

6 BROAD DESIGN GUIDELINES

6.1 The previous section described the character of the conservation area looking at individual buildings, groups of buildings and the general townscape. This section identifies key components which define the character, or those which affect it, suggesting broad design guidelines to deal with each one.

6.2 Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative affect on the special character and appearance of an area. The following section outlines factors the council considers to be important in preserving the character of an area through encouraging good practice. Not all the alterations and works listed below require planning permission or conservation area consent. (This is set out in a general leaflet for this conservation area which residents of the conservation area should have received through their door. Alternatively it is available from the Council at the address on page 1).

6.3 In respect of the highway and its infrastructure the constraints on local government expenditure and the duty to maintain a safe surface means that priority can not be given to providing historical materials or upgrading or altering street furniture.

Uses

6.4 The balance of uses within a conservation area are important in defining its character particularly if they reflect the historic development of the area. The main uses are the recreational use of the open spaces, Hurlingham Club having a strong historical tie with the area; and the residential properties in the surrounding streets. The river is extensively used for recreational activities. The foreshore, and in some places the river banks, are of environmental importance, as a feeding ground for birds and as habitats for other wildlife.

Alterations to buildings

6.5 The character of sub areas B, C, and D are derived from the groups of terraces, paired villas, and mansion blocks and their uniform appearance and form. Alterations to buildings can have a particularly damaging effect on this destroying the homogeneity. The massing and rhythm of the buildings within a street is a key element in defining its character. Extensions and alterations to properties should not visibly affect their scale, rhythm and massing when seen from the street or any public space and should not be excessive additions to the properties.

Disabled Access

6.6 The Council will support dignified and easy access to and within historic buildings for disabled people. Suitable access for disabled people, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken.

Roof Extensions

6.7 Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace which has been significantly impaired by front roof extensions.

6.8 The design of any rear roof extension should be sympathetic to the character of the conservation area. Where they are visible from the street, including long views, then particular attention will need to be paid to their appearance. In some cases, high visibility of the rear roof of properties may prohibit a roof extension where it would have a detrimental affect on the character of the conservation area.

6.9 Where traditional materials remain in place repairs or alterations to roofs and dormer windows should use matching traditional materials, i.e. slate, lead and timber.

6.10 Original features such as decorative ridge roof tiles, finials, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

6.11 Consent should not be granted for demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.

6.12 Modern additions such as satellite dishes, T. V. aerials, rooflights and vents should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

Rear extensions

6.13 The design and materials of rear extensions should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met. When they require planning permission rear extensions will be considered on their own individual merit.

6.14 Rear building lines should respect and take into account the value of rear gardens.

Brickwork, render and painting

6.15 Properties should be retained in their original condition if they are not already rendered or painted.

6.16 Existing brick elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary. If a property has been painted advice should be sought regarding the removal of the paint or the property should be repainted in a matt finish paint of a colour to match the original brick.

6.17 On properties which are already rendered or have stucco mouldings these should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. On properties where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

Windows and original features

6.18 Original architectural features such as timber sash windows, panelled doors, decorative stucco, moulded window surrounds, door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable or features missing, owners are encouraged to reinstate these with traditional or matching designs and traditional materials.

6.19 All original features should ideally be kept. If their loss is unavoidable they should be replaced with exact replicas.

6.20 Owners of properties with poor replacement windows should be encouraged to change them for those of a more appropriate design when an opportunity arises.

Other additions

6.21 Gutters, rainwater pipes and soil pipes should be replaced, when necessary, in their original form and material. The use of UPVC should be discouraged.

6.22 The positioning of gas and electricity meters on external walls is to be avoided or, if absolutely necessary, their location should be carefully considered.

6.23 The routing of external telephone, T.V. cables and location of gas flues etc. on external walls should be carefully considered.

6.24 Alarm boxes should be located away from important architectural detail so as to minimise their affect on the townscape quality of an area and the appearance of the building on which they are located.

6.25 Satellite dishes and T.V. aerials will not be permitted where they would be visually obtrusive and where alternative locations are possible.

6.26 Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

Continuity and historic names

6.27 The Council considers that the retention of the old names of sites and properties within the conservation area to be desirable. This would enable the historic identity and continuity of areas to be preserved. The names of existing developments and their associated signage and features should be kept, and this is particularly relevant to public houses. Historic names and associations should also be taken into account in the naming of new developments.

6.28 The Council would also like to see the inclusion of date plaques on new developments. This will provide interesting features in the townscape and points of reference for the future.

Setting of the conservation area

6.29 The setting of a conservation area is important in defining its character and appearance. Any development, or alterations to properties, affecting the setting of the conservation area should take full account of the character and appearance of the conservation area, and should preserve or enhance it, as described in the profile.

