

Sunray Estate

Conservation Area Appraisal

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1 INTRODUCTION

1.1 *The Conservation Area Appraisal*

Purpose

- 1.1.1 The purpose of this statement is to provide an appraisal of the Sunray Estate Conservation Area and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the council in assessing the design of development proposals. This document is meant as a comprehensive report to identify the historic background detail and the unique historic and architectural characteristics, which contribute to the estate's being an area of special interest.
- 1.1.1 The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space, or features of archaeological interest, may also contribute to the special character of an area. It is, however, the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Area is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15), published by the Departments of the Environment and National Heritage in September 1994.
- 1.1.2 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architecture and visual qualities.
- 1.1.3 This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

Arrangement of this Document

- 1.1.4 The boundary of the Conservation Area is shown in figure 1. Following the introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe each sub-area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the Conservation Area. Section 4 provides an audit of the features of special interest of the area, including significant groups of unlisted buildings of interest, and

trees, planting and other streetscape elements. Section 5 provides guidelines for future development and change in the Conservation area.

1.2 *The Sunray Estate Conservation Area*

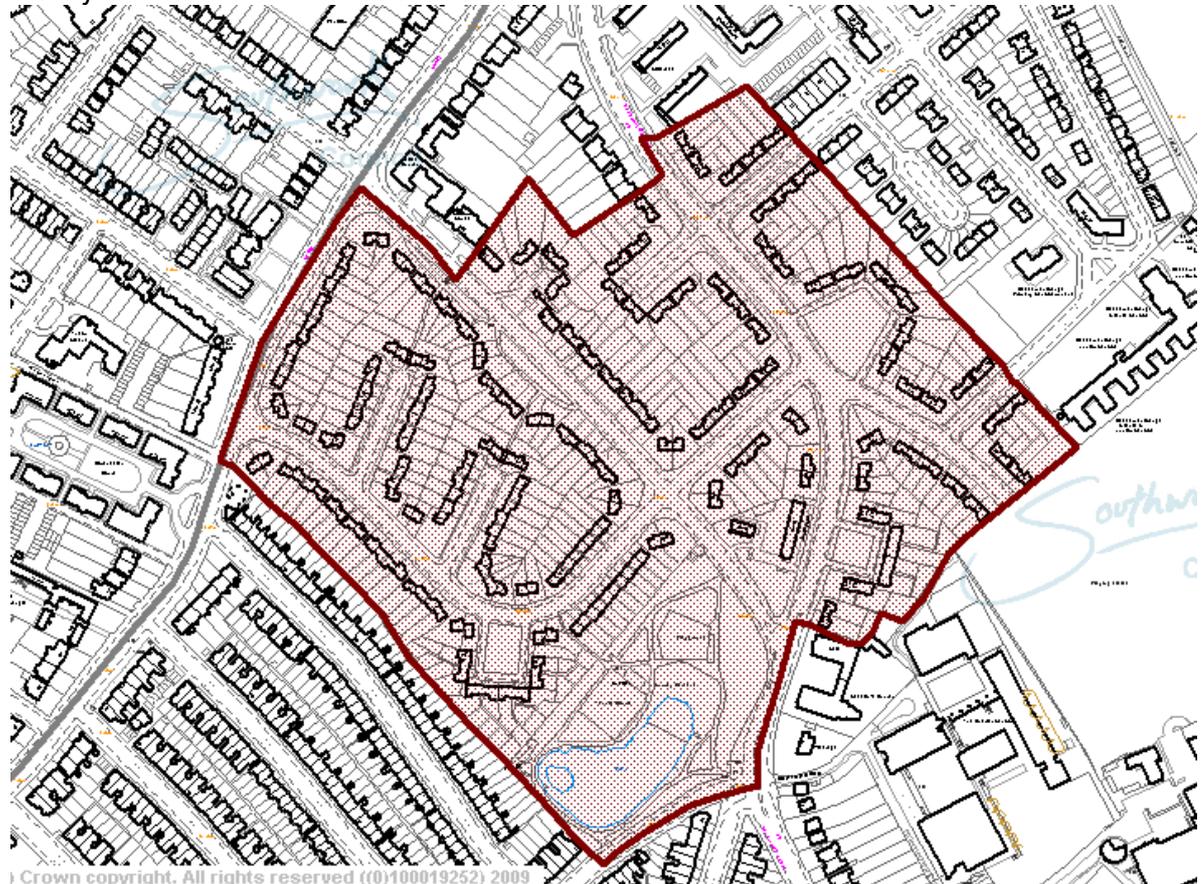
Location

1.2.1 The Sunray Conservation Area comprises the Sunray Estate, which is located on Denmark Hill within North Dulwich. It encompasses Sunray Gardens, Casino Avenue, and Nairne Grove, most of Red Post Hill and parts of Sunray Avenue and Herne Hill. The area extends downwards to the south to include Sunray Gardens, is bounded by Herne Hill to the northwest and extends to include Nairne Grove in the east. Red Post Hill evenly bisects the conservation area creating a fork of roads at its base where the southeastern corner contains Sunray Gardens.

Topography

