

# The Royds Estate Conservation Area Design Guide



October 2014

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## Acknowledgements

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## Informative

Please note that the following Design Guidance uses photographs to help explain what is important about the character and appearance of the Conservation Area and what can contribute to loss of its character and appearance. These images include:

Photographs of the existing conservation area and examples of original architectural features and features that contribute positively to the character and appearance of the Conservation Area and its overall quality [Green Border] = **G**

Photographs of examples of changes that do not help sustain the character and appearance of the Conservation Area [Red Border] = **R**

Photographs that have been 'changed' using a computer to help visualise a topic area [Amber Border] = **A**

The examples used are in no way considered to be a reflection, good or otherwise, on individual property owners. Many changes that are less appropriate took place many years ago and in all cases we recognise that change has resulted with no intent to undermine the quality of the Royds. It is important, however, to recognise what can work and what has the potential to undermine the character and appearance of the Royds.



# The Royds Estate Conservation Area Design Guide

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## The Role of this Design Guidance

The aim of this document is to provide guidance on design matters for residents, those thinking of moving into the area and those asked to advise on, or undertake, works. It should be used in conjunction with the Conservation Area Appraisal.

The Conservation Area Appraisal is intended to help people understand what is 'special' about the Royds Conservation Area and why. This design guidance is intended to help guide the approach used when considering changes to a property so that proposals do not harm, or undermine, those self-same qualities that attract people to the area in the first instance – its character, appearance, and 'sense of place'.

The Council have produced this guidance due to concerns raised by local residents that over time the innate quality of the Estate is slowly being eroded by small, often well intentioned, changes. As a Council we also recognise how important the character and appearance of the Royds is to its attractiveness as a place to live, and consequently maintaining property values within the area.

The guidance is divided into three sections: 1. General Design Principals and Characteristics, 2. Specific Design Principals for the Royds and 3. a quick reference guide to 'what to do and what to avoid. It is intended to be informative and straightforward. It is also intended to provide a level playing field for all based on preserving the historical, architectural and spatial qualities that make the Royds Conservation Area special and a place people care for.

For works requiring planning permission the guidance will also be used by those determining planning applications to inform the decisions they have to make based on the need to preserve and enhance the character and appearance of the Royds Conservation Area. For works which do not require planning permission it is hoped that the Design Guidance will provide useful advice to householders who wish to carry out physical changes to their homes.

Please be aware that these guidelines are by no means exhaustive and relate principally to the streetscape and public face of the Conservation Area. They should be read in conjunction with Part E of the Council's Planning and Design Guide (Guidelines for Residential Extensions and Alterations).







## General Design Principals and Characteristics

Good design is about achieving a coherent relationship between an object as a whole, its constituent parts and the context within which it will exist – its ‘part-to-whole’ relationship. In the case of a home this means the ‘house’ (the object), its architectural form and details (its constituent parts) i.e. its structure, windows, doors, materials and colour – and its setting (its context).

This principle can equally be applied to the individual plot. A plot can be made up of distinct elements, such as the main building, a garage or outbuildings, its front and back gardens and boundary treatments. But when these elements are viewed together as a ‘plot’ they form a whole. In turn as you move up to the scale of a street each individual plot becomes a constituent part in the makeup of the wider streetscape, with the street itself becoming the ‘whole’ (the object), while the wider landscape and topography form its setting.

When considering changes it is therefore important to understand how a change to one part of a house or garden may affect its quality and appearance as a whole, along with the relationship between its constituent parts and its wider setting. Proposals requiring planning permission should therefore demonstrate that they are based on an understanding of their part-to-whole relationships. This will help ensure that they do not inadvertently undermine either the individual home or the wider street.

### Key Character Elements to the Royds Conservation Area and ‘Hicks’ Style Houses

The special character and appearance of the Royds is derived from the interrelationship between its ‘spatial’ qualities and the architectural character of the original ‘Hicks’ style houses. This is underpinned by the physical relationships created between the architectural built form of the houses themselves, their relative position within the plot and wider street.

The views and vistas along streets and to the wider landscape and sky line to the rear of properties also make a vital contribution to the special character and appearance of the Royds. This ‘borrowed’ setting, which is afforded by the spaces between and over homes, adds depth to the quality of space within the Conservation Area and is fundamentally dependant on the layout, scale, and architectural character of the ‘Hicks Style’ house types. It is this three-dimensional interrelationship between the architectural character of the house types and the estates spatial attributes, that helps create a settled, more open, tranquil and cared for environment for those who live in and visit the Royds.

The spatial and architectural characteristics result from the interplay between a number of key factors, these include:

### Key Spatial Attributes of the Royds Conservation Area

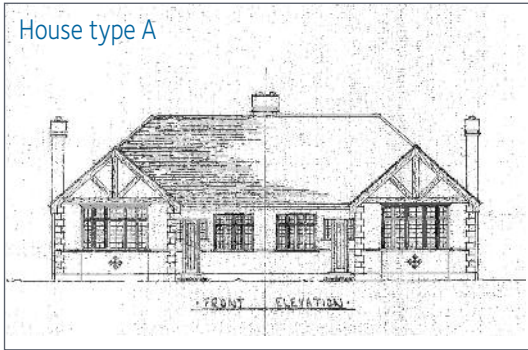
- The underlying landscape and topography of the area
- The retention of original landscape features, such as mature trees to streets and the rear of properties
- The planned layout
- The plot size and spatial separation of properties
- The distribution of original house types
- The form and hierarchical arrangement of structural elements within a plot (i.e. the main house and front garden, low boundary treatment, driveway, and garage)
- The form, visual rhythm and coherence of the roofs
- ‘Borrowed’ landscape elements (the contribution made by planting and views beyond, and between, house to the open sky and wider landscape)
- Sky gaps (views to the sky and landscape beyond created by gaps between houses)
- Views and vistas along streets and between properties

## Key Architectural Attributes of the Hicks Style House

- The modest size and low density of house types
- The ratio of plot size to built form (i.e. garden to buildings)
- The use and spatial mix of five principal house types
- The height and massing of house types in relationship with the street and landscape to their rear
- The spatial depth and visual separation achieved by architectural articulation of front elevations
- The use of low crenelated brick boundary walls with low hedging to front
- Buildings set back from the road with a front garden, path and narrow driveway
- The set back or subservient position of original garages
- The use of simple standardised, and largely unadorned, roof designs
- The limited use of well proportioned, gabled dormer windows to semi-bungalow type houses
- The use of tall chimney stacks to side elevations extending well above eaves level
- The use of central chimney stacks to semi-detached properties
- The use of painted timber bargeboards and frame details to gable ends
- The use of painted timber frame details to gable ends
- The distinctive use of angled entrances with flat topped/ gabled canopies and open porches to detached and semi-detached properties
- The distinctive use of open veranda style porches with Tuscan/ brick columns
- The use of painted timber doors (3 panels, with central letter box and leaded light above)
- The use of painted timber windows with leaded lights
- The use of Keyhole' doorways
- The use of unpainted brick detailing to elevations, in particular:
  - Brick plinth to wall base in Flemish Bond with header bond to bays
  - Brick diamond motifs
  - Brick string course (running approximately 10 bricks above plinth level)
  - Brick querns to corners
- The limited use of traditional materials, in particular:
  - Clay tile roofs (dark red/brown/ greys)
  - Wood for timber framing, windows and doors
  - Painted render and natural finished pebble dash (rough cast)(typical of this period)
  - Brick for architectural detailing

