

Bungalow Estate Conservation Area Design Guide

June 2018

Supplementary Planning Document



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Introduction

The Bungalow Estate Conservation Area is of particular architectural and planning significance. The general character of the estate is typified by 1920-30s Bungalows set within a garden landscape setting.

Changes to alter/extend individual properties within the Conservation Area have resulted in wider impacts upon the character and significance of the estate overall.

This design guide has been produced to provide guidance to preserve the character and significance of the conservation area in accordance with Redbridge Local Development Framework Policy E3 (Conservation of the Built Heritage) and emerging Redbridge Local Plan Policy LP33 (Heritage).

To limit the impact of these changes, the Council intends to renew an Article 4 Direction, removing Permitted Development rights; which would usually allow residents to undertake extensions to properties without the need for planning consent

Consequently, a wide variety of extensions and alterations to properties within the Bungalow Estate now require planning permission

When submitting applications for planning consent, proposals should be designed to accord with the following design guidelines

Aim of this design guide is to set out guidelines for:

- General care, repair and alteration of properties in a manner that will protect and enhance the special character of the Bungalow Estate Conservation Area
- Drawing residents' attention to the historical and architectural importance of properties; encouraging owners to take pride in the conservation area and look after the fabric of their homes in a beneficial way
- Providing a point of reference for owners and professionals, of good design practice which would be capable of achieving planning consent



General view of the Bungalow Estate Conservation Area

Key points to remember

Maintenance issues

- Owners and residents are recommended to regularly undertake maintenance and repairs to properties on a 'little and often' basis. This approach will be more economical in the long term whilst also preserving the important features of individual buildings
- It is best to use traditional materials and techniques when repairing older buildings so as not to change their natural thermal behaviour

- Buildings constructed with materials such as lime based plasters and mortars respond to air and moisture differently. They should not be sealed and as they need to breath

Planning issues

- Developers should consider the impact any extensions will have on the significance and character of the Bungalow Estate Conservation Area
- All extensions should be subordinate in size to the original house. Extensions should complement the historic character and make use of high quality design and materials
- Any new extensions and alterations should seek to retain as much of the original fabric of the building as possible



General arrangement of a Bungalow within the estate illustrating key features

Understanding the character of the Bungalow Estate

What makes this area special

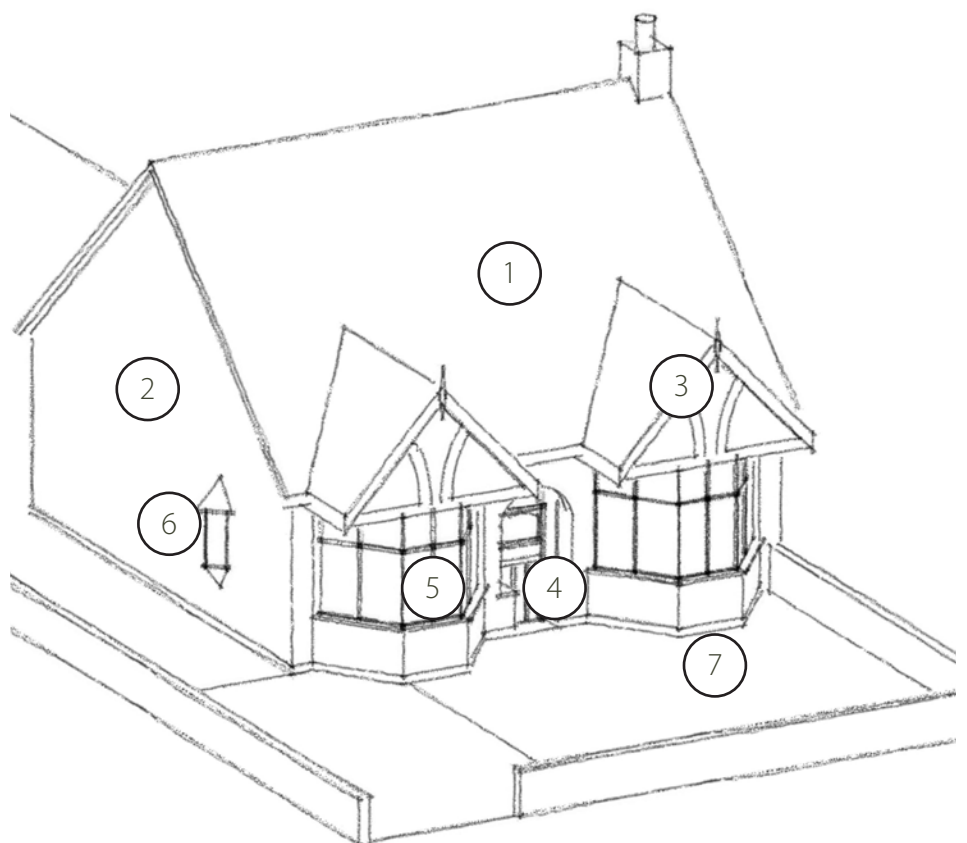
This section gives an understanding of the characteristics of the Bungalow Estate which give the area significance as a Conservation Area.

