

The Aldersbrook Conservation Area and Lake House Estate Design Guide

London Borough of Redbridge
October 2020



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1.0

Introduction

This guide has been written for the people who own and care for the buildings within the Aldersbrook Conservation Area and Lake House Estate, as well as builders/developers and decision-makers, to help them conserve and enhance the different elements of individual homes. These individual details cumulatively contribute to the special character of the area. Where planning applications are submitted for changes to buildings within the Conservation Area, they must accord with the principles set out within this document.

The following advice and guidance will help to preserve the character of the Conservation Area, and improve its environment for all residents and visitors to the area. The objective is to keep the area's architectural heritage intact and the environment green, which has added benefits for local biodiversity.

The Aldersbrook Conservation Area and Lake House Estate Appraisal (2020) identifies why the Conservation Area is particularly vulnerable to change:

The Aldersbrook Conservation Area and Lake House Estate has a character defined by the cumulative contribution of individual decorative details and Edwardian features. Recent alterations have resulted in the loss of some of these features and the gradual attrition of character. These changes may themselves be relatively small when viewed against the context of adapting an individual house but have a major impact on the character and appearance of the Conservation Area as a whole.

Many of these alterations – such as converting front gardens into off-street parking – are currently Permitted Development (i.e. can be undertaken without planning permission). However, due to the

negative effect that this is having on the Conservation Area's character and appearance, it is the conclusion of this report that a number of these potential alterations should be considered against adopted planning policy to better conserve what is distinctive and historic about the Aldersbrook Conservation Area and Lake House Estate.

Where individual houses retain historic features the Council will seek to retain these even where neighbouring properties have replaced them. These surviving features, whether original or historically

appropriate, contribute significantly to the character and appearance of the Conservation Area. Efforts to reinstate lost features are particularly welcome as this will better reveal the special character of the Conservation Area.

The Council will achieve these aims through the planning process and by removing, where necessary, permitted development rights (by introducing Article 4 Directions, see Appraisal). This will give the Council greater oversight over changes within the Conservation Area.



2.0 Design guide

Interactive House

The adjacent diagram of a typical house in the Aldersbrook Conservation Area includes links to the different parts of a typical Edwardian House and advice about how to best care for these. Each section includes advice on what will likely be considered favourably by the London Borough of Redbridge in any planning application.



Roofs

Design advice

- Homeowners are encouraged to retain and repair historic Welsh slates or Plain Tiles where they survive.
- Slate roofs - Traditional Welsh slates laid in a vertical, double-lapped pattern are characteristic of the Conservation Area and should form the basis of any repairs or replacement.
- Tiled roofs - These should be replaced with Plain Tiles, with careful reference to choosing a colour which will blend well with the mellowed and weathered appearance of most houses within the Conservation Area.
- Broken, damaged or loose tiles and blocked guttering and other rainwater goods should be a priority for repair and maintenance.
- The reinstatement of a slate roof where this has previously been replaced with a less appropriate alternative will be considered a heritage benefit.



The historic roofing material in the Conservation Area was slate although clay Plain Tiles (see middle photo below) were used on some houses. Clay (and asbestos) tiles of varying types are now common.

Slate was generally Welsh slate (see right photo below), laid in a double-lapped pattern (where two upper slates overlie a slate beneath). Welsh slate is a hard-wearing and durable material and can last for two centuries where properly cared for but will usually need care and maintenance from around 80-100 years in situ. In the Aldersbrook Conservation Area, repairs and maintenance to tiled roofs of all kinds will become increasingly common as the estate increases in age through the twenty-first century.

Where they survive, the retention of original slates is strongly encouraged preferably with localised repairs using matching slates. Where more significant roof repairs and alterations are being made, both slates and Plain Tiles can be carefully removed and reused and this approach is strongly encouraged. Alternatives to Welsh slates are available particularly



from Asia, sometimes at lower cost, if frequently at greater environmental cost. Homeowners are strongly encouraged to source visually distinctive Welsh slate and have these laid in the vertically arranged, double-lapped pattern characteristic of the Aldersbrook Conservation Area. Where it is not possible to source these slates, alternatives should be matched in colour to the original roofslopes, avoiding the darker colours sometimes associated with imported or synthetic slates. Replacements in other materials will not normally be acceptable.

