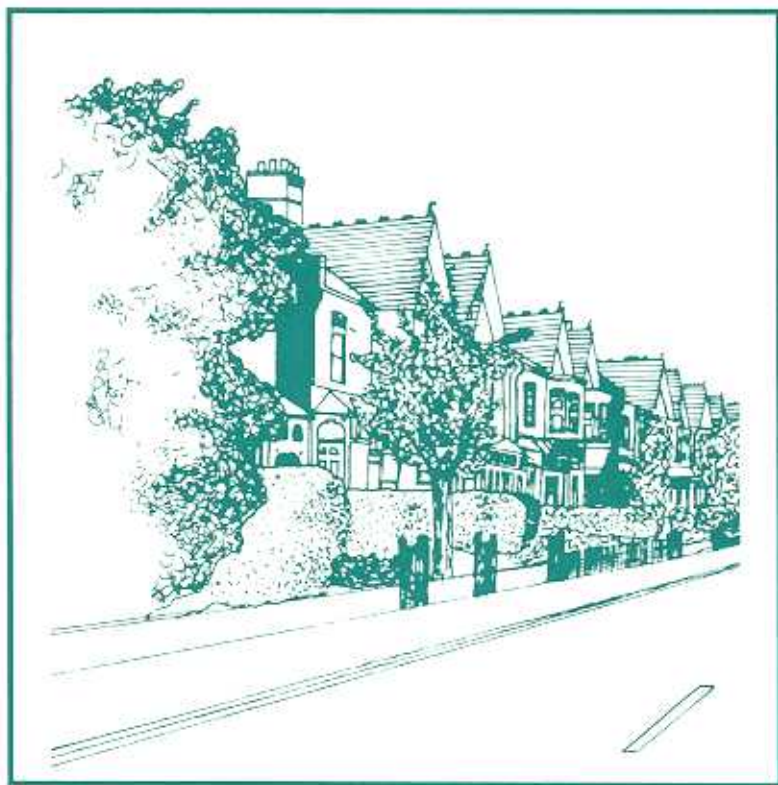




DESIGN GUIDE



DUNMORE ROAD CONSERVATION AREA

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WHAT IS A CONSERVATION AREA?

A Conservation area is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Dunmore Road was designated as a Conservation area by the Council in November 1990.

This guide has been prepared to explain the powers and policies of the council in relation to development in the neighbourhood and to explain how you, as a resident, can contribute towards the preservation and enhancement of the area. The guide aims to highlight the important features of the area that contribute to its character and how improvements can be carried out without destroying its character.

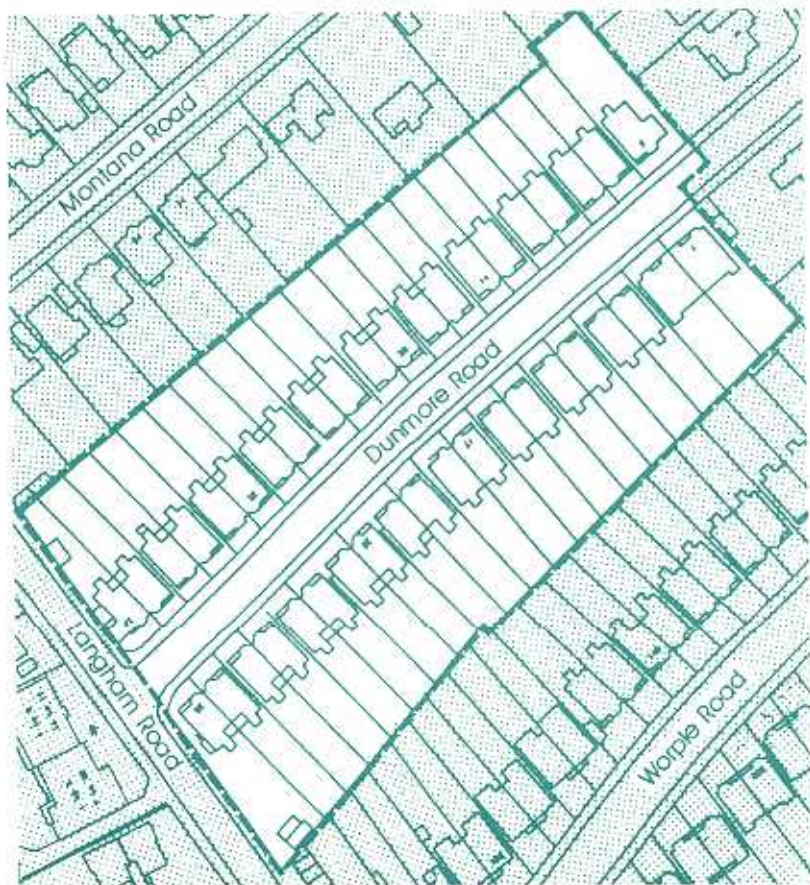
The Council can control any adverse changes in the area by the way that it considers applications for Planning Permission for new development and Conservation Area Consent for demolition of existing buildings. However, "permitted development rights", which allow for householders to undertake some changes without formal permission, may result in small scale changes which overall may have a large impact on the uniform character that is prominent within Dunmore Road.

