

BRENTHAM GARDEN ESTATE CONSERVATION AREA



POLICY & DESIGN GUIDE

May 1988 (reprinted October 2012 with revised contact details)

London Borough of Ealing

Planning & Economic Development

Planning Division

Conservation Section

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**YOU NEED THE LOCAL PLANNING AUTHORITY'S PERMISSION,
WHICH WILL NOT NECESSARILY BE GRANTED, FOR:**

All external alterations of any kind to every property in the area, including painting and rendering and for a vehicle hardstanding, car port or garage, boundary enclosure, work to trees and demolition of all or part of a building.

The Brentham Garden Estate Conservation Area comprises two parts of differing character. Proposals will be expected to be consistent with the character of the relevant part and the policies interpreted accordingly.

The conservation section will be pleased to answer any query or comment on any proposal. It is advisable to discuss all proposed external alterations before submitting an application. Contact the Conservation Section, Planning and Economic Development Department, Ealing Civic Centre 14/16 Uxbridge Road, Ealing W5, telephone 020 8825 6600 or email planning@ealing.gov.uk

Introduction by Cllr. Gareth Daniel Chair P & E D Committee

This Guide has been produced to help residents and others who intend to alter or extend buildings in the Brentham Conservation Area. The charm of Brentham has been kept due to the control of development by the Local Planning Authority, with advice from local residents which has allowed the area to remain alive and prosperous but at the same time to preserve and enhance the special architectural and visual qualities of the estate.

Originally started as a co-partnership village in the first part of this century, the area developed from the formal Edwardian terraced houses to the informal cottage style houses by Parker and Unwin the Architects involved in the fashionable low density rural type housing in countryside type settings known as the "Garden City Movement". The layout of the estate comprises of houses of different sizes, types, designs and materials, set in a leafy almost rural setting and it is the relationship between these elements which establishes the area's special character. To retain this character we must all be watchful. The Conservation Section appreciates speedy reports of unauthorised works so we can advise before it is too late.

BRENTHAM GARDEN ESTATE CONSERVATION AREA POLICY AND DESIGN GUIDANCE

INDEX

INTRODUCTION.....	1
LEGISLATION.....	2
GLOSSARY OF ARCHITECTURAL TERMS.....	3
THE CONTROL OF DEVELOPMENT.....	5
POLICIES.....	7
DESIGN GUIDANCE.....	13
CONCLUSION.....	23

LEGISLATION

In recognition of the Brentham's special character and the need for its protection, the Brentham Garden Estate was designated a Conservation Area in 1969. After designating a conservation area the Local Planning Authority are required by Section 277 of the Town & Country Planning Act 1971 to consider their policies and proposals to protect and enhance the special character of the area.

In 1976 an Article 4 Direction was made which withdrew certain permitted development rights as explained on page 5. In 1979 the Brentham Report of Studies was published, highlighting the background, problems, and needs of the estate, to enable the Council to produce policies and proposals to keep the charm and character of the area.

In order to assist local residents who may wish to alter or extend their properties, to propose appropriate design solutions and to give guidance against which planning applications can be considered, this report contains policy and design guidance authorised for publication by the Council's Planning and Economic Development Committee on 14 March 1984 (Minute No. 386/84).

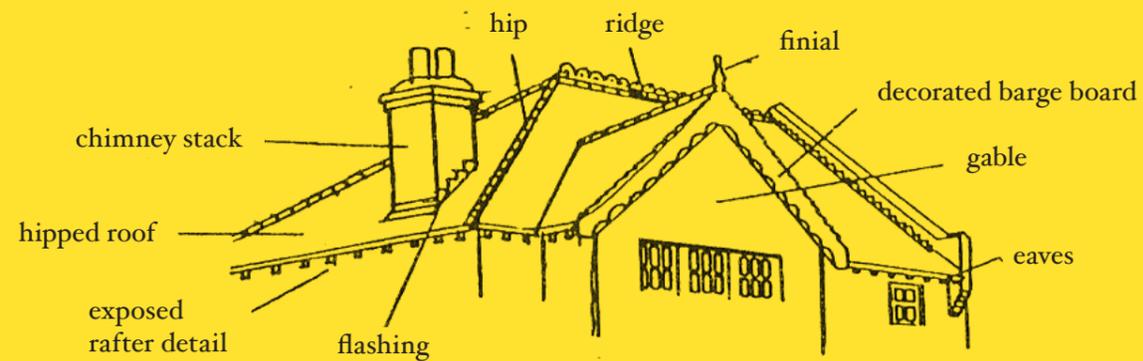
The remainder of this report is divided into three sections which should be read in conjunction with each other. Firstly the report sets out the extent of the powers available to the Local Planning Authority for the control of development; secondly it sets out the Council's policies relating to development in the area; and lastly it gives detailed design guidance to assist in the formulation and assessment of proposals for the area.

