

Progress Estate Conservation Area



Introduction

The Council designated the whole of the Progress Estate as a conservation area in 1971.

After consultation with residents the estate was granted Article 4 Direction status by the Department of the Environment in 1973.

The practical effect of the Direction is that most minor works to properties which are normally permitted now require planning permission.

Changes

Planning permission is required to build, alter, install, or carry out any of the following:

- **Front, or side entrance doors.**
- **Front, and flank windows.**
- **Front, or side gates, fences, or walls.**
- **Porches.**
- **Garages.**
- **Front, or side extensions, or additions**
- **Roofing materials** (*some sand faced Heather*)
- **Cladding to any part of the exterior**
- **Demolition of all, or part of a building greater than 4060cu.ft. (115cu. metres).** *needs to change*
- **Felling, cutting back or pruning any tree over 3 inches (76mm) diameter.**
- **Satellite dishes fronting the highway.**

If any of the above changes are carried out without permission the council has legal power to force the owner to restore the property to its original character.

Before making a planning application you should first contact staff of Greenwich Planning to discuss your proposed changes.

Either telephone 0181-854 8888, or write to the department at Peggy Middleton House, 50 Woolwich New Road, London SE18 6HQ.

Guidelines

The Progress Estate was designed and built to house World War I munition workers.

The houses, some grouped around "village greens", have a variety of styles and yet are all compatible.

The architectural unity of the houses on the estate contributes to its distinctive character, and so great care should be taken to ensure that any changes are in keeping with the traditional design of the buildings.

The Council is not opposed to alterations or improvements, but would wish these to harmonise with the existing character of the estate.

Variations, even small ones, can easily destroy the visual qualities of the conservation area.

Every effort should be made to match the original detailing, materials, colour and proportions, particularly when replacing such features as windows, doors and roofing materials.

The Council has prepared guidelines set out on the following pages to help residents to make alterations in keeping with their properties.

However, it must be emphasised that these are only guidelines.

It is impossible to draw up specifications to meet every individual case and each application will be considered on its merits.

Design Advice Roofing materials

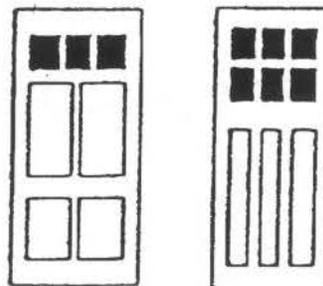
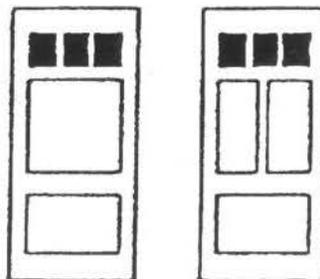
Both clay tiles and natural slates were used as the original types of roofing material.

Any proposed re-roofing must be compatible with the original slate or tile in terms of size, colour and texture.

Doors

Proposals to replace doors, should be on a like for like basis, with the objective of replicating the original styles.

Designs of the original features are illustrated below.



Generally, materials other than timber are considered unacceptable.

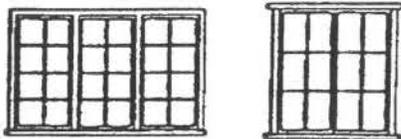
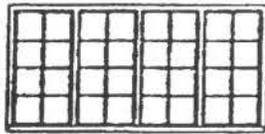
Each application will be assessed strictly on its individual merits.

It is essential that a planning application is made whenever a change to the design of an original feature is proposed.

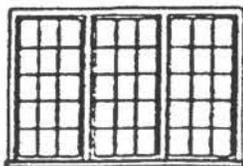


Windows

The original types of windows were:



i) Timber framed with glazing bars, and side hung with two, three or four sashes;



ii) Metal "Crittall" type casements, with horizontal and vertical leaded lights.

Proposed replacements must be on a like for like basis, replicating the original windows in that particular property.

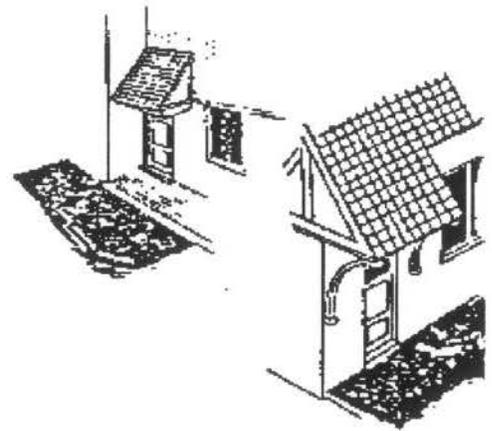
Generally, timber is the preferred material, although where applicants can demonstrate that a good copy of the original design can be achieved, aluminium and u.PVC replacements will be considered.

Only side hung casements will be considered acceptable, as opposed to top hung or pivot windows.

All new glazing bars must be fixed externally and should replicate the profile of the original timber design.

Each application will be assessed strictly on its individual merits.

