

STUDDRIDGE STREET (NO. 2) ARTICLE 4 DIRECTION

This purpose of this note is to provide a non technical summary of the information contained within the Article 4 Direction, it does not form part of the legal documentation.

This Article 4 Direction affects the following properties:

- 1 to 35 (odd), 2 to 40 (even) Acfold Road
- 2 to 12 (even), 18 to 34 (even) Bagleys Lane
- 1 to 23 (odd), 2 to 64 (even) Bovingdon Road
- 1 to 57 (odd), 2 to 52 (even) Bowerdean Street
- 1 to 61 (odd), 2 to 60 (even) Bradbourne Street
- 1 to 63 (odd), 2 to 64 (even) Chiddingstone Street
- 1 to 67 (odd), 2 to 66 (even) Chipstead Street
- 1 to 69 (odd), 2 to 74 (even) Coniger Road
- 1 to 9 (consec) Cresford Road
- 3 to 65 (odd), 2 to 76 (even) Perrymead Street
- 1 to 65 (odd), 2 to 66 (even) Quarrendon Street
- 1 to 21 (odd), 2 to 20 (even) Ryecroft Street
- 1 to 29 (odd), 37 & 39, 2 to 54 (even) Stokenchurch Street
- 1 to 65 (odd), 69 to 147 (odd) Studdridge Street
- 1 to 83 (odd), 10 to 78 (even) Wandsworth Bridge Road

This Article 4 Direction restricts the following works from being undertaken as permitted development, and planning permission will be required for:

- Alterations to the front elevation of the dwellinghouse, including the provision of stone cladding, rendering of brickwork.
- Alterations to door openings, windows, porches and main architectural features, such as mouldings and other ornamental features on the front elevation.
- The erection or construction of a porch outside any external door of the dwelling house.
- The painting of unpainted brickwork on the front elevation and the repainting of painted brickwork (in a different colour to that which is lawful)

on the front elevation.

For more information please contact the Urban Design and Conservation Team on 020 8753 1081 or email: planning@lbhf.gov.uk

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 to 1981
LONDON BOROUGH OF HAMMERSMITH AND FULHAM (STUDDRIDGE STREET
CONSERVATION AREA) TOWN AND COUNTRY PLANNING DIRECTION (No.2) 1984

DIRECTION UNDER ARTICLE 4

13.4.84

1. WHEREAS the Council of the London Borough of Hammersmith and Fulham (hereinafter called "the Council") is the appropriate local planning authority for the purposes of Part III of the Town and Country Planning Act 1971 and the Town and Country Planning General Development Orders 1977 to 1981 (hereinafter called "the Act" and "the Development Orders" respectively).
2. AND WHEREAS in the opinion of the Council any development of the description contained in Schedule 1 hereunder to the dwellinghouses described in Schedule II hereto, would be prejudicial to the proper planning of the area and/or would constitute a threat to the amenities of the area AND FURTHER the Council consider that such development should therefore be subject to control by the Council.
3. NOW THEREFORE TAKE NOTICE that the dwellinghouses described in Schedule II shall be subject to control by virtue of this Direction made under Article 4 of the Development Order. The effect of this Direction is that, notwithstanding the provisions of Article 3 of the Development Orders the development of the description contained in Schedule 1 hereunder may not be carried out without planning permission granted either by the Council or by the Secretary of State for the Environment under the Act.
4. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (Studdridge Street Conservation Area) Town and Country Planning Direction (No.2) 1984

SCHEDULE I

The classes of development to which this Direction applies are:-

- B
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E
- (a) Alterations to the front elevation of the dwellinghouse, including the provision of stone cladding, rendering of brickwork and alterations to door openings, windows, porches and main architectural features, such as mouldings and other ornamental features, being development included in Class I(1) of the First Schedule to the Development Orders and not being development within any other class.
 - (b) The erection or construction of a porch outside any external door of the dwellinghouse being development included in Class I(2) of the First Schedule to the Development Orders and not being development within any other class, and

K

- (c) the painting of exterior unpainted brickwork to the front elevation of the dwellinghouse and the repainting of painted brickwork to the front elevation of the dwellinghouse, being development included in Class II(3) of the Firect Schedule to the Development Orders and not being development within any other class.