The compact scale and spatial planning of the bungalows with their low horizons and views through to their garden settings is a fundamental aspect of the character of the area.

Properties feature a variety of plot layouts which incorporate detached buildings at oblique angles to the road (eg. Water Lane), and detached and semi-detached properties set back from the road behind gardens.

The original character of the Bungalow Estate, is focussed around a number of key features, these include:

- 1 Terracotta flat roof tile and Chimneys
- 2 Pebbledash/crushed stone rendered brick walls
- 3 Front bay windows with either decorative timber and rendered gable or small hipped tile roofs
- 4 Recessed front or side entrance doors
- 5 Timber framed windows and entrance doors
- 6 Diamond shaped or oriel side windows
- 7 Low level boundary treatments and soft landscaping



General repairs and alterations

Windows and doors

Where the Article 4 Direction applies, Planning permission is generally required for replacement of windows and exterior doors.

Windows and doors are a key element of the original design of properties within the Bungalow Estate.

In particular the use of decorative features, from the Arts & Crafts period give properties within the area a unique character, these features include:

- Timber framed windows with lead light glazing and coloured glass
- Original timber doors with recessed timber panelling and associated side and high lights

It is noted that a significant number of properties have previously been altered and replacement windows installed, using uPVC as the main material.

These changes have resulted in significant impact upon the character and significance of the Conservation Area overall.

The Council will support repairs or limited replacement of timber framed windows and retention/integration of original glazing features where these features remain intact.

In considering other windows, the Council will take an incremental approach to replacement of these features.

Where existing windows are timber, the Council will request that replacement timber windows are introduced as part of any alteration/extension to the property.

Where a property is being altered/extended and has existing uPVC windows which have been in place for greater than 4 years, (i.e. are immune from enforcement action), then the Council would seek the use of slim-profile uPVC windows (see example below).

Slim-profile uPVC is considered to better preserve the appearance of the Conservation Area. These materials have a similar framing, profile and openings to original timber frames than lower-quality alternatives.



Example of original feature doorway



Example of high quality uPVC windows

Where the uPVC windows have been replaced without planning consent for less than 4 years (and are not immune from enforcement action), then the owner would be requested to use timber windows. In such instances, the surrounding properties would be taken into consideration, and in some situations, it may be appropriate to agree the use of slim-profile uPVC rather than timber.

Additionally, the installation of external security grills, gates and shutters will not be encouraged as these approaches would significantly harm the character of the area. Residents wishing to improve security should install internal solutions.

Walls, facades and brickwork

Where Article 4 Direction applies, planning consent is required for changes to the external appearance of a property, other than like-for-like replacement or upkeep of existing walls/brickwork.

Properties within the Bungalow Estate Conservation Area are predominantly brick rendered with either tradition pebble dash render (small rounded pebbles in a mortar base) or a crushed stone aggregate in a mortar base.

Sometimes properties are painted, other times left unpainted. Traditionally if painted, the colour is either off-white or cream with a matt/semi-matt finish.

Alterations or repairs to external elevations should respect the existing fabric and match in materials, texture, quality and colour. If in doubt a soft lime mortar mix (1:2:9 cement/ lime/ sand mortar), plus pebble aggregate.

