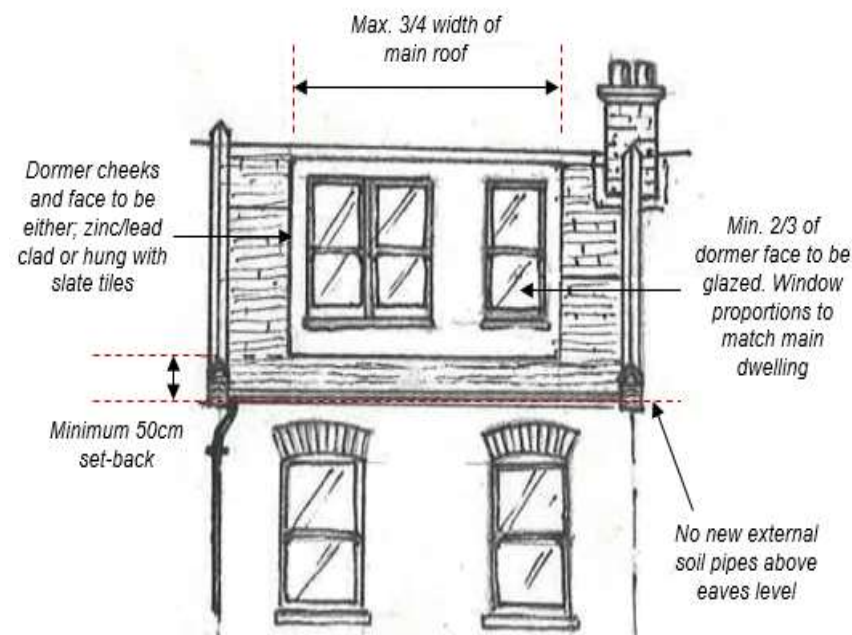


APPENDIX 4

Appendix 4: Roof extensions

Design and Technical Criteria:

- New rear roof extensions will only be supported where the proposed extension will sit within a roof wholly covered in natural or artificial slate and not formed as a result of a hip-to-gable extension.
- The cheeks and face of all roof extensions to be either; zinc/lead clad or hung with natural or artificial slate tiles.
- The roof extension should sit centrally within the main roof and not extend to more than 3/4 of the width of the original roof and achieve a minimum 50cm setback from the original eaves.
- A minimum of 2/3 of the face of the roof extension shall be glazed with window proportions to match main dwelling.
- Alterations to street facing roof slopes (including Velux style windows) are not supported.



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APPENDIX 5

Appendix 5: Rear Elevations & Rear Gardens

Design and Technical Criteria:

- A traditional or modern rear extension may be acceptable where the highest quality of design and materials are offered and the development proposed seeks to preserve and enhance the heritage value of the conservation area and accords with the wider principles outlined within the 'Altering and Extending Your Home SPD'.
- Rear gardens should provide for green, verdant and biodiverse spaces which enliven and soften the surrounding built form.
- Boundary treatments to rear gardens should be constructed from reclaimed stock bricks or timber and not exceed 1.8m in height.
- Garden sheds should be small in scale (not exceeding 4.5sq.m in floor area or 2.5m in height), built from high quality materials and maintain the openness and outlook of the rear garden and the heritage values of the Durham Road Conservation Area.
- The planting of small native trees, shrub borders, roses and perennial flower beds should be incorporated in all proposals.
- The laying of impermeable surfaces is not supported.



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