

Rectory Field

Conservation Area



RECTORY FIELD CONSERVATION AREA

The Rectory Field Conservation Area consists of a secluded neighbourhood of predominantly mid- to late Victorian houses. They are mainly terraced, although there are some larger semi-detached houses to the south of the area. There is a variation in the style of houses throughout the area, with the majority retaining many original features.

The Council designated the the area as a conservation area in March 1994 in recognition of its special character.

Despite this designation the quality of individual terraces within the area is varied.

There are some houses where original features such as windows, doors and roofs have been changed, and the replacements are out of character with the conservation area. In order to prevent further erosion of the area's character the Council applied to the Department of the Environment for an Article 4 Direction. This measure provides the Council with enhanced planning controls to help safeguard the architectural integrity of the area.

The Article 4 Direction and its Implications

The Direction is now in place, and planning permission will be required for certain categories of work affecting particular properties within the conservation area, listed as follows:

- 1 *The installation, or alteration of windows or doors.*
- 2 *The erection of an extension to the side or rear of a property.*
- 3 *The enlargement or addition to any roof slope including dormer windows, roof lights or alterations to chimneys.*
- 4 *The re-roofing of properties, even with replica materials.*
- 5 *The installation or replacement of a satellite t.v. antenna.*

Applies to the following addresses :-

<i>Banchory Road</i>	1 to 21 (odd), 2 & 4 (even).
<i>Bowater Place</i>	2 to 38 (even).
<i>Charlton Road</i>	38.
<i>Craigerne Road</i>	43 to 67 (odd), 38-60 (even).

Dornberg Road	31 to 37 (odd).
Furze Field Road	2 to 48 (even).
Lizban Street	8 to 36 (consec).
Lyveden Road	1 to 8 (consec).
Old Dover Road	101 to 107 (odd).
Reynolds Place	1 to 35 (odd), 2a to 44 (even).

6 The construction of a porch outside any external door of a dwellinghouse.

Applies to all properties listed above, except the following :-

Lizban Street	8 to 36 (consec).
Reynolds Place	4 to 44 (even).

7 The alteration, or renewal of gates, fences, walls or other means of enclosure.

Applies to all properties listed above, except the following :-

Bowater Place	2 to 38 (even).
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Conservation Area Implications

The designation of the Rectory Field Conservation Area has introduced additional controls to protect the area's character and appearance as follows :-

- The demolition, or part demolition of any building, e.g. chimney stacks, walls or fences.
- The cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles.
- The installation of satellite t.v. antenna on chimneys or front facing walls.
- An enlargement of the front, rear or side roof slopes, including the installation of dormer windows or alterations to chimneys.
- The provision of any building, swimming pool or enclosure where the cubic content exceeds 10 cubic metres.
- The cutting, lopping or felling of any tree.

Although permission is now required to undertake the above works, it should be emphasised that in exercising these controls it is not the Council's intention to prevent change. It is rather to ensure that when changes are proposed they are in keeping with the area's established character.

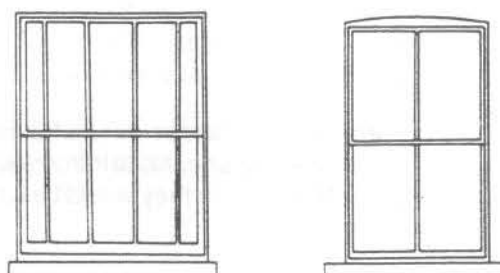
Guidelines for the Article 4 Direction

Its the purpose of these guidelines to give general recommendations to assist residents when applying to the Council for planning permission.

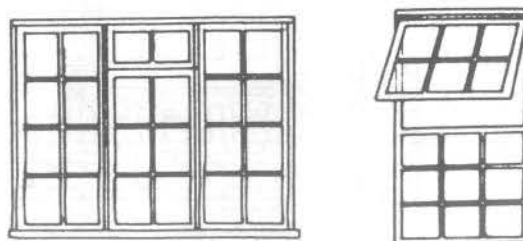
The houses affected by the Article 4 Direction within the conservation area are of varying styles and finishes. It is therefore not possible to illustrate designs for replacement features which are appropriate in every case. Each proposal should be considered in relation to to the existing house, and surrounding properties. The illustrations which follow are intended to provide a comparison between original elements and inappropriate substitutes.

Windows

The predominant type of window is the wooden sliding sash, mainly with two panes to each sash. Some of the later houses in Banchory and Craigerne Roads have plain sashes without glazing bars. There are a few houses with six-pane sashes and a number with three panes.



Original Designs



Unacceptable Replacements

Wherever possible existing panes should be restored or repaired when necessary. Where this is not possible replacements should match the predominant style in the terrace. Wooden replacement windows are generally the only acceptable material as p.v.c. or aluminium cannot recreate the profile, sight lines or subtleties of the original designs. Replacement imitation sashes which tilt will also not be acceptable.