Generally, only water permeable finishes are allowed. High cement content mortar finishes, are not to be used.



Example of original facing materials to properties within Bungalow Estate

Architectural detailing and decoration

Original ornamental details add to the value and character of the dwelling. Original design features such as chimney stacks, moulded bricks, finials etc., are often the most attractive and distinctive elements. If removed they can be difficult or expensive to replace, so they should always be retained and repaired.

- Choosing appropriate heritage colour schemes for painting the details such as doors and downpipes adds to the overall character of the conservation area



Traditional front gable bay features

Roof tiles

The original roofing material in the Conservation Area features plain clay tiles. The uniform shape, pitch, cladding and ornamental quality of these tiles makes an important contribution to the character of the Conservation Area. Retention of these features is important.

- If repairs or replacement are required it is important that as original flat terracotta tiling is reused, preferably on the visible slopes. If new tiles are required then replacement roofing materials should be similar to those being removed, both in material, colour and size
- Replacement clay tiles are readily available and planning permission will not be granted for the use of other types of roof covering. Details such as ridge and cresting tiles, finials and bargeboards are important visual elements and should be retained
- Chimney stacks are an essential part of the roof-scape and add to the scale and character of the conservation area. They should never be removed or altered without consent
- Repairs may be necessary to stabilise the chimney, but it is recommended that the height is not reduced and pots are not removed. Where original pots have been lost, these can and should be reinstated



Traditional roof materials and treatment of gable features

Traditional front bay windows roofs

A typical feature of properties within the Bungalow Estate, is the incorporation of bay window projections to the front of properties.

There are two types of roof used. One is a small gable roof with a decorative truss feature in a pebble type render, finished with a wide timber barge board. The other is a simple hipped roof with terracotta ridge tile.



Traditional front gable bay, weatherboarding and chimney features

Maintenance and repairs

Flashings are the strips of lead that protect the openings and joins between the roof and party walls and chimneystacks.

- Repairs to flashings should match existing materials in appearance, should be stepped in to the brickwork, and should not be painted

Roof services: pipes, gutters, vents etc.

- Rainwater gutters and downpipes were originally in cast iron, though many of these have now been replaced with other materials. Regular maintenance is important as leaking rainwater can damage the fabric of the building
- Repairs and renewal should preferably be in cast iron, painted black
- Vents, flues should not be installed on the front of the roof or any part of the roof that is visible from the street

Other services: satellite dishes, antennae, etc.

- Residents should not install satellite dishes to the front of properties without first obtaining planning permission. It is recommended that either a shared satellite dish in a discreet location, or cable television is installed, as multiple dishes harm the character of the conservation area. Where this is not achievable use of translucent dishes is encouraged.

Extensions

Where the Article 4 Direction applies, planning permission required for alterations and extensions.

The majority of the properties in the Bungalow Estate Conservation Area are either detached or 'semi-detached' bungalows usually set in large garden plots.

- New alterations should be sensitively designed to retain the overall form and proportions of the property, in particular its roof profile and the proportions of door and window openings.
- Any alterations or extensions, should preserve or enhance the character or appearance of the Conservation Area. The front elevation and its setting and other parts of the house visible from the street are particularly sensitive.

Front extensions

Porches and side entrances

Generally, the significance and character of properties within the Bungalow Estate is typified by entrances set within recessed porches. These porches are either situated within the front elevation of properties or to the side of the property.

