



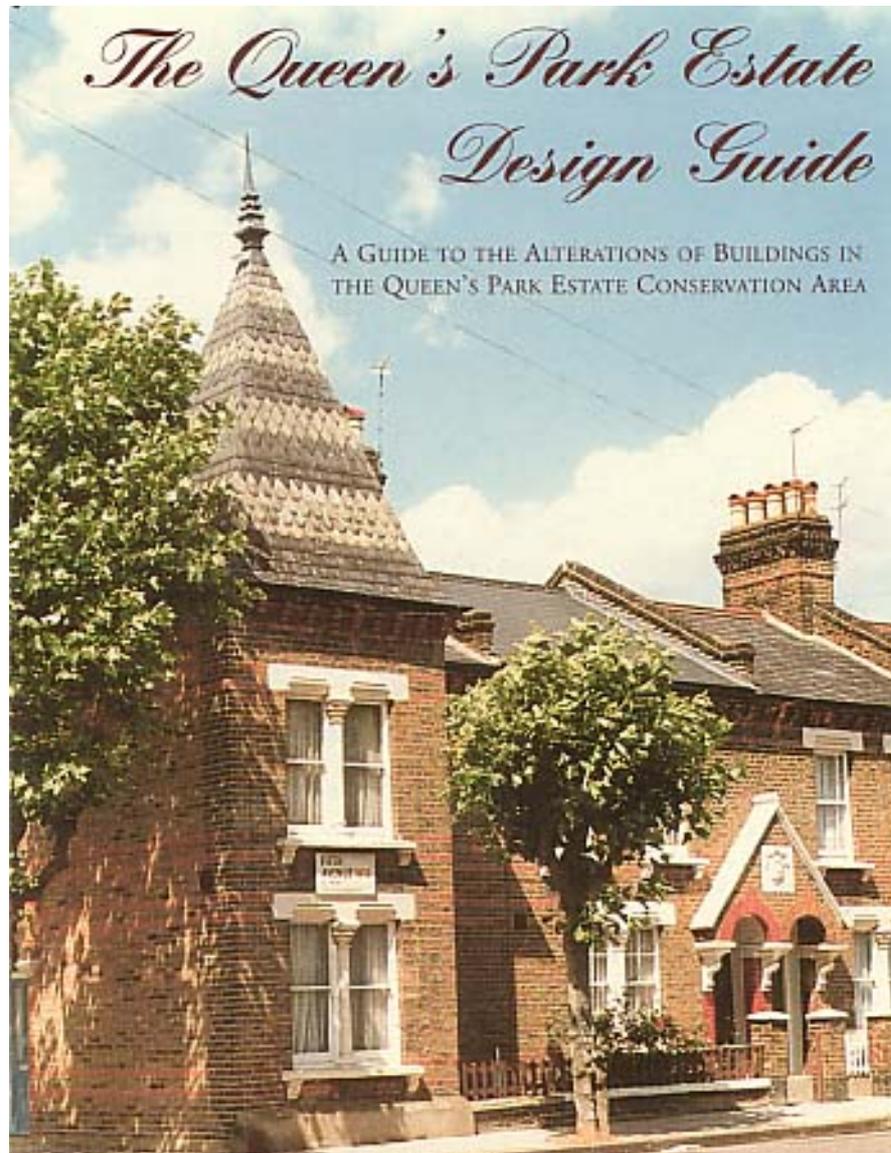
City of Westminster

PLEASE NOTE

The Unitary Development Plan (UDP) policies and planning, building control and other legislation and regulations referred to in the text of this guide were current at the time of publication. Because this guidance is an electronic version of the printed guidance as approved and adopted, these references have NOT been changed. For ease of contact; names, telephone numbers and locations have been regarded as non-material editorial changes and have been updated.

As UDP policies and government legislation may have changed over time, before carrying out any work, it is recommended that you consult the current UDP <http://www.westminster.gov.uk/planningandlicensing/udp/index.cfm> for policy revisions and you may wish to check with planning and/or building control officers about your proposals.

