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# WORMHOLT & OLD OAK

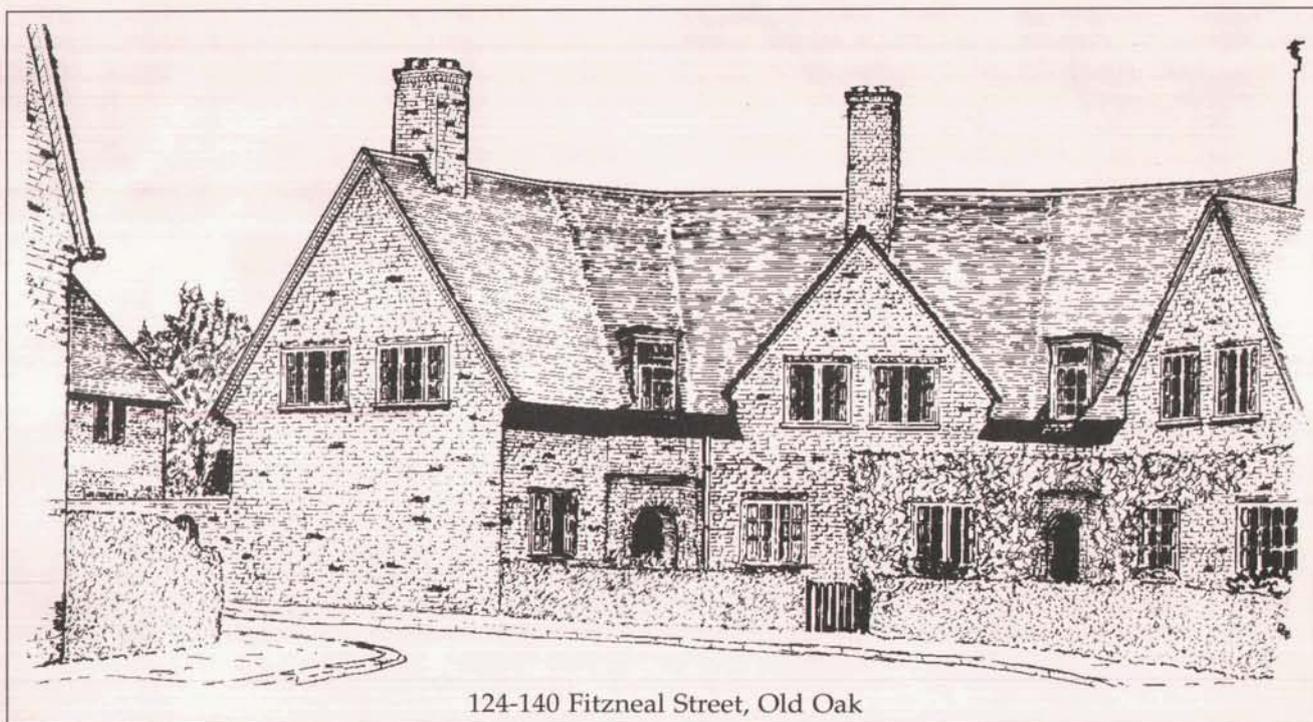
## ■ DESIGN GUIDELINES ■

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**Wormholt and Old Oak Estates** were constructed in 1912-1928 and represented part of a movement towards higher standards in public housing. Since they were built internal standards have continued to rise, but their external quality is now rarely equalled in either private or public housing. It is because of their high standard of streetscapes that in May 1980, the Council decided to designate the estates as a Conservation Area.

### HISTORY

The 54 acres required for the Old Oak Estate was purchased by the London County Council (L.C.C) in 1905 from the Ecclesiastical Commissioners, 8 acres being re-sold to the Great Western Railway for its Ealing-Shepherds Bush branch. The estate was constructed in two phases, west of the railway and East Acton Station in 1912-13 and the eastern half in 1920-3 with fourteen houses added in 1927.