SCHEDULE II

The dwellinghouses included in this Direction comprises those properties within the Studdridge Street Conservation Area known as and situate at:-

- ✓ 2-12 and 18-34 (even) Bagleys Lane ✓
- ✓ 1-9 (consec) Cressford Road ✓
- ✓ 1-35 odd)
- ✓ 2-40 even) Acfold Road ✓
- ✓ 1-23 odd)
- ✓ 2-64 even) Bovingdon Road ✓
- ✓ 1-83 odd)
- ✓ 10-78 even) Handsworth Bridge Road ✓
- ✓ 1-29 odd)
- ✓ 37-39 odd) Stokenchurch Street ✓
- ✓ 2-54 even)
- ✓ 1-21 odd) Ryecroft Street ✓
- ✓ 2-20 even)
- ✓ 1-57 odd) Bowerdean Street ✓
- ✓ 2-52 even)
- ✓ 3-65 odd) Perrynead Street ✓
- ✓ 2-76 even)
- ✓ 1-65 and 69-147 (odd) Studdridge Street ✓
- ✓ 1-67 odd)
- ✓ 2-66 even) Chipstead Street ✓
- ✓ 1-65 odd)
- ✓ 2-66 even) Quarrendon Street ✓
- ✓ 1-63 odd)
- ✓ 2-64 even) Chiddingstone Street ✓
- ✓ 1-61 odd)
- ✓ 2-60 even) Bradbourne Street ✓
- ✓ 1-69 odd)
- ✓ 2-74 even) Coniger Road ✓

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all of which are within an area shown on the map annexed hereto by a dashed black line

DATED this

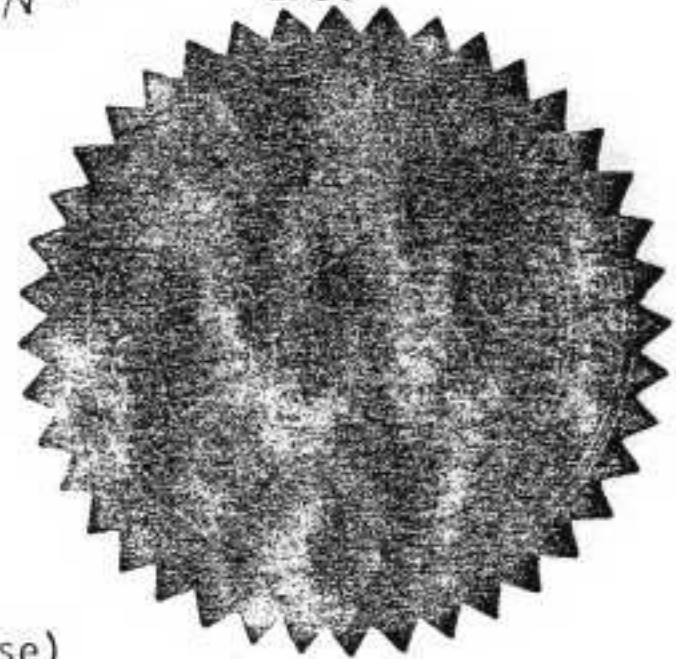
13th

day of

April

1984

THE COMMON SEAL OF THE MAYOR AND)
BURGESSES OF THE LONDON BOROUGH OF)
HAMMERSMITH AND FULHAM was here-)
unto affixed in the presence of:-)



Alan G. Phillips

(An Officer duly authorised for this purpose)

The Secretary of State for the Environment
hereby approves the foregoing direction.