Replacement tiled roofs should use historically appropriate Plain Tiles rather than Pan Tiles (see left photo below) or other shaped tiles. The colour should be carefully selected to avoid a stark contrast with the weathered appearance of the houses. 'Heritage' appropriate mixes which use darker, weathered or mixed tiles are likely to be most appropriate.





Chimneys and flues

Design advice

- Chimney stacks should be retained even where internal fireplaces have been removed.
- Repairs to chimneys should take account of the visual appearance of overall roofscape and seek to mimic historically appropriate solutions.
- The reinstatement of chimney pots will be encouraged. These may vary in form and appearance.
- Flashing should be lead or lead-alternatives to maintain a traditional appearance.
- Flues and pipework should be located on rear or secondary elevations wherever possible.
- Black or dark colours will usually be less visually obtrusive than white or metallic pipework.



The Edwardian houses of the Aldersbrook Conservation Area were built with individual chimneys serving internal fireplaces. The presence of chimney stacks articulates the roofs of the Conservation Area and is a characteristic feature of every individual house and each group of roofs. Loss of chimneys has a significantly detrimental impact on the appreciation of the area as a complete Edwardian suburb. The missing chimneys and uncharacteristically bare roofs that result from their removal negatively detract from the defined character of the Conservation Area. Every effort should be made to keep and maintain chimneys stacks even where internal fireplaces have been removed.

Chimney pots are characteristic additions to Edwardian chimneys but can vary enormously in appearance. Where missing, the re-installation of chimney pots is encouraged as a heritage benefit. These can take a variety of forms and shapes and no particular example is favoured over any other.

Preferably, the flashing around chimneys stacks should be routinely checked to prevent leaks and water ingress into the walls of properties. Flashing can be replaced with lead or lead-alternatives to maintain a traditional appearance.

Care should be taken to make sure that any flues or pipes that emerge from the roof are not visually obtrusive and do not add to a sense of visual clutter. Pipes and flues should be discrete in appearance and placement, preferably kept away from the front elevations. Black or dark flues which mimic the appearance of cast-iron are encouraged. White plastic or metallic coloured pipes should be avoided.



Rooflights

Design advice

- Front-facing rooflights should be placed with reference to placement of the windows on the front elevation.
- Rooflights should be recessed into the plane of the roof.
- 'Conservation'-grade windows are encouraged.

Rooflights associated with loft conversions can vary considerably in size, shape and placement. Two-storey Edwardian houses were not built with accommodation in the roof and later loft conversions should make efforts to avoid emphasising roof accommodation which can imbalance the proportions and hierarchy of the front elevation and visually disrupt long-range views of roofscapes within the Conservation Area.

Where placed carefully, rooflights can have a neutral impact on the proportions and appearance of individual houses. Conversely, where placed with limited thought to the scale and proportions of the front elevation, they can have a significantly detrimental appearance on both the individual house and the wider roofscape.

Randomly placed rooflights can appear cluttered and can disrupt the visual unity of roof slopes. Where they must be included on front-facing roof slopes, rooflights should be small in size (such as the example above) and placed with reference to the windows and proportions of the front elevation.

Rooflights should also be recessed into the roof so that they do not project beyond the plane of the tiled roof slope becoming unduly prominent in views of roofs across the Conservation Area.

In all cases, whether placed on the front or rear elevation 'conservation' grade rooflights, are encouraged. This term covers a variety of products marketed by different rooflight manufacturers but are generally designed to be set into roof slopes, with smaller openings.

Renewable Energy

Design advice

- Sustainable energy solutions will usually be acceptable on rear elevations, subject to normal amenity considerations.
- Traditional photovoltaic and solar hot water panels can be visually obtrusive. Where they are to be placed on front roofslopes, they should be chosen with care and consideration of the appearance of the primary façade.
- Sustainable technologies which have been designed for installation on historic roof (such as slate roofs) will be considered on front elevations subject to their sensitive placement and neutral impact on the character and appearance on the Conservation Area.
- Ground- and air-source heat pumps will be appropriate on rear elevations subject to normal amenity considerations and satisfactory integration into the host building.
- Residential wind turbines will not normally be acceptable on the roofs of houses within the Conservation Area.



LB Redbridge declared a Climate Emergency in June 2019. The Council encourages efforts to improve householder sustainability and to reduce dependence on fossil fuels. There are many ways to achieve this – the installation of photovoltaic (PV) panels and solar hot water panels on south-facing roofslopes is becoming more and more popular.