124-140 Fitzneal Street, Old Oak

Conservation Areas are designated in order to protect and enhance the character of areas of architectural or historical interest for the benefit of residents and the general public. To preserve and enhance an area's basic character, a series of rules and controls needs to be observed. Wormholt and Old Oak's cottage style could easily be lost through building work being carried out using unsuitable materials and designs. The following notes give an idea of how necessary changes could be carried out while allowing the characteristic style of the buildings to remain. They are a supplement to the Conservation Areas General Guidelines.

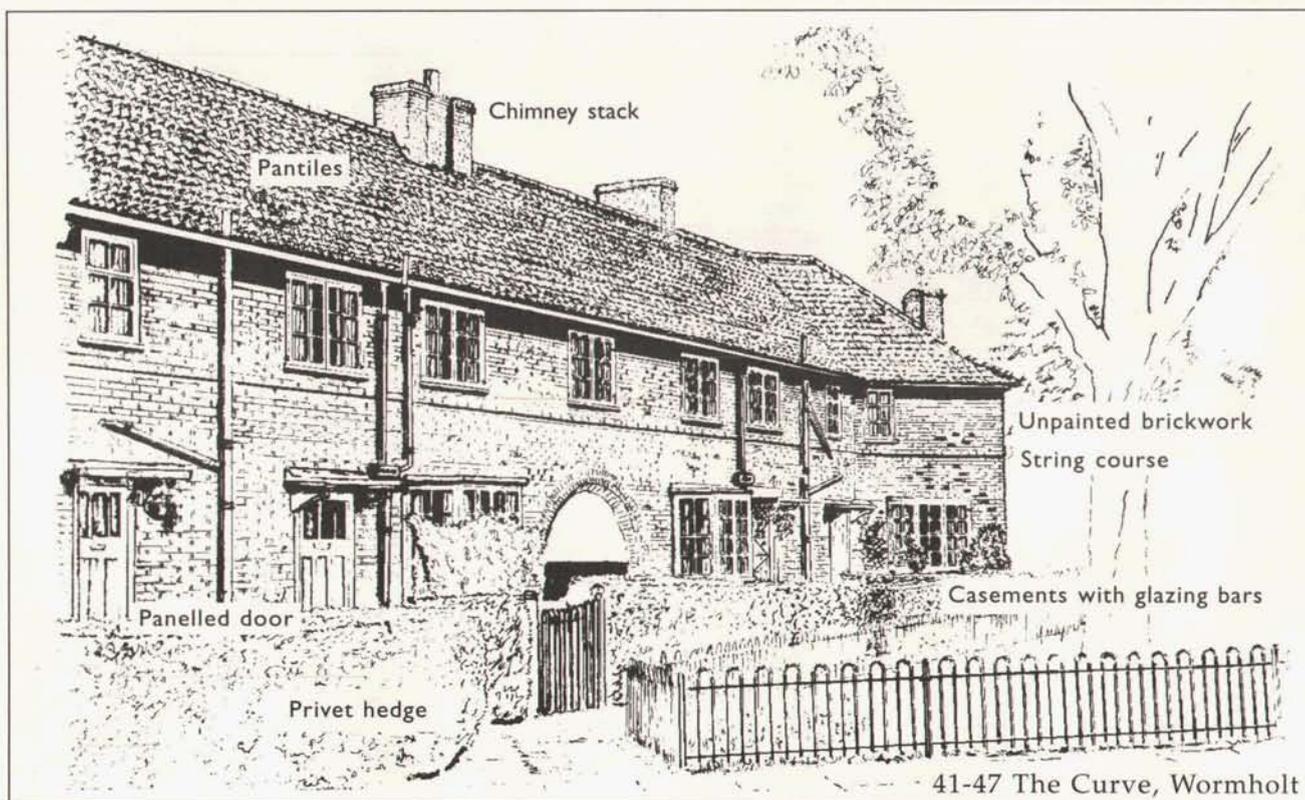
The land for the Wormholt Estate was also acquired from the Ecclesiastical Commissioners in 1919. The L.C.C initially built 783 dwellings and two schools in 1926-28 while Hammersmith Council proposed to develop 500 houses on the adjoining 76 acres forming the core of the existing estate. Proposals for 37 shops fronting the Western Avenue were abandoned due to excessive costs, but Wormholt Park was laid out and Hammersmith Open Air Swimming Pool was constructed. Plans to extend the estate into the White City Exhibition site were abandoned in favour of the present form.