Although many of the recommendations included in this guide are advisory only, they provide a reference for good design practise, and as such will be taken into account when any planning applications are considered. Sensitive alterations and careful maintenance will also help to preserve the character of the area as well as enhancing the values of properties.

If you are in any doubt as to whether Planning Permission is required for alterations to your property, or whether you require any advice on design matters, please do not hesitate to contact the Environmental Services Department at the address given on the back of this guide.

PROPERTIES WITHIN THE DUNMORE ROAD CONSERVATION AREA

Dunmore Road is a small residential road in Raynes Park running between Langham Road and Arterberry Road. Overall there are 41 properties within the Conservation area as indicated on the plan below;



HISTORY OF DUNMORE ROAD

Dunmore Road is a Victorian/Edwardian suburban style road that was built around 1907, on land originally owned by Thomas Devas, one of the leading Wimbledonians of the late nineteenth century. Following his death in 1900, as parts of his estate were sold off by his sons, so small developments such as Dunmore Road and nearby Stanton Road were built. However, land to the north of Dunmore Road remained as open fields until the early 1920's. The buildings in Dunmore Road are all residential properties of two storeys in height and are notable for their highly decorative architectural style. Of particular merit on these family houses are the ornate porches, doors and gable features.



The buildings are mainly semi-detached houses, but they are closely spaced, with the gaps between buildings providing a 'rhythm' to the front facades. The area is strongly cohesive, united by a uniform architectural style, and fortunately, relatively few changes have been made to the original features, although there are some alterations that have been carried out.

MAIN ARCHITECTURAL FEATURES

On closer inspection of the properties within Dunmore Road the following attractive features can be noted;

- ❖ red brick and colour-washed pebbledash facades,
- ❖ decorative, open, wooden porches with red tiled roofs,
- ❖ elaborate, original front doors with attractive stained glass windows,
- ❖ tiled main roofs with decorative ridge tiles,
- ❖ strong gable features,
- ❖ two-storey bay windows with brick pillars at ground level and decorative tile hanging,
- ❖ vertical sash windows with ornate glazing bars and decorative mouldings,
- ❖ small but attractive front gardens.



However, on some properties these features have been removed or altered over the years. Whilst some retain all their original features and have been well looked after, other properties have been poorly maintained.

CONSERVATION GUIDANCE

The front gardens to all properties are relatively small, yet they provide important vegetation that adds considerably to the street scene. In addition, street trees on both sides of the road add further to the enhancement of this pleasant road. The road itself is wide enough for the parking of vehicles on both sides of the road, yet without detriment to the residents and passers-by.



FRONT & REAR GARDENS

The front gardens in Dunmore Road contain sufficient vegetation which, together with the street trees that line the road, create an important softening of the street scene. Low level, whitewashed, rendered walls with vegetation above are a common characteristic of this road and should be retained wherever possible. In some cases, front boundaries have been removed, or replaced with low level panelled fencing or brick walls. In such cases consideration should be given to rebuilding to match the original designs. Where hedges remain they should be retained and regularly trimmed. Where they have been removed or replaced



consideration should be given to reinstating them.

The paving over of front gardens is undesirable as a landscape setting contributes considerably to the character of the houses. Wherever possible shrubs, trees and hedges should be retained.

Rear gardens contribute significantly to the nature conservation and ecological value of the area. When considering new landscaping schemes for either front or rear gardens a balance should be maintained between native and non native trees and plants.

TREES

Before undertaking any work to a tree within a Conservation Area you should make a written application to the Council. However, in some cases prior notification is not required. You should therefore always check with the Council if you are planning to carry out any works to trees. If a Tree Preservation Order is made, or if one already exists, then you need the Council's permission before doing any work to that tree.