Key character elements to the Royds Conservation Area

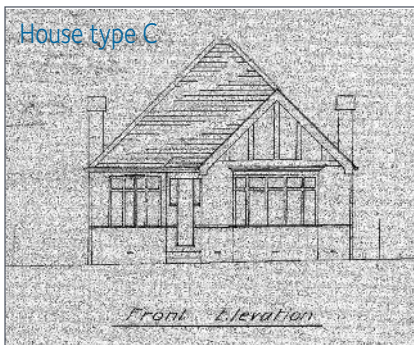
House type A



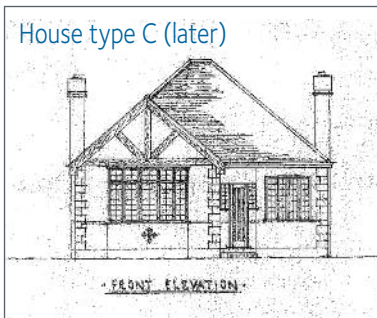
House type B



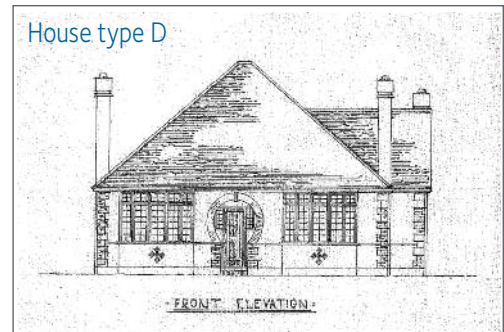
House type C



House type C (later)



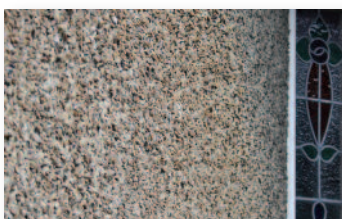
House type D



House type E



House type E



An indication of the interplay between ‘spatial’ and ‘architectural’ attributes can be seen in figure 1. The vertical lines on the image identify a number of key points that are important to the composition of the plot and which add to the wider character and setting of the estate.



Figure 1

No 1: a boundary wall. This demarks the front of the property and helps frame the garden.

No 2: the front elevation of the gable. This sits forward of the main elevation (point 3) and provides articulation to the property.

No 3: the main elevation of the house. This sits well back from the road and behind the projecting gabled wing. As a result the mass of the building is reduced and the street feels more open and less developed. The simple low roof profiles also allow the trees and sky behind to soften the presence of the building and make it feel more connected to its wider landscape.

No 4: the front of the garage. The garage sits back on the site with a low profile. This ensures that a gap is retained between the main house and neighbouring property which opens up views to the landscape and sky behind. This enables the landscape behind to add to the visual and perceptual quality of the estate, making it feel less urban and supporting its ‘gardened’ appearance. A traditional garage that is set further back also achieves this whilst also introducing an extra element of visual interest though its gabled roof, but being set back reduces further the ‘hardening of the built edge’ to the street.

No 5: the landscape and trees to the rear. Due to the size, massing and articulation of the houses, and the separation between properties, the wider landscape, including planting and views of the sky, is enabled to add to the spatial depth and visual quality of the setting within which the house sits. The colour, texture and natural qualities afforded by planting and the wider landscaping setting also helps to soften the overall setting of the house and wider streetscene. This is further enhanced when planting to the rear is supported by soft landscaping within the front garden.

## The Royds Design Principles

### Demolition

The demolition of properties in the Royds Conservation Area will have a profound impact on its character and appearance. The demolition and replacement of an original house within the Royds Conservation Area will not be allowed without robust evidence and justification based on the existing dwelling being structurally beyond repair. Notwithstanding this, replacement dwellings that alter the scale, massing and overall architectural character of the Conservation Area will not be permitted.

### Subdivision of Plots

The subdivision of plots and development on gardens can have a negative impact on the arrangement and layout of the original estate and its spatial and architectural coherence and quality. The proposed subdivision and development of new properties on subdivided or backland plots will not therefore be permitted.

### Extensions

New extensions can have a significant impact on the character and appearance of the Conservation Area. If well considered, designed and utilising high quality or traditional materials an extension can be positive and make a valuable contribution to the home, without turning a bungalow into a conventional two storey house

However, poorly considered and designed extensions using poor quality or standard materials can have a negative impact on the appearance and functionality of an individual property, the wider street and ultimately the character and quality of the Conservation Area.

It is recommended that any proposed extensions be developed in consultation with a fully qualified architect. A register of qualified architects can be found on the web site of the Royal Institute of British Architects (RIBA).

Most houses in the Royds are relatively modest in size. This means that, in most cases, nothing other than small-scale extensions will be acceptable. For a proposal to be acceptable, it must either preserve or preferably enhance the character of the area and the form of an original 'Hicks' house type.

### Front Extensions

The character of the Royds Conservation Area and the typical 'Hicks' house types is most apparent where they front the street and public realm. To protect the special interest and character of the conservation area front extensions will not be allowed. This includes the infilling of 'verandas' on those properties which have them (House Type E).



## Side Extensions

Side extensions can have a direct impact on the character of the original house type. They can also have an impact on the spatial separation between properties and the ability for wider landscape elements, such as planting and the sky line to the rear, to contribute to the wider setting and spatial qualities of the conservation area. This can create a ‘terraced’ effect when a number of individual properties in a street all do the same thing. The combined result can be a fundamental change to the character and appearance of the conservation area and streetscape.

In general a side extension will only be permitted if it does not undermine the original architectural integrity of a building and its spatial and visual separation with its neighbouring properties. Proposed designs should be of a high architectural standard that complements the original house. They should be set back from the main front building line and ensures that they do not impact on the amenity of immediate neighbours.



## Rear Extensions

The rear of a property is considered to be the most suitable location for an extension as their impact on the public realm can be limited through good design and visual separation. Rear extensions should be designed to complement and establish a coherent architectural whole with the original building. They should also avoid creating large expanses of side walling that undermine the original proportions of the house, and which, where visible from the public realm, can also have a negative impact on the spatial and visual relationship the building has with the streetscape. The use of materials should also compliment the original design. Rear extensions should also be proportionate to the plot size so that the extent of development doesn't not overpower its setting. It is also important to retain rear gardens as they are invaluable to wildlife.

## Roofs and Roofscape

The roofscape created by the distinctive roof forms used by the Royds house types is an essential ingredient to the visual quality and appearance of the Royds. This includes the gaps provided between properties, by physical separation and the use of sloping roof lines, as well as views along streets that pickup on the architectural rhythm created by gabled roofs. Generally roofs should not be altered and should retain the existing roof configurations in order to protect these important characteristics.