## CHARACTER

The appeal of the Conservation Area lies partly in its buildings and partly in its setting. The use of privet hedging, grass verges, street trees and the provision of small "cottage gardens" are an essential part of the garden suburb image; the widespread use of wooden mullioned window frames (both sash and casement) brick facades, pitched and gabled roofs, small dormers and panelled doors reinforces the "cottage" character of the area.

Estates has done so, to make an Article 4 Direction taking away permitted development rights for certain forms of development. These are:-

1. Roofs: Any changes to roofs, gables or dormers including changes of roof materials.
2. Facades: Painting of external walls, use of rendering, including pebble dash, or stone or other cladding. The removal or modification of string courses, arches, decorative tile work and brick work, sills and canopies.



Variety is provided between groups of buildings, not individual properties. Each pair of houses, or small terrace is of a single brick and roofing material, contrasting or complementing its neighbours. Style is the most important factor, for although the facades are relatively simple, unsympathetic changes disrupt not only the building itself and the rest of the block, but often the surrounding streetscape.

## ARTICLE 4 DIRECTIONS

While properties occupied by only one household may carry out certain alterations and erect small extensions as permitted development thus avoiding the need to apply for planning permission, many of these changes can effect the character and appearance of a Conservation Area. The Council is able, and in the core areas of both the Old Oak and Wormholt

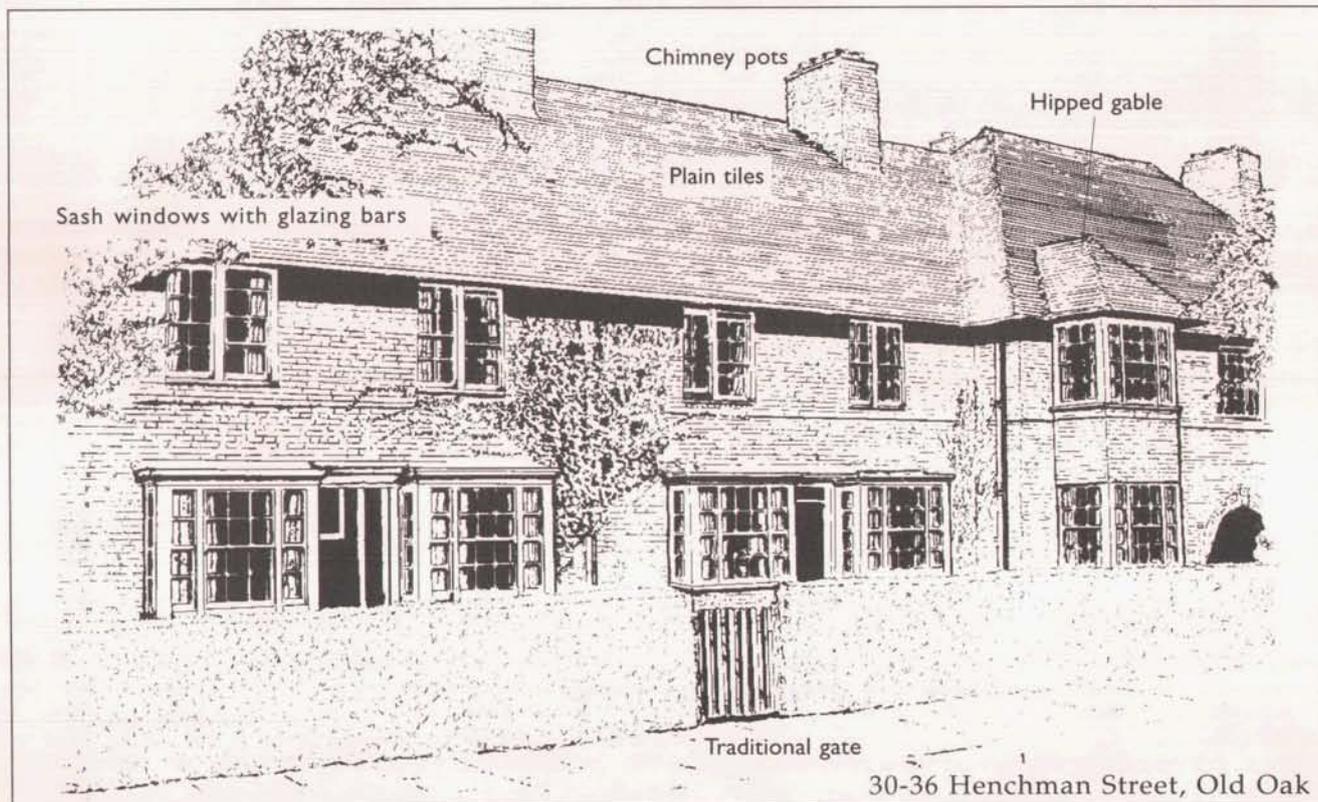
3. Existing Rendering: The painting of rendering adopting any colour other than that existing.
4. Hardstanding: The construction of a hardstanding for a vehicle or vehicles.
5. Porches: The erection or construction of a porch outside an external door of a dwelling house.
6. Gates, Walls, Hedges: The erection or construction of gates, fences, walls or other means of enclosure.
7. Extensions: Enlargement, improvement or other alterations which would affect the external appearance of the house.
8. Windows: Changes to window openings and windows, including pattern and materials which would affect the external appearance of the house.
9. Doorways: Modifications to door openings or to communal recessed porches.