1.2.2 Topographically this conservation area is situated south of Denmark Hill and at its base in the southern end sits the Sunray Gardens. Notable elements are the slopes of the Hill, which are lined with mature *Plantanus x hispanica* trees and, at the base of the area, the Sunray Gardens Park.

Map of Sunray Estate Conservation Area



1.3 **PLANNING HISTORY**

- 1.3.1 The Sunray Estate is the subject of an Article 4 Direction, confirmed by the Secretary of State on 13 November 1987, under which some categories of external alterations, which would otherwise constitute “Permitted Development”, are subject to control. The Conservation Area was designated on 20 January 2009.

Development Plan Policies

- 1.3.2 The development plan for Southwark is the **Southwark Plan (UDP) July 2007**, which was adopted by the Council on 28 July 2007, superseding the Unitary Development Plan adopted in 1995. The new Plan contains the following policies relating to conservation areas.

1.3.3 **Policy 3.15 – Conservation of the Historic Environment**

“Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

“The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

“In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.”

1.3.4 **Policy 3.16 – Conservation Areas**

“Within Conservation Areas development should preserve or enhance the character or appearance of the area.

“New development, including Alterations and Extensions

“Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
- Use high quality materials that complement and enhance the Conservation Area; and
- Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
- Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials

“Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

“Demolition

“Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that,

The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and

Real efforts have been made to continue the current use or find a viable alternative use for the building; and

There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and

The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.

“Implementation

“Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.”

1.3.5 **Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites**

“Permission will not be granted for developments that would not preserve or enhance:

The immediate or wider setting of a listed building; or

An important view(s) of a listed building; or

The setting of a Conservation Area; or

Views into or out of a Conservation Area; or

The setting of a World Heritage Site; or

Important views of or from a World Heritage Site.”