Contemporary as well as more traditional roof forms will be acceptable to the rear, and where they are visually unobtrusive, provided the scale, form and appearance of the roof relates sympathetically to the surrounding area. For pitched roofs, pitches should match original gradients unless otherwise agreed by the Council. Roof eaves should have a reasonable projection in line with original detailing. This adds greater depth of articulation to the elevation – increasing visual interest and preventing the elevation from becoming ‘flattened’ and two-dimensional like many standard house designs.

## Roof Extensions

Hip-to-gable roof extensions can have a considerable impact on the roofline of a property and the overall balance and aesthetic quality of a house. As a result they have a negative impact on the character and appearance of the Conservation Area and will not be permitted.

## Dormer Windows

Dormer windows can enhance the quality of available living space or undermine the architectural integrity of a property and wider street. Some properties within the Royds were designed with dormers from the outset (Type E) and the construction of dormers has increased over time. In some instances these have unintentionally undermined the architectural quality and coherence of the original house and wider conservation area. To reduce further negative impacts the following principles should be followed.

### Front Dormers

Front dormers can have a negative impact on the character and appearance of the conservation area and the original architectural quality of a Hick's House. As a general rule original Hick's houses are characterised by their simple, but well-structured roofs, in particular the strong rhythm created by the main gables as you look along a street. The use of simple, largely unadorned roofs also ensures that the roof design does not distract or compete with the detailing provided to the main elevations.

As a general rule front dormers will not be permitted due to their prominence and to prevent the overall coherence and original designed quality of the Royds houses being undermined, along with the wider conservation area.



### Side Dormers

Side dormers will be allowed if they are well designed and do not overwhelm the original character of the property. They should be designed in proportion to the roof and should be set well back from the front gable. On semi-detached properties dormers should not be introduced onto the sides of the projecting gable wings where they extend towards the street from the main elevation. On detached properties with a projecting gable wing dormers should not be introduced onto the gable forward from where they extend towards the street from the main elevation. On semi-bungalows and other detached properties dormers should not be introduced forward (towards the street front) of an original dormer window or chimney. Dormers to the side elevation should have a gable or hipped roof (depending on the property). They should retain clear separation from the ridgeline and eaves, with the face of the roof slope visible all around the dormer. They should also be carefully located to ensure that they do not require the loss of architectural details (such as chimney stacks) or create a cluttered appearance. They should also be design using traditional materials to help compliment the original character and appearance of the property. For example, the dormer roof tiles should match the existing roof tiles, the dormer checks should be of tiles to match the existing or lead, while the windows should be in painted timber and reflect the original window pattern. This will help ensure that

the dormer adds to the overall quality of the building and not reduce its visual merit. Flat roofed or ‘pill box style’ dormers to side elevations have a very harmful effect on the architectural quality and appearance of the conservation area and will not be permitted.



### Rear Dormers

The rear of a property is the best location for a dormer window. However, to avoid undermining the architectural quality of a house and potential impact on the conservation area rear dormers should not extend beyond the roofline or cut across the slope of roof. They should be well designed so that they add to the overall character and appearance of the building. This should include consideration of the style of window design. In general elongated expanses of window without intermediate vertical elements should be avoided. Contemporary designs that are well considered and add to the architectural quality of a property will be supported.

### Chimneys

Original chimney stacks and pots are a distinctive feature of the original ‘Hicks’ house designs. They provide visual interest to the individual homes and rhythm to the wider streetscape. Importantly, the retention of stacks distinguishes the quality of the Royds house from more standard ‘boxy’ house design used today.

Where original stacks and associated pots survive these should be retained, and if required repaired.

Proposals that would result in the loss of an original stack will not be supported.





### Roofing Materials and Re-roofing

Roofs are one of the most important characteristics of the Royds Conservation Area. New roofs or the re-roofing of existing properties will therefore be expected to use tiles that match the original tiles used for the estate in material, size, shape and colour (i.e. clay tiles generally dark red brown/grey in colour). Alternative roofing materials will only be supported where they do not undermine the coherence of the property or the wider streetscape.



### Roof-Lights

Roof-lights are a simple and effective way of introducing light into the roof-space. Their use can however undermine the solidity and visual appearance and of a roof, along with the overall coherence of the roofscape within a street. Roof-lights can also detract from other architectural features such as chimney stacks and ridge detailing.

The use of roof-lights on front elevation will not therefore be supported. On side elevations the use of roof-lights will be supported where their number and size does not dominate the elevation and they are set well back (at least 5 meters) from the front gable. All roof-lights used should be detailed so that they are flush with the plane of the roof covering. Roof-lights that sit above the roof plain will not be permitted.



### Solar Panels and Satellite Equipment

The use of solar panels and tiles is welcomed but they should only be used on roofplanes that are not prominent when seen from the public realm. This is to ensure that the importance, and coherence of the roofscape is not undermined. Solar panels and tiles should not therefore be used on a street facing elevations. On side elevations solar panels and tiles should be set at least half way down the length of the roof away from the street and multiple rows of solar panels will not be permitted. On semi-detached bungalows solar panels and tiles will only be considered where they are located on the 'outside' roof slope. The use of satellite dishes can add visual clutter to the quality and appearance of the conservation area. Their use should therefore be limited to elevations that are not visible from the street - rear elevations or towards the back of side elevations.



### Elevational Treatment

Other work affecting the elevational treatment of buildings will be expected to pay regard to traditional vernacular styles and materials found in the area. Dwellings are commonly rendered or pebble dashed (rough cast) with unpainted brick used for architectural detailing for quoins, plinths, string courses and to some windows and doors. These details make an important contribution to the architectural and historic quality and character of the area and should be retained and looked after.



### Porches and Canopies

Original porches and canopy's make a distinctive contribution to the architecture of Royds type houses and the conservation area. They should therefore be retained in their original form and position. The replacement of original porches and canopied entrances with extended porches, or through altering their orientation, or the infilling/enclosure of recessed entrances, or porches will not be permitted. If you wish to replace any of these original items you should ensure that the replacements are detailed to match or complement the originals and choose traditional materials appropriate to the estate. This will help ensure that the character of the house is retained, along with the contribution that these features make to the quality of the conservation area.



### Verandas

The 'veranda style' porch is one of the most distinctive characteristics used on the estate and make a valuable contribution to its special character and appearance. Verandas should therefore be retained in their original form along with their associated architectural detailing i.e. the use of Tuscan Order and well detailed brick columns. The infilling or enclosure of a veranda style porch will have a negative impact on both the architectural quality of the building and its distinctive style as well as the conservation area. Proposals to infill a veranda porch will therefore not be permitted.



## Front Doors

Front doors are an important design element for a building. As the main entrance to a house their character and style is an important focal point that helps define the nature and quality of the home. The original doors were designed to contribute to the overall composition of the house and therefore make a significant contribution to a properties coherence and architectural quality. Today almost all properties within the conservation area have had their front doors replaced. Where original the front doors should be retained in their original form, and repaired and or replaced on a like-for-like basis. This will retain an important original feature, and help preserve the quality of the conservation area.

When replacing later plastic/ UPVC doors, it is recommended that they are replaced using a timber door based on the original door pattern. The use of timber doors adds architectural quality to the detailing of the house and as a renewable material they are also more environmentally friendly.