Signed by authority
of the Secretary of
State

6 July 1984

[Signature]

DATED

th
13 Apr 1984

TOWN & COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDERS 1977 to 1981

LONDON BOROUGH OF HAMMERSMITH
AND FULHAM (STUDDRIDGE STREET
CONSERVATION AREA)
TOWN AND COUNTRY PLANNING DIRECTION
(No. 2) 1984

DIRECTION UNDER ARTICLE 4

Submitted to the Secretary of State
for approval on the day of
1984

The Owner/Occupier

Mrs. D. Chambers (Ext. 5149)
DDS/DC/CM/Pt 3.9

delivered

29/80th Oct 84

Dear Sir/Madam,,

TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1977 TO 83
DIRECTION UNDER ARTICLE 4 (3) - STUDDRIDGE STREET CONSERVATION AREA

This is to inform you that, further to my letter of 8th August 1983, the Secretary of State has confirmed the Article 4 Direction to bring within the Council's control certain development to your property. The particular developments within classes specified in Schedule 1 of the General Development Orders 1977/83 are as follows:-

- Class I (1) Alterations to the front elevation, viz:
- provision of stone cladding
 - rendering of brickwork
 - alterations to door openings, windows, porches and main architectural features such as mouldings and ornamental features.
- Class II(2) - Erection or construction of a porch outside any external door.
- Class II The painting of exterior unpainted brickwork and repainting of painted brickwork to the front elevation.

ANY OF THE ABOVE DEVELOPMENTS MAY ONLY BE CARRIED OUT AFTER OBTAINING PLANNING PERMISSION

(For your information, where repainting of already painted brickwork is proposed, it will usually only be permitted if it is in a colour to match the original red brick as closely as possible. The painting of unpainted brickwork will not usually be permitted).

The effect of this approval by the Secretary of State is that the Direction remains in force unless revoked by the Local Planning Authority or the Secretary of State for the Environment.

The Direction takes effect from the receipt of this letter.

/Cont'd.....

Should you have any queries relating to this letter please contact the above address.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Kenneth Burt". The signature is fluid and cursive, with a horizontal line underlining the name.

DIRECTOR OF DEVELOPMENT PLANNING

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977-82
LONDON BOROUGH OF HAMMERSMITH AND FULHAM - STUDDRIDGE STREET
CONSERVATION AREA - DIRECTION NO.2 - 1983

DIRECTION UNDER ARTICLE 4

STATEMENT OF REASONS

This Statement gives the Council's reasons for making the Direction.
It consists of the following:

SECTION 1 : A description of the area covered by the direction and
the character of the surroundings.

SECTION 2 : An explanation of the grounds on which the Council
considers the Direction is needed.

SECTION 3 : The details of the proposed Direction and the policies
of the Council with respect to the properties covered
by it.

SECTION 4 : An account of the measures taken to let interested
parties know of the proposed Direction.

SECTION 5 : A Summary and Conclusion.

Appendix A : Buildings of Historic interest in the Conservation Area.

Appendix B : Schedule of the properties included in the Direction,
No.1.

Appendix C : A Map showing details of existing Direction No.1.

Appendix D : A Schedule of the properties included in the Direction
No.2.

Appendix E : A Map showing details of the proposed Direction No.2.

Appendix F : The classes of development included in the Direction.

Appendix G : Photographs.

Appendix H : Copies of consultation letters.