Further Information

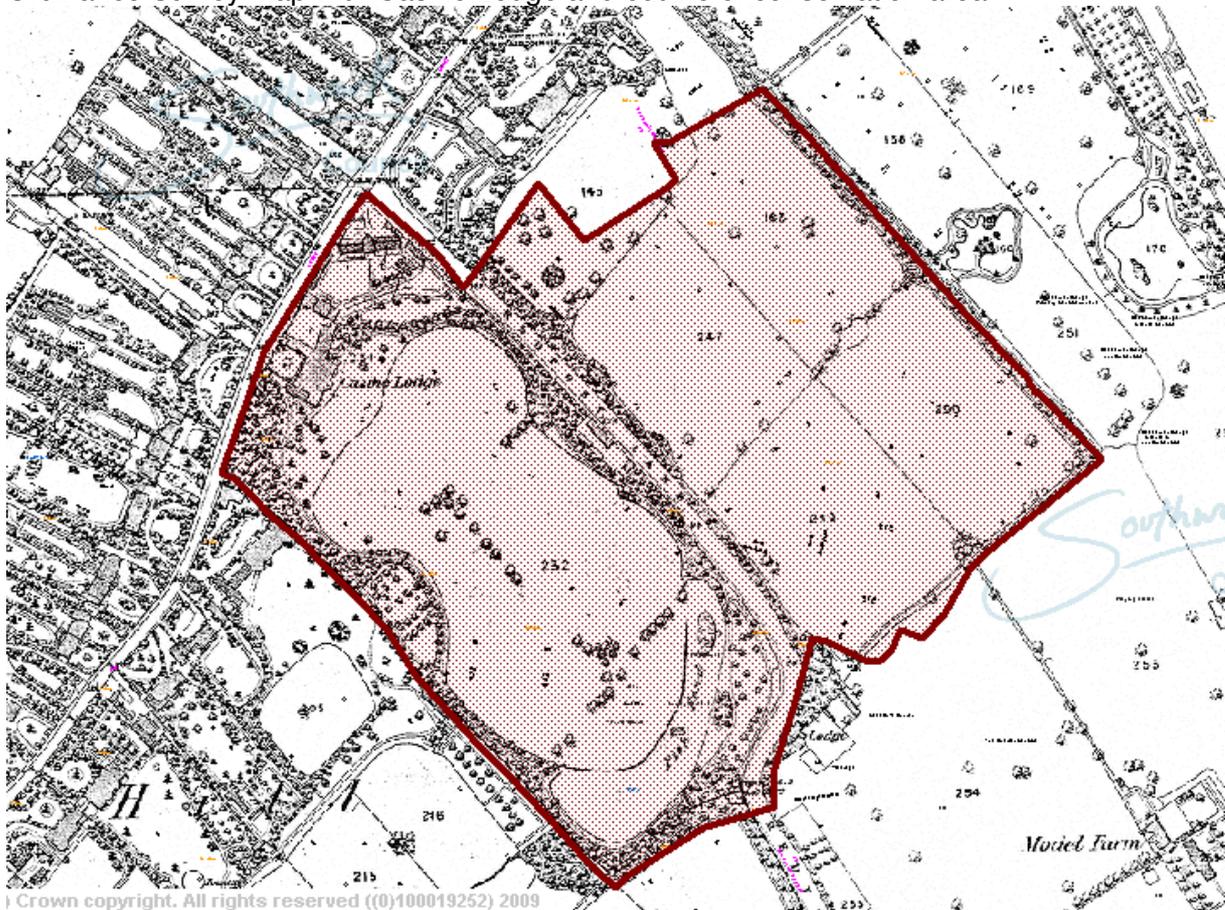
- 1.3.6 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.

2 HISTORICAL BACKGROUND

Origins

2.1.1 By the early 19th century, Denmark Hill contained a number of large, detached houses. One of these was Casino House on the south east side of Herne Hill, which formed part of the Dulwich College estate. This was a substantial, neo-classical villa erected in 1797 to the designs of the architect John Nash for Richard Shaw, who was Warren Hastings' solicitor at the time of his impeachment. The property had extensive grounds stretching down the hill to the south east, which were laid out by the noted landscape gardener Humphrey Repton and which can be seen on the 1894 edition of the 25" to 1 mile Ordnance Survey plan (figure 2). The house was demolished in 1906 but the fish pond at the bottom of the grounds survives and now forms part of Sunray Gardens.

1879 Ordnance Survey Map with Casino Lodge and outline of conservation area



2.1.2 By the end of the century the character of the area was changing rapidly. It was proving difficult to find tenants for large houses and their extensive grounds did not always prove attractive to potential developers. The pressure from builders was for higher density, smaller houses for the lower middle classes but this was being resisted by the Dulwich College estate governors, who were concerned to keep property values on the estate high.