THE QUEEN'S PARK ESTATE DESIGN GUIDE



**A Guide to the Alterations of Buildings in the
Queen's Park Estate Conservation Area**

Foreword

This booklet has been produced to assist those residents of the Queen's Park Estate who are proposing to repair, restore or alter their property.

The City Council is committed to protecting and enhancing the Queen's Park Estate, as part of its conservation programme. However this can only be successfully achieved if we have the co-operation of all householders, for the character and charm of the Estate can be easily undermined, even by small insensitive alterations, which may not require the Council's consent.

Please make use of this guide whenever you can. Most alterations will require consent from the City Council's Department of Planning and City Development, but even where consent is not required, residents of the Estate, designers and developers are kindly asked to follow these guidelines and help the City Council to preserve the character of this unique area of Westminster.

Councillor Robert Davis

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INTRODUCTION

The purpose of this booklet is to assist those residents who are planning to carry out repair work, by providing advice on how the character of the Estate can be preserved through the careful use of traditional materials, good design and appropriate building techniques.

The advice in these guideline is based on the City Council's planning policies as set out in Chapter 9 of the City of Westminster Unitary Development Plan and Central Government Advice as set out in the Department of the Environment's Planning Policy Guidance Circular PPG 15.

This Guide briefly covers the most common types of repair. If you have any queries on any of the points raised, require any further advice on specific works to individual properties or advice on planning

procedures, please do not hesitate to contact the relevant conservation officers listed at the back of this booklet.

The City Council has a duty to preserve and enhance the conservation area. If you suspect that unauthorised works are being carried out in the conservation area please let us know and we will investigate the matter fully. (See "Contacts" at the end of this guide for the address of the Enforcement Team, Development Planning Services)

KEY POINTS TO REMEMBER

Always repair where possible rather than replace.

People are nowadays aware and concerned about conservation. Maintaining the original appearance of your property in good order increases its value and is therefore a sound investment for the future!

Building material manufacturers often claim that their products are endorsed by local authorities or approved for conservation work. Before signing any agreements or handing over any money, you are advised to check with the City Council that the work and the materials to be used would be permissible in this conservation area.

If you wish to carry out any external alterations or restoration to your property please contact one of the Development Planning Services North Team design officers for detailed advice, as in many cases the Council's consent would be required. If your property is listed, internal alterations may also require consent. (See "Contacts" at the end of this guide for addresses.)

I THE CONSERVATION AREA

1. What is a conservation area

Conservation areas are defined by planning legislation as "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance." While earlier legislation had given special protection to individual buildings of special architectural or historic interest, since 1967, legislation seeks also to protect and enhance an area's special character. The City Council has, to date, designated 53 Conservation Areas ranging from the ancient precincts around Westminster Abbey to twentieth century housing estates.

2. Designation

Because of its townscape and architectural quality and its historical interest, the Queen's Park Estate was designed as a conservation area in 1978. A number of properties had been sold and many of them had already been "improved" in such an insensitive way that the visual unity of whole terraces was threatened. The designation enabled the City Council to safeguard the character of the Estate and give guidance to owner-occupiers on suitable improvements. The conservation area was extended in 1991 to include parts of the Grand Union Canal and the Harrow Road Library (part of this extension was transferred to the Royal Borough of Kensington and Chelsea in 1994).



There are 53 properties which are listed Grade 2, as buildings of special architectural and historic interest. These include Droop Street School and all properties along Fifth Avenue between Ilbert Street and Kilburn Lane (see map).

The majority of listed buildings on the Queen's Park Estate are in Fifth Avenue.

The City Council has published a General Information Leaflet on the Queen's Park Estate Conservation Area and a general guide for property owners in Conservation Areas. These are available from One Stop Services in your area or can be ordered from your local library.

3. The Special Architectural and Historic Character the Estate

History

The publication of Chadwick's "Sanitary Conditions for the Labouring Classes" in 1842 together with the efforts of other social reformers' work of that period to the first Public Health Act of 1848. As a result, a number of associations, societies and companies were formed to encourage and provide working class housing of improved standards and quality. The Queen's Park Estate is an example of the effectiveness of this movement.