## Windows

Windows are one of the most important architectural details to a home. They help to define its visual character and support its overall aesthetic and architectural quality. Original 'Royds style' windows had a consistent approach to joinery detailing, and made use of a restricted, but visually attractive, palette of styles. These included the use of shallow bay windows to gable ends that were divided into five units, and distinctive four unit windows on principal elevations where the two central units project forward to form a triangle. Both of these designs incorporated small square lights over rectangular lights in approximately a 2 to 1 ratio (sometimes leaded lights were used to the upper section). Other key window styles used include 'eyebrow' windows, with a brick surround, and Oriel windows with elegant moulded aprons below.

Today window design and materials vary but they are predominately plastic. As a result the visual coherence and aesthetic quality of the area derived from traditional window detailing and use of painted joinery has diminished.

Where original windows survive they should be retained and repair or replaced on a like for like basis. Where new windows are required they should be replaced based on designs that match the original window pattern. It is recommended that plastic/ upvc windows are avoided where possible. They are generally not sympathetic to the character of the original buildings and are generally less environmentally friendly (see information and guidance section for details).

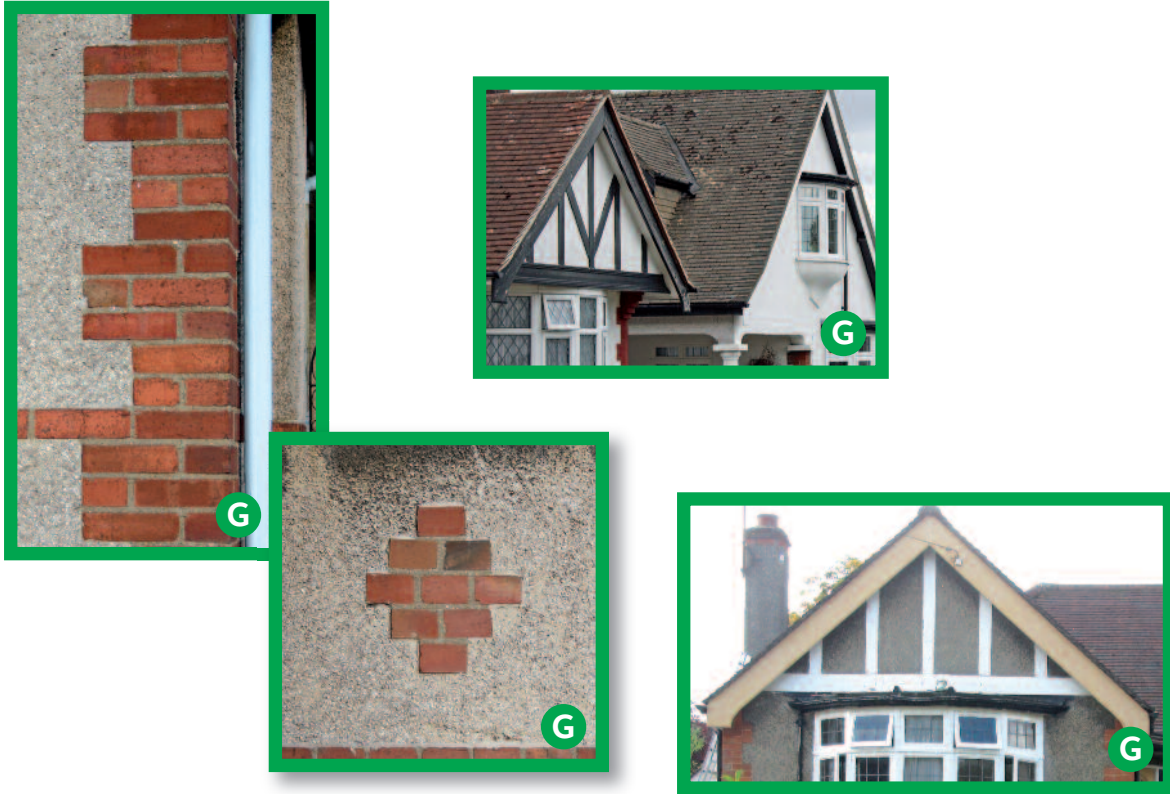
However, where plastic/upvc windows are installed it is strongly recommended that they follow the same pattern as original window designs. The glazing bars (mullions and transoms) should be integral to the design and mounted externally (not applied internally). Equal weight should also be given to both opening and fixed lights. This will help ensure that the windows are well balanced and help preserve the quality of the elevational treatment of the building.

The reintroduction of painted timber window's based on the original window pattern will be fully supported.



## Decorative Features

Original decorative features characteristic of the bungalows, such as the use of Neo-Tudor timber framing and painted wooden bargeboards to gable ends; rendered and pebble dashed (rough cast) elevations with decorative brickwork, and quoins are important features very characteristic of the conservation area. They should therefore be retained, and where required replaced on a like-for-like basis.



## Materials and Finishes to Elevations

The use of an appropriate material palette is essential to retaining the quality and coherence of the conservation area. The Council will therefore expect the use of traditional materials and finishes to be used for repairs, alterations and new extensions.

These include:

- Roofing materials to match original tiles in colour, size and shape
- Render to match existing finishes in colour, texture or reintroduce original finishes where lost
- Brickwork to match original in size, colour and bond
- Use of painted timber window surrounds to match original window arrangements
- Use of painted timber bargeboards to gables ends and timber frame detailing to match original

## Why Use Traditional Materials

The use of traditional materials can achieve a far greater overall architectural coherence and quality than standardized contemporary materials. This improves the visual appearance of a building and can also provide subtle variations that add interest to a property and street. Traditional materials also tend to be more environmental friendly. They are largely derived from natural sources that require far less energy to manufacture, are more sustainable and importantly can be repaired and reused. For example, plastic windows

are often sold on ‘their’ energy saving credentials. However, it is the glazing and frame quality used, not the plastic, that helps to save energy. For more information on the use of green material see the information guidance section.

### Colour

The use of colour is an important factor in the quality of place. Historically the use of traditional materials allowed the introduction of colour, through paints and other traditional finishes, to add to the visual quality and interest of a place. This was also the same for the Royds. The careful use of colour can also help establish a stronger relationship between a house and its garden. Today the colour associated with the estate (and textures) come from the use of materials. In particular render and traditional rough cast (often painted white, off white, cream or derived from the natural grey/brown colours from the aggregate used); brickwork (warm orange/ reds); roof tiles (dark red/browns and greys), and painted timber detailing (today often black, but historically it is likely that a wider variety of subtle natural colours may have been used).

The well-considered and tempered use of colour through the use of traditional materials and finishes is welcomed. However, sharply contrasting non-traditional colours should be avoided along with the painting of brickwork. These tend to create a competitive feel and can distract from the overall architectural quality of a building.



## Garages

Original garages make a positive contribution to the character of the Royds Conservation Area and their retention will be encouraged. However, where it can be demonstrated that an original garage does not meet the standards required to accommodate a modern car, or they cannot reasonably be adapted to a new use, then the Council will consider proposals for a replacement.

Where a new garage or the replacement of an existing garage is proposed the design should be in keeping with the house and its 'original' layout.

