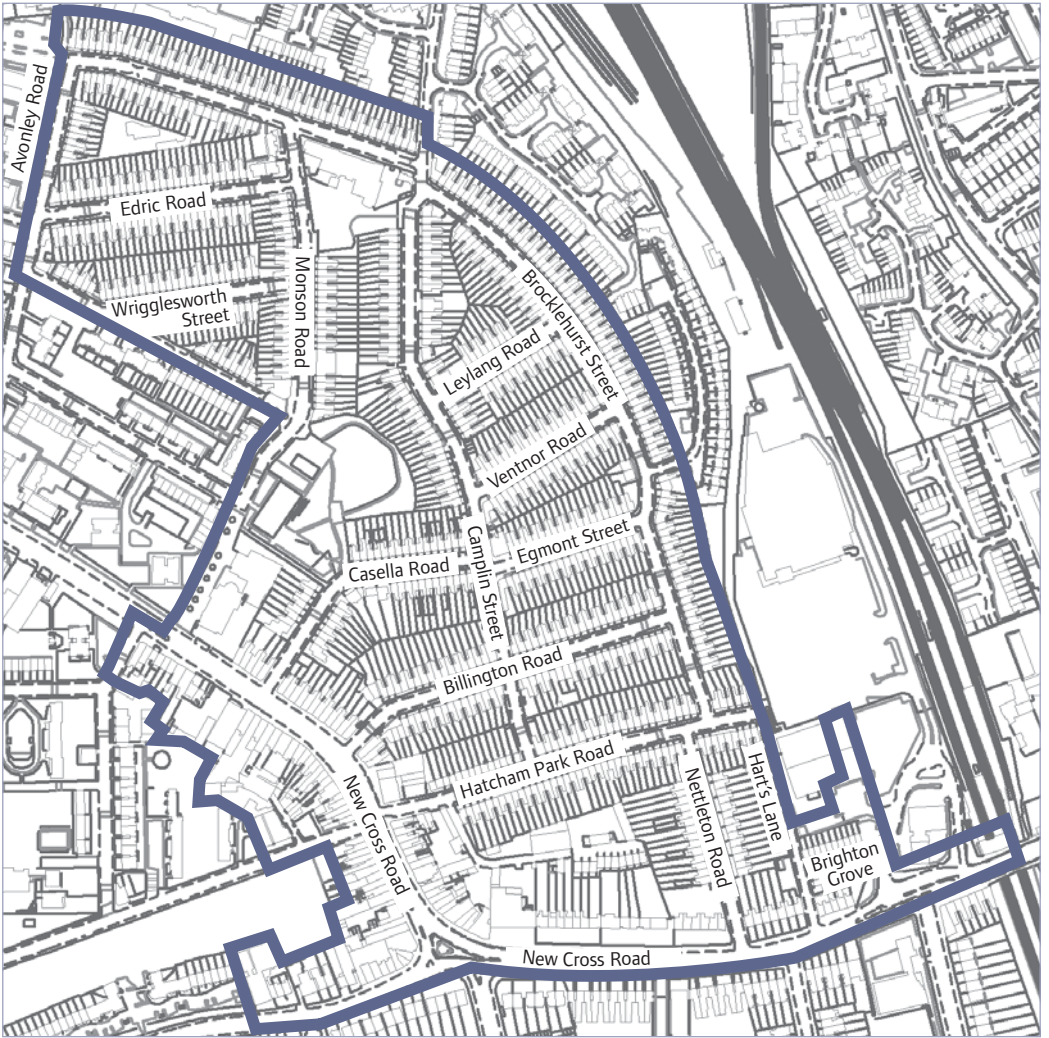


Hatcham conservation area supplementary planning document

local development framework

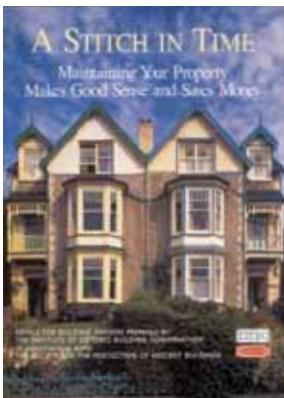




Hatcham conservation area

Hatcham probably takes its name originally from the Anglo Saxon for 'a clearing in the woods' and also from the eighteenth-century manor house in the area called Hatcham Park. From 1614 the land was owned by the Worshipful Company of Haberdashers. When the manor house was demolished in the 1840s, the Haberdashers allowed terraced houses to be built on the land to strict specifications. The regular stock-brick terraced houses were built between 1848 and 1896 and form an attractive area with a strong visual identity and character. Terraces of shops along New Cross Road complete the conservation area, with some particularly fine buildings at the junction of New Cross Road and Queen's Road. The conservation area was designated in 1990.