The Artizans, Labourers and General Dwellings Company was founded by the philanthropist William Austin in 1867 based on his own temperance principles. Austin came to London as a poor man, unable to read or write and working as a navy he was only too aware of the squalid and overcrowded conditions of Britain's poor. As he prospered, he turned his attention to housing, building mainly in the provinces until he left the company in 1870. The company continued under new management and attention was focused on sites in the London area.

Following their earlier development at Shaftesbury Park, Battersea, the company purchased 80 acres of land next to the Harrow Road for the erection of working class housing in what at the time was part of Chelsea. The Queen's Park Estate, as it became known, was designed in 1873 by Robert Austin and later by Roland Plumbe. Their consistency of architectural style, scale and materials, embellished with an array of gothic details including gabled porches, classical columns, turreted roofs and gables, and decorative brickwork, laid out with apron gardens in wide tree lined streets, created a charming townscape in this part of London.



The Shaftesbury Park Estate, Battersea. This earlier estate by the Artizans' Labourers' and General Dwellings Company, was built in a similar style.

The site was still a suburb of London, but well served by railways. Even before building began in 1874, 1,500 applications from prospective tenants had been received. By 1881 there were five classes of property, the rents varying according to the size and number of rooms. Queen's Park was a success and the company went on to build another two Estates in a similar style. The Queen's Park Estate was sold to Paddington Council in 1964 and it is the only Estate of its type within Westminster.

The Townscape and Architecture

By building on open land and not in city centres, cottage estates of this type contrasted dramatically with the contemporary tenement blocks of other charitable bodies. They were the forerunners of the "Garden City" movement which influenced the design and layout of residential areas and the development of Town Planning.

Despite the destruction of a number of streets during the Second World War, later efforts to replace the cottages with blocks of flats around the perimeter and the laying out of a recreation ground in the centre, Queen's Park is a remarkably complete example of a cottage estate. The remaining 19th century cottages

have become desirable properties; their attraction is reflected in the popularity of the numerous small, cottage style developments still being built today.

The Queens Park Estate is a composition of buildings, streets, trees and open spaces which as a group is an asset to the community. The Estate has a special character which distinguishes it from its surroundings. It displays the historical associations with the Artizans, Labourers and General Dwellings Company and with the Garden City Movement. The composition of the terraces, the architectural design, construction, detailing of the buildings and layout of the streets, define collectively the Estate's cohesive townscape.

Much of the Estate's charm and interesting character derives from the architects' use of gothic ornamental detail, multi-coloured brickwork, decorative stonework and double hung sash windows. Within the Estate, each property is an integral part of the design. Apart from some exceptions such as the turreted houses, there is little variety between individual houses in the street or between the streets themselves and so each property makes its own contribution towards the character of the neighbourhood. Some of the properties have been "improved" or repaired in a way which has affected this character and thereby damaged the homogeneity of the townscape.

II PRESENT CONTROLS

Planning legislation gives local authorities powers to take action against breaches of planning control such as unauthorised works and uses. Persons responsible for undertaking the unauthorised development may face enforcement action.

1. Planning Permission

Most new building work and most changes of use require planning permission. Some minor works for which planning permission would not normally be required may now need planning permission in this conservation area, as a result of a Special Direction approved by the Secretary of State for the Environment (see "Article 4 Direction, below). To find out if particular minor works on individual properties on the Estate require planning permission please contact the Development Planning Services- North Area Team (see "Contacts" at the end of this guide).

2. Listed Building Consent

A listed building may not be demolished (partially or completely), extended or altered, internally or externally in any way that would affect its character or appearance without listed building consent having first been granted for the works. It is a criminal offence to carry out unauthorised works and penalties can be severe, including heavy fines or even imprisonment.

The City Council has produced a separate leaflet, "The listing of Historic Buildings, A Guide for Owners and Occupiers", which provide useful information on the criteria for listing and the owner's obligations and rights.

Works to a listed building may also require planning permission.