Landmarks

6.30 The main landmarks in the conservation area are the mansion and apartment blocks along the riverfront and the mature trees along the riverside. These are visible from most of the conservation area and have a strong presence in views of the riverside. Other properties provide local landmarks within the sub-areas through their greater scale to the surrounding buildings or individual appearance (as noted in section 5).

6.31 The open spaces within the conservation area are landmarks in themselves and are key in defining the conservation area, and in the character of the riverfront. The Hurlingham Club Grounds are a landmark due to use and historical associations and Hurlingham House is an important indicator of the historic character of development along the riverfront in the Borough.

Views

6.32 Great care is required so as not to block, or have an impact on, key views by intervening or inappropriate development. The existence, and importance of these views should help determine the permitted heights of new buildings in the conservation area. Views of the river edge are important both locally and strategically in defining the character of the River Thames.

Building line

6.33 The frontages on either side of a street define an enclosed space which is in a critical relationship to the scale of the buildings. This relationship has sometimes been lost by redevelopment breaking the rhythm of the elevations and spaces. Any new development in the future should respect the dominant building line within a street, and the general rhythm of the facades, conforming to the height and alignment of the existing frontage.

6.34 There is a definite pattern of fronts and backs throughout the conservation area with properties fronting onto the street or public space. The building line of the rear of buildings can also be important as can its relationship with gardens. This should be maintained as much as is possible throughout the conservation area. Views of the rear of properties are particularly important when seen from the public open spaces.

Boundary treatment

6.35 There is a mix of boundary treatments with a variety of brick walls, railings, fencing panels and hedges, or a combination of these. The hedge planting and greenery in many of the front gardens is important in softening the street space. The original railings remain in front of some properties. These should be retained and the replacement of those missing in the correct design and height encouraged, particularly where they will strengthen the original uniformity of the development.

6.36 The brick walls to properties are important in defining the character of the area and uniting

the terraces. These should be retained and kept in good condition.

6.37 Unfortunately, several properties have no boundary definition. This spoils the rhythm and enclosure of the street. Ideally the original railings should be returned where appropriate, or in the later buildings a low brick wall of an appropriate and sympathetic design and materials.

6.38 Permission should not be granted for alterations or removal of original or traditional front walls and railings and their footings. Owners should be encouraged to maintain railings in good repair, and to reinstate them with traditional and appropriate designs where they are missing, in a design matching the original where it is known. Where gates are required, these should match the railings.

6.39 In streets and terraces with traditional railings, dustbin or meter enclosures should not be permitted where these would detract from the appearance of the area.

6.40 The excavation of front gardens to provide windows to basements or increase the light to basements should not be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace and the extent of the excavation would negatively impact upon this. They may be acceptable if they are sensitively designed and proportioned.

Landscape and floorscape

6.41 It is not only an area's buildings but also the spaces between them which are important to the character of an area. It is important that the roads and pavements form a neutral backcloth to the building within the conservation area.

6.42 Footpaths should be of uniform materials, ideally traditional, which are visually distinguishable from the Road surface (which should ideally be black, unless original cobbles or setts exist) and visually subordinate within the townscape providing a coherent character

throughout the conservation area.

6.43 All original granite kerb stones and areas of historic stone paving should be kept if practicable where it forms part of a significant composite scheme. Ideally new paving should be rectangular and not square, and if not york stone at least of the same colour.

6.44 Tactile surfaces are not always appropriate in conservation areas. Where they are absolutely necessary (e.g. at controlled crossings such as zebra and pelican) they need to be of contrasting colour for safety reasons. However we will not install them anywhere else.

6.45 Any highway management schemes should be of sympathetic materials which relate to their surroundings and are properly 'joined' to the surrounding footpaths/roads and take into account where practical English Heritage guidelines for conservation areas.

Open spaces

6.46 The character and appearance of the Hurlingham Conservation Area is influenced by the open spaces which form much of its structure. It is apparent that the historic and contemporary contribution of these open spaces is fundamental to the quality of the designated area. These include the Hurlingham Club grounds, Hurlingham Park and South Park.

Trees

6.47 There are significant mature street and private trees of value to the townscape in the conservation area. All trees in a conservation area, including those in rear gardens, are protected. Owners should be urged to look after trees on their land and plant new trees in order to ensure a continuing stock of mature trees for future generations.

6.48 Furthermore, the mature London Plane and other trees which are characteristic of the parks and many of the streets (including notable examples at Daisy Lane and Broomhouse Lane)

are distinctive features of the area. Their value to the streetscape is reinforced by the absence of street and front-garden planting in much of the rest of the designated area.