If you want to alter or replace any of the items mentioned in this document, you will need planning permission. The following pages will tell you what we look for when we receive planning applications, and will also give advice on external alterations to your property. Even minor alterations, if they are not carried out carefully and within our guidelines, can have a highly damaging effect on the overall appearance of the conservation area. Such alterations not only damage the appearance of the street but also reduce the value of individual houses, as historic features and attractive areas are highly desirable in today's property market.



Repair and maintenance

The best way to preserve the character and value of your home is through regular repair and maintenance. A Stitch in Time is a recently published guide to looking after your home and is available from the Council's Planning Information Desk or the Society for the Protection of Ancient Buildings. Repairs should always be carried out using traditional materials such as timber and brick. When you are repairing your home, try to discover what features have been lost over time, and reinstate them. Examples might be timber sash windows or a slate roof.

Materials

High-quality materials were used to build the houses in Hatcham and, in order to respect the integrity of these houses, matching materials should be used today. Good quality second-hand stock brick, real slate and painted timber should generally be used in repairs and new work.

Chimney stacks and pots

These are the crowning features of houses in the area. Terracotta pots on brick chimney stacks form part of the character of the conservation area and should therefore not be removed or reduced in size. Rebuild stacks and reinstate pots whenever possible.

Roofs

The roofs in Hatcham are usually plain slate roofs or London roofs hidden behind parapets. The simplicity and regularity of these roofscapes are a feature of the conservation area and should be preserved. When re-covering your roof, care should be taken to retain the original slate covering or to put back real slate or a good-quality artificial slate. Reuse existing slate wherever possible – often enough old slates can be salvaged to re-cover the front roof slope.

Artificial slate may be used, but note that it fades over time and doesn't last as long as real slate. Other materials such as ridged concrete tiles are unsuitable in appearance and have a detrimental effect on the overall character of the conservation area. Care should be taken to conceal vents from view by using eaves vents or breathable roofing felt. Roof extensions and roof lights in front roof slopes will not normally be permitted.

Satellite dishes

Satellite dishes are unsightly, especially where several dishes are poorly sited on front elevations. Care should be taken to locate these in the back garden or on roof slopes that are not visible from a street.





Windows

The distinctive timber-framed sash windows, often with slim vertical glazing bars, add interest to the conservation area and contribute to Hatcham's historic appearance. Where old rippled glass is present, the appearance is yet more authentic and this should always be retained.



Painted timber sliding sash windows should be retained and repaired wherever possible. They can be draught proofed and upgraded by specialist companies and secondary glazing can be installed to improve heat retention. Please ask us for details of companies who do this.



Upvc windows should not be installed as their proportions, opening methods, modern shiny plastic appearance and the reflection of the double-glazed units are all very much at odds with the character of historic buildings. For further information please ask for our booklet on windows in conservation areas.

Doors

The front doors in Hatcham are usually of a typically Victorian four-panel type with heavy mouldings to the panels. These should be retained and repaired wherever possible. New doors often have to be made to measure due to their size, which makes it all the more desirable to maintain your existing one. If a new door is essential, you should get your existing one copied if it is original. Alternatively, copy one of the ones shown here.



Porches and security grilles

Many houses have recessed porches which are part of their original design. These should not be closed in by modern doors, as this detracts from the rhythm of the street and the style of the house. Security grilles should not be placed externally for the same reasons.



Masonry / house walls

When repointing, it is important to use a lime-based mortar rather than the usual cement. Lime allows water to escape, whereas cement forms an impermeable barrier. This means that if you use lime mortar, when water freezes or salts crystallise, only the mortar will crumble; but if you use cement, water will be trapped in the brick and when the water freezes, the bricks will crumble. Repointing is cheaper than piecing in new brickwork.



Always finish the pointing flush or slightly recessed, which displays the brickwork to its best advantage rather than detracting from it and performs exactly the same function as the unsightly 'ribbon' or 'weatherstruck' pointing. Good booklets on pointing, lime suppliers and the need for buildings to breathe are available from English Heritage and the Society for the Protection of Ancient Buildings.