Where sustainable energy measures can be integrated with minimal harm to the character and appearance of the Aldersbrook Conservation Area, they are encouraged. Rear-facing roofslopes or the roofs of ancillary garden buildings will usually be acceptable locations for their installation.

On front elevations, the impact to the character and appearance of the wider roofslope and of dynamic views in and around the Conservation Area will be a material consideration in determining whether PV or other panels are acceptable. Whilst more expensive, products such as Solar Tiles, which have been designed for installation on slate roofs with minimum visual impact are becoming more widely available and affordable. The Council will look favourably on solutions to integrate PVs and other forms of roof-mounted panels where they have been chosen to respond to the aesthetic of historic roofs.

The installation of ground- and air-source heat pumps will generally be dependent on the discrete and appropriate placement of secondary equipment and other amenity considerations, which will rarely be acceptable on the front elevation of houses. These will be expected to be properly and appropriately integrated into the fabric of the house: pipes from windows will rarely be acceptable, even on rear elevations.

As a result of increasing visual clutter and prominence, residential wind turbines will generally not be acceptable on the roofslopes of houses within the Conservation Area. These may be acceptable in rear gardens subject to amenity and other planning considerations.



Exterior fixtures

Design advice

- Light fittings, burglar alarms and other fittings required on front elevations should be as small as possible, of a sympathetic design/colour and located in discreet locations that do not disrupt the reading of the façade.
- With the exception of burglar alarms, all other fittings should be limited to a single discreet area of the front façade.
- Damage to, removal of or covering up of architectural detailing will not be acceptable for the purposes of installing any such systems.

A number of modern fittings are frequently desired by home owners such as lighting systems and remote sensors. Where these need to be installed, care should be taken to select models which are of minimum size and of a sympathetic design and to locate them in discreet locations that do not impact the reading of the historic façade.

Burglar alarms work as much by visible deterrent as by functioning alarm and a balance must be struck between visibility and visual obtrusiveness inappropriate to Conservation Area. Old or obsolete equipment should be removed and alarms restricted to a single exterior box, placed carefully to avoid damage to rubbed brick, terracotta detailing, original plasterwork or any other vulnerable architectural detail.

The largest element often fixed to external elevations are TV/radio aerials and satellite dishes. As the Aldersbrook Conservation Area's character and appearance is so dependent on the architectural character and integrity of the front façade of houses, every effort should be made to incorporate these elements within the roof voids or, where this is not possible, on rear elevations away from windows and decorative or ornamental features and out of both near and distant public view. Old or obsolete equipment should be removed.

Decorative detailing

Design advice

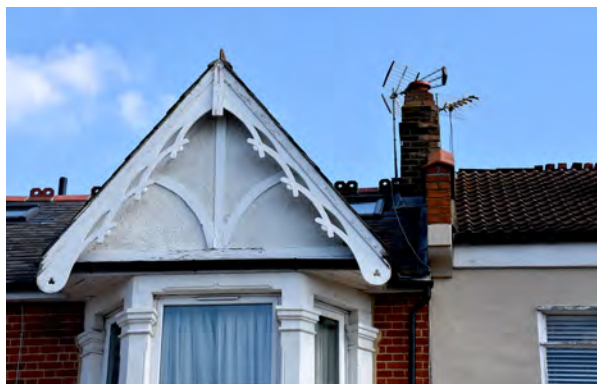
- Repair and replacement of decorative detailing is strongly encouraged and will be considered a heritage benefit.

One of the particular delights of the Aldersbrook Conservation Area is the prevalence of individual design detailing and decorative finishes which contribute to a distinctive sense of place. This includes but is not limited to:

- wrought iron balustrades
- decorative barge-boards found on many projecting gables,
- wooden or terracotta finials that adorn the ridge of such gables
- shaped, ornamental roof tiles that run along many roof ridges.
- decorative fretwork on porches,
- projecting oriel windows;
- decorative plasterwork;
- terracotta details and house name plates
- tiled pathways and porches

Every effort to conserve, maintain and if necessary replace these details is encouraged as preserving the special and distinctive character of the Conservation Area. Removal of these details will rarely be appropriate whereas efforts to reinstate them will be considered a heritage benefit.