A glossary on page 3 is to assist in the understanding of some of the more technical terms.

GLOSSARY OF ARCHITECTURAL TERMS

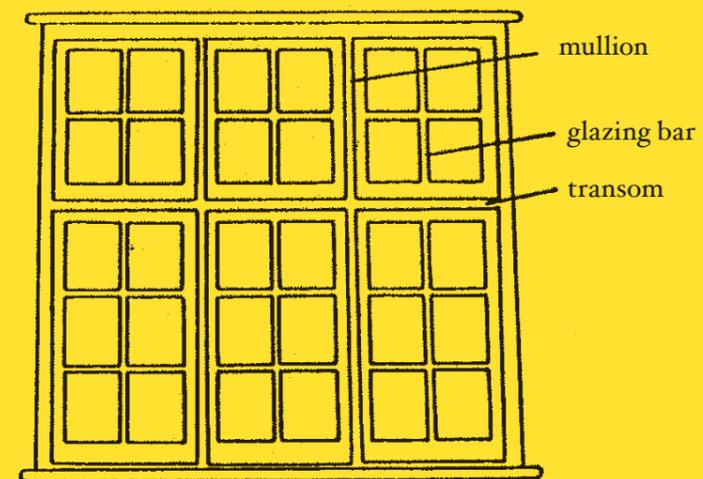
ROOFS

- **Roofs:** are either gabled with a vertical end conforming to the slope of the roof or hipped where the roof profile has at least three sloping sides as opposed to two on the gabled roof.
- **Bargeboards:** timber board found on the front of a gable normally set just below the tiles or slates. Sometimes ornately carved.
- **Eaves:** the lowest edge of the roof slope, which overhangs the wall
- **Ridge:** the highest point of the roof, usually terminated by a curved ridge tile, which might be ornamental.
- **Finial:** an ornamental projection usually terminating the foremost part of a gable at ridge level, or a pinnacle.
- **Flashing:** a covering, usually lead or zinc at the junction of roofs and/or buildings to prevent water penetration.
- **Tile hanging:** tiles hung on a vertical surface, often found on the flat front of the gable.
- **Fascia:** a timber board usually mounted at eaves level.
- **Soffit:** the underside of an overhanging roof or eaves.

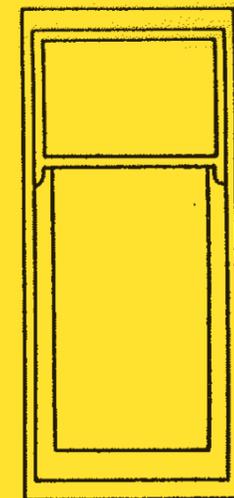


WINDOWS

- **Casement:** a window with the opening frame hinged vertically.
- **Sliding sash:** a window divided horizontally with the frame opening on runners to allow the window to slide up or down
- **Glazing bar:** a vertical or horizontal bar holding the window pane, dividing the window into a series of panes.
- **Transom:** a horizontal bar which in Brentham divides the window into groups of panes
- **Mullion:** a vertical bar dividing the window usually further divided by glazing bars.
- **Moulding:** the patterning or details on glazing bars, transoms, mullions or window surrounds.



Casement window



Sash window

THE CONTROL OF DEVELOPMENT

The Town & Country Planning Act 1971 gives Local Planning Authorities the power to control new development, including changes of use.

Legislation sets out certain minor operations that are treated as "permitted development" which may be carried out without the need to apply for planning permission. However to maintain the character of an area like Brentham it is important to retain control over detail because it is often the detailing of the buildings as much as their form that gives them their quality and character. It was to gain additional control over this detail that in 1976 a direction under Article 4 of the General Development Order was made by the Council withdrawing certain permitted development rights for this estate. Because of the Article 4 direction, planning permission is required for the following forms of development:

- the enlargement, improvement or other alteration of a house. This includes any form of extension to the property, a conservatory, a dormer window or any other form of window opening required to provide accommodation in the roofspace. Other alterations that require permission include repositioning or replacing existing windows, new windows, shutters and external doors, reroofing, removing of chimney pots and stacks, the provision of external balanced flues, external pipes and guttering, and the erection of external design features of any kind.
- the formation of a porch including the filling in of existing recessed door openings;
- the construction of a hardstanding for vehicles in the gardens of properties;
- the formation, layout and construction of an access to the highway;
- a garage, car port or any other means of housing a motor vehicle;
- the erection or construction of gates, fences, walls or other means of enclosure;
- exterior painting (except front doors) and rendering of previously untreated surfaces or existing surfaces in a different colour. This also includes surface treatment other than paint, which materially affects the character of a building.