Roofs

The original roofing material throughout the area is natural slates with clay ridge tiles. Whenever re-roofing or repairs are proposed the use of these materials would be preferable. However, there are many houses in the area which already have replacement roofs featuring concrete tiles.

These will not be acceptable for future re-roofing works. As a compromise, and to reflect the difference in cost between natural slates and concrete tiles, good quality synthetic slates may be an acceptable material. The introduction of vents to front roof slopes is visually intrusive and should be avoided. Alternative location of vents beneath the eaves, or on rear roof slopes is preferable.

Fences, Gates and Boundary Walls



Simple wooden fences, or low plain brick walls are the common treatment for front boundaries throughout the area. Wherever renewal is proposed a similar treatment should be used. It would not be appropriate to introduce a brick wall where there is a run of wooden fences, and vice-versa. The use of "ranch" style fencing is not considered appropriate.

There are very few instances of metal railings throughout the area and proposals to introduce these will only be acceptable where they would be compatible with the streetscene.



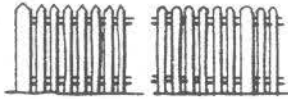
Original Wall Design



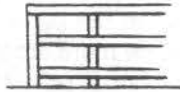
-  Boundary of Conservation Area
-  Buildings included in the Article 4 Direction

Plan referred to in the Rectory Field Conservation Area Article 4 Direction

Front gates also tend to be either modest wooden gates with wooden fences, or metal gates with brick walls. New gates should follow these common patterns.



Original Fence Design



Unacceptable Replacement

Additions to the tops of brick walls, such as low railings or wooden rails, will not normally be acceptable.

External Walls

The external wall surfaces to the majority of houses in the area consist of London stock brickwork with, in many cases, contrasting warm red brick detailing to arches and string courses. Some houses, particularly in Furzeffield Road, have fine moulded brick details. Others in Banchory and Craigerne Roads have elaborate stucco surrounds to doors and windows.

The external walls to the majority of houses appear to be in a sound condition and so there would seem to be little need to interfere with, or remove any of the details referred to above. Where remedial pointing is required care should be taken to match the colour of the original mortar.

With the exception of a few houses in Bowater Place and Craigerne Road, external rendering is not a characteristic feature and should not be applied to houses with plain brickwork. Similarly, the painting of external walls obscures features and so should be avoided.

Porches

Purpose-built porches to the front or side of houses are not an original feature throughout the area. As houses are grouped in terraces the erection of porches would disrupt the continuity. This has already happened in certain parts of the conservation area and has had a detrimental effect on the street-scene.

Some houses have front doors recessed within decorative arches. It would be inappropriate for glazing or doors to be introduced into these openings.

Generally, the construction of porches will not be appropriate throughout the area. Only in exceptional circumstances where sensitive designs can be produced for particular locations will porches be considered for consent.

Doors

Throughout the area there is generally a consistent style of traditional timber door. In older properties these are four-panelled, with or without fanlights, often with the upper panels glazed. In the case of Banchory and Craigerne Roads a rather more ornate semi-glazed style is evident. If repair is not possible replacements should emulate these patterns in both detail and proportions.



Original Designs

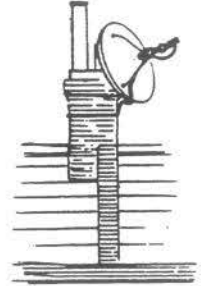


Unacceptable Replacements

As with windows, the use of synthetic materials will not be acceptable due to the need to retain the original detailing, proportions and opening sizes. Traditional doors would be painted rather than stained and this is the preferred treatment for replacements.

Satellite Dishes

Consent is required for all satellite t.v. dishes within the conservation area on front facing walls, roof slopes and chimneys. Prominently sited dishes are visually intrusive and planning permission will not normally be granted for installations which overlook the street, or break the roofline. Concealed locations are preferable, using architectural features to screen the dish from public view.



Trees in the Conservation Area

If you wish to prune, lop or cut down a tree within the conservation area you must notify Greenwich Planning of your intentions at least six weeks before the work is started, stating the location, species, and size of the tree and the work proposed.

Making a Planning Application

If you are contemplating changes to your property you are recommended to discuss your proposals with officers of Greenwich Planning who will be pleased to offer guidance.

Application forms are available from Greenwich Planning at the address below, or can be posted free of charge on request. No fee is payable for applications relating to the Article 4 Direction but a scale drawing will normally be required to indicate the proposed works. Extracts from brochures or photographs may also be acceptable.

**Greenwich Planning,
Peggy Middleton House,
50 Woolwich New Road,
Woolwich,
London, SE18 6HQ**

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