STUDDRIDGE STREET : ARTICLE 4 DIRECTION

STATEMENT OF REASONS

1. THE AREA

- 1.1 The properties included in the Direction are in the Studdridge Street Conservation Area, the boundary of which is indicated on the plan (Appendix E) annexed hereto.
- 1.2 The Conservation Area comprises a predominantly residential area with a large proportion of buildings forming what is known as the Peterborough Estate. This is a late Victorian Estate of red brick buildings with common architectural elements and features. The area also includes properties dating from the end of the 18th and the beginning of the 19th Century on New King's Road. The area is bounded by the new King's Road to the north, Wandsworth Bridge Road to the east, the rear of the properties in Studdridge Street to the south, and Peterborough Road to the east.
- 1.3 The area is mainly residential in character and most of the houses are two storeys high with projecting bays and large triangular gables shared by pairs of houses. There are a few Listed buildings in Kings Road which are in residential use. The area is generally well maintained and many properties have been considerably rehabilitated and their architectural features restored.
- 1.4 The Victorian terraced houses have arched porches set between the bays, sometimes surrounded by ornate balustrades. The red brickwork is richly detailed with friezes and pilasters. Some of the houses have stone lions at the corner of the gables, these figures being a trade mark of the builder Jimmy Nicholls.
- 1.5 Details of the Listed buildings in the area are set out in Appendix A.
- 1.6 Existing Article 4 Direction:
A Direction under Article 4.3 was made to restrict permitted development rights on alterations to roofs and gables at the front of dwelling houses. The Direction has been effective from 26.2.75. and was confirmed by the DOE on 25.7.75. Details are shown in Appendix B and C.

2. GROUNDS FOR MAKING THE PROPOSED DIRECTION

- 2.1 In 1974 a large number of properties in the area were in single family occupation and the owners were able to carry out alterations and roof extensions without having to apply for planning permission. In 1976 Article 4 Directions brought into control roof extensions and alterations to gables but at the time it was felt that there was not enough pressure for change to justify control over front elevations such as window and door openings, architectural details and the painting of brickwork. However, internal conversion and extension of these properties for example to provide extra dwellings has increased pressure to alter their external appearance. Furthermore it is feared that the high cost of repairing or replacing architectural details and ornamental features will lead to their removal. Local residents have expressed concern about alterations to the houses and the painting of the brickwork on their front elevations and about the future appearance of the Conservation Area generally.
- 2.2 The declaration of Studdridge Street as a Conservation Area in August 1974 has resulted in greater care in individual house improvement but it is felt the high cost of replacing existing windows or doors of properties which are in bad condition, or restoring architectural features may lead individual owners to adopt a cheaper solution as there are still a number of properties in need of restoration in the area.
- 2.3 The majority of local residents are very aware of the visual impact of the architectural features and colour of the terraces and are very keen to maintain the unified appearance of the street and they are also eager that the Council should use any powers available to achieve the same results.

3. PROPOSED ARTICLE 4 DIRECTION

- 3.1 The following sections set out the Article 4 Directions proposed for all the properties in this direction. It also provides a short description of the properties and the policies that the Council intends to follow:
- 3.2 Properties to be covered by the Direction are shown in Appendix D and E.
- 3.3 The Article 4 Direction proposes to bring into control developments identified by the following classes as specified in Schedule I of the General Development Orders 1977/1982:
- a) Class I (1) and (2) to bring into control alterations to the front elevation to include:
- window and door openings.
 - windows.
 - porches.

- main architectural features, such as mouldings and other ornamental features.

- b) Class II (3) : The painting or other covering of the exterior unpainted and already painted brickwork to the front elevation of all properties.

3.5 All the houses included in the Direction are Edwardian and built as part of the Peterborough Estate. They all present the same characteristic features with red brick elevation and gables shared by pairs of houses. Most of the houses have elaborate terra cotta friezes just below the roof line and under the first floor windows. Some of the houses have ornate balustrades above the arch which forms the entrance to the house. Most of the windows are characteristic of the estate and have an arched central panel and small panes at the top of the side panels. The houses have elaborate brick work at the edge of the gables, the arch of the top window and just below the window sill. Some of the properties have stone lions at the corner of the gable.