In addition to the normal powers of development control, under the provisions of Section 277 (a) of the Town & Country Planning act 1971 listed building consent is required to demolish all or part of any building including walls in a conservation area.

Also Section 22 (2) of the same Act requires that permission is sought to make material alterations to the external appearance of any property and it is considered that in the Brentham Garden Estate Conservation Area the majority of the changes to the external appearance of buildings will be material.

General repair and maintenance work does not require planning permission where it does not materially alter the original appearance of the property. Similarly repainting or the renewal of rendering in the existing colour is not subject to control.

In order further to protect the beauty of conservation areas Section 8 of the Town & Country Amenities Act 1974 provides for the protection of trees by requiring 6 weeks' notice in writing be given to the Local Planning Authority by owner / occupiers before any trees are cut down, pruned, or up-rooted.

For clarification on the application of the Article 4 Direction to specific cases, householders are advised to seek the advice of the Conservation Section.

The overall policy framework for the whole Borough is the Ealing Borough Plan which sets out broad guidelines for development. This report covers in more detail those aspects of particular concern to Brentham, but the policies contained in this guide should nonetheless be read in conjunction with the Borough Plan, and proposals for development are expected to comply with its provisions.

POLICIES

In dealing with applications for planning permission and listed building consent, the Council will have regard to the following policies together with those contained in the Ealing Borough Plan. In individual cases, other relevant matters will need to be taken into account and the Council will therefore continue to determine applications on their merits.

It is important to note that the following policies should be read in conjunction with the design guidance set out on page 13.

B.1. DEMOLITION & REDEVELOPMENT

There will be a general presumption against the' demolition of any building or part of a building

Reasons:

1. *Redevelopment of any original dwelling house would irrevocably alter the character of the area.*
2. *It is inappropriate to allow sites to become "vacant".*
3. *Repair, rehabilitation, and regular maintenance are to be preferred.*

B.2. CONVERSION

Conversion of properties from single family houses into more than one dwelling unit will not be permitted

Reasons:

1. *The character of the area is essentially that of single family houses of varying sizes. The historic interest and character of Brentham would be compromised by changes in occupancy or use.*
2. *Notwithstanding the above it is unlikely that any conversion could satisfactorily meet the Council's parking standards without further detriment to the environment.*

B.3. EXTENSIONS

Extensions to dwellings will only be allowed where they respect the character of the original estate. Important design features should be incorporated and the amenity of nearby dwellings respected. Extensions should be single storey and confined to the rear of the building; they will not normally be permitted across the whole width of a property nor to a depth greater than 8ft (2.4m). Normally extensions will be restricted to half the width of the house.

Reasons:

1. *It is essential that extensions should be in proportion with the original house and reflect the original design concept, particularly as a large number of houses are of modest size.*
2. *To retain the character of the estate it is important that as far as possible extensions look like original features.*

B.4. DORMER WINDOWS & ROOFLIGHTS

There is a general presumption against new apertures in the roofs or gables of any property within the Brentham Conservation Area. Applications for such development will be considered on their merits and will only be approved where they will not conflict with the character or appearance of the conservation area. Detailed design will be of major importance. Velux or similar rooflights are unacceptable on design grounds.

Reason:

It is considered necessary to retain the appearance of the original roof slopes which form an important element in the character of the houses.

B.5. REPLACEMENT WINDOWS

Any replacement windows will be required to match exactly the original design, including the size and proportion of window panes, detailing of frames and glazing bars. Aluminium and upvc will not be acceptable. The creation of new window openings will be resisted.

Reasons:

1. *Windows are a very important architectural element and their varied treatment whilst conforming to a recognisable style, leads to an attractive and characteristic variety throughout the estate, which it is essential to retain.*
2. *Inappropriate windows will unbalance not only the appearance of the house itself but also of the whole setting.*

B.6. EXTERNAL ALTERATIONS

External alterations will only be allowed where they match exactly the design elements and details of the original dwellinghouse

Reasons:

1. *It is essential that external alterations are in accordance with the original design concept of the dwelling houses and the estate.*
2. *Non-original design elements are likely to adversely affect the character of the dwelling houses and the estate, for example window shutters.*

B.7. DOORS

Replacement doors should conform to the original pattern for the house type

Reason:

The entrance doors are an important feature of the facade and the different designs contribute to the variety of detail in the estate which should be maintained.