Pebbledash, render and painting whole elevations are not part of the character of the conservation area and are often a quick-fix solution to other problems. Hard render, pebbledash and impermeable paint all trap water and can cause damp problems later. Removing these may not be easy, but it can be done by specialists.



Dirt and grime can be steam-cleaned from buildings with astonishing results, but if you wish to do this, it is important to appoint an experienced firm and not someone who proposes to 'sand blast' your house, which will take the dirt off but also a significant amount of masonry.

Planning permission is not required to repaint your decorative stucco work to windows and bays as long as no brickwork is painted. Stucco was meant to replicate stone, so it should be painted an off-white or stone colour, but never another colour such as red, blue, etc. Keystones above front doors should also be painted off-white, but brickwork above doors should be left unpainted.

Architectural detail

Architectural detail in Hatcham is subtle but very important to the overall appearance of the area. Columns and capitals, keystones, brackets and stucco details should all be retained and looked after.

Meter boxes, bin stores, pipework, extractor vents

Additional modern items such as these can quickly add clutter and interference in the conservation area. Try to tidy wheelie bins discreetly away rather than leaving them on the pavement, perhaps by planting a hedge to hide them behind. Pipework, meter boxes, extractor vents and wiring should not be sited on elevations visible from the street.

Front gardens

Front gardens are small in Hatcham, which means it's easy to keep them looking smart. There are no complete, original boundary treatments in the area, although decorative railings on low walls would have been used originally. Original walls such as the one shown should be retained and can be copied. Hedges and shrubs also improve the appearance of front gardens. Some houses are fortunate still to have their original tiled paths and these should be retained and copied wherever possible.

Trees

Trees are protected in conservation areas and the Council must be notified before they are pruned or felled. A form is available from the Planning Information Desk or our website.





Extensions and conservatories

Extensions should respect the design of the house and not cause harm to the character of the conservation area or to the amenity of neighbours. Extensions may be of traditional or modern design depending on their context, but all designs must be of the highest quality to successfully complement the age of the house. It is recommended that architects with a good understanding of the character of Victorian houses are employed to achieve the best results.



Accessibility

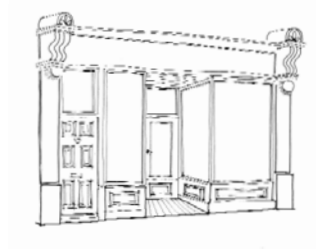
Where alterations need to be made to provide access for disabled people, care should be taken to preserve historic features such as paths or doors. Early discussion with the Conservation and Urban Design team is advised.

Development in rear gardens

Many garden walls allow good views of trees and the rear elevations of the houses in the conservation area, which gives the area a spacious and open appearance. As these views make a positive contribution to the character of the area, development will not normally be permitted in rear gardens that are visible from the street.

Alterations to shop frontages

Many alterations to existing shopfronts, illuminated signage and new shopfronts all require planning permission. In conservation areas the requirement to preserve or enhance the historic or architectural character of the area applies to commercial premises as well as housing. New shopfronts should usually be in painted timber with traditional elements such as stall risers, timber fascias and traditional lettering or signwriting. Security shutters should be of the open grille type with the box concealed behind the fascia. All architectural elements such as console brackets, pilasters and floor tiling should be repaired and retained. Aluminium shopfronts, internally illuminated plastic signage and luminous colours will not be permitted. For further information please ask for our shopfront supplementary planning document.



Notes

Application forms

For the alterations described in this leaflet, use the householders' planning application form, which is available from the Planning Information Desk or our website. Planning permission is normally determined in eight weeks.

Conservation area policy

The Council is required to pay special attention to preserving or enhancing the character or appearance of the conservation area and to publish proposals for doing this under the Planning (Listed Buildings and Conservation Areas) Act 1990. This document aims to give guidance on how this can be achieved and the restrictions imposed to control development.

Public consultation

This document was made available for public consultation in October and November 2005 in accordance with the Planning (Local Development) Regulations 2004. The Council received support for the imposition of additional planning controls in conjunction with this guidance. This supplementary planning document was approved by Lewisham's Mayor and Cabinet on 22 February 2006.