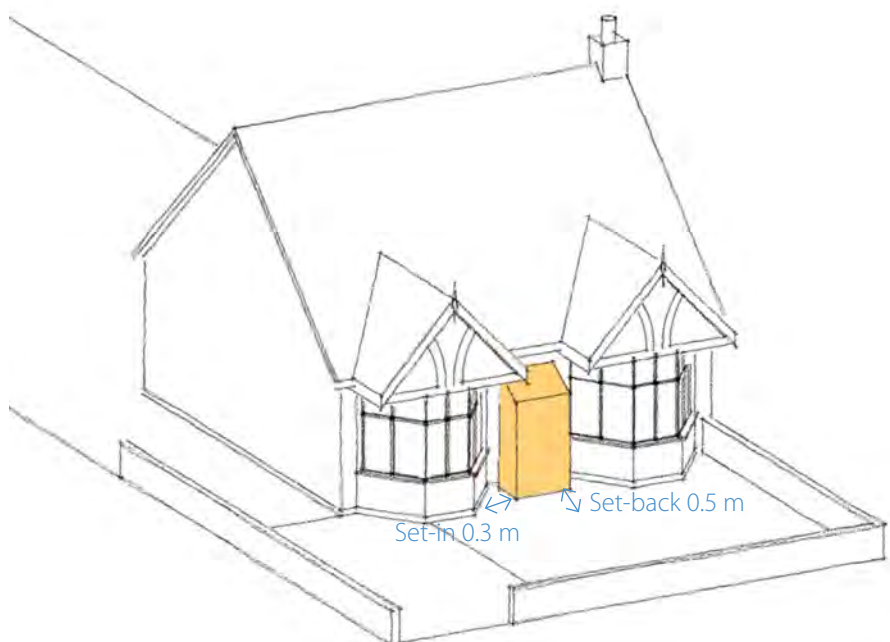
Within the Conservation Area, there are very few original exterior porches.

Generally the Council will seek to retain the character of individual properties and the wider significance of the Conservation Area by:

- Resisting new in-fill porches to properties which have not previously been altered.

- Where earlier porch alterations have been undertaken to properties, any replacement structures should be designed to limit impacts upon the form, scale and composition of the original bungalow style. This will include:
 1. Setting-in porches a minimum of 0.3 metres from the edge of existing bay features
 2. Limiting the projection of porches to be set-back at least 0.5 metres behind existing bay features
- 3. Ensuring that the height of any new porch is set lower than the existing eaves of the original property
- Where two storey properties within the Conservation Area retain original porch features, the Council will not support proposals to in-fill these elements

All applications for planning consent will be considered on their individual merits.



Rear extensions

Rear extensions given their situation, in less prominent locations, can provide additional living space which has less impact upon the character and significance of the Conservation Area.

However given the modest scale and design of properties within the Bungalow Estate, the Council will seek to ensure that rear extensions are of a suitable scale to remain subservient to the character and appearance of the main property.

- Rear extensions should be limited to a single storey and designed with a monopitch flat roof
- The eaves height of extensions should be set below the main eaves of the property

- The depth of rear extensions should be limited to 50% of the depth of the original property
- The width of rear extensions should not extend beyond the gable wall of the main property
- Linked side-rear extensions will not be supported
- Where neighbouring properties already incorporate additional features, such as 'sawn off' roof feature, there may be scope to replicate these features as part of a new extension

Conservatory extensions

Original conservatories on the estate are attached to the rear elevations with shallow monopitch roofs sloping down from the eaves. They are of painted softwood sometimes with stained glass in the upper lights.

- Where possible these conservatories should be retained and repaired or replaced like for like. All new conservatories should have a simple character with monopitched flat roofs