B.8. PAINTING AND RENDERING

Only surfaces which are currently painted, including woodwork, gutters, down pipes and rendered walls should be painted. Colours should be of neutral shades except where an architecturally related group of houses has a suitable established colour scheme. Colour schemes causing disruptive dividing lines on facades of unified character will not be approved

Reason:

Inappropriate painting can greatly spoil the character of the houses and upset the unity of buildings designed as an architectural group.

B.9. ROOF MATERIALS

Reroofing of buildings will be allowed provided that the materials to be used are consistent in colour, texture and dimension with the original character of the building. Original ornamental features such as finials and ridge tiles will be required to be retained or replaced.

Reason:

The roofs of the estate are an important architectural element in the character of the area. The use of different profiles, pitches and materials is part of the subtle variety of the area.

B.10. CHIMNEYS

The removal or alteration of chimney pots and stacks will not normally be permitted, except where suitable replacements are to be provided.

Reason:

Chimneys form an important part of the roof profile and are an essential part of the character of the Brentham houses.

B.11. ARCHITECTURAL FEATURES

The retention of other architectural features such as canopies, porches and mouldings will be required in connection with any repair or building work.

Reason:

The quality of the area depends not only on the broad design and layout but also on the details and texture of the buildings and their surroundings.

B.12. PARKING IN FRONT GARDENS

The Council will encourage the retention of a traditional garden appearance and the formation of hardstandings for vehicles in front gardens will not be permitted.

Reason:

The majority of front gardens in Brentham are very small, and cannot accommodate vehicles without a considerable loss of vegetation, especially along the frontage, which would result in an unsightly, patchy appearance detracting from the attractive appearance of the Estate.

B.13. GARAGES

The erection of garages will normally be permitted only where they can be sited at the rear or to the side of dwellinghouses so as not to project forward of the adjoining buildings and where design, materials, and scale are consistent with the character of the locality.

Reason:

Although the Council is opposed to parking in front gardens, it is in favour of encouraging off street parking where this can be accommodated, without detriment to the character and appearance of the area. Garages of an inappropriate design disrupt the street scene and the rear view of properties.

B.14. MEANS OF ENCLOSURE

The preferred method of enclosure on the Brentham Estate is a hedge and these should be retained and replanted. There will be a presumption against their replacement with other forms of enclosure such as walls or fences. However, where walls or a combination of walls and hedges are an original feature of the design, these should be retained. The traditional small wooden gate on wooden posts typical of Brentham should be retained.

Reason:

Hedges are an original feature of Brentham originally stipulated as the only means of dividing gardens on a large part of the Estate. They provide a sense of enclosure vital to the character of the area.

B.15. TREES

The felling of trees within the area will normally be resisted unless the tree is causing damage to property, or is dead, dying or dangerous. Where felling is unavoidable, appropriate replacement planting will be required.

Reason:

Garden or street trees form a very important part of the character of the conservation area and the continuity of the landscaping needs to be maintained. Replacement trees should be of a suitable scale and species for the location, avoiding the necessity of future pruning to regulate the size of the tree.

POLICIES TO ENHANCE THE SPECIAL CHARACTER OF THE AREA

B.16. PROGRAMME OF ENHANCEMENT

The Council will investigate and pursue appropriate means of enhancing the character and appearance of the area.

Reason:

In addition to those policies that seek to protect the quality of the area the Council is conscious of the need to ensure that appropriate action is taken to ensure the enhancement of the area. Such projects might include additional tree planting and replacing obsolete or inappropriate street furniture, depending on the nature of problems and opportunities that may arise.

B.17. TRAFFIC MANAGEMENT

The Council will continue to keep under review the possibility for traffic management measures to reduce the volume of through traffic using roads in the area.

Reason:

It is the Council's policy to exclude extraneous traffic from conservation areas, wherever possible, and to improve the overall quality of environment.

B.18. FUTURE ACTION

The Council will liaise closely with the local community and in particular the Conservation Area Advisory Panel, and the Brentham Society, with a view to monitoring the success of these policies and proposing amendments as appropriate.