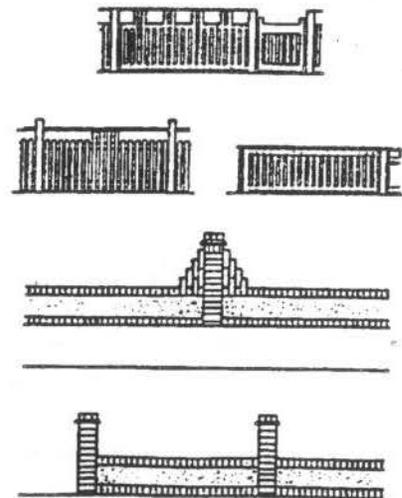
Porches



Proposed porches must respect the facade of the property, and will therefore be small in scale with tiles or slates to match the roofing material.

Generally, designs should cantilever from the front wall of the building, as illustrated, without requiring supports at ground level.

Fences and Walls



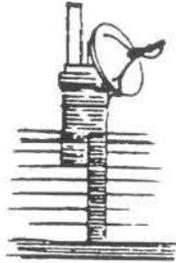
The design of new fences and walls fronting the public highway should match the original designs, as illustrated.

Any significant departure from the original styles of fences or walls is likely to mar the appearance of the street-scene and will therefore be considered unacceptable. New brickwork must attempt to match the colour and texture of the original bricks and new fences should be treated with a suitable primer or creosote when erected. Walls will not be permitted as replacement for fences.

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. *the application must be accompanied by photographs*

Making a Planning Application

where poss.

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 Article 4 Direction but a scale drawing will normally be required to indicate the proposed works. Extract from brochures or photographs may also be acceptable.

Greenwich Planning,

1st Floor,

Peggy Middleton House,

50 Woolwich New Road,

Woolwich, London SE18 6HQ

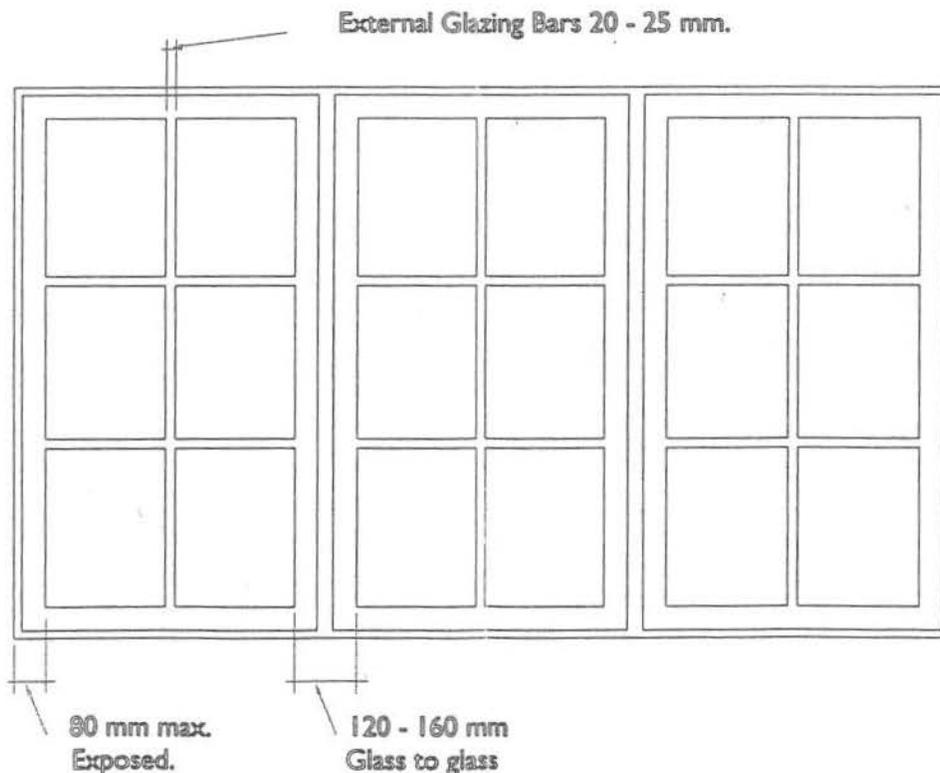
0181-854 8888

PROGRESS ESTATE CONSERVATION AREA GUIDANCE FOR REPLACEMENT WINDOWS

This note is intended as an addendum to the Council's existing guidelines for the conservation area.

The current guidelines state that timber is the preferred material for replacement windows. This preference still applies, however in recent times the majority of new windows installed have tended to be in u.p.v.c. The proportions of the original frames are an fundamental characteristic of the design of the houses on the estate. If your preference is to use u.p.v.c. frames it is important that the proportions and dimensions of the replacement frames closely match those of the original frames. Unfortunately, most mass-produced plastic windows tend to have rather thick sections, and cannot convincingly replicate the proportions of the original frames. However, experience has shown that some manufacturers can produce good approximations. In all cases where timber frames are replaced with u.p.v.c., **only** external glazing bars are acceptable. Leading should only be used where it replaces existing leading.

The following dimensions for replacement windows are recommended to residents as parameters to work within when making a planning application. The houses have various sizes of window opening, but adherence to these dimensions should help to retain the proportions of the original windows.



All applications for planning permission will be dealt with on their individual merits. Residents are advised not to commit themselves financially to a particular window installer before obtaining planning permission for new windows. Drawings showing accurate representations of the proposed windows (including dimensions) should accompany applications.