Article 4(2) direction

On 29 March the Council made an Article 4(2) direction to withdraw permitted development rights

in Hatcham. This means that planning permission is required to carry out the alterations discussed in this leaflet and enables the Council to refuse permission for alterations which would fail to preserve or enhance the character of the conservation area.

Enforcement

Enforcement action may be taken against unauthorised works which harm the character of the conservation area.

Pre-application advice

If you would like to discuss your proposals with us before applying for planning permission, or check if permission is required, please contact us at the address at the back.

Conservation contractors

A list of contractors who carry out window refurbishment and other conservation work is available from the Conservation and Urban Design team.

Character appraisal

A fuller description of the area's character which the Council seeks to preserve or enhance can be found in the Hatcham Conservation Area Appraisal, which is available on our website or from the Planning Information Desk.

Useful contacts

London Borough of Lewisham

Website: www.lewisham.gov.uk

Planning Service

Laurence House (fifth floor)
1 Catford Road
Catford, London
SE6 4SW

Planning information desk:
020 8314 7400
Conservation and Urban Design team:
020 8314 9787 / 6071 / 8533
Planning Enforcement team:
020 8314 8092 / 6049 / 8747

Building Control

Laurence House (second floor)
(address as above)
Tel: 020 8314 8233

Lewisham Local Studies and Archives Centre

Lewisham Library
199–201 Lewisham High Street
Lewisham, London
SE13 6LG
Tel: 020 8297 0682

Envirocall

Report fly-tipping, graffiti, potholes
etc. on the following phone number
or websites:
Tel: 020 8314 7171
www.lewisham-visibledifference.org.uk
www.lovelewisham.org

Housing Needs Grants

Capital House
47 Rushey Green
Catford, London
SE6 4AS
Tel: 020 8314 6622

Highways

Wearside Service Centre
Wearside Road
Ladywell, London
SE13 7EZ
Tel: 020 8314 2181

Street trees

Wearside Service Centre (as above)
Tel: 020 8314 7171

Conservation contacts

The Building Conservation Directory

01747 871717

www.buildingconservation.com

English Heritage

020 7973 3000 or 0870 333 1181

www.english-heritage.org.uk

Register of Architects Accredited in Building Conservation

01625 523784

www.aabc-register.co.uk

Royal Institute of British Architects

020 7307 3700 (ask for specialist conservation architects)

www.architecture.com

Royal Institute of Chartered Surveyors

020 7222 7000 (ask for specialist conservation surveyors)

www.rics.org

The Society for the Protection of Ancient Buildings (SPAB)

020 7377 1644

SPAB also operates an advice line – please phone for details.

www.spab.org.uk

The Victorian Society

020 8994 1019

www.victorian-society.org.uk

For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

Pour la traduction, veuillez fournir les détails ci-dessous:

若需翻译, 请您提供下列详情:

Wixii ku saabsan turjumaad, fadlan hoos ku qor faahfaahintaada:

மொழிபெயர்ப்பிற்காக தயவுசெய்து உங்களைப் பற்றிய விபரங்களைக் கீழே அளியுங்கள்:

Tercüme edilmesi için, lütfen aşağıda detaylarınızı belirtin:

Đê dîch thuật, xin hãy cung cấp các chi tiết của bạn phía dưới:

Name:

Emri:

Nom:

姓名:

Magaca:

பெயர்:

İsminiz:

Tên:

Address:

Adresa:

Adresse:

地址:

Cinwaanka:

முகவரி:

Adresiniz:

Địa chỉ:

- Shqip/Albanian
- Français/French
- 普通话/Mandarin
- Soomaali/Somali
- தமிழ்/Tamil
- Türkçe/Turkish
- Tiếng Việt/Vietnamese
- Other language (please state)

Return to:

Kthejeni tek:

Retourner à:

返回到:

Kusoo dir:

திரும்பி அனுப்புவதற்கான முகவரி:

Şu adrese geri gönderiniz:

Göri trã vè:

Planning Service
Laurence House
1 Catford Road
Catford
SE6 4RU

For other formats, including Braille, large print, audio tape or computer disc and for further information contact:

Planning Information
Desk - 020 8314 7400
planning@lewisham.gov.uk

Publication number REG120
Published in October 2006
by the Communications Unit
and Conservation and Urban
Design Team.

Designed by DogStar Design
Printed by Tradewinds

Visit www.lewisham.gov.uk
for all the latest news and
information about your
Council's services, and the
range of job opportunities
we currently have on offer.