DESIGN GUIDANCE

Policies aimed at protecting and enhancing the character of the Brentham Garden Estate Conservation Area also require detailed design guidance indicating how the Council expects the policies to be put into practice.

The design guidance therefore primarily relates to the implementation of the approved policies, but necessarily includes advice on the regular repair and maintenance of property which in the long term can often help to obviate the need to undertake much major remedial work.

It is recognised that design guidance cannot be rigidly applied in all cases, nor should it deter innovative but sensitive design, however it will help to protect the character of Brentham from becoming susceptible to passing changes in taste and fashion. Certain changes are inevitable, and even desirable, but they must not be allowed to change the character of the conservation area. The purpose of this guidance is therefore to assist individuals to maintain and in some circumstances alter their properties without the disfigurement of personalisation which often accompanies ill-advised attempts to improve historic properties.

Today the buildings in Brentham are generally in a good condition. However it is essential that properties are regularly inspected and maintained in order that buildings do not deteriorate. It is often the case that regular inspection and speedy repair can reduce the overall costs of maintaining a property. It is also often true that repairs can be undertaken at considerably less cost than replacement.

The following therefore sets out detailed guidance on the design, repair and maintenance of specific forms of development covered by the preceding Policy Statement.

SPECIFIC GUIDANCE

EXTENSIONS

A well designed extension should look like a part of the original structure, therefore the design, particularly the windows, doors and the details of glazing bars, should match the original house. It may prove possible to utilise the original window frame and door. Materials used must also match those of the original property. In order to be more visually acceptable, rear extensions will be expected to have a pitched roof with a pitch that reflects the existing roof slope, and matching eaves details, including exposed rafters.

The approved policy normally confines extensions to one storey across half the width of the house to a maximum depth of 8'. Care needs to be taken in the siting of the extension. Original outbuildings or extensions to the adjoining property together with the need to avoid overshadowing and overlooking should be taken into account. Extensions will not be permitted where a continuous building will be formed across several houses. New extensions should as far as possible match any adjacent extensions, or be so designed as to facilitate an adjoining extension at a later date, accordingly particular care needs to be taken over details of the slope, eaves and height.

WINDOWS

The properties in Brentham are so designed that the window openings are an extremely important architectural feature. Casement windows are usually found on cottage type houses, with double hung sash windows on the older villa type properties. The grouping of window panes is important and particular regard must be paid to reproducing the original mullion and transom patterns and mouldings.

Experience has shown that aluminium and UPVC replacement windows and doors are not appropriate to Brentham and sliding patio doors are also considered inappropriate; however new timber french windows might be acceptable provided they have panes of the same size and proportion.

Double glazing should ideally be achieved by retaining the original windows and installing secondary glazing inside. This is an effective form of double glazing as a large air space is formed. Care must be taken to match up any divisions of the internal glazing with the original windows. As an alternative special double glazing timber units identical to the original windows can be made up.

Bow windows, leaded lights or plastic 'bulls eyes', shutters and blinds are not appropriate to the Brentham cottage style.

The repair of damaged windows should always be considered before deciding on replacement, as it is usually possible to patch in new timber to the original windows.

The need to repair windows often stems from poor maintenance, and if paintwork and putty is not frequently maintained then the woodwork will quickly decay.

Window cills and surrounds not only highlight the window opening and add to the character of the facade, but also help keep out water penetration, and therefore need to be frequently inspected and maintained.

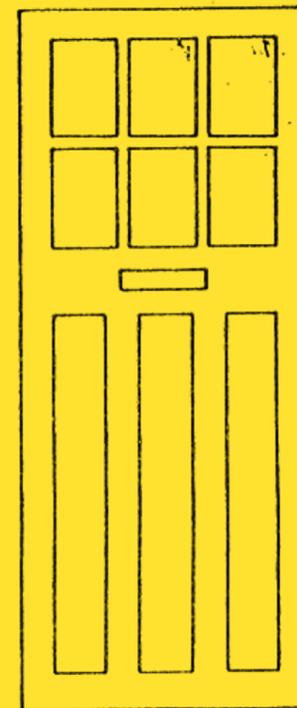
Finally it should always be remembered that as well as light, windows let in air, and adequate ventilation is required to avoid problems of condensation.