New or replacement garages should be proportionate to the plot size, maintain visual separation from the main house or be subservient to it. Where an original garage has already been lost and replaced with a subsequent garage, any replacement should be set back from the front wall of the house, and preferably to the rear. Where an existing rear garage is to be replaced, the new garage should be located in the same position as far as possible. This will help maintain spatial separation between buildings and prevent the hardening and flattening of the streetscape. It will also help retain depth and interest in the street and reduce the standard 'urbansing' effects of poorly design modern garages.

Where new garages are proposed their design, location and size should not overwhelm the principal building or wider streetscape. They should make use of a traditional roof designs and materials and use wooden doors that meet in the middle. This will help ensure that your garage preserve's the character of the conservation area or adds to its architectural quality.



## Garage conversions

Garage conversions (original or replacement) must not undermine the pre-eminence of the main house. The conversion must also ensure that the architectural approach used supports the overall design quality of the main house and its place in the wider streetscene, including elevational treatments and materials.



## Front Garden's, Landscaping and Trees

Front gardens and landscaping are one of the most important aspects of the conservation areas character and appearance. They make a significant contribution to the quality of the public realm and help present an image of a 'place' that is cared for.

A front garden provides the opportunity for the use of planting and landscape arrangements that add definition, texture and colour to the area. These can reflect the changes in season and also improve the nature conservation and ecological value of the Royds. The considered use of planting and landscaping to front gardens can also support the architectural quality of a property and improves its setting. Significantly, gardens also add depth and interest to the streetscene by acting as a link between the landscape quality's derived from planting to the rear of properties and the street. This strengthens the visual and perceptual quality of the area as a whole.

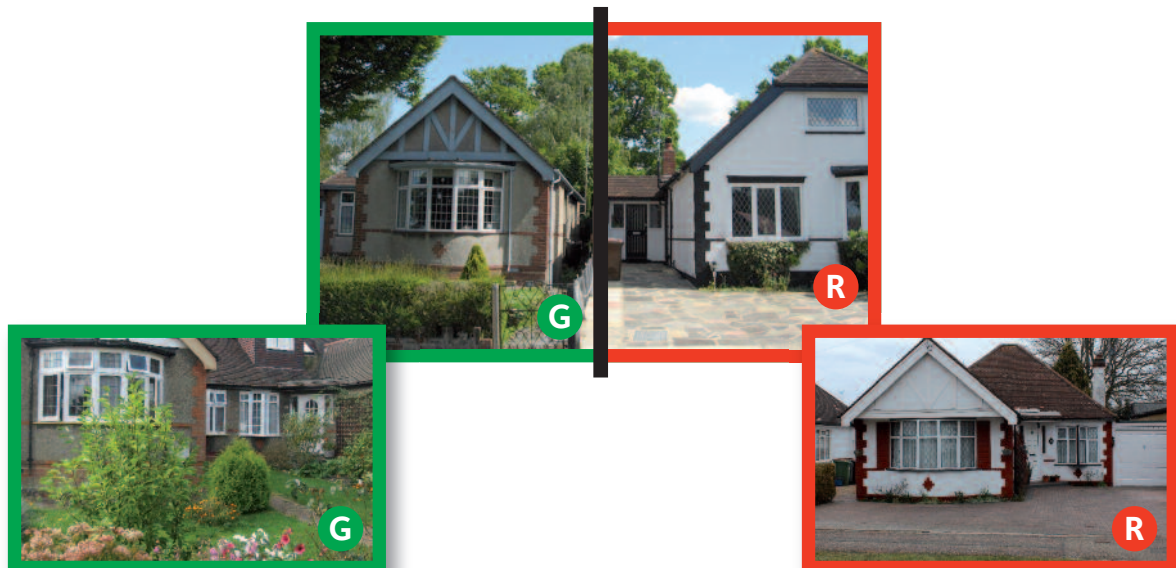
The retention of gardens also softens the appearance of the conservation area and ensures that the 'deadening' effects created by expanses of hard standing and flat built edges (so often associated with standardised housing development), does not undermine the value attached to the area.

Today a wide verity of garden treatments have evolved. These include traditional gardens, the use of simple lawn's and planting beds, to rockery's and more contemporary gardened/ landscaped designs. This shows the care and consideration given by residents to the quality of 'place'. However, the quality of the area has started to be eroded by the conversion of front gardens in to car parks, the removal of boundary's between properties and the street, and the expansive use of hard standing without any planting or landscape quality.

The council places a high value on the 'gardened' setting that is so important to the quality and character of the conservation area. Proposals for new parking or landscape treatments will therefore be expected to retain existing trees, landscaping and garden features of amenity value. Where hard standing is proposed it should not dominate or extend across the whole of the front plot. New proposals should be developed as part of a 'landscaped' design that retains planting and boundary treatments. As a minimum of 1/3 (33 per cent) of the front plot should be soft landscaping. This will help insure that the amenity value of the Royds is retained and that it does not end up looking like standard high density development. Proposals that undermine the 'gardened' 'cared for' appearance of the conservation area will therefore not be supported.

Proposals to reintroduce lost landscaping and improve the visual amenity value of the area will be fully supported.

Further advice on trees in conservation areas can be found in Part D of the Hertsmere Biodiversity and Trees SPD.



## Driveways

There is a strong link between retaining the character of the conservation area with the extent, type and approach taken to parking provision. Excessive areas of hard standing deaden the front of buildings and undermine the character and appearance of the conservation area. The loss of front gardens for parking also undermines the nature conservation value of the Royds as well as its overall gardened appeal.

Large expanses of parking and associated hard standing that dominate the front elevation of a property, and effectively turn it into a car park, will not be supported. Parking spaces should be provided so that they do not undermine the aesthetic quality of individual properties, reduce the visual amenity provided by gardens or dominate the wider streetscape. Proposals should retain at least 1/3 or 33 per cent soft planting to their front garden. It is also recommended that proposals make a clear distinction between parking space (driveway), boundary and access to the main door.



## Type and Colour of Materials for Driveways and Front Gardens

The use of soft landscaping to front gardens is fully supported, especially to boundaries. Planting can provide valuable amenity space as well as environmental benefits. It can also be used architecturally to improve the setting of a house and as a means to define space.

Careful consideration should be given to the use of hard landscaping in order to avoid undermining the setting of a property or the overall coherence of the Royds. The type and colour of materials should not compete or overpower the main building. A recessive, subservient colour palette is recommended so that the visual emphasis is retained by the house and the dominance of parking/ hard standing is reduced. Materials with a natural, textured finish are recommended, such as naturally well aggregated concrete pavements (laid informally or as limited areas of 'crazy-paving'), setts, cobbles, tarmac and gravel. Colours should be simple, restrained and natural, and they should complement but not reproduce the colour used for the original house (generally darker colours – greys and browns are recommended). As a general rule no one material should dominate the whole expanse of the front of a property. The choice of material, and its arrangement, can also be used to help define different uses i.e. a driveway or approach to the main door. Vivid bright colours (hard reds/ vibrant oranges etc) and complicated or strong multi-coloured patterns should be avoided, as should materials that have a highly polished/ hard finish. These can dominate the streetscene and undermine the appearance of the house. All materials proposed should also be permeable. This will allow water to enter the ground naturally and reduce the potential for standing water to accumulate on the surface or flash flooding.