POLICIES FOR WORK PROPOSED TO FRONT ELEVATIONS

- 3.6 Window and door openings: no alteration to the size, shape or the location of the openings will be acceptable.
- 3.7 Windows: Where they are original windows may only be replaced by identical ones. Where windows have been previously replaced by plastic or aluminium ones, further replacement will have to match windows standard on the Estate. Unless the frame can be matched in size and appearance by modern materials, only timber frames will be considered suitable.
- 3.8 Porches: existing porches are to be retained in their present shape and size. The construction of additional porches, cupboards or structures in front of the existing front door will not be acceptable: nor will alterations to the arch above the porch or the window above the front door. Enclosing the porch to form a draught lobby will require premission though if carried out in an unobtrusive manner using a predominance of glass is likely to be acceptable.
- 3.9 Main architectural features: mouldings and ornamental features are to be retained, individual owners will be encouraged to replace such features where these are missing, and to repair them where they have been damaged. The removal of such features will not be considered acceptable as they are an essential part of the overall design of the Peterborough Estate.
- 3.10 Painting and rendering of the exterior brickwork: unpainted brickwork at the front of the house is not to be painted or rendered or treated with stone cladding. Where the brickwork is already painted and repainting is considered approval would be given for repainting in a brick colour to match the original brickwork.

4. CONSULTATIONS

- 4.1 An exhibition and a public meeting were held in September 1982. The results of an earlier sample survey into Conservation Areas were explained at the meeting which was attended by 150 residents. A number of issues were raised including matters relating to specific properties. It was agreed that in order to obtain a fuller view of local opinions it would be useful to have a 100% survey carried out.
- 4.2 In November 1982 the 100% survey of residents' opinions was carried out as part of further research work into Conservation Areas. In the Studdridge Conservation Area the results were as follows:
- 86% of the respondents identified the advantages of retaining the character and uniformity of the area as important, and one in three specifically referred to the advantages of planning control as a method of restricting undesirable development or unsympathetic alterations to houses.
 - 64% felt that the painting of brickwork worsened the appearance of the property and just under half felt that this was something to be controlled.
 - 76% felt that the introduction of picture windows or metal window frames in rooms facing the street was detrimental. Rather more than half of the people questioned thought that these alterations should be controlled.
- 4.3 A total of 884 questionnaires were sent and 38% responded. This is sufficient to provide a reliable indication of residents views.
- 4.4 The Planning Application Executive Committee authorised a submission to the Secretary of State for the confirmation of the proposed Article 4 Direction No. 2 on the 25th April 1983.
- 4.5 A further letter informing the residents of the Committee's decision was delivered to all properties in the Conservation Area in August 1983.

5. SUMMARY

- 5.1 The uncontrolled alteration of window and door openings and the replacement of existing windows by new windows made of different materials or presenting a different pane pattern would destroy the common features of the terraces and the character of the area as an estate.
- 5.2 The addition of a porch outside the existing front door would detract from the character of the individual properties and the character of the area as a whole.

- 5.3 The removal of architectural features, mouldings and ornamentation would deprive the individual terraces and the Estate as a whole of what constitutes the most interesting and special features of the houses. These features also characterise the work of the builder (Jimmy Nicholls) and therefore would detract from the individuality of the Peterborough Estate.
- 5.4 Painting of brickwork, especially in light or bright colours makes an individual building stand out from its neighbours. This creates a break in the uniformity of the terrace. Individuality of the buildings can more attractively be created through different treatments of front gardens, painting of timberwork and so on without detracting from the overall rhythm of the terraces and harmony of the estate.
- 5.5 For the reasons outlined before, the Council consider that any uncontrolled development of the properties in the manner described would be prejudicial to the proper planning and appearance of the area in which the properties are located and constitute a threat to its amenities.
- 5.6 It is accordingly submitted that the Direction is required in order that the Council may control such development of the properties.