DOORS

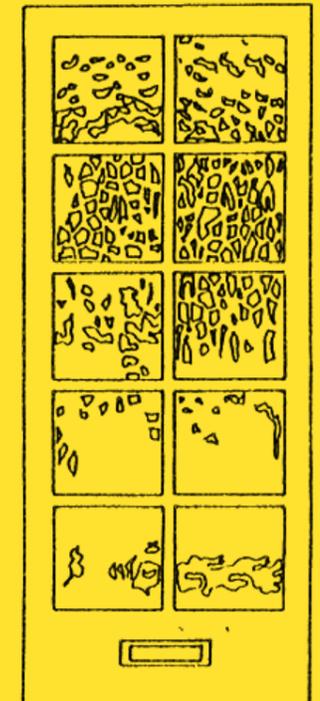
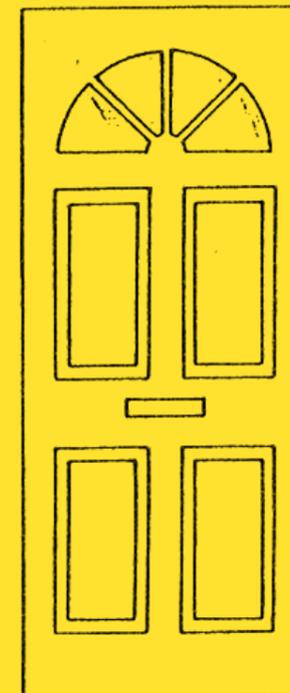
Care should always be taken to match the type of door to the house type. Cottage style houses have doors with variously nine, six or four panes of glass in the upper section with timber panelling below. Terraced villa doors normally have four panels, the upper two being glazed with three small lights above. When these doors need replacing the new door will have to match the original design. Fully glazed, 'Georgian' or other solid timber doors are not appropriate to Brentham.

Generally, the original hardwood doors are much stronger than modern mass produced softwood doors and are seldom beyond repair. Furthermore, mass production often means standard size doors which do not fit the existing frames, thus adding to installation costs.

The door surround and canopies are very important In the overall design of the house and original features should be regularly inspected and maintained, particularly flashings, mouldings, etc to ensure that water cannot penetrate behind the timber. Door steps are an important feature of the opening and should be retained and kept free from any form of coating or painting.



Typical Brentham door



Inappropriate doors

PAINTING AND RENDERING

Painting needs to be constantly renewed in order to protect the surface it is covering. But as a rule surfaces which have not been previously treated should not be painted or otherwise covered, particularly brickwork, stone, mortar joints, tiles of any sort, lead or zinc flashings. Where defects in these items occur they should be repaired and not covered up. Brickwork must not be painted.

The following is a guide to appropriate colours/treatments for a particular surface

Creosote or other similar protective treatment

- exposed rafter ends and boarded eaves if not previously treated
- gates, posts, fences if unpainted
- timber garages, sheds

Painted, white, off white, cream, beige

- rendered walls
- porch ceilings, canopies to doorways, door frames and surrounds
- rainwater and waste pipes in conjunction with rendered or painted walls

Black and/or white

- window frames, casements, sashes and cills
- underside of eaves
- posts and fences

Black

- gutters, gutter boards, and fascias
- rainwater and waste pipes, especially on brick walls

Subdued colours – green

- garage doors if painted
- garden gates

Any colour

- front doors

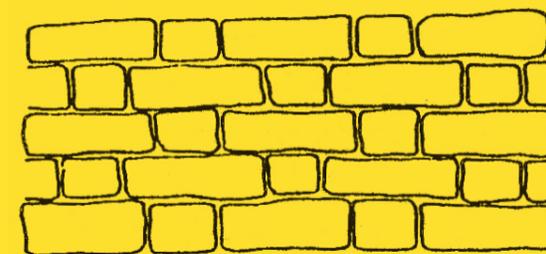
Many buildings were originally rendered in rough cast. On some properties this is now becoming cracked and the paintwork is flaking. New rendering should be a mix of lime : sand : cement and painted in a colour that reflects both the original colour scheme and adjoining properties. Rendering is usually applied in three coats; a render coat, a floating coat and a finishing coat, and different mixes of cement, lime, and sand are recommended for each coat. Alternatively a plasticiser can be used in place of lime. Advice should be sought on the mix and thickness appropriate for a particular type of render. Brickwork may not be rendered without consent.

BRICKWORK

Much remedial work and new building will involve laying new brickwork, which must match existing as far as possible taking into account that original brickwork is over seventy years old and has an appearance of age that is difficult to match exactly. However there are many bricks on the market, including second hand bricks that come close.