## Boundary Treatments

Boundary treatments provide a means of defining the interface between public and private space. They also reduce the potential hardening impact of a house's main elevation dominating the public realm as they act as a visual break between the house and street front. They therefore play an important part in retaining the character and appearance of the conservation area.

The original front boundaries consisted of low, crenelated brick wall, with a wooden gate to the entranceway. A low hedge was often planted to the rear of this wall (Figure 2).

Original boundary walls have now almost entirely been lost. Where they survive they are a rare and important feature and should be retained.

Today a variety of different boundary treatments have evolved, including the use of garden hedges, low stone and brick walls, rockeries and planting beds.

The key elements important to the character of the conservation area include:

- Maintaining a means of physical and visual separation between edge of pavement and the property boundary
- Maintaining the softening effects of front garden treatments to views and vistas along the street
- Maintaining a largely open aspect to the front of properties. The use of traditional materials and boundary treatments

Proposals that effect the boundary of a property will therefore be expected to retain a means of separation between the edge of pavement and the front garden/ house. In general, proposals should seek to retain and repair existing original boundary treatments or reintroduce original treatments. Alternative boundary treatments will be supported so long as they are sympathetic to the character and appearance of the conservation area and utilise a traditional palette of materials. It is recommended that brick and stone walls do not use examples with a high/hard finish or overly bright colours. This will help insure that they do not harden the edge of the road but subtly soften the space between the house and the public realm. Hard front boundary treatments should not exceed 40cm (approximately twelve and half inches) in height above ground level. The use of hedging is welcomed but it should not undermine the connectivity between the public realm and the front elevation of a house (a height of no more than 1.5 meters is recommended). The boundary treatment between adjoining properties should not exceed 1 meter in height.



Figure 2

## Quick Guide to What to Do and What to Avoid

### General Design Principals

When considering extending or altering your home the following should be considered:

- Does the work require planning permission?
- Will your proposed changes add to or detract from the enjoyment of the whole area by you, your neighbours and visitors?
- Does your proposal consider its 'part-to-whole' relationship's (for example: how the choice of window/ door/ extension will add to the overall architectural coherence of your property and or wider streetscene)?
- How will an extension affect the overall shape and original architectural character of the house? The extension should not fundamentally alter the original house type or dominate the existing building or streetscene.
- Will your proposal help retain the soft open, 'gardened, environmental quality of the area?
- Will an extension make the building too big in relation to the plot size? An extension should be subsidiary to the original house.
- Will your proposed changes retain the distinguishing features evident in each of the 'house types' used and the character established through their spatial relationship with each other and their wider setting? Proposals that undermine the coherence of an 'original' house type and its architectural form should be avoided.
- Does the proportion of the extension, position of openings (doors and windows), and roof pitch refer to the character of the area? All door and window openings on the extension must either be the same, or otherwise complementary to the proportions of those on the original house.
- Will the extension affect your neighbours' view or daylight?

The following section provides some simple guidance on what to consider doing to improve your home and what to avoid.

### Demolition

#### Do

- Retain and enjoy the character and architectural quality of a 'Royds house'

#### Don't

- Consider demolition and redevelopment

### Subdivision of Plots

#### Do

- Do retain the existing plot size

#### Don't

- Subdivide a plot for development

### Extensions

#### Do

- Do retain the original character and architectural treatments that define your Royds house type
- Do seek professional accredited architectural advice if considering alterations

- Do consider the potential impact of proposals on the character and appearance of the Conservation Area
- Do consider replacing unsympathetic extensions

**Don't**

- Undermine the architectural coherence and quality of an original building
- Undermine the amenity and environmental quality of your neighbours
- Buy a property if it doesn't meet your needs and would require unsympathetic alteration

### Front Extensions

**Do**

- Do retain the original architectural quality and character of a Royds house
- Do reintroduce original detailing where it has been lost or replaced by un-sympathetic changes

**Don't**

- Consider extensions to the front of a property

### Side Extensions

**Do**

- Do carefully consider if a side extension is possible without harming the special interest of the area
- Do retain the original architectural integrity of your home
- Do retain the spatial and visual separation between properties

**Don't**

- Undermine the original architectural integrity of a building
- Undermine the visual separation between properties

### Rear Extensions

**Do**

- Do design rear extensions that establish a coherent architectural whole with the original building
- Do use materials that complement the original design
- Do ensure extensions are proportionate to the plot size

**Don't**

- Consider rear extensions that result in large expanse of side walling
- Consider rear extensions that undermine the original building

### Roof Extensions

**Do**

- Do keep the original roof configuration
- Do retain and repair original roof details or replace on a like for like basis
- Do retain the visual quality and rhythm of the roofscape

### **Don't**

- Alter the roofline or its configuration where it is publicly visible
- Pull forward or over extend the roof plan
- Extend where it results in infilling between sky gaps at roof level

## **Dormer Windows**

### **Do**

- Do ensure dormers are located and designed with regard to the wider architectural composition
- Do ensure that dormers do not require the loss of original architectural features (i.e. chimney stacks etc)
- Do ensure that proposed dormers are proportionate to the size of the property
- Do ensure dormers retain clear separation from the ridgeline and eaves and sit well within the profile of the roof
- Do use materials and colours that are complementary with the original design of the house
- Do ensure that dormer extensions do not extend across the entire width of a property or alter the wider roof configuration

### **Don't**

- Locate a dormer on the front elevation
- Extend a dormer window down to the wall plate
- Extend the height of the dormer to the same level as, or above, the original roofline
- Use hip to gable dormer designs
- Use bulky, box like, flat roofed designs
- Introduce dormer extensions onto street facing elevations
- Clad a dormer in UPVC or board where possible

## **Roof-Lights**

### **Do**

- Do use roof-lights to the rear of property
- Do use low-profile 'conservation type' roof-lights
- Do use roof-lights that are proportionate to the scale of your roof

### **Don't**

- Use roof-lights on street facing roof slopes
- Use roof-lights that sit proud of the roofline
- Undermine your roof through the excessive use of roof-lights

## **Chimneys**

### **Do**

- Do retain chimney stacks and pots
- Do reintroduce chimney stacks where removed based on the original design and material

### **Don't**

- Remove or reduce origin chimney stacks

## Roofing Materials and Re-roofing

### Do

- Do repair roofs using tiles that match the original tiles used for the estate in size, shape and colour

### Don't

- Patch repair or replace roofing tiles with tiles that do not compliment the original tiles use for the Royds

## Solar Panels and Satellite Equipment

### Do

- Do use solar panels on elevations that cannot be seen from the public realm
- Do carefully consider the need for satellite dishes and equipment and its impact on streetscape clutter

### Don't

- Use solar panels or tiles on front elevations or elevations clearly visible from the public realm
- Place satellite dishes or equipment on elevations that are visible from the public realm

## Elevational Treatment

### Do

- Do appreciate and support the use of traditional vernacular styles and materials used on elevations
- Do repair and replace elevational treatments based on original detailing

### Don't

- Use non-traditional treatments on front elevations or elevations visible from the public realm

## Porches and Canopies

### Do

- Do retain original porch styles and entrance arrangements
- Do retain original canopies
- Do repair original canopies and if required replace on a like-for-like basis

