

Article 4 Guidance Note

Trenchard Street Area

The Trenchard Street area forms part of the East Greenwich Conservation Area. It consists of a group of architecturally distinct houses which occupy a block bounded by Old Woolwich Road, Trenchard, Hoskins and Greenwich Park Streets. They were built by Greenwich Hospital Estates in 1913.

Many of the houses feature a variety of gable designs and oriel windows. This group of buildings remains as a unique entity within the East Greenwich Conservation Area.

Designation of the Conservation Area and Article 4 Direction

The Trenchard Street area originally formed an extension to the Greenwich Park Conservation Area in June 1992. The area was subsequently included within the expanded East Greenwich Conservation Area as part of a wider conservation area review undertaken by the Council in February 2002.

As the houses in the area retained most of their original architectural features, such as windows and doors, the Royal Borough resolved to control future changes by the introduction of an Article 4 Direction in July 1979. This Direction came into force in 1980 after central Government approval was obtained. The Direction gave the Royal Borough a greater level of control over minor alterations to the houses in the area, in order to retain their attractive character.

Implications of the Conservation Area designation and the Article 4 Direction

The introduction of conservation area status brings with it some general controls that the Royal Borough operates to protect the character or appearance of the area as follows:-

1. Whole or substantial demolition of any building or free-standing structure;
2. The cladding of any part of the exterior of a building with stone, artificial stone, timber, plastic or tiles;
3. The installation of satellite TV antennae on chimneys, front or side facing walls;
4. The enlargement to the front, rear or side of a roof slope, including the installation of dormer windows;
5. The provision of a building, swimming pool or enclosure where the cubic content exceeds 10 cubic metres; and,
6. The cutting, lopping or felling of any trees.

Planning permission is required for all the categories of development listed above.

The introduction of the Article 4 Direction gives the Royal Borough more specific planning controls to prevent insensitive alterations to the buildings in the area. The categories of development which require planning permission under the Article 4 Direction are as follows:-

1. Changes to front or flank windows;
2. Changes to front doors;
3. Re-roofing works; and,
4. The painting of the exterior to front or flank walls.

These controls apply to the following addresses:-

Greenwich Park Street	5 to 11 (odd), 2 to 10 (even)
Hoskins Street	1 to 11 (odd)
Old Woolwich Road	48 to 80 (even)
Trenchard Street	1 to 19 (odd), 2 to 20 (even)

Guidelines for the Article 4 Direction

The following guidelines are intended to give residents of the area basic advice on all issues covered by the Article 4 Direction, and to help in making planning applications.

There is a variety of house styles and features throughout the area, but consistencies within groups of buildings. The guidelines illustrate the predominant styles for each element and the Royal Borough will expect these styles to be retained wherever new items are to be installed.

Windows

The predominant type of window in the area consists of wooden casements divided by glazing bars, and often with opening fanlight sections above, which are also divided with glazing bars. A few houses in Old Woolwich Road have windows to a different design featuring plain casements and fanlights above. The lower casements have decorative curved tops.

Wherever works to windows are proposed the first option should be for repair. Where this is no longer feasible then replacement frames should be faithful replicas of the existing frames. In all cases the Royal Borough's preferred material for window frames is wood. Alternative materials such as UPVC or aluminium cannot normally recreate the profile or sight lines of the original designs.

Doors

There are four original patterns of wooden door design in the area. As with windows, the Royal Borough's preference is for all original timber doors to be repaired. Whenever they need to be replaced the design of the original door should be copied. The original door designs are clustered in groups and these should be retained. It is not acceptable to select a pattern from another group for a replacement door.

Timber is the preferred material for replacement doors. They should also be painted rather than stained or varnished.

Roofs

All roofs are finished with clay tiles and decorative ridge tiles. Some gables have small sections of vertical tile-hanging with clay tiles. Whenever roofs need to be replaced they should be with a tile where the colour and finish is a close match to the existing tiles.

In general, houses in the area do not have roof lights. It will not be acceptable to install these on front roof slopes. When they are proposed for rear roof slopes they should be of the type that is flush with the plane of the roof.

External walls

The external wall surfaces to the houses in the area are finished in a variety of materials. The sections beneath the ground floor windows are finished in glazed red bricks, whilst further up the buildings have plain red brick quoins and other details. The majority of the external wall surfaces are finished in an aggregate render with decorative stained timbers in some instances.

The consistency of these finishes is a key feature that contributes to the attractive appearance of the houses. The maintenance of these finishes is imperative. In particular the natural render finish is crucial to the appearance and there is a presumption against any form of external painting of these surfaces. The only possible exception is where proposals are made for whole blocks of buildings, and should be restricted only to the rendered areas.

Satellite dishes

Consent is required to erect a satellite TV dish within the area covered by the Article 4 Direction, as well as the rest of 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 that overlook the street, or break the roofline. Concealed locations are preferable, using architectural features to screen the dish from public view.

Trees

There are very few trees in the area covered by this Article 4 Direction. However, if you have a tree that you wish to prune, lop or fell, then you must notify the Development Planning Department at least six weeks before the work is started. You should specify 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 the Royal Borough's Development Planning Department. Application forms are available from 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.

**Development Planning
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