APPENDIX B - EXISTING DIRECTION NO.1

ARTICLE 4 DIRECTION NO.1

LOCATION : STUDDRIDGE STREET AREA

PROPERTIES COVERED BY DIRECTION:

2-12 and 18-34 (even) Bagleys Lane
1-9 (consec) Cressford Road
1-35 odd)
2-40 even) Acfold Road
1-23 odd)
2-64 even) Bovingdon Road
1-83 odd)
10-78 even) Wandsworth Bridge Road
1-29 odd)
37-59 odd) Stokenchurch Street
2-54 even)
1-21 odd) Ryecroft Street
2-20 even)
1-57 odd) Bowlerdean Street
2-52 even)
6-65 odd) Perrymead Street
2-76 even)
1-65 and 69-147 (odd) Studridge Street
1-67 odd)
2-66 even) Chipstead Street
1-65 odd)
2-66 even) Quarrendon Street
1-63 odd)
2-64 even) Chiddingstone Street
1-61 odd)
2-60 even) Bradbourne Street
1-69 odd)
2-74 even) Coniger Road

TYPE OF DIRECTION 4 (3) (b)

COMMITTEE APPROVAL 25.2.75.

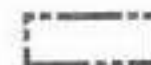
DOE APPROVAL 25.7.75.

EFFECTIVE DATE
OF DIRECTION 26.2.75.

TYPE OF
RESTRICTIONS All alterations to roofs and gables
at the front of dwelling houses.

REASONS FOR
DIRECTION As a result of intended works to property in
Bradbourne Street and Conservation Area
studies.

Boundary of area to be
included in Article 4 Direction



Buildings to be included in
Article 4 Direction n°1



Boundary of
Conservation Area



PROPERTIES EXCLUDED
FROM DIRECTION BY
DOE



LISTED BUILDINGS



Article 4 Direction n°1

Studdridge Street Area

London Borough of Hammersmith

Director of Development Planning
KEIM G. JONES
ARICS, Dip T.P. MRTPI.