Brickwork

Design advice

- Lime mortars rather than cement mortars should be used for repointing of exposed brickwork.
- Repointing should preferably be carried out by a conservation-experienced professional and should at least match the existing pointing in terms of thickness and colour.
- The use of cement mortars can have serious consequences for the longevity and appearance of brickwork and architectural detailing.
- The use of de-icing salts is not recommended around brick walls or pathways. If alternatives are not practical, de-icing salts should be used sparingly.

Along with brickwork, mortar choice and thickness of its application can dramatically alter the appearance of a house. Any repairs, alterations or extensions should closely match the brick type and colour, bond and mortar of the original house where this is visible.

Mortars are designed to be replaced every 20 -30 years and repointing of brick walls should be considered as part of any long-term maintenance programme. Lime mortars form part of the normal pathway for moisture escaping from the building. The mortar preferentially decays, allowing the bricks to remain undamaged. Where lime mortar has been replaced by cement mortar, moisture will be unable to escape and will instead leach through the softer brickwork leading to their erosion rather than the mortar. Flaking of brickwork, known as 'spalling' can be a sign that inappropriate cement renders have been applied (see middle photo below).

Cement mortars are not suitable for Edwardian houses and will encourage moisture retention, damp and the spalling of brickwork, including carved or rubbed brick and terracotta detailing. Any new works to existing brickwork should employ lime mortars and this will be expected to be evidenced in planning applications. New extensions that are built with cavity walls and damp-proof membranes may reasonably use cement mortars but lime-mortars remain the best option for the longevity of brickwork.

Householders are advised to be sparing in the use of de-icing salts around brick walls, pathways and structures as the absorption of salts can lead to similarly damaging effects and staining (see right photo below).



Painting and Render

Design advice

- Coating of exposed brick or stone elevations with render, roughcast or paint will not be acceptable.
- Where stucco or roughcast survives unpainted, effort should be made to sympathetically repair the historic fabric without painting.
- Repainting of painted stucco or roughcast will generally be considered acceptable if undertaken in an appropriate lime-based paint.
- The traditional colour to paint elements of the façade was white or another pastel colour. Other colours may be appropriate depending on how they interact with the rest of the façade and street scene.



The majority of houses in the Conservation Area are faced with attractive, orange-red bricks. Collectively, this makes an important contribution to the character and appearance of the Aldersbrook Conservation Area and, consequently, the painting of exposed brick elevations will be resisted by the Council.

Some houses are faced with stucco or roughcast plaster which may or may not have been painted originally - where painted, it was generally carried out in white or off-white shades. These often look softer than the brilliant white of some modern paints.

The buff colour of unpainted roughcast render is a characteristic element of the Conservation Area and where this survives unpainted, its retention is strongly encouraged. Original render finishes are now a century old however, and it is recognised that they may need to be updated or overpainted as part of maintenance needs. Where this is necessary, sympathetic render repairs are the first preference. Any other treatment requires a solid justification to be demonstrated for it to be considered acceptable.

It is particularly important to use paints that are appropriate to solid wall construction. Many paints advertised as 'masonry' or 'exterior' paints are plastic-based and are designed for modern, cavity-wall construction. Application of such paints to the solid walls and render of the houses within the Aldersbrook Conservation Area can lead to issues of damp and decay, internally as well as externally. Any overpainting should use lime-based paints, sometimes referred to as 'breathable' paints and the type of paint should be demonstrated at the time of application.

The repainting of pre-painted elements as part of ongoing maintenance would be acceptable, given it is undertaken in an appropriate medium and colour. White was most frequently used at the time of construction but other, generally pastel or muted colours were popular in the Edwardian period. The glossy, darker paints that we commonly associate with exterior painting today were not introduced until the middle of the twentieth-century. Whilst white and lighter colours are more historically appropriate other colours may be acceptable where they complement the rest of the façade.



Windows

Design advice

- Existing timber-framed windows should be maintained.
- Where improvements are to be made to timber-framed windows, compression seals (casement windows) and brushes & boxes (sash windows) and/or shutters will usually be acceptable.
- Replacement of existing double glazing units with updated alternatives should be timber, slimline and close in shape and style to Edwardian window designs from the Aldersbrook Conservation Area.
- Casement or sash windows will be considered appropriate rather than top-hung or tilt-and-turn mechanisms (with the exception of top-hung upper lights).
- Replacement or reinstatement of traditional window patterns (e.g: six small lights over a single pane) will be considered a heritage benefit.