The predominant brick used on external elevations is either a yellow stock or a red brick. Whilst both types are softer than present day bricks because of lower firing temperatures, the latter tend to be particularly prone to weather damage. Where brickwork has decayed it can be cut out and a new brick put back to match the existing. The temptation to cover poor brickwork with rendering or paint should be resisted. Care should be taken in renewing brickwork to retain features such as string courses, window arches etc. Brickwork may not be rendered without consent.

The quality of the brickwork is an essential part of the area's character. Bricks are usually laid in Flemish bond with some English bonding and this should be repeated in any remedial work or extensions etc. Lime mortar has been most commonly used and may need repointing. The best mix for repointing is cement : lime : sand in proportions of 1 : 3 : 12. Lime mortar tends to be softer than cement and is therefore more flexible which reduces the likelihood of cracking. Repointing must



Flemish bond

ROOFS

Being on a hillside, the roof line of Brentham is very visible: it is also a varied and attractive feature of the conservation area. The materials most commonly found on roofs are slates on the earlier villas, and red clay tiles with either a plain or sand-faced surface on later villas and cottage type properties.

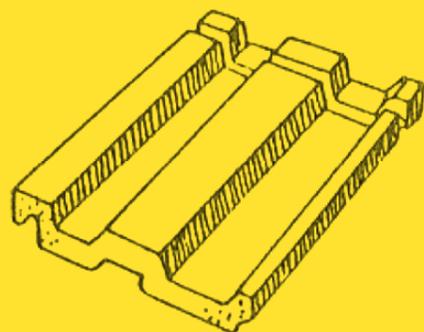
Concrete tiles are not acceptable under any circumstances. Where complete or substantial reroofing is required, artificial slates will be a suitable replacement for natural slate; Rosemary Best Red clay tiles or similar give a good match for the original smooth-faced clay tiles; and stained sand-faced clay tiles by H. F. Warner or similar have been found to be a good match for the original sand-faced clay tiles. Where individual tiles or slates need replacing great care should be taken over the match to avoid a patchwork effect. To renew just a few tiles, second hand tiles if available are recommended: these can often be obtained where someone elsewhere on the estate is completely reroofing their property. Where second hand tiles are not available, dark orange or multi colour tiles such as Rosemary No.3 combination, or Dreadnought Light Heather Brown (sand-faced) should be used, depending on the extent of weathering and type of original tile.

Tiled roofs or tile hangings often have the problem of tile fixings breaking causing tiles to slip. These tiles can usually be refixed with new pegs without the need for renewal. Surface coatings should not be applied to either tiles or slates as the result is both visually unsatisfactory, providing only temporary protection and could be positively harmful to the structure by preventing proper ventilation of the roof space, causing condensation and hence damp and rot. Consent will not be given for surface coatings.

One element that seriously disrupts the roof profile is the proliferation of TV aerials, as and when technology allows the possibility of indoor or loft aerials should be investigated. Dish and C8 aerials require planning permission which is unlikely to be granted.

Care must be taken to match the materials, colour and texture of new roofs.

Concrete Interlocking tiles of the type shown here are not acceptable under any circumstances.



Concrete interlocking tile

CHIMNEY STACKS /POTS

Chimney stacks and pots are an integral part of the traditional roof profile and must be retained in good order. Broken or missing pots should be replaced to match existing; excessively short pots are not appropriate.

Central heating flue terminals in the stack must be made of clay not aluminium. The Red Bank Spiral or GC2 terracotta gas flue terminal is an example of an appropriate design. External balanced flues on prominent elevations are not acceptable.

OTHER ROOF FEATURES

These are also important in maintaining the appearance of the roofs and include ornamental ridge tiles, finials, fascia and barge boards, tile hung gables, and flashing. Careful maintenance helps ensure that these features survive. Some acceptable items of traditional design are available on the market.

Where the roof meets walls, dormer windows, chimney stacks etc, either zinc or lead flashing is usual to prevent water penetration. New flashing should match existing and should not be painted or otherwise coated.

Ridge tiles and finials being on the most exposed part of the roof are vulnerable to weather damage: these elements should be retained or replaced if necessary, and are usually made of clay.

Many properties in Brentham have timber on the external elevation particularly around the eaves and gables. These require regular inspection and maintenance as they are susceptible to water penetration and rot.

Gutters and down pipes were originally cast iron. Blockages and broken fixings cause problems to other parts of the roof, but regular inspection can ensure speedy remedial action. Ideally broken or cracked pipes should be replaced in cast iron or cast aluminium to match the original, although synthetic guttering and pipes either black or painted to match the rendering are often acceptable substitutes. Great care must be taken over choice of colouring as too many pipes of the wrong colour on a facade can greatly disfigure it. In any repair or replacement work the opportunity should be taken to investigate whether a pipe is really necessary or whether it could be relocated in a less conspicuous position.