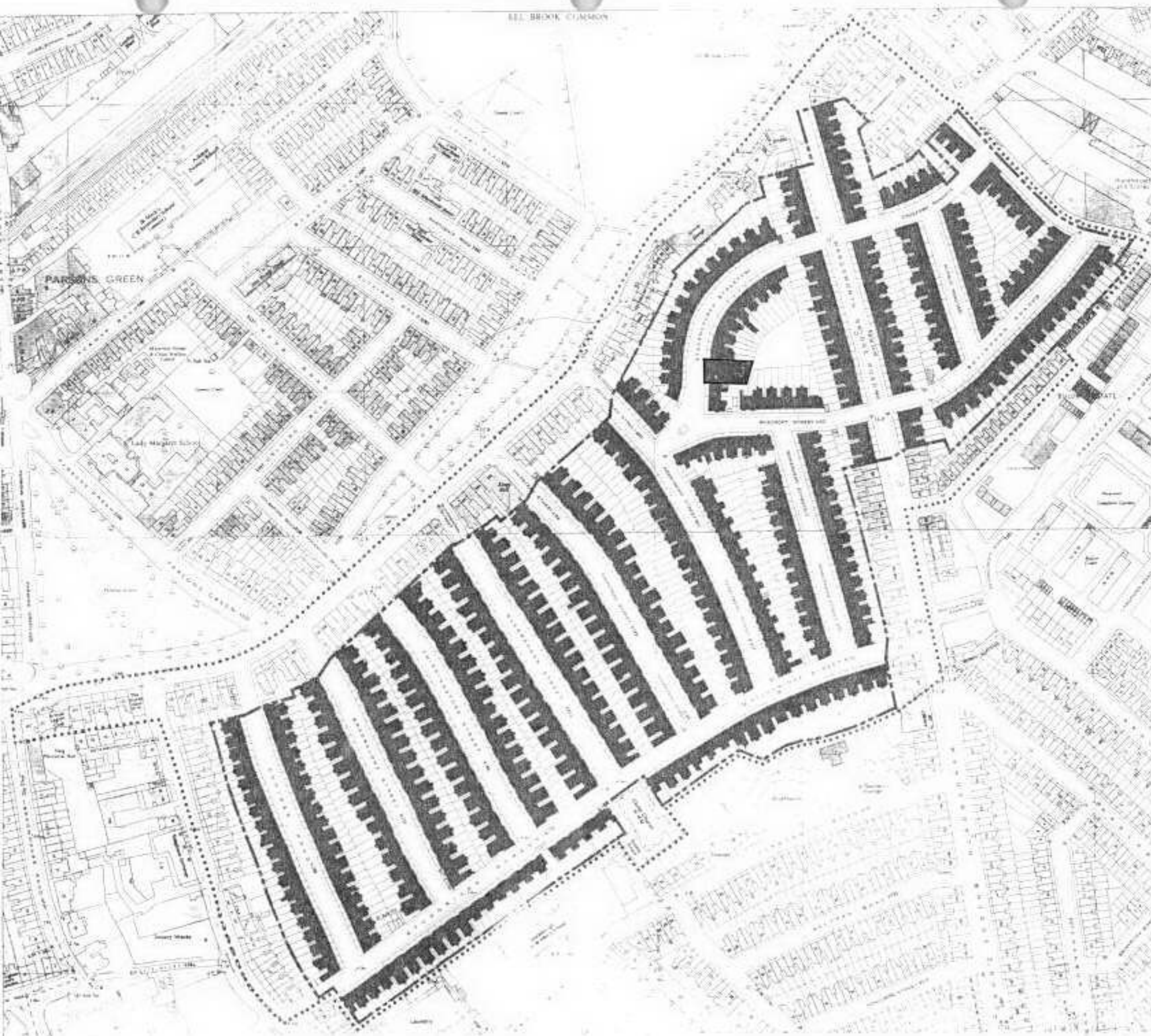
APPENDIX D

ARTICLE 4 DIRECTION NO.2

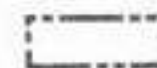
LOCATION : STUDDRIDGE STREET AREA

PROPERTIES COVERED BY THIS DIRECTION:

2-12 and 18-34 (even) Bagleys Lane
1-9 (consec) Cressford Road
1-35 odd)
2-40 even) Acfold Road
1-23 odd)
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2-76 even)
1-65 and 69-147 (odd) Studldridge Street
1-67 odd)
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2-64 even) Chiddingstone Street
1-61 odd)
2-60 even) Bradbourne Street
1-69 odd)
2-74 even) Coniger Road



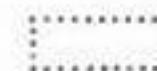
Boundary of area to be
included in Article 4 Direction



Buildings to be included in
Article 4 Direction



Boundary of proposed
Conservation Area



PROPERTIES EXCLUDED
FROM DIRECTION



Article 4 Direction n°2

Studdridge Street Area

London Borough of Hammersmith

Director of Development Planning

Kevin A. Jones
A.R.C., Dip. T.P. M.R.T.P.I.

APPENDIX F

CLASSES OF DEVELOPMENT INCLUDED IN THE DIRECTION

The Article 4 Directions propose to bring in control developments identified by the following classes as specified in Schedule I of the General Development Order 1977/82.

Class I (1) : to bring into control alterations to the front elevation to include:

- window and door opening
- windows
- porches
- main architectural features, moulding and ornamental features.

Class II (3) : The painting of the exterior unpainted and already painted brickwork to the front elevation of all properties (i.e. where repainting is considered it should be in a brick colour to match the original red brickwork.

APPENDIX F

CLASSES OF DEVELOPMENT INCLUDED IN THE DIRECTION

The Article 4 Directions propose to bring in control developments identified by the following classes as specified in Schedule I of the General Development Order 1977/82.

Class I (1) : to bring into control alterations to the front elevation to include:

- window and door opening
- windows
- main architectural features, moulding and ornamental features.

Class I (2) : to bring into control the erection or construction of a porch outside any external front door.

Class II (3) : The painting of the exterior unpainted and already painted brickwork to the front elevation of all properties (i.e. where repainting is considered it should be in a brick colour to match the original red brickwork.