Historically the houses in the Aldersbrook Conservation Area had single-glazed, timber framed windows. Where these survive, these should preferably be maintained as they contribute significantly to the sense of an intact Edwardian suburb. It is understood that modern timbers are not always as hard-wearing as the original so a variety of timbers may be explored as replacements.

Many historic windows across the Conservation Area have been replaced with uPVC double-glazed units, due to the desire to improve energy efficiency. Unfortunately, these usually have thicker glazing bars which are not characteristic of Edwardian houses in the area. Increasing numbers of such windows can detract from the character of the Conservation Area. Timber framed double glazing units are becoming increasingly available. Wherever existing double glazing is proposed to be replaced, timber double glazing units of an appearance and proportion more akin to the original timber-framed windows will be sought.

In all cases where timber frames survive, secondary glazing, shutters and alternative draught-proofing measures are strongly encouraged to be explored rather than replacement with double glazing units. Draught-proofing with compression seals (casement windows) and brushes and carrier boxes (sash windows) and/or the installation of timber shutters can significantly improve energy efficiency. Where this is not enough, secondary glazing units may be considered as an alternative and then replacement with timber double glazing.





Wrought iron or fret-cut timber porches with stained glass door surrounds are a distinctive and attractive feature of the Conservation Area and make a major contribution to its architectural character. Where they survive, every effort should be made to maintain and repair decorative detailing including slate tiled, projecting storm porches.

The removal of projecting porches of historic character will rarely be acceptable. New porches are generally not encouraged as they can obscure the designed façade of the building, but, where they are proposed, they should preferably be of a type historically appropriate within the Conservation Area: open to the elements and proportioned with thought to the scale and appearance of the front elevation.

Replacement porches should also be appropriate in scale and appearance to the historic character of the building, whatever size and form of porch they seek to replace.



Porches

Design advice

- Where historic porches survive these should be maintained with particular care taken to retain and conserve historic detailing (i.e. stained glass).
- The infilling of recessed porches will generally not be acceptable, conversely, the opening-up of closed-off recessed porches is encouraged.
- New porches are generally discouraged. Where replacement porches are proposed, they should be open to the elements and respect the historic proportions of the façade.
- Reinstatement of historically appropriate tiling, moulding, cast-iron or timber detailing will be considered a heritage benefit.

Recessed porches are also important and are characteristic of the Aldersbrook Conservation Area. They create depth and interest in the façade and often include attractive decorative tiling, sometimes at the lower level beneath a projecting moulding (the 'dado rail'). Across the Conservation Area, some recessed porches have been closed off with the insertion of a second set of exterior doors. These can negate the visual contribution to the special interest of the house and street scene and can obscure the front door and tiling, where this survives. The infilling of recessed porches is discouraged and where these have already been installed, their opening up will be encouraged. Reinstatement with appropriate tiling will also be encouraged as a heritage benefit.

Front gardens and parking



Design advice

- Where they survive, historic boundary walls and garden paths will be a priority for retention.
- The removal of boundary walls and/or tiled garden paths and the replacement of front gardens with hard standing will be resisted.
- The reinstatement of front boundary treatments, especially with brick garden walls, is encouraged.
- Where front gardens have been replaced with hard-standing, increases in the area of soft-planting and decreases in the area of hard-standing will be actively encouraged for heritage and environmental benefits.
- Bicycle stores are encouraged at the rear of properties. Planning permission is likely to be required if installed in front gardens as the store's massing, design and materials will need to respond to the character of the façade and streetscene.

Planted front gardens make a major contribution to the Conservation Area's ecological habitat and defined character, giving a sense of a verdant, suburban estate. The Aldersbrook Estate was not laid out to accommodate twenty-first century levels of car ownership. As a result, parking pressure has resulted in many front gardens having been converted into off-road parking. This typically includes the demolition of the boundary wall, removal of the garden path and the replacement of the front garden with hard-standing. These alterations have had a substantial, negative impact on the Aldersbrook Conservation Area's character and appearance. It is a significant priority for the management of the Conservation Area to try and reduce any further loss of character through the loss of planted front gardens, hedges and front boundary walls.