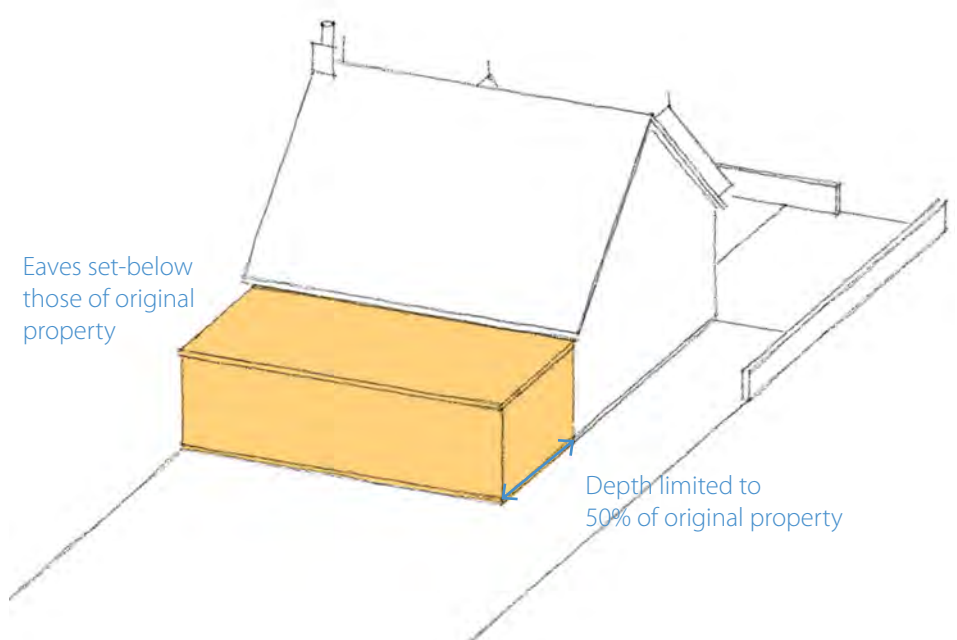


Illustration of an acceptable approach to development of rear extensions

Side extensions

Massing of properties within the Bungalow Estate Conservation Area, is typified by detached/semi-detached bungalows and two-storey semi-detached properties.

Consequently, spacing between buildings and views within these gaps help to define the character of the Conservation Area.

Recent development of single-storey side extensions to properties within this area has resulted in some significant impacts upon the character of the Conservation Area.

- Side extensions to properties should be limited to single storey to bungalows (this includes an usable floorspace within the roof)

- The incorporation of shallow pitched roofs, constructed in materials to match the character of the host property will be encouraged
- Extensions should be set-back by 1m from the front and rear elevations of the host property and a minimum of 1m from any boundary of the site
- The ridge height of any extension should be set-down a minimum of 3m from the original ridge line of the main property; where achievable¹
- Side extensions should not include additional doorways and should instead include windows which complement the character of the host property

- Linked side-rear extensions will not be supported
- Where the original character of the host property features a recessed porch or oriel window feature, side extensions which remove these features will not be permitted

In instances where proposed extensions seek to replace existing extensions or structures situated to the side of a property, which extend to the boundary, the retention of flat roofs will be encouraged.

However the Council will consider such applications on their individual merits. This will include the need to respect the amenity of adjacent properties.