- 2.1.3 In 1899 the estate governors petitioned the Charity Commissioners for permission to use Casino House as a home for soldiers wounded in the Boer War. They claimed that “the house has been vacant about five years, and is ... unlikely to find a residential tenant on account of its unusual size and the rapidly changing character of the neighbourhood”. The Charity Commissioners would not agree to this and the governors would not entertain the only offer they received for the land, which was for the erection of a large number of “small class property” in terraces of ten houses with 20 foot frontages.
- 2.1.4 Camberwell borough council, which had been established under the London Government Act of 1899 as one of the 28 Metropolitan Boroughs to run local government in the capital, was also at odds with the estate governors. The borough had been one of the first in London to adopt part III of the 1890 Housing of the Working Classes Act, under which they were enabled to acquire land compulsorily to build dwellings. They were conscious that much of the vacant land in the borough was located in Dulwich and in 1901 they wrote to the governors asking for a grant of land to build working class housing.
- 2.1.5 In the event, the governors themselves had a group of working class cottages erected in Dekker Road (now in the Dulwich Village conservation area) and the borough council did not pursue the matter, satisfied that, for the time being additional working class housing had been provided at no cost to the ratepayers.
- 2.1.6 Meanwhile, although Casino House was demolished in 1906, no further progress was made on the redevelopment of the site until 1918 when one of the estate governors, the architect Edwin Hall, presented a scheme for a 45 acre development including the Casino House and Sunray Avenue sites. It was hoped that government help might be available for this scheme, as it was aimed at “the poorer middle classes then in the Army or Navy”. In the event this proved to be over-optimistic and the governors were not in a position to finance the scheme by themselves. Local authorities, however, did have access to subsidies under the 1919 Housing, Town Planning, etc. Act to provide housing for the working classes and to fulfil Lloyd George’s promise to provide homes fit for heroes. In 1920 the borough council threatened the governors with compulsory purchase orders for large portions of their estate, on which they proposed to erect some 2000 small houses. The governors were not in a strong position to resist and were compelled to accept a compromise, under which, if they agreed to lease the Casino House Estate to the council, “it would not be necessary to take any land in the centre of the estate”. Subsequently, the adjacent Sunray Avenue site was also leased to the council. The council, for their part, agreed to adopt Edwin Hall’s road layout and their design was similar to the governors’, with good quality housing under garden city principles but to a higher density.



Terraced cottages in Casino Avenue

- 2.1.7 The Sunray Estate is described in the Buildings of England – London 2: South as “one of the most celebrated products of the ‘Homes fit for Heroes’ campaign”. Its construction, between 1920 and 1922, was the result of a unique combination of direct labour and building guild principles, organised by the Office of Works under its director, Sir Frank Baines, who had trained with the visionary Arts and Crafts architect C.R.Ashbee. It is a fine example of a smaller garden suburb development. It embodies the influence of Ebenezer Howard and the theories of Barry Parker and Raymond Unwin on the Garden City, which had first been put into practice at Letchworth from 1903 and developed at the Hampstead Garden Suburb, in the pre-1914 cottage estates built by the London County Council, and in the World War I estates for munitions workers at Eltham, which Baines also designed.
- 2.1.8 The 1875 Public Health Act had laid down mandatory standards for the space between houses, the layout of drainage, etc. and had been an effective response to the proliferation of unhealthy, overcrowded “rookeries” during the industrial revolution. However, being concerned with sanitary reform rather than urban design, it had tended to generate very monotonous street layouts. It was to the seemingly endless repetition of uniform “by-law” terraces that Howard and his disciples were reacting by encouraging an approach, which, they argued, would combine the benefits of urban civilisation with the aesthetic qualities of the rural picturesque.
- 2.1.9 By the time of the 1919 Housing Act, which for the first time required (rather than enabled) local authorities to provide working class housing, Garden City ideas had become widely accepted. They were codified in the “Manual for the Preparation of State-aided Housing Schemes”, which embodied the recommendations of the wartime Committee on Housing, chaired by Sir John Tudor Walters, MP, for the Local Government Board, and advised by Unwin. The overall intention of the Manual was to create housing types that were of a higher standard of design and quality, with a greater emphasis on gardens and green spaces, aimed generally at the “prosperous working class”.



Cul-de-sac (9-45 Casino Avenue)

2.1.10 The Sunray Estate exemplifies this approach. It comprises some 240 2-storey houses and 6 blocks of 40 2 and 3 storey flats, all built with steeply-pitched clay tiled roofs and small-paned casement

windows set in walls of yellow brick or rough render. Archways and alleys link quiet culs-de-sac to the main routes and the whole area is tied together by a generous planting and landscaping scheme.

2.1.11 In 1965 the London Borough of Southwark took over from Camberwell borough council as the local authority responsible for the estate but since the 1980s over a third of the tenants have taken advantage of their “right to buy”.