If you intend to carry out any of the above descriptions of development you will need to obtain planning permission. In any event it is always wise before carrying out any alterations affecting the external appearance of your property to ascertain from the Council's Environment Department, whether or not planning permission is required.

**Enforcement Action:** If alterations or extensions which require planning permission are carried out

whether to make a Tree Preservation Order. Where a tree is already subject to a Tree Preservation Order, the formal consent of the Council is required before any works to the tree can be undertaken. Failure to give due notice or obtain consent could lead to a prosecution.

If your house is covered by an Article 4 Direction, the following guidelines can be used to indicate the Council's policies towards the various types of development. The Council recommends that



without permission having been granted the Council may take enforcement action to secure their removal and replacement. This can involve the owner in unnecessary expenditure, so it is clearly desirable to check the planning position before any work is begun.

**Demolition:** The demolition of original features or of any part of any building or wall, fence or other means of enclosure in a conservation area may require planning permission or Conservation Area Consent and should not be undertaken unless this has first been obtained from the Council.

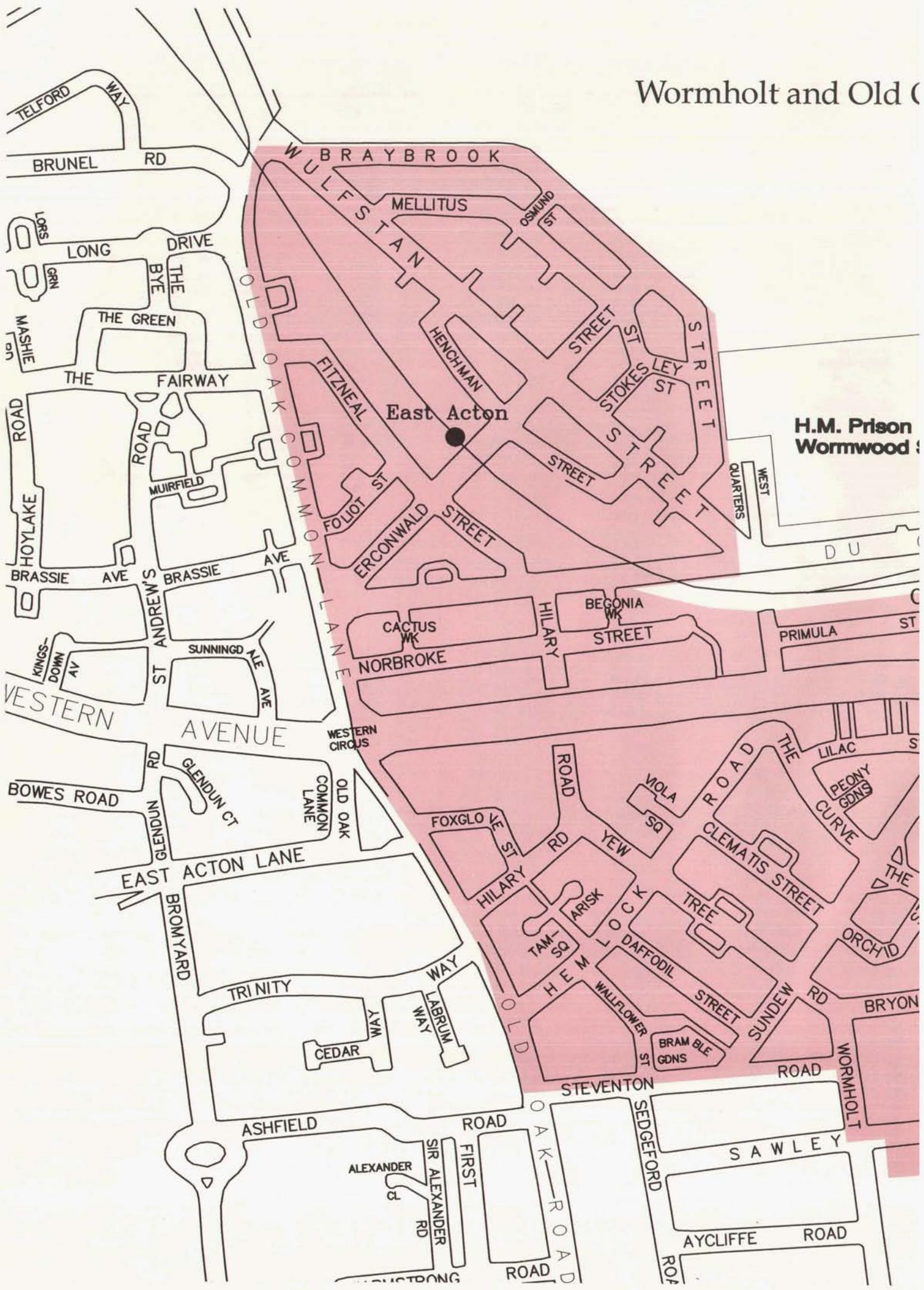
**Trees:** Trees in a conservation area are protected by law. If owners wish to cut down or prune a tree, they must give the Council six weeks, prior notice in writing. This gives the Council time to consider

residents should comply with these guidelines in order to conserve the area's character.