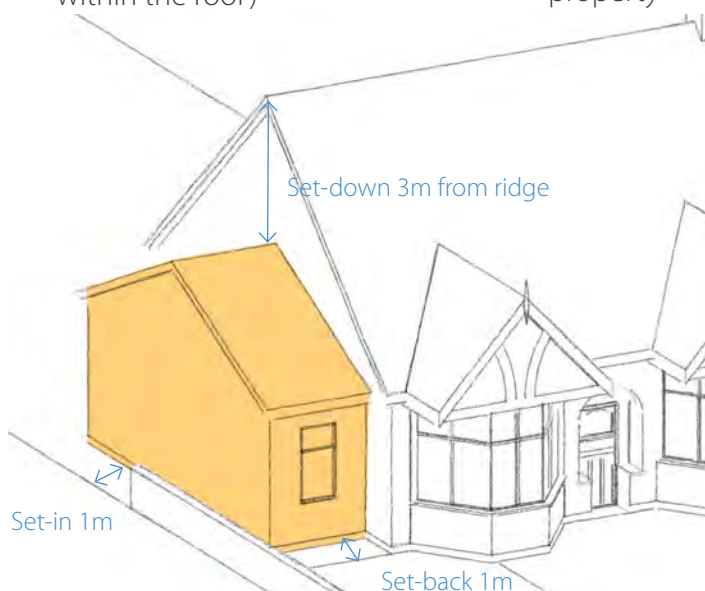


Illustration A: acceptable approach for new side extensions

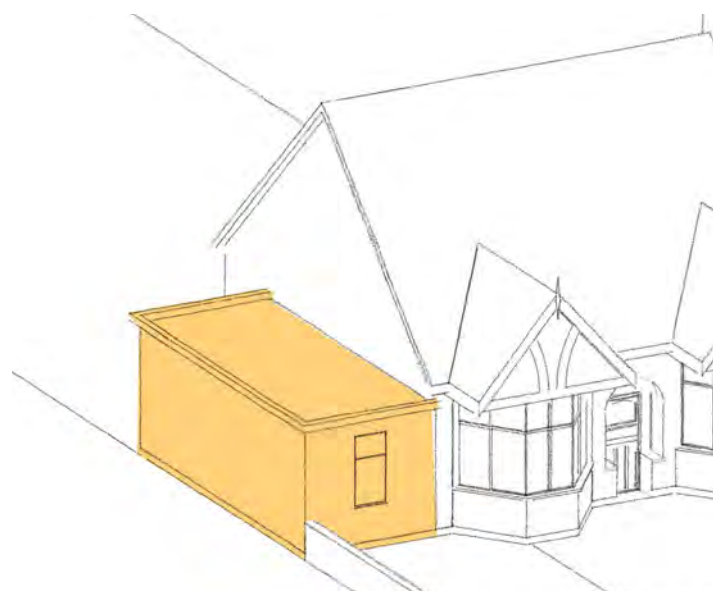


Illustration B: retained flat roofs to existing extensions/features

¹ Where this is not achievable for new side extensions; these should feature a flat-roof and be set in/back as per Illustration A

Loft conversions and dormers

Loft conversions offer opportunities to provide additional living space within existing properties.

However, changes to the roofscape of a property to enable conversions including installation of dormer windows, can harm the character of Bungalow Estate Conservation Area.

The scale of roofscape alterations has been largely managed through earlier design guidance covering this type of development.

Given the character and architectural style of properties within the Bungalow Estate, side dormers are not considered an acceptable form of development.

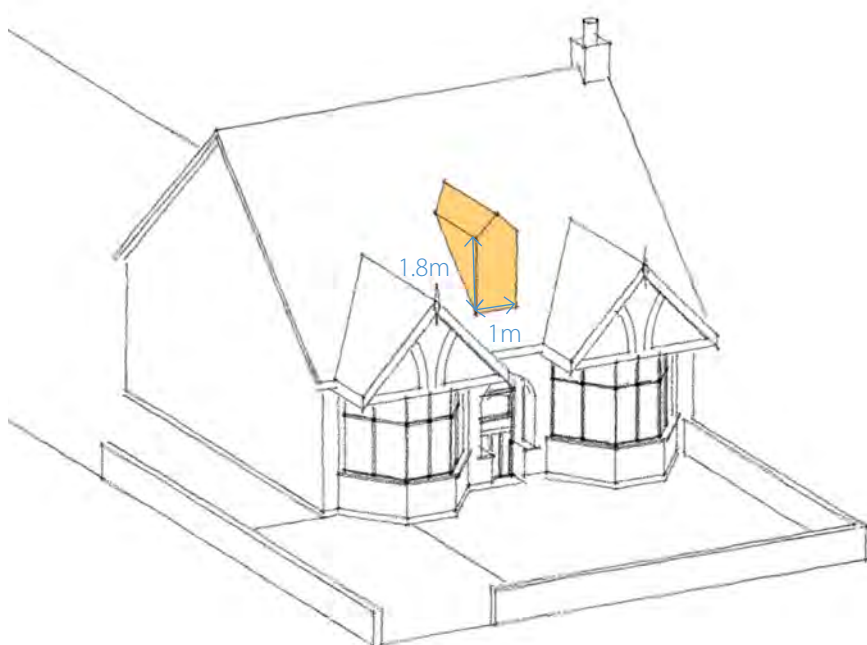
Front dormer windows

Front dormer windows should be sensitively designed to respond to their prominent setting.

Given the character of properties within the Bungalow Estate, front dormers should generally be limited to a single dormer extension.

Front dormers should be designed to accord with the following principles:

- Centrally located
- 1 metre wide x 1.8 metre high
- Set-back 1 metre from the eaves of the main building, (measured along the original roof plane)
- Set-down 1.5 metres from the ridge, (measured along the original roof plane)
- Designed to feature a pitched roof and materials to replicate the form of historic features of the main property



Rear dormer windows

Although not visible from the street, the scale and design of rear dormer windows can have an impact upon the character and significance of the Bungalow Estate.