3 THE CHARACTER AND APPEARANCE OF THE AREA

3.1 *Broad Context*



Crossthwaite Avenue

- 3.1.1 When defining the character of a Conservation Area, one should take into account the built environment and the area's character including both man-made and natural features. The character is established by the historic layout of property boundaries and thoroughfares, the styles and extent of gardens and greenery, the street furnishings and hard and soft surfaces, routes through the area, views along the streets and notable landmarks within the area, the combination of which have created this area of exceptional character.
- 3.1.2 The estate is situated on the southeast-facing side of Denmark Hill leading down from Herne Hill where the area of special interest is concentrated around the Casino Avenue and Red Post Hill intersection. Sunray Estate is a relatively small-scale conservation area, made up of cottage housing that is arranged in a distinctively garden city townscape. The cottage character is accentuated by a rather rural setting consisting of mature tree lined streets, culs-de-sac, and very generous front gardens that are set off from the streets. The area's large number of homes that are occupied by single families, instead of being subdivided into flats, greatly contributes to the cottage atmosphere.
- 3.1.3 Though a small handful of houses have undergone some alterations, the original layout of the estate is clearly visible. At the bottom corner of the conservation area is the pond and gardens that survive from the grounds of Casino House, which was demolished in 1906. This small park lends a great deal to the character of the conservation area, contributing to its semi-rural character and appearance.

3.1.4 The types of open spaces found within this estate owe much to Ebenezer Howard and the central ideas of the garden suburb movement, where houses with gardens were offset from parks, which were considered a necessary component for 'healthy cities'. Within the Sunray Estate most of these components are visible in the pockets of elongated, landscaped, strips of open space, and the substantial verges that characterise specific sub-areas of the conservation area.

3.1.5 A characteristic of this calm sub-urban environment of the Sunray Estate is the generosity of pedestrian space which consist of wide footways often separated from the road by tree lined wide grass verges. Exclusively pedestrian paths also connect the main townscapes often enclosed between high hedges or on footways through the ground floors of the larger groups of cottages. Together with the many areas public open green space, the front gardens and the relatively low traffic flow these features make this estate a place of special urban tranquillity.



Footpaths link many of the principle roads and cul-de-sacs.

Sub-Areas

3.1.6 The sub-areas that make up Sunray can be characterised by the variation in housing (design, size, detached, semi-detached or flat) and landscape referred to earlier.

The Enclaves (81-111 Sunray Avenue)

Sub-Area 1 – The Enclaves

3.1.7 One of the sub-area types is characterised by open spaces articulated by an enclave of houses offset from the main network of streets. These open spaces are carefully landscaped and protected by the use of posts and chains that separate them from the narrow one-way lane that circumnavigates the enclave around which the houses are set quite closely. Within this type of layout the housing types include flats and groups of attached dwellings, which are smaller units and form the higher density pockets of the conservation area. A distinctive detail found in the enclaves is that they are mostly faced with brickwork (in Flemish bond) in comparison to the main streets, which have a rendered finish. This sub-area type includes:

- Nos. 36-86 Casino Avenue,

- Nos. 49-71 Sunray Avenue, and
- Nos. 81-111 Sunray Avenue.

Sub-Area 2 – The Main Thoroughfare

3.1.8 In contrast with Sub-Area 1, this Sub-Area is situated along the main routes through the estate, which have much larger vehicular capacity offset by generous landscaped verges and extensive front gardens. Red Post Hill is an example of this Sub-Area type, consisting of larger, single and semi-detached domestic architecture. The houses found on Red Post Hill are in fact different from the other housing types, which are of a more artisan scale. The exterior of the dwellings along Nairne Grove, Sunray Avenue, Herne Hill and the even addresses along Casino Avenue all share the rendered finish mentioned previously.



Sub-Area 3 – The Cul-de-Sac

3.1.9 A key element of garden suburb planning is the cul-de-sac. Unlike the enclaves these have no central green square and have wider roads now used for parking. The housing within the cul-de-sac has the strongest cottage likeness. Though the distinctive elements found throughout the Sunray Conservation area are all present, the culs-de-sac contain subtle changes such as a stepping plan form that is articulated by a number of gabled elements to the front elevation, as well as an articulated archway located at the centre of the group. These roads also end in footpaths which lead into other roads in the estate.