Original brick walls and tiled pathways, or historic replacements in a similar and appropriate style, are increasingly rare. These evidence the original appearance of the Conservation Area and contribute significantly to its character. Their retention will be actively sought with the loss of front boundary treatments of any sort resisted. Reinstatement of brick boundary walls, conversely, will be supported as a heritage benefit. Where alterations have already been carried out, every effort should be made to retain any remaining garden paths, boundary wall elements and soft landscaping. The reintroduction of some form of masonry boundary, traditional paving in-keeping with the historic pathway and substantive planting will be considered a heritage benefit.

The replacement of soft-planting with hard-standing (which includes gravel surfaces, grasscrete and other 'permeable' treatments) has usually been carried out under the pressure to create parking spaces. Not only does this lessen the verdant and planted character of the Conservation Area, decrease biodiversity and have a visually urbanising effect, it decreases the permeability of the ground, increasing water run-off and overloading Edwardian sewer and drain systems. Combined with the increase in high rainfall events associated with climate change, surface water flooding is predicted to be an increasing problem as a result. Residents are encouraged to increase planted areas and reduce hard-standing within front gardens, whether already paved or otherwise, to enhance character and mitigate for climate change.

In addition to off-road parking, bicycle stores have also appeared within the Conservation Area. These are encouraged at the rear of properties. If located in a front garden, although less intrusive than hard standing, their massing, design and materials will still need careful consideration and will likely need planning permission.



General Maintenance

Design advice

- 'Little and often' maintenance.
- Retain as much historic fabric as possible.
- Complete replacement should only take place when absolutely necessary and should follow the form, placement and design of the original, and preferably be constructed of like-for-like materials.
- If no like-for-like material is available, a suitable modern alternative which best reflects the historic form, colour and texture should be chosen.

Maintenance is the key element in active conservation of the historic environment.

Historic decorative details can be fragile; the best way to maintain them is through a 'little and often' approach to maintenance. Where repairs are required, as much historic fabric should be conserved as possible with complete replacement a last resort. Where replacement is necessary like-for-like materials should be used, if available. If this is not possible, a suitable modern alternative (i.e. aluminium for a cast iron drainpipe) will generally be acceptable where it reflects the appearance of the original as closely as possible.

The reinstatement of missing decorative details such as:

- Decorative treatments to gable ends
- Bargeboards, finials and ridge tiles
- Pargetting panels
- Porches and historic glazed doors with surrounds
- Name plaques and date markers
- Balconies and historic, tiled garden paths

will be welcomed.

Loft Conversions

Design advice

- Roof alterations will generally only be acceptable on rear facing roofslopes.
- Rooflights may be acceptable on front elevations subject to sympathetic placement and other detailing (see [Rooflights](#)) but are generally discouraged.
- Dormer windows should be set down from the roof ridge by 0.5m and inset from the sides of the property and rear elevation by 1m.
- The above minimum amounts may be reduced where appropriately designed and proportioned pitched-roofed dormers are proposed.



Loft conversions require the provision of additional natural light, head-room and ventilation to converted lofts as well as the relocation of services. Alterations to the front roofslope of properties within the Conservation Area will rarely be acceptable as such changes can significantly imbalance the proportions and appearance of the host building and appear overbearing relative to neighbouring properties. Where the addition of a rooflight is unavoidable, see [Rooflights](#).

A discussion of loft conversions therefore relates to changes to the rear roofslopes of buildings within the Conservation Area. There are three standard options to achieve additional accommodation in the roof of a pitched-roofed house with increasing degrees of visual dominance:

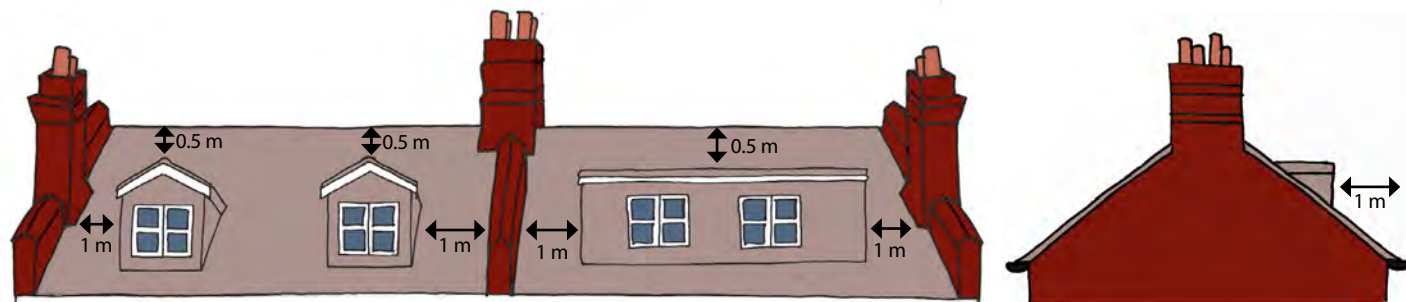
- Install rooflights
- Install dormer windows
- Create a box dormer