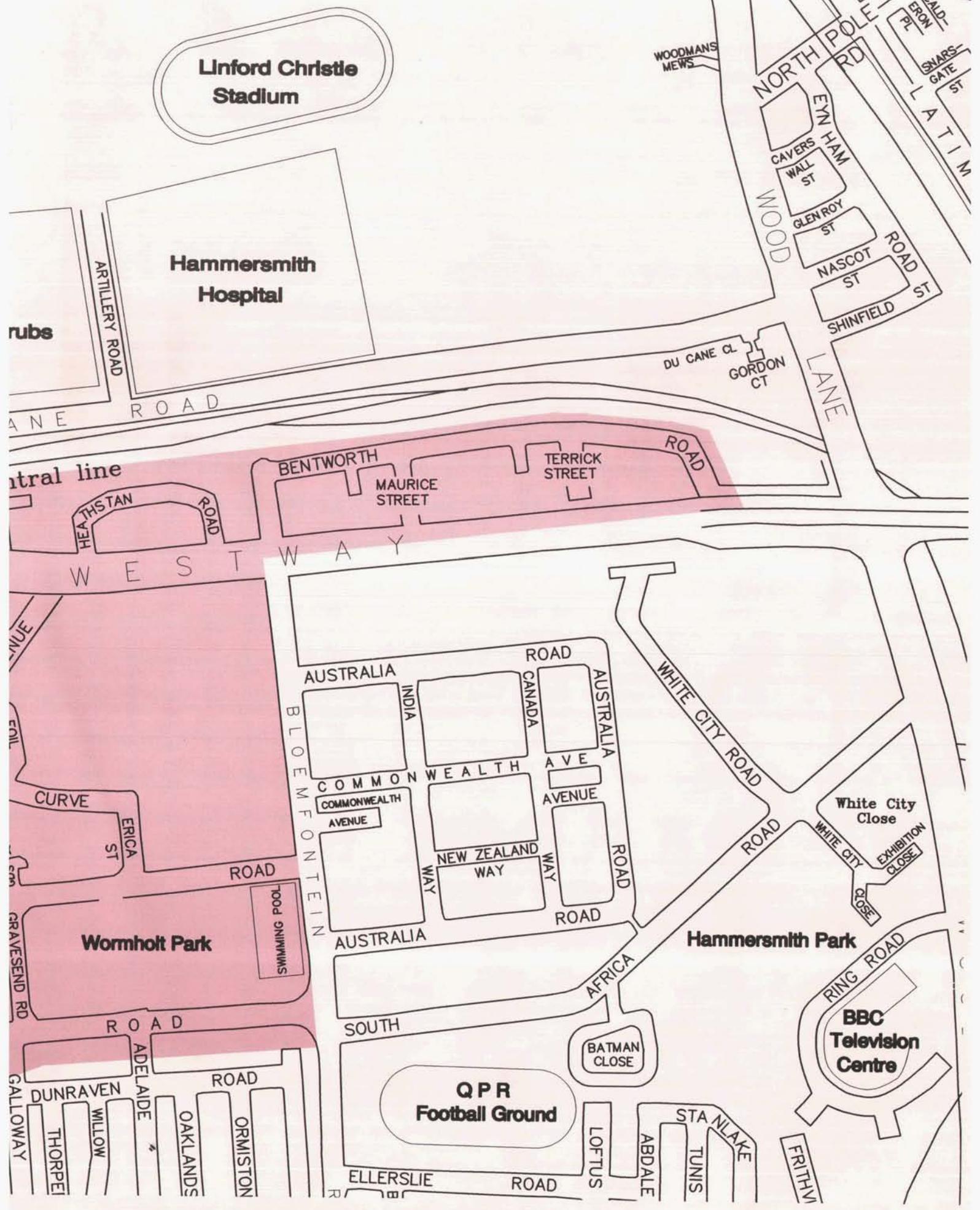
## ROOFS

Roofs are mainly red tiles, either plain, pantile or roman. Care should be taken in matching the colour and pattern as closely as possible when replacing damaged tiles, or adding extensions. Nonetheless, some houses are roofed with hand made Belgian pantiles, which residents will find great difficulty in matching for repairs. Where large scale replacement is required, it is recommended that new tiles should be used on the rear of the roof and original tiles salvaged to restore the front. A substitute pantile, in the form of a similar pattern/colour modern tile, may be acceptable.