3.1.10 This sub-area type includes:

- Nos. 9-45 Casino Avenue,
- Nos. 53-85 Casino Avenue,



Nos. 9-45 Casino Avenue

- Nos. 18-40 Sunray Avenue.
- And in some respects Nos. 88-98 Red Post Hill,

Sub-Area 4 – Sunray Gardens

3.1.11 Sunray Gardens is a small park established when the estate was built. It was intended as a local amenity for the residents of the estate and includes a small lake which pre-dates the estate being previously a fish pond at in the grounds of Casino Lodge. The layout of the gardens is largely unchanged since their creation with the lake at its centre and a footpath around the perimeter. There are many bushes and shrubs in the park, but its planting is mainly dominated by its many mature trees. Many of the trees are the same age and species as the trees that were planted along the streets prior to the completion of the estate, though others are much older survivors from the park of Casino Lodge.



Sunray Gardens

4 AUDIT

4.1 *Unlisted Buildings that make a Positive Contribution*

4.1.1 Because of the consistency of the architectural character of the estate there are no individual buildings in the conservation area that are included on the list of buildings of special architectural or historic interest. As all of the original houses on the estate are believed to have survived to the present day, the completeness of this survival is an important characteristic of the conservation area and the preservation of each individual building is critical to the survival of the character of the estate.

4.1.2 A number of the properties in the estate have been altered in detail. However, there are a significant number in the conservation area that remain in keeping with its original appearance, these include:

- Nos 19, 20-22, 32, 35-37, 42-44, 48-60, 49-55, 61-63, 73-77, 81–115 Sunray Avenue
- Nos 1, 5, 17, 43, 48-50, 67-69, 73, 87 99–109 & 102-110 Casino Avenue
- Nos 71, 75, 81, 85, Red Post Hill
- Nos 3, 7, 19 – 25 Herne Hill

4.1.3 These are examples of groups that have not been excessively compromised by modifications and could therefore be considered exemplary.

5 GUIDELINES

5.1 *Introduction*

The Purpose of this Guidance Section:

- 5.1.1 This section of the report draws out from the appraisal those details that are essential to preserve the conservation area's historical character, to which new development and improvements should pay heed. It is not intended as a prescriptive methodology for new design in the area nor to exclude innovation.

Consulting the Council

- 5.1.2 The Council's design and conservation team should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that Planning Permission and/or Conservation Area Consent to demolish will be required for most significant works. Where a building is listed as being of special architectural or historic interest, there are stricter controls on what the owner can and cannot do but in this conservation area there are no listed buildings. If unauthorised work is carried out the Council can enforce against it.

5.2 *The Sunray Estate Design Guidelines*

- 5.2.1 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.
- 5.2.2 The appeal of the Sunray Estate lies partly in its buildings and partly in its setting. The use of privet hedging, grass verges, street trees and the provisions of small 'cottage gardens' is an essential part of the 'garden suburb' image. The houses themselves also possess features, which evoke a cottage image: the widespread use of mullioned windows, steeply pitched, hipped or gabled roofs, and panelled doors.
- 5.2.3 Variety is provided between the groups of houses rather than individual properties, either by the constant use of yellow brick and rough rendered facades or by difference in the elevational treatment such as hipped or gabled roofs and canted bays.
- 5.2.4 Formerly, all of the houses on the Estate were in Council ownership and essential repairs and external alterations undertaken by the Council were carried out in materials in keeping with the original design. Since 1980 however, tenants of houses and flats in Council ownership have had the 'right to buy' their homes and, once they have purchased them, the right to extend, alter or improve their homes – (subject to the normal town planning restrictions). The danger is that if such alterations or improvements are not in keeping with the original design, then the Estate will lose most of the features, which make up its special character.

5.2.5 The Architectural homogeneity of the Estate is the most important factor, for although the facades are relatively simple, recent unsympathetic changes have begun to disrupt not only the buildings themselves but the whole street due to the uncharacteristic nature and prominent location of these changes.

Planning Controls

5.2.6 Sunray Garden's Article IV Direction was confirmed on 13 November 1987, affecting 252 properties, in an effort to control unsympathetic alterations. Though the council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special architectural and historical interest of the area.