Box dormers are common within the Conservation Area and whilst they achieve internal space, they can inappropriately dominate secondary views within the Conservation Area.

Residents are encouraged to consider pitched roof dormers, either single or paired, as a more visually appropriate option for providing head room. All dormers, including box dormers, should have ridgelines set down from the primary roof ridge, preferably by 0.5m. To better respect the scale of the existing roofslope, dormers should preferably be set in from the sides of the roof by 1m, whether that is a gable-end or shared with an adjoining property, and should be set back from the plane of the rear elevation by 1m. This will more easily achieve a subordinate loft conversion that respects the scale of the existing historic roof slope. Where pitched roofed dormers are proposed rather than box dormers, there may be an opportunity to review these minimum offsets where an acceptable visual appearance can be achieved.

Finishes that reflect the original roofing material are strongly encouraged to achieve the most historically appropriate finish. Thought should be given to cladding, flashing and the appearance and finish of the window frames.

The diagrams below illustrate the above points but should not be followed slavishly in terms of design. Each application will be judged individually.





Extensions and outbuildings

Design advice

- Extensions or outbuildings should be located to the rear.
- Outbuildings at the side of corner plots will not generally be acceptable.
- The location of outbuildings should take into account the location of existing trees (which should be retained).
- The design of new extensions or outbuildings should be in sympathy with and in proportion to the main house.
- Where extensions or structures can be seen from the road, it is particularly important that scale, materials and appearance respect the character of the Conservation Area.
- Extensions with monopitched roofs should meet the rear elevation of the house at a point lower than the cills of the first-floor windows.
- Where necessary, historic garages can be altered, extended or replaced if there is sufficient justification and the design responds well to the main house but the retention of early garages is encouraged.

Opportunities to extend properties generally exist to the rear. It is unlikely that outbuildings would be acceptable to the side of a dwelling on a corner plot. The generous rear gardens, which are largely hidden from view from the street, provide an obvious area for expansion. The location of outbuildings should take into account the location existing trees (which should be retained).

Although a rear extension or outbuilding will likely not be seen from the main streetscape, it will be highly visible from the rear windows of the surrounding houses. The design of any new structure should respond to the scale, massing and materials of the main house. This does not mean that the design of the main house needs to be slavishly repeated; the aim is not to imitate but to respect the character of the existing house and to maintain the primacy of the main house in terms of scale and appearance.

The ridgeline of any new extension should respect the historic placement of windows on the rear elevation and, where it is a monopitched roof, will be expected to be lower than the cill-heights of first floor windows. This results in extensions which better respect the scale and proportions of the original house and are generally less visually obtrusive from neighbouring properties.

Where such rear extensions and outbuildings are visible from the road, it is particularly important that the form, scale and materials reflects the character of the Conservation Area.

Some properties in the Conservation Area have early garages which were contemporary with their construction. Their retention is encouraged. Alteration, extension or replacement of these structures may be acceptable depending on a sympathetic design which uses traditional materials and reflects the scale and design of the original house.

Conversion and subdivision

The Aldersbrook Conservation Area remains a largely residential suburb comprised of single-family dwellings. Subdividing these into more residential units requires planning permission and, if consented, would likely result in increased pressure for car parking, subdivision of gardens and other extensions and alterations to properties, all of which cumulatively erode the defined character of the Conservation Area. Whilst this may not necessarily have a noticeable impact at the level of the individual house, if undertaken across the Conservation Area its subsequent effects would have a substantially harmful effect on character. As such, subdivision of single dwellings will not generally be acceptable within the Conservation Area. However, this will be evaluated on a case by case basis.