### Don't

- Remove original canopies or porch details
- Reconfigure original entrance arrangements
- Infill original open porches
- Replace original porches with poorly designed and constructed alternatives

## Verandas

### Do

- Do retain original veranda style porches
- Do retain original veranda details, such as brick and Tuscan columns

### Don't

- Infill or alter veranda style porches
- Convert non-veranda style properties into one's that incorporates a veranda

## Front Doors

### Do

- Do retain and repair original doors or reintroduce where lost
- Do replace on a like for like basis if required
- Do replace poor quality non original doors with traditional timber doors to match the original design
- Do use timber doors

### Don't

- Remove or replace original doors where possible
- Introduce plastic doors that do not reflect the original door design

## Windows

### Do

- Do retain original windows where they survive
- Do repair, restore and upgrade original windows sensitively
- Do consider replacing non origin and plastic windows with timber windows that reflect the original window design

### Don't

- Use windows that do not respect the original glazing pattern
- Use heavy UPVC replacement windows with thick glazing bars
- Use 'fake' timber plastic windows

## Decorative Features

### Do

- Do retain Neo-Tudor timber framing
- Do retain painted wooden bargeboards to gable ends
- Do retain rendered elevations with decorative brickwork and quoins
- Do retain original windows or replace where missing
- Do restore or replace missing cast iron/ metal rainwater goods

### Don't

- Remove or replace original windows where they exist and which can be retained
- Use plastic eaves detailing/ bargeboards
- Remove original timber framing
- Paint over decorative brick detailing

## Materials and Finishes

### Do

- Do use materials and colours that complement the original building
- Do use traditional crafts techniques and skills (where they reflect the original design)
- Do use brickwork that matches the original style of brick bond used and bricks that match the original buildings



### **Don't**

- Use materials that are not sympathetic to the character of the conservation area
- Use materials with hard reflective surfaces

## **Colour**

### **Do**

- Do give careful consideration to the use of colour/texture when selecting materials
- Do use traditional paint finishes for timber windows, timber framing to gable ends and bargeboards

### **Don't**

- Paint brickwork
- Use non-traditional colours or overly intense/ contrasting colours

## **Garages**

### **Do**

- Do retain original garages and adapt sensitively if required
- Do retain the spatial and physical hierarchy between proposed new garages and the main house
- Do ensure garages are subservient to the main house and or site well back from the front elevation
- Do use traditional garage designs that reflect the character and appearance of the conservation area
- Do use traditional wooden doors that meet in the centre and incorporate high level windows
- Do use decorative gable-end with half timbering

### **Don't**

- Bring garages forward of the main elevation
- Use designs that extend horizontally across the front of the property
- Use metal up and over or roller doors

## **Garage Conversions**

### **Do**

- Do respect the overall design quality of the main house and its place in the wider streetscene
- Do consider qualified architectural advice
- Do use appropriate materials

### **Don't**

- Undermine the physical hierarchy between the main house and garage building
- Use unsympathetic or non-traditional materials

## **Front Gardens, Landscaping and Trees**

### **Do**

- Do retain or reintroduce front gardens
- Do consider front landscaping as part of the 'setting' of a house and street
- Do support nature conservation through use of planting to front gardens
- Do use a natural palette of materials with a matt /textured finish and colours that are neutral or complimentary with, but don't match, the original building
- Do help maintain the environmental quality of the Royds

### **Don't**

- Remove gardens
- Use overly hard landscaping in excess
- Use gloss, wet-look, or overly bright coloured surface materials
- Use dominant, complex or strongly geometric patterns where they undermine and compete with the front of the house
- Undermine the gardened appearance and character of the estate

## **Driveways**

### **Do**

- Do keep driveways to the minimum
- Do design car spaces as part of a wider landscape scheme
- Do use a limited pallet of materials and colours that respect the wider home and area
- Do use permeable materials

### **Don't**

- Extend across the whole of the main elevation and turn your garden into a car park
- Use materials in overly complex or ornate patterns
- Use materials with a hard reflective surface
- Use overly bright or competitive colours

## **Boundary Treatments**

### **Do**

- Do maintain and repair original boundary walling
- Do reintroduce original low boundary walls
- Do maintain a means of physical and visual separation between edge of pavement and the property
- Do retain boundaries between properties

### **Don't**

- Introduce boundary treatments that are alien or non- traditional to the estate
- Remove boundary walls to the front or between properties

## Glossary

**Architectural Articulation:** articulation is the geometry of form and space – how the surface's of different shapes meet and how this affects associated spatial qualities. In architecture this relates principally to how different geometries come together to define their relative volume and form, and in turn the relationship this creates with the space around them. For example, a house with a square plan has a simple geometry based on one principal volume, if you add a projecting wing to either side this creates two secondary volumes and alters the relationship with the space around it i.e. the space between the two wings becomes more defined by enclosure, while the altering volumes created by the wings result in a change in depth across the elevation between projecting wings, and the recessed main volume. This can help define the use of different parts of the building and is often used to add visual interest to how a building is viewed.

**Bargeboard (also referred to as a vergeboard or fascia):** a board fastened to the projecting gables of a roof to give them strength, to mask, hide and protect the otherwise exposed end of the horizontal timbers or purlins of the roof, or provided as ornament.

**Building line:** the line formed by the front of buildings along a street.

**Conservation Area:** 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 Area Appraisal:** a conservation area appraisal or a conservation area character appraisal, is a document that sets out the 'special architectural and historic interest' of an area and why it warrants its designation. It will also identify what it is about the character or appearance of an area that should be preserved or enhanced.

**Context:** the characteristics of the built and landscape form as well as land uses etc. that surround a given site / building – the setting.

**Curtilage:** generally an enclosed area of land around a dwelling (e.g. the garden around a house).

**Dwelling:** a self-contained building or part of a building used as a residential accommodation and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

**Eyebrow' window:** an eyebrow window is a narrow, elliptical, arched window without sides that is located on the roof of a building.

**Eaves:** the lower edges of a roof that usually project over a side wall in order to carry rain water away from the fabric.

**Form:** the layout density, scale, appearance and landscaping of development.

**Hicks Style House:** a number of very distinctive architectural house styles used by Edward Hick's a local builder.

**Hip-to-Gable:** a hip-to-gable extension converts a hipped, or sloping, roof at either end to a gabled roof, where the end of the roof extend directly up from the end wall. It then extends out from the ridge line along the extent of the roof's line.

**Layout:** the way buildings, routes and open spaces are placed in relation to each other.

**Massing:** the combined effect of the height, bulk and form of a building or a group of buildings.

**Oriel window:** an oriel window is a type of bay window that projects from the main wall of a building but does not reach to the ground. It is often supported on corbels, brackets or some form of molding/ decorative feature.

**Part to whole relationship:** the interrelationship between individual constituent parts which, when viewed across different scales of composition can, when combined or seen together, be considered as greater or lesser ‘wholes’. In architecture this can correspond to spatial and formal entities, including spaces, structural components, massing, volume, or collections of these elements.