5.2.7 Under the terms of the Direction, planning permission must be obtained before any of the following works may be carried out:

- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, and front boundary hedges) insofar as such development would alter the external appearance of the house
- The rendering or use of stone or other cladding to external walls.
- The erection or construction of a porch outside any external door at the front of a dwellinghouse.
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles.
- The erection or construction of gates, fences or walls or other means of enclosure.
- The painting of external walls

The Dulwich Estate

5.2.8 All the properties in the Sunray Conservation Area are within the area subject to the Dulwich Estate's Scheme of Management. Under the Scheme of Management, the most recent version of which is dated November 1999, most categories of work to the properties, including works to trees and verges and works of repair and maintenance, as well as any alterations to the external appearance of properties, require the Estate's approval in addition to the Council's planning requirements. Further details of the Scheme can be obtained from the Estate's office at The Old Grammar School, Burbage Road, Dulwich SE21 7AF Telephone: (020) 8693 2400.

Roofs:

5.2.9 Roofs are mainly of plain clay tile, and often these are hand made. It is important in all work to use materials of the same style, texture and colour as the existing roof tiles or preferably to use second-hand and weathered tiles. Concrete tiles and artificial slates are not suitable.

Protective coating should not be applied to tiles as this may detract from their natural appearance.

Walls:

5.2.10 Where walls are in untendered brickwork original facing brickwork should be preserved un-rendered and un-painted. Any repairs, or additional brickwork should match existing in quality and colour, and be laid in the same face bond as the original, (generally Flemish bond). Any changes, such as reducing or enlarging window openings should be avoided. Many of the houses on the Sunray Estate have original rendering, which may be painted with a good quality exterior masonry paint, which allows the wall to “breathe”. However, it is important that adjoining houses in a particular terrace are painted the same (or similar) colour, in order to avoid an unattractive ‘patchwork’ of colours.

5.2.11 Use of any of the following colours will not require consent from the Council:

- 1) Pale beige (BS 08C 31)
- 2) Magnolia (BS 08B 15)
- 3) Mushroom (BS 08B 17)
- 4) Acorn (BS 08B 21)

Windows:

5.2.12 Windows are wooden casements painted white, with small panes forming a uniform feature in the composition of terraces and the street scene. Decay can cause problems in the frames and cills, but complete renewal is seldom necessary. Repairs can be made by removing decayed wood and grafting in a new piece to match the existing.

5.2.13 Decay can be minimised by maintaining the putty to the glazing and regular painting. However, if complete replacement can be shown to be unavoidable, the replacements should be timber casements matching the originals. These windows should match the cottage style with white wooden glazing bars dividing the window into 4, 6 or 8 panes and with glazing bars to match the size and profile to the original. To ensure that future window replacements are in keeping with the appearance of the original the following is recommended:

- The design and materials of replacement windows should precisely match the original;
- The size and proportions of window openings should not be altered in any way;
- Secondary double glazing (involving installation behind the original window) is preferable to replacement double glazing, (involving removal of the original window frames)

5.2.14 New mullions and glazing bars should match the design of the original window. Aluminium or uPVC windows and “picture windows” without glazing bars are therefore not suitable. The use of proprietary sealants to poorly fitting windows and secondary glazing behind existing windows is preferred to new double glazed windows with a different design in aluminium or uPVC frames.

Doors:

5.2.15 Doors are normally panelled, painted and partially glazed, with six panes of glass at the top. These should be preserved, being replaced, only if demonstrably beyond repair, with doors of a similar design. On some houses there are small flat or pitched canopies over the front door. In most cases the canopy to the front door is an integral feature of the house, providing some relief in an otherwise uninterrupted façade. The retention and repair of original canopies is strongly recommended.

Front Gardens:

5.2.16 The extensive use of privet hedging and wooden gates (approximately one metre high) is an important feature of the Sunray Estate’s character and charm. Loss of either element and / or their replacement with fences, walls or gates of a different size or pattern will radically change the estate’s character and is not recommended.

5.2.17 Hard standing in front gardens is not appropriate to the character of the estate. It should only be provided for cars belonging to registered disabled persons, in which case gates should be provided and the maximum amount of privet hedging retained, in order to reduce the impact on the streetscape. Any vehicular crossing over the footway requires consent from the Council. It can be illegal to drive over a footway without a properly constructed crossing. However, where there is no reasonable alternative site, proposals are only likely to be accepted if:

- Hard standings do not exceed 50% of the front garden area
- Hard standings must be laid to be water permeable to avoid run-of and contributing to flooding.
- Hard standings are constructed of a material suitable to the area, such as gravel, stone slabs, brick or clay paviors (not glazed engineering bricks) or a suitable mix of these materials. Other materials will be considered on their merits, but it is important to avoid brightly coloured concrete slabs, crazy paving, tarmac or concrete.
- Hard standing areas must have closable gates onto the street.