A few buildings within the Conservation Area were not originally designed as residential dwellings but as ancillary buildings such as coach houses or garages. Conversion of these to residential use may be acceptable if undertaken in a way that is sympathetic to the original structure and uses matching materials. To protect the character and appearance of the Conservation Area, the Council

may stipulate that any such new dwellings will not benefit from the right to parking permits at the time of their conversion or in the future.

A small number of properties have already been subdivided and in these instances measures to improve the condition of the property and reduce the visual impact of increased facilities (i.e. bin stores) will be encouraged.

The conversion of garages should not involve the loss of off-road parking as this will place ever greater pressure on roadside parking.

New build

Due to the dense layout of streets and survival of the historic houses of the estate, there are limited opportunities for new buildings within the Aldersbrook Conservation Area. However, where this is contemplated, the design of the new structure will need to respect the overall character of the estate as well as specifically complementing the interest and massing of adjacent properties. This does not mean the new structure should slavishly mimic the historic houses, but should respond to its surroundings. This could mean using existing materials in a new way, echoing the massing, form or fenestration pattern of existing buildings or another contemporary architectural response to the character of the Conservation Area. In line with LB Redbridge's guidance on good design, all new development should also be of a very high quality and use high-quality materials and workmanship.

It is strongly recommended that, in developing design for new build on the estate, advice is sought from the Council's Conservation Officer at an early stage who will be able to guide the developing design and give it the highest chance of success through the planning process.



Public realm

The previous sections of this document set out design guidance for alterations and extensions to individual properties. This Chapter offers guidance to LB Redbridge, and other stakeholders on how to best manage collective elements of the Conservation Area as a whole: street trees, lighting, signage and pavements. This will be undertaken in conjunction with other relevant Council departments.

Street trees

Trees, including street trees, contribute significantly to the character of the Conservation Area. All trees within the Conservation Area enjoy protection under Tree Preservation Orders. Where works to trees are proposed, the Council must be notified at least six weeks in advance. Any Tree Preservation Order

applications should ideally be reviewed by the Council's Conservation Officer. Where necessary to remove a tree, replacement planting of a suitable age and species will be expected at or near the site of the original.

Signage

Street signage follows the well-established 'London' form and contributes to the Conservation Area's unique sense of place. Replacement or new signage should continue this style.

Pavements & Crossovers

Natural stone paving materials and kerbs should be retained. Where these have been lost, reinstatement with traditional stone paving will be strongly encouraged. Tarmac pavements are not in-keeping with the character and appearance of the Conservation Area and are discouraged.

Dropped kerbs and vehicular crossovers have an urbanising effect on the Conservation Area and these will generally be resisted.

LB Redbridge will review and, where possible, expand the provision of Electric Vehicle Charging Points (EVCPs) across the Conservation Area.

Street lighting

Street lighting is generally modern and unsympathetic to the historic appearance of the Conservation Area. Due consideration should be given to replacing the standards and lighting with fittings more in keeping with their surroundings.

3.0 Planning policy

National guidance

National Design Guide (2019)

The government has published a National Design Guide which forms part of the Planning Practice Guidance suite (PPG). The National Design Guide outlines and illustrates the Government's priorities for well-designed places, including identity, built form, and homes and buildings. These characteristics are considered to create the character of a well-designed place, and potentially enhance the character of the local historic environment.

According to the guide, a National Model Design Code will set out detailed standards for key elements of successful design. The Code will be informed by the final report of *Building Better, Building Beautiful Commission*, and will be consulted upon in early 2020.

Historic England guidance

Additional guidance to help owners of historic houses in making decisions about the maintenance, repair and alteration of their homes is provided in the advice section of Historic England's website.

The page entitled 'Your Home' provides links to guidance regarding making changes to historic homes, including what permission might be required to make changes to historic homes, and general principles and advice on the most common types of alterations. Other pages in this section include one entitled 'Owning an Older Home', which provides access to guidance on living in a conservation area, and 'Looking After Your Home', which contains links to advice on maintenance and repair.

Further guidance is provided in the following Advice Notes.

Conservation Area Appraisal, Designation and Management Second Edition, Historic England Advice Note 1 (2019)

Historic England Advice Note 1 (2019) advocates the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management. Chapter six is of particular relevance; it gives general advice on how the character and appearance of a conservation area might be enhanced.

Making Changes to Heritage Assets Second Edition, Historic England Advice Note 2 (2016)

This advice note provides information on repair, restoration, addition and alteration works to heritage assets, including changes within conservation areas.

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