# Wormholt and Old C



# Wormholt Conservation Area

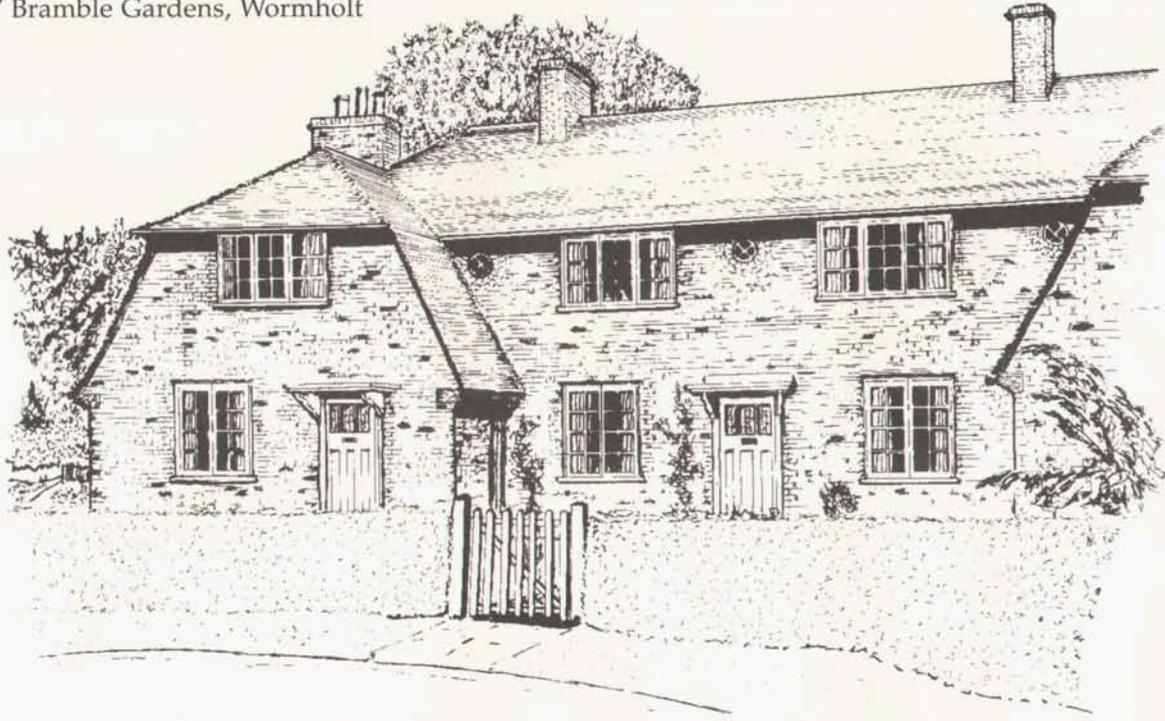


Where slates exist, natural slate should be adopted for repairs. When complete replacement is necessary, artificial slate can be used. The change to concrete tiles is not recommended, for apart from causing a deterioration in appearance, reinforcement of the roof structure may be necessary to withstand their additional weight. The removal of chimney stacks gives an awkward unbalanced appearance to a group of houses. The removal or replacement of existing chimney pots should also be avoided, if possible.

Where brickwork has already been painted, the Council advocates either the removal of the paint, or repainting in a matt colour to match the colour of the bricks of adjoining houses. It is possible to remove paint from brickwork, leaving a clean undamaged surface using a propriety solvent and further advice can be obtained from the Council.

A small number of buildings have plain tile cladding. These should be repaired with tiles of similar size, pattern and colour, and should not be painted.

5 - 7 Bramble Gardens, Wormholt



Removal of chimney stacks or pots will require Conservation Area Consent.

### **FACADES**

Original brickwork should be preserved unrendered and unpainted. Any repairs or additional brickwork should match the existing brickwork in colour, texture, bond and pointing and should conform with any ornamental effects in the existing fabric. Any changes, such as reducing or enlarging window openings should be avoided. The painting of unpainted brickwork and the use of rendering or stone cladding destroys the unique character of these houses and leaves them indistinguishable from countless other terraces throughout the country. The use of any form of cladding or rendering requires planning permission, which will not normally be granted.

Where original stucco exists, i.e. Norbroke Street, matt white British Standard 00E55 or pale beige BS 08C31 should be used for repainting. (Both of these colours are available in exterior emulsion). Cooperation between residents, to agree to use the same colour for each pair of houses, further enhances their appearance.

Numbers 1-43 (odd) Fitzneal Street have original rendering, and any repainting should match the existing light green BS 14C35. Any proposed change of colour will require planning permission. Changes to doorways/openings will require planning permission if your property is covered by an Article 4 Direction.