5.2.18 Existing hedges should be retained where possible and the replacement of walls and fences should always match or blend with the original. Materials which are not suitable include concrete panel fencing, dwarf and coloured stone walls, York stone walls or ranch style rail fencing.

Extensions:

- 5.2.19 Extensions should not dominate the existing house or be conspicuous from the road and, therefore, materials and detail design, of all element including doors and windows should match those of the existing house.
- 5.2.20 All extensions that would alter the appearance of a property require planning permission and it is advisable to contact a planning officer before submitting an application. Extensions that significantly reduce sunlight and daylight to adjacent windows are less likely to gain approval and should be limited to no more than 3 metres depth maximum. Short rear extensions will be favoured due to the minimal impact they will have on the rear garden space.
- 5.2.21 By far the most common form of roof addition is the dormer window although other extensions may occasionally be proposed. Within the estate there are at present very few dormers and the area generally presents a very homogeneous roofscape. Because of this, there is very little scope for dormer window additions. However, if an exception is to be contemplated, it is most important to determine first, whether the roof is large enough to accommodate a well-designed dormer or any other external extension in scale with the existing building and secondly whether the external appearance of any dormer window or roof extension is appropriate to the locality. There are, however, very few dormers or roof extensions in the entire conservation area and the roofscape is mostly repetitive, therefore they are unlikely to be acceptable.
- 5.2.22 In considering proposals for rear extensions, the Council will be concerned to protect the amenities of the neighbouring dwellings. Particular attention will be paid to protecting privacy and maintaining reasonable periods of sunlight and a pleasant outlook from these adjoining properties. Larger rear extensions including two storey extensions or ones which are not set back from side boundaries are unlikely to be acceptable.
- 5.2.23 Individual site conditions and setting may enable good neighbourliness and appropriate design to be achieved even if some of the following criteria are exceeded, but as a general guide, rear extensions will only be acceptable if:
- They are within the rearward projected lines of the flank walls of the house.
 - They are no deeper than 3.50m from the house.

Chimneys

- 5.2.24 Chimneystacks are prominent and have a simple design, forming an important skyline feature. They are built in brick to match the house with plain pots set in a mortar bed. Repairs may be necessary to stabilise the chimney, but reduction in the height of the stack will not generally be acceptable. Even if the stack no longer serves a fireplace, ventilation to

the flues should be maintained. Chimney pots should be re-bedded if loose. They should not be removed.

Installation of Satellite Television Dishes

5.2.25 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. However, should the location be invisible from any public highway by being:

- concealed behind parapets and walls below ridge level;
- set back on side and rear extensions;
- set back on rear roofs below ridge level;
- located on the rear garden elevation;

5.2.26 then planning permission should not be required.

Rainwater Goods:

5.2.27 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic substitutes.

6 APPENDIX: Further Reading:

More detailed information and advice is contained in three short books, which residents may wish to read;

Lander, Hugh, *The Do's and Don'ts of House and Cottage Restoration*, (Acanthus Books, 1979)

Pike, Beverly, *The Good Looking House* (The Redcliffe Press, 1980)

Prizeman, John, *Your House, The Outside View*, (Hutchinson 1975)

Also of interest:

Ashurst, J and N, *Practical Building Conservation*, Vols. 1-5 (1988)

Brereton, C, *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)

Cherry, B and Pevsner, N, *The Buildings of England – London 2: South* (1983)

Department of the Environment / Department of National Heritage, *Planning Policy Guidance Note 15: Planning and the Historic Environment* ["PPG 15"] (HMSO, Sept. 1994)

Edwards, A.M., *The Design of Suburbia* (1981)

Nurse, Bernard, *Planning a London Suburban Estate: Dulwich 1882-1920* (in *The London Journal*, Vol. 19, No. 1, 1994, pp. 54-70)

Swenarton, Mark, *Homes fit for Heroes* (1981)

Home Sweet Home: Housing designed by the LCC and GLC architects 1888-1975 (London Architectural Monographs, in association with the GLC, 1976).