Rear dormers should be designed to accord with the following principles:

Limited to a maximum of two small dormers, evenly spaced from the centre of the rear roof plane

- 1 metre wide x 1.8 metre high
- Set-back 1 metre from the eaves of the main building, (measured along the original roof plane)
- Set-down 1.5 metres from the ridge, (measured along the original roof plane)
- Designed to feature a pitched roof and materials to replicate the form of historic features of the main property

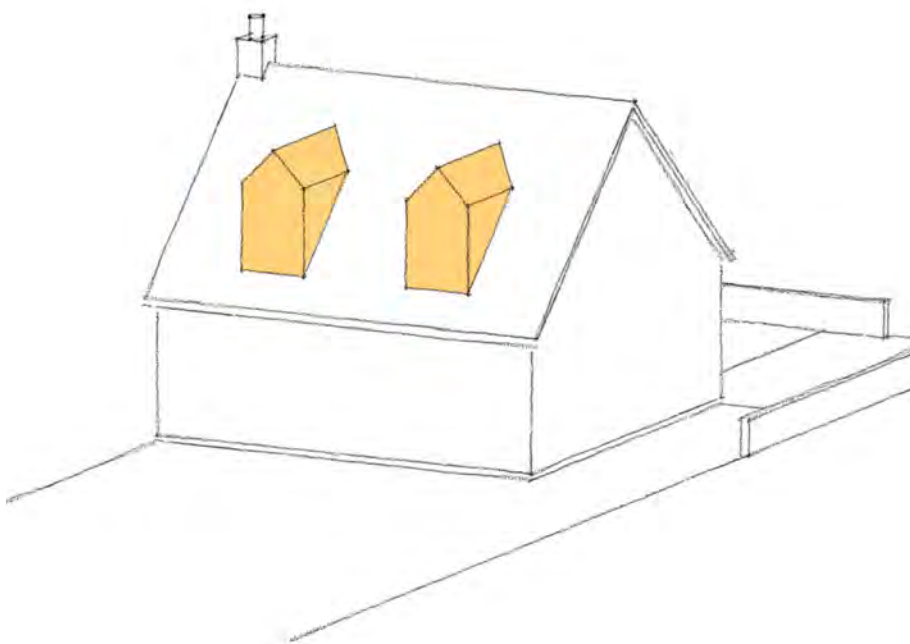


Illustration of an acceptable approach to development of rear dormers

Skylights

Skylights on Bungalow street facades are not supported as they are considered to have a negative impact on the general roof character.

Heritage style skylights are acceptable on rear elevations.



Conservation style skylights

Outbuildings and other ancillary buildings within rear garden

It is recognised that outbuildings and other garden buildings can provide extra space to residents. However, large garden buildings are not part of the traditional character of the Bungalow Estate Conservation Area.

Development of outbuildings has resulted in a variety of impacts upon the character and appearance of the Conservation Area.

The Council is keen to ensure that future development of outbuildings does not cause further detriment to the significance of the Conservation Area.

Outbuildings and other garden buildings should generally be:

- Set-in at least 2 metres from any boundary and not situated beyond the gable of the main property
- Have a cumulative floor area of 25% of the floor area of the original property (prior to any extension/alterations)

- Have a maximum ridge height of 4 metres and 2.5 metres to eaves
- Be constructed in high quality materials which complement the character of the host property

All planning applications for development of outbuildings will be considered on their individual merits.