6.49 If resources become available in the future street trees could be considered throughout the conservation area providing underground services allow.

6.50 A programme of planting should be initiated where appropriate to ensure there is new stock to replace existing trees in the future.

Street furniture

6.51 The conservation area would benefit from more sympathetically designed lighting columns and lanterns should the opportunity ever arise. Lighting furniture could be improved along the river front and reviewed elsewhere.

6.52 All existing concrete or metal bollards should be reviewed, and if they are still required be replaced with the traditional cast iron bollards.

6.53 Careful consideration should be given to the number and location of street signs so as to avoid clutter. These should be reviewed with a view to reducing the number of columns by fixing signs to lamp posts etc.

6.54 The few remaining cast iron street name plates should if possible be retained.

Advertisement hoardings

6.55 The proliferation of advertisement hoardings in the conservation areas should be discouraged. Permission should not be granted for new hoardings.

7 OTHER RELEVANT DOCUMENTS

The Unitary Development Plan; London Borough of Hammersmith and Fulham, adopted December 1994.

New Riverside Walk Brief, consultation document; 1991, London Borough of Hammersmith and Fulham.

Thames Strategy, a study of the Thames; The Government Office for London, April 1995.

Strategic Planning Guidance for the River Thames; The Government Office for London, February 1997.

Department of the Environment/Department of Heritage; Planning and the Historic Environment PPG 15, September 1994.

Conservation Area Practice, English Heritage guidance of the management of conservation areas; English Heritage, June 1993.

8 LISTED BUILDINGS AND STRUCTURES

Buildings and Structures	Grade
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Broomhouse Lane:

Castle Club (formerly Eight Feathers Club) and Sullivan House (Thames, East and South Lodges)	II
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Broomhouse Road:

No.27 Broom Villa	II
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Hurlingham Road:

No. 79 The Vineyard	II
No. 76 Former stables to the Vineyard	II

Ranelagh Gardens:

Hurlingham House	II
Hurlingham House forecourt railings	II

9 LOCAL REGISTER OF BUILDINGS AND STRUCTURES OF MERIT

Broomhouse Lane:

Ivy Cottage
Sycamore Cottage

Clancarty Road:

No. 75

South Park gates and gate piers

Terracotta walls within South Park

Hugon Road:

South Park (Boundary walls, gates and gate piers)

Hurlingham Road:

No. 62 The Italian Villa

Hurlingham Lodge

10 ARTICLE 4 DIRECTIONS

Planning permission is needed for most forms of development, including many building alterations. But in order to prevent unnecessary interference in more straightforward work the "Town and Country Planning (General Permitted Development) Order 1995" grants a general planning permission for some types of development, including some alterations to dwellinghouses. Because even these more simple developments can harm the character and appearance of a conservation area, Local Planning Authorities can remove these permitted development rights. This is done by the council making a Direction under Article 4 of the General Permitted Development Order. In this way 'Article 4 directions' bring within planning control development which would otherwise not need planning permission. The council has made Article 4 directions taking away permitted development rights for certain forms of development in the Hurlingham Conservation Area.

The Article 4 directions and properties affected are listed below.

No. 1 Direction - Hurlingham

Hurlingham Road - Nos. 2-10 (even),

Nos. 26-60 (even), 64-74 (even) & 92-102 (even)

Planning permission is required for all alterations to roofs and to gables and to dormers at the front of any of the above dwellinghouses.

This direction predates changes in the legislation which now requires planning permission for any alterations or additions to the roofs shape of a dwellinghouse.

Please note that these planning controls are in addition to those which apply everywhere. If you need advice as to what development does or does not need planning permission you should contact the Environment Department reception at the address on page 1.

11 NOTES

1 In 1836 the second Boat Race was rowed from Westminster to Putney, and races took place in five of the next nine years. In 1845 the race was moved to the stretch of the river between Putney and Mortlake where it continues as an annual event today.

2 Byfield created a suite of ample reception rooms by adding two slightly projecting three-bay wings (drawing room and dining room) linked by an oval anteroom which projects into the central bow retained from the earlier house. In front of this he added a giant pedimented corinthian portico and giant corinthian pilasters continue along the wings.

3 The two porches in the re-entrant angles, with paired doric columns and ogee lead domes capped by urns, must belong to an early twentieth century remodelling and may be part of the work carried out for the Club by Lutyens c. 1906-12. The pair of pavilions on this side, each with a deep brick niche with pediment above, are very similar to Lutyen's niched garden temple at Nashdom in Taplow, Bucks.