### **DOORS**

Doors are timber panelled with glazing at the top. They should be preserved, being replaced as and

when necessary with doors of similar design. It is particularly important that the front doors of groups of houses remain in the same cottage style, for they are one of the key features which make up the area's distinctive and attractive character.

## WINDOWS

The majority of windows in the conservation area were wooden sash or casement with small panes and glazing bars. Existing patterns of windows should

keeping with the area's cottage character; they would in any event require planning permission and are unlikely to be approved except at the rear of properties out of sight of public views.

## PORCHES

Recessed porches are a feature of the Conservation Area, their enclosure is a departure from the cottage style and should be avoided.

Where there is no recessed porch, careful



2 - 8 Hemlock Road, Wormholt

be preserved, being replaced as and when necessary with new wooden windows of similar design (i.e. retaining small panes, replicating sashes, beads, sills etc). Repairs can often be made to damaged window frames by inserting new wooden components. This will usually be cheaper and more attractive than complete replacement. Wooden frames should always be painted white.

A few examples of original metal window frames exist in the Conservation Area, e.g. Orchid Street. Every effort should be made to follow the original pattern.

The Council will in due course be producing a leaflet which will give advice about restoring and replacing original windows and will address the issues raised by the demand for double glazing units and replacement with authentic windows.

Aluminium and UPVC window frames, are not in

consideration will need to be given to the overall character of the building concerned if a porch is to be allowed. Often it would not be considered appropriate. Single large sheets of glass are clearly not in the English cottage garden tradition. Thought should also be given to the roofing materials and pattern. These should conform with those found on the main building. Where a draught lobby is required, it should, if possible, be constructed inside using part of the hall.

## EXTERNAL PLUMBING

Repairs should match in materials and size, except in the case of gutters where, if complete replacement is necessary, black plastic guttering to the original pattern is acceptable provided that such guttering can be securely fixed to the building. All concealed guttering and roof covering to bays should be

repaired in original pattern and materials. No additional soil or waste pipes should be fixed in positions visible from public thoroughfares.

### **GATES, FENCES AND HEDGES**

The extensive use of privet hedging and wooden gates (approximately one metre high) is an important part of the Conservation Area's character, which reinforces the cottage garden style. Loss of either element and/or their replacement with fences, walls or gates of a different pattern/size will radically change an area's character. The removal of walls, fences, gates or other forms of enclosure will require planning permission or conservation area consent in a Conservation Area.

### **HARDSTANDINGS**

Hardstandings in front gardens are not appropriate to the general character of these estates. They should only be provided for cars belonging to registered disabled persons, where there are severe parking problems, in which case gates should be provided and the maximum amount of privet hedging retained, in order to reduce the impact upon the streetscape.

### **INTRODUCTION OF NEW FEATURES**

Aerials: care should be taken in the placing and fixing of television aerials. Where, from the point of view of efficient reception, there is a choice of position, such aerials should be fixed so that they are as inconspicuous as possible, when viewed from the public thoroughfares. Any other types of aerial may require planning permission and will not be approved if they harm the character or appearance of the Conservation Area.

Satellite receiving dishes: planning permission is required to install a satellite receiving dish on a chimney, on a wall or roof which fronts a highway or where there is an existing dish on the building or within the curtilage. Generally satellite dishes should be placed where they cannot be seen from footpaths or open spaces.

The fixing of vents, flues, grills, outlets etc to the face of the buildings should be avoided, if possible. These should be kept to the rear elevation.

The introduction of new materials (including paving) should be avoided, if possible, in order to retain the area's character.

### **EXTENSIONS**

Planning permission is required for all front roof extensions. It is unlikely that permission would be granted because of their impact on the streetscape.

Further information on matters referred to in this leaflet is available from:

The Environment Department,  
London Borough of Hammersmith and Fulham,  
Town Hall, King Street, London W6 9JU  
Telephone: 0181 748 3020 ext 3318.



### **Environment**

Design and Conservation, Development Services Division,  
Environment Department  
London Borough of Hammersmith & Fulham  
March 1996