Trees contribute much to the character of the area, both in front and rear gardens, and care should be taken to maintain them wherever possible.

CAR PARKING

Dunmore Road is a residential road with ample room for the parking of vehicles on both sides of the road. Front gardens are generally too small to allow for any off street parking, except perhaps for properties at either end of the road, which have access to the side. In such cases, where the removal of the front boundary is necessary, consideration should be given to the installation of timber gates across the opening. It should also be possible to retain some soft landscaping with trees and shrubs adjacent to the actual houses.

ROOFS



ROOF FORMS AND COVERINGS

The retention of the original roof forms and coverings is desirable and the use of materials or treatments which replace or disfigure the traditional coverings, such as the introduction of concrete tiles, synthetic 'slates' of composite material or plastic, should be avoided

LOFT CONVERSIONS

Generally, Planning Permission will be required for any loft conversion that would result in an alteration to the roof form. Large projections beyond the roof slope should be avoided. Dormer windows can have a damaging effect on the appearance of a dwelling and should therefore be carefully blended into rear roof pitches, if at all necessary. Rooflights, parallel with the roof (such as Velux windows) are a more acceptable way of providing natural light to any roof extension. All types of loft conversion also require Building Regulations Approval.



RE-ROOFING

If re-roofing works are to be carried out, existing sound tiles or slates should, if possible, be salvaged and re-used. This should help reduce the cost of the work. If this is not possible a material should be selected that is compatible with neighbouring houses in the road. Some materials, particularly heavy concrete tiles can also affect the structure of the roof.

CHIMNEYS

Chimney stacks should be retained, even if the flues are not used. Pots on disused chimneys can be capped with lead, slate or a ridge tile. Care must be taken to allow ventilation whilst minimising the penetration of water.

FLASHINGS

Flashings should be in lead, and should be installed by an experienced contractor; sand and cement flashings around chimney stacks should be avoided.

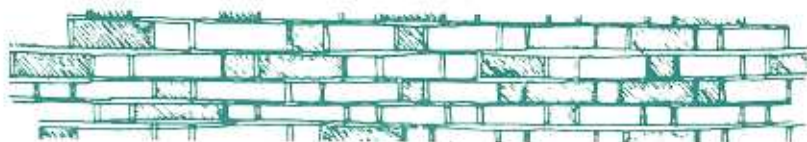
GUTTERS AND EXTERNAL PIPEWORK

Cast-iron is generally more durable than plastic and should be considered when gutters and down-pipes are replaced; other materials that are available include powder-coated aluminium, which look very similar to cast-iron and can be cheaper. If plastics are used they should be in black.

Consideration should be given to using cast-iron or aluminium on more prominent elevations even if plastics are used on rear or secondary elevations.

The installation of additional pipework on the front elevation should be avoided.

BRICKWORK



EXISTING BRICKWORK

The original brickwork at ground level of the houses is attractive and should not be painted, rendered, pebble-dashed or clad in stone or reconstituted stone. As well as being out of character with the area and increasing the amount of maintenance required, the application of paint layers or other covering can reduce the value of the houses and make them more difficult to sell.

It is possible to remove paintwork from original brickwork, but this should only be undertaken by a specialist contractor with a proven expertise in this field. Sand blasting is not recommended as it is likely to damage the face of the bricks.

RENDERED BRICKWORK

Where the brickwork has been rendered, pebble-dashed or covered in stone cladding at ground floor level, there is no real possibility of restoring the original finish. Consideration in these cases should be given to rendering the facade with a smooth finish, and to paint it a colour that matches the adjacent brickwork. Stone cladding can also be removed; it will not generally be possible to restore the brickwork to its original condition, however it can be rendered and painted in a similar manner.

REPOINTING

Careless or unnecessary repointing can spoil the appearance of the original brickwork. The old pointing has weathered to blend in with the bricks, and unless badly deteriorated to a point where repointing is essential, it should not be altered. If it does become necessary to repoint, then it should be undertaken by an experienced contractor.

DOORS AND WINDOWS

The original windows and doors, where surviving, are generally well made and seldom deteriorate if well maintained. Renovation is preferable to replacement. Sills or bottom rails, which may have perished due to exposure to the weather, can be cut out and replaced with new matching pieces joined to the existing in a traditional way.