Imagine looking closely at a window. You see the window glass, the glazing bars that hold each pair of glass together and the window frame. Each part of the window (its constituent parts) – the glass, glazing bars and window frame make up the whole of the ‘window’. As you step back from the window you see that the window itself is ‘part’ of a house. The house is made up of other ‘parts – doors, brick walls, a roof etc. Each of these form the constituent parts of the house and make up a ‘whole’ at this enlarged scale. As you step further back and see more, you realise that the house is part of a plot of land, made up of a house, a garage, a garden and a driveway. Again each of these elements (or parts) form a ‘whole’ – the house plot. This interrelationship can continue across scales, but each part or element has a relationship with another part, which at varying scales can form a ‘whole’. Importantly any change to one constituent part, or parts, will therefore have an effect on others and the wider ‘whole’.

**Permitted Development:** a permission to carry out development, granted by Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, without the need to make a planning application.

**Ridge line:** a horizontal line caused by the junction of two sloping roof surfaces

**Scale:** the relationship between the height, width and depth of a building. The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details. Sometimes it is the total dimensions of a building which give it its sense of scale: at other times it is the size of the elements and the way these are combined.

**‘Spatial’ qualities:** the quality of experience derived from the spatial characteristics of an area. How people experience the space around them – and the qualities that contribute to that experience for example, the degree of openness or enclosure, views, the physical attributes of buildings and plants.

**Street scene:** the visual character of a street as determined by the design, arrangement and relationship of buildings, other structures, views and open space / greenery.

**Tuscan Column:** a style of upright pillar used in classical architecture that typically has a simple elegance with no decoration or ornament, apart from a smooth round capital (top) and simple base.

**Wall plate:** a horizontal member built into or laid along the top of a wall to support the ends of joists, rafters etc, and distribute the load.

**Window Light:** an individual pane of glass

## Guidance and Information

### Professional Advice

The Royal Institute of British Architects (RIBA) Find a Registered Architect  
<http://www.architecture.com/FindAnArchitect/Workingwithanarchitect/FAAhome.aspx>

The Conservation Accreditation Register for Engineers (CARE)  
A Directory of Building Conservation Accredited Conservation Engineers  
<http://www.careregister.org.uk/>

Royal Institute of Chartered Surveyors (RICS)  
A Directory of Building Conservation Accredited Surveyors  
<http://www.ricsfirms.com/accreditations/buildingconservationaccreditationscheme/>

### Hertsmere Borough Council

The below link takes you to the application form and guidance section of the HBC web site. You can then make an application by clicking on 'make an application online' from the below link:

<http://www.hertsmere.gov.uk/Planning—Building-Control/Planning/Planning-applications/Planning-application-forms/Planning-application-forms-and-application-requirements.aspx>

Alternatively you can download the paper Application Forms from:

<http://www.hertsmere.gov.uk/Planning—Building-Control/Planning/Planning-applications/Planning-application-forms/Planning-application-forms-and-application-requirements.aspx>

Hertsmere: Building & Tree Conservation  
<http://www.hertsmere.gov.uk/Planning—Building-Control/Building—Tree-Conservation/Building—Tree-Conservation.aspx>

Hertsmere: Biodiversity and Trees SPD  
<http://www.hertsmere.gov.uk/Planning—Building-Control/Planning-Policy/Planning-publications/Biodiversity-and-Trees-SPD.aspx>

Hertsmere: Planning and Design Guide SPD <http://www.hertsmere.gov.uk/Planning—Building-Control/Planning-Policy/Planning-publications/Planning-and-Design-Guide-SPD.aspx>

### Local Information

The Royds Conservation Residents Association: <http://roydsresidents.weebly.com/#/>

### Advice on Conservation Areas

Conservation Area Information: <http://www.english-heritage.org.uk/caring/listing/local/conservation-areas/>

Information on Conservation Areas at Risk: [http://www.english-heritage.org.uk/publications/Conservation\\_Areas\\_at\\_Risk/](http://www.english-heritage.org.uk/publications/Conservation_Areas_at_Risk/)

Advice and guidance on looking after your home: <http://www.english-heritage.org.uk/your-home/looking-after/>

The benefit of living in a Conservation Area: An Assessment of the Effects of Conservation Areas on Value, the London School of Economics: <https://www.english-heritage.org.uk/professional/research/social-and-economic-research/value-conservation-areas/>

## The Benefits of using Traditional Materials

Traditional Windows: their care, repair and upgrading (English Heritage)

<http://www.english-heritage.org.uk/traditionalwindows>

Whole Life Analysis of timber, modified timber and aluminium-clad timber windows: Service Life Planning (SLP), Whole Life Costing (WLC) and Life Cycle Assessment (LCA)

<http://www.woodwindowalliance.com/medialibrary/uploads/Documents/pdf/Final%20report%20SLP%20WLC%20and%20LCA.pdf>

A summary of the environmental benefits of using WWA timber, modified timber and alu-clad timber windows vs PVC-U <http://www.woodwindowalliance.com/professional/publications>

Window of opportunity: The environmental and economic benefits of specifying timber window frames, WWF, [http://www.spab.org.uk/downloads/windows\\_0305.pdf](http://www.spab.org.uk/downloads/windows_0305.pdf)

Fabric Improvements for Energy Efficiency in Traditional Buildings: [http://www.historic-scotland.gov.uk/fabric\\_improvements.pdf](http://www.historic-scotland.gov.uk/fabric_improvements.pdf)

## A Guide to what does and doesn't require Planning Permission in the Royds Conservation Area

As a general rule planning permission is required if you want to:

- build something new
- make a major change to your building – e.g. building an extension
- change the use of your property

The Royds Conservation Area now has additional protection through an Article 4 Direction. The Council has six months in which to confirm the Article 4 Direction which has been served. However, should there be any changes to the Article 4 Direction following consultation with the local community, an amended version of both the Direction and this Appendix will be issued.

As a result of the Article 4 Direction, planning permission is now required for minor developments that would normally be allowed as 'permitted development'.

Planning permission is now also required if you are proposing any of the following:

- Extensions or other alterations to houses which front the road;
- Material changes to a roof, including re-tiling/re-roofing, altering gables and the installation of dormer extensions and rooflights to any roof slope;
- The removal, enlargement or infilling of porches or veranda style porches;
- The construction of hardstanding for parking vehicles in the front garden;
- Changes to any chimney including their removal;
- The construction, removal or other changes to gates, fences, walls or other types of boundary to front gardens;
- The installation or replacement of satellite antenna on elevation where they are visible from the road; and
- The construction of a vehicle crossover

That is in addition to the following which require planning permission in any Conservation Area:

- Single storey rear extensions over 3m in depth (semi-detached and terraced houses) or 4m in depth (detached houses) and in either case more than 4m in height;
- Extensions to houses which front the road or which are visible from the road such as side extensions or rear extensions which extend beyond the side of the house; and
- Outbuildings to the side of the house

However, planning permission is not required for the following alterations:

- New windows or front doors;
- Like for like, small-scale repairs or maintenance;
- Repainting;
- Internal changes to your property; and
- Any alterations which have already taken place (which did not previously require permission)

Where planning permission is required as a result of the Article 4 direction, it is exempt from the usual planning fee and is free of charge. If you have any queries about any of the above, please contact:

Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Herts WD6 1WA  
Tel: 020 8207 2277  
Email: [planning@hertsmere.gov.uk](mailto:planning@hertsmere.gov.uk)