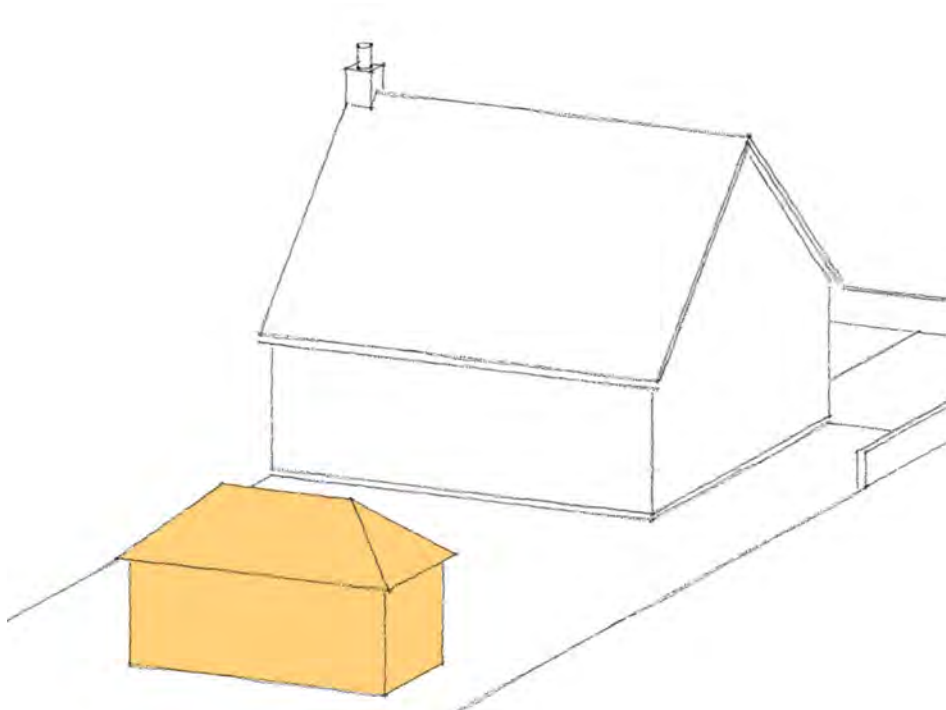


Illustration of an acceptable approach to development of an outbuilding

Front boundary treatments, walls & gardens

The character of front gardens and boundary treatments including walls and hedges are part of the significance of the Bungalow Estate.

Traditionally these areas featured low boundary enclosures. Soft landscaping features including lawns, flowering shrubs and ornamental trees are varied with permeable materials used for areas of hard surfacing.



Treatment of front boundaries

Development of front gardens and replacement/removal of boundary treatments to facilitate access by private vehicles has significantly eroded the character of the Conservation Area.

- Changes to landscaping within the front gardens should seek to ensure that an appropriate amount of soft landscaping; vegetation and planting remains.
- Generally the provision of soft to hard landscaping should be in the ratio of 60:40
- New front boundary enclosures should be low-level and have a maximum height of 600 mm with a brick or render detailing. Introduction of hedgerow features as alternatives to walls are encouraged.

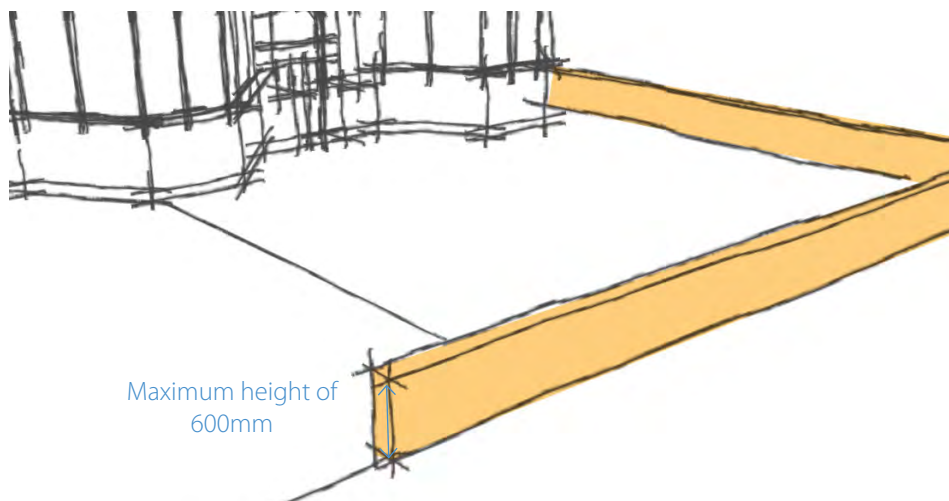


Illustration of acceptable boundary treatments

Rear boundaries & gardens

The Bungalow Estate was planned as a garden suburb with large plots with trees and planting. This is a key feature of its character and significance.

- Rear boundary fences should have a maximum height 1.8 metres and of composed of timber fencing or hedgerows
- Areas of raised decking would not be supported

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