REPLACEMENT DOORS AND WINDOWS

Where windows have deteriorated to a point that replacement is essential then consideration should be given to new units made to the original design. Generally it is difficult to obtain a suitable standard pattern from commercial stockists. However, the Council can assist with advice on suitable suppliers. Stained glass windows should be retained where at all possible.

When replacing the front door, again the replacement should, if possible, be of a similar style as the existing, with decorative stained glass, to fit in with the decorative woodwork around the entrance porches.

Modern replacement windows and doors of different styles, patterns or materials do not blend well with the existing architectural style and should be avoided.

DOUBLE GLAZING

If the original windows are draughty and you are considering some form of insulation, the best solution is to fit secondary glazing to the insides of the existing windows. This avoids altering the appearance of the elevations yet still achieves the required improved standards. Any divisions can follow the glazing bars of the existing windows.

Satisfactory double glazing, with the same design as the original windows will be difficult to achieve due to the ornate glazing bars in the upper half of the sash. However, where there is no other alternative than



double glazing, the design of the windows should match that of the original as far as possible, so as to preserve the character of the houses. Timber frames should be used, or in some cases white pvc, provided they are of a compatible style. Aluminium replacement windows should be avoided. Care should always be taken to provide opening windows to ensure that adequate ventilation is maintained. The Council can assist with advice on the design of windows and suitable suppliers.

PORCHES

Porches which close in the existing porches, or new front porches are often constructed from unsympathetic materials and often appear out of character with the house. A successful porch can be achieved with sensitive design, using traditional materials and incorporating a pitched roof, closely following that of the original design. In the case of Dunmore Road, the porches are one of the main architectural features of the properties and every effort should be made to retain their original design. Care should always be taken to avoid damage to the surrounding timber mouldings and/or brickwork.

NEW DOOR AND WINDOW OPENINGS.

New door and window openings at the side and rear of properties will not normally require the Council's permission. However, they should where possible be carefully designed to copy the original details, and the sizes should be of a scale appropriate to the whole house. For changes to the front elevation you should contact the Council for further advice.



EXTENSIONS

There is little scope left for extending the dwellings within Dunmore Road due to the closely spaced properties and relatively small gardens. Careful consideration must be given to the effect of any proposal on the amenities enjoyed by neighbouring properties. All new extensions should respect the original design of the house in terms of window style, proportions, building materials and details.

PLANNING ADVICE.

Extensions that are above a certain size will require Planning Permission and will be assessed on their particular merits, taking into consideration their affect upon the amenities of adjoining residents, whether or not they complement the existing building, and whether they have any impact upon the appearance of the area. All extensions require Building Regulations Approval. If you are considering extending your property you should consult The London Borough of Merton's published guidelines on residential extensions. These are available from the Merton Civic Centre and local libraries. Alternatively you should contact the Development Control Section of the Council's Environmental Services Department.

CONSERVATORIES

Conservatories or verandahs should be lightweight, constructed of painted timber with plain, untinted glazing. They should be of a scale appropriate to the style of the house.

TELECOMMUNICATIONS EQUIPMENT

The installation of satellite dishes can have a harmful effect on both your own as well as your neighbours houses. Television aerials and other telecommunications equipment should, whenever possible, be sited on the rear of property and mounted below eaves level. In some situations planning permission will be required.

NEW DEVELOPMENT

There is little scope for new development within the area. However, any Planning Applications for new buildings will be carefully scrutinised to ensure that new development blends in with its surroundings, in terms of design, scale, massing and materials used.

All new development will be expected to meet Merton Council's published guidelines for development and commitment to ensuring that the needs of people with disabilities are catered for.

THE STREET SCENE

The Council will endeavour, where possible, to maintain the street scene in keeping with the characteristics of the Conservation area.

FURTHER INFORMATION

If you have any plans to alter your property, and are in any doubt as to whether Planning Permission is required, or you would like some further information regarding the contents of this brochure, then please do not hesitate to contact the Environmental Services Department of the Council at the following address;

Environmental Services,
London Borough of Merton,
Merton Civic Centre,
London Road,
Morden,
Surrey SM4 5DX

Telephone	(081) 545 3171	Design & Plans
	(081) 545 3815	Trees
	(081) 545 3112	Development Control
	(081) 545 3124	Building Control



MERTON CIVIC CENTRE

LONDON ROAD

MORDEN, SURREY

SM4 5DX