

Some properties have hipped roofs to the gables and an angular cornice detail.

5.81 Nos. 25-35 (odd) Binden Road is a two storey terrace with gables and dormer window. There are unusually large windows in the bays divided into three and the windows have stucco surrounds. Nos. 30-34 Binden Road is a three storey terrace with similar wide windows in the bays.

5.82 Special mention should be made of the folly behind No. 2 Rylett Road, rescued from dereliction since 1976 and delightfully grotesque in the proper sense of the word. There is also a folly behind No.1 Rylett Road which is in need of some attention.

Bassein Park Road

5.83 Bassein Park Road contains a variety of two and three storey mid Victorian terraces and leads into Askew Road with the 1953 church on one corner and a terrace of three storey properties with shopfronts at ground floor on each side of the junction. The conservation area extends to include a modern public house to the north on Askew Road.

Rylett Crescent

5.84 Rylett Crescent has a happy mixture of buildings of different styles and height including a small industrial building. Where back gardens adjoin the road on the south side there is an open quality to the street.

5.85 Nos. 1-17(consec) Rylett Crescent are two-storey brick house in pairs. The windows and entrances have elegant stucco surrounds incorporating a decorative leaf motif. Nos 17-23 are three storey houses in a staggered plan arrangement with decorative brickwork. There are interesting chimney pots to Nos. 19 & 23. Further north, on the eastern side of the street, there is a late 19th century three storey terrace with half-basements and railings incorporating cast iron copings(see para 5.91).

C EDWARDIAN HOUSING AND WENDELL PARK

5.86 Following the pattern of paired villas and terraces this area is similar to sub-area B.

However due to the later date of the properties the plan form is more open and the style of the properties differs. St. Mary's Church 1886 (BOM) was designed by Charles J Gladman and has been converted into flats. It is a pleasing local landmark marking the break between sub-area B and C.

5.87 Later housing in this area reflects the move away from the brick and stucco, classical detailing of the third quarter of the 19th century and incorporates the popular Arts and Crafts style superbly exemplified by the Bedford Park Estate over the Borough boundary to the west. There is a strong contrast between the elegant white stucco of the paired villas of Ashchurch Park Villas and the rich red brick of the Edwardian domestic revival north of Stamford Brook Road, copying their more illustrious neighbours in Bedford Park.

5.88 Heavily-modelled front facades with bay windows and gables provide at their best consistent streetscape in a very comfortable domestic style. Interest is provided by painted stucco, ornamental finials and by ornate glazing patterns to accentuate architectural features. Variations can be seen between different streets. The majority of the properties retain their original windows and doors.



Flanchford Road.

5.89 These properties are carefully designed, particularly the earlier ones in Palgrave Road,

Flanchford Road and Stamford Brook Street, and the alteration or removal of features tends to have a disproportionate effect on the character of properties or of whole streets. Most at risk are roofs being punched through with inappropriately designed dormers and alterations by changes to the particular glazing patterns of this area.

5.90 The properties to the north west are later, dating from the first quarter of the 20th century, and are generally plainer in their appearance. Terraced groups of cottages can be found in places and there tends to be more variety in the design of properties. Nos. 65-103 Wendell Road, in garden suburb style, have gable end details coming down through the first floor and are of some charm.



The garden suburb style terrace in Wendell Road.

5.91 The bungalows on the western side of Rylett Crescent form a particularly novel townscape with the three storey properties on the eastern side. Recent infill development has taken place behind these though it is well screened.

5.92 Due to the more suburban style of the layout the area has a more open feel with the breaks between properties an important feature. Street trees contribute to the character of the area and provide a fine setting for the properties and help to enclose the street space.

5.93 Views to the rear of terraces are evident throughout and care should be taken that the uniform appearance of the rear of terraces is not compromised. Inappropriate alterations are particularly evident to the rear of properties in Wendell Road.

5.94 Boundary treatments are important throughout providing a definite edge along the street. The original boundary treatments were designed to take into account the street as a whole. The majority had low brick walls and decorative railing panels with large brick piers. Some had wooden palings with arch details above the gateway.

Wendell Park

5.95 This section of the conservation area recognises the historic importance of the late Victorian development on Cobbold Road and the continuing amenity provided by the Park itself. The park is an important open space within this relatively dense built up area and contains many good mature trees. It is designated a nature conservation area in the Unitary Development Plan.



St. Saviour's Church, locally listed.

5.96 St Saviour's is an 'Early English' church design by J S Alder in 1890 in a smooth pinky red brick which must have been startling when it was completed. Its surroundings, however, are heavily compromised by the blandness of the adjacent flats. St Saviours Vicarage (1894) overlooking the Park has brick arcading and brick/pebble dash detailing.

5.97 Wendell Park school (1900) opposite the church, makes a significant architectural statement. It was never completed to its intended symmetrical design though the modern extension to the east is competent enough. There is a pleasant terrace to the south of Wendell Park.

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.

Alterations to Buildings

6.5 The character of the conservation area is derived from the groups of terraces 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 Existing rooflines should not be disturbed. Original features such as Napoleon hats, 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 a brick colour to match the colour of 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 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.

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

6.20 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 PVC 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, TV 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 Royal Masonic Hospital is a landmark though not visible from much of the conservation area. The majority of the landmarks are to be found within local areas as described within the text.

Views

6.31 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.

6.32 Views in and out of Ravenscourt Park are of particular importance to the character of the conservation area.

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.

Boundary Treatment

6.35 There is a mix of boundary treatments with a variety of railings, low brick walls and hedges, or a combination of these. 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. The hedge planting and greenery in many of the front gardens is important in softening the street space.

6.36 Numerous late 19th century properties have low brick walls which 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, particularly along Goldhawk Road. 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