PARKING IN FRONT GARDENS / MEANS OF ENCLOSURE

In order to retain original surfaces to the front of properties, parking in front gardens will not be permitted. The formation of other hard surfaces in front gardens is firmly discouraged, this includes the excessive use of gravel, crazy paving etc. Traditional surfaces and planting will accordingly be encouraged. The traditional method of enclosing gardens and part of the original design concept was to use hedges, and the replacement of hedges with other means of enclosure will not normally be allowed. Where replacement of a hedge becomes necessary the most suitable species is privet which is the most commonly found species in Brentham: other species which might be appropriate include Box, Holly, or Yew. Cypress hedges, particularly Leylandii, are not appropriate.

Certain properties originally had picket fences approximately 1m in height which likewise should be retained, but ranch style fencing is inappropriate to Brentham. On some properties wall and hedge combinations have been used, and should be retained. The small wooden wicket gate on wooden posts is typical of Brentham and should be retained. Wrought iron gates are not appropriate and where they have been installed reinstatement with a suitable wooden gate should be considered.

GARAGES

Where they can be acceptably located at the rear of properties preference will be given to high quality timber garages, with timber shingle roofs. At the side of properties or in other prominent locations, brick or rendered garages with pitched tile roofs would be the most suitable materials. Concrete or other similar prefabricated component built garages will not be acceptable. Normally it will only be possible to accommodate a single garage and double garages will be discouraged.

One of the most visually prominent features of any garage is the door. The style of door preferred for Brentham is the traditional side hung timber door, possibly with glass panels at the top.

TREES

Guidance on the most appropriate species of trees to plant in the area can only be given in the broadest terms as the list of appropriate trees is extensive and new cultivars are being developed all the time. The general preference is for existing trees to be retained, and maintained in good condition. There is often some confusion as to which trees and shrubs are protected by conservation legislation, and also when a sapling or shrub legally becomes a tree. As far as the conservation area is concerned a tree is defined as having a trunk at least 75mm (3") in diameter at 1.5m (5') above the ground.

In planting new trees the aim should be to plant as large a tree as a particular site will take while avoiding the necessity of future pruning to regulate the size of the tree. Therefore the potential height, crown shape and spread need to be considered when selecting species. The following gives an indication of just some of the species suitable for different sites:

- small or narrow sites; trees with upright crowns eg. certain varieties of Cherry, Apple, Pear, Rowan.
- medium size sites, eg. front gardens; Silver Birch, Turkish Hazel, Alder, False Acacia, Gleditsia.
- large sites, no space restrictions; Ash, Maple, Horse Chestnut, Oak and some species Lime.

CONCLUSION

Design guidance is a subjective issue and a sense of what constitutes an appropriate choice is something that can only be gained through experience and a knowledge of available alternatives: this guide cannot be construed as a rigid pattern book covering all possibilities and eventualities. Staff of the Council's Planning Division are available to advise on individual design problems that might not be covered by this guide. To avoid any possible repercussions the Planning Division should be contacted before undertaking any work in the conservation area.

It will be obvious from this guide that design criteria in the Brentham Garden Estate Conservation Area are more stringent than for most other areas. However these additional requirements are often reflected in the enhanced property values and are more than justified by the high quality of the environment enjoyed in the area. It is therefore hoped that all concerned with the area will consider the extra care and attention that Brentham needs and deserves is worthwhile for the benefit of both present and future residents.

PLEASE REMEMBER

**YOU NEED THE LOCAL PLANNING AUTHORITY'S PERMISSION,
WHICH WILL NOT NECESSARILY BE GRANTED, FOR:**

All external alterations of any kind to every property in the area, including painting and rendering and for a vehicle hardstanding, car port or garage, boundary enclosure, work to trees and demolition of all or part of a building.

The Brentham Garden Estate Conservation Area comprises two parts of differing character. Proposals will be expected to be consistent with the character of the relevant part and the policies interpreted accordingly.

The Conservation Section will answer any query and will comment on any proposal. It is advisable to discuss all proposed external alterations prior to submission of an application. Contact the Conservation Section, Planning and Economic Development Department, Ealing Civic Centre 14/16 Uxbridge Road, Ealing W5 2TH, telephone 020 8825 6600 or email planning@ealing.gov.uk