Much of the original gothic detailing has been lost over the years. Compare these photographs of bays of identical houses.



3. Conservation Area Consent

You will need to apply for conservation area consent for the demolition of partial demolition of a building, including demolition work to freestanding walls, shopfronts and house extensions. The demolition or removal of small structures or parts of a building may not necessarily require consent but you must check with Development Planning Services (see Contacts at the end of this Guide).

4. Special Controls: The Article 4 Direction

In parts of some conservation areas even minor alterations to properties, which would not normally require planning permission, can undermine the visual quality of that area. A local authority can seek to control these alterations by introducing an Article 4 Direction if approval by the Secretary of State for the Environment is given.

The City Council became concerned that certain types of home improvements and alterations were spoiling the character of the Estate and, in 1981, introduced a special Direction under Article 4 of the General Development Order. Through this Direction the City Council has additional control over what works would require planning permission. In this way the City Council can ensure that inappropriate alterations, are not carried out. This 1981 Direction covered all alterations to the external appearance of the house including works to the rear.

In 1992 the Direction was revised to include only those parts of the property which are visible from the street. (This includes the rear or sides of a property, if they are visible from a street).

The additional control that the Article 4 Direction provides is that planning permission is now required for the following works:

Alterations (including alterations to doors and windows) which affect the appearance of any part of the front elevation or any elevation which is visible from the highway.



Inappropriate modern windows degrade the Victorian character of this Queen's Park cottage.

The erection of a porch or similar enclosure to the front elevation or any elevation which faces on to a highway.

The erection or construction of any boundary walls, fences or gates to the front of the property or where visible from the highway.

The painting of any part of the front elevation or any elevation fronting a highway, including boundary walls, fences or gates.

Any change in roofing materials or colour.

The erection of an oil storage tank, dustbin store, meter cupboard or similar construction within the curtilage of the dwelling, which is visible from the highway.

Any installation of a satellite dish which is visible from the highway.

The Conservation Area map below shows the properties to which the Article 4 Direction applies. Properties in multi-occupation (flats and maisonettes) were excluded from the 1981 Direction because they have no Permitted Development rights and alterations to such properties would require planning permission in any case.

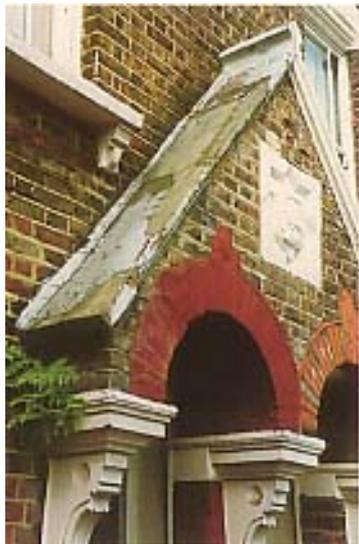
If you are contemplating any of the works listed above or have any queries concerning the Article 4 Direction please contact the North Area Team of Development Planning Services. See 'Contacts' at the end of this guide.

5. Other Controls (Non - planning Legislation)

Building Regulations

Building Legislation can be traced back to the 12th century when party walls between adjoining owners were first controlled. Today the building legislation we have, helps to ensure the health, safety and well being of persons in and out buildings.

The Building Act 1984 together with the Building Regulations 1991 form the main legislation dealing with the construction, alteration or conversion of buildings.



The original cantilever design of the porch canopy provided insufficient support for the weight, as a result of which structural defects to the wall and porch are common.

Any new building work or structural alterations to the interior as well as the exterior may be affected by all or part of this legislation so it is important that you talk to Westminster District Surveyors Service at an early stage before commencing any building work. In this way you can be guided through the approvals required.

The effects of shrinking clay beneath buildings in London are well known and the problems encountered on the Queens Park Estate are not unusual. Underpinning of foundations is a common method of stabilising a defective building but is not always the most appropriate solution and specialist advice should be obtained.

Advice and application forms can be obtained from the Westminster District Surveyor's Service (see 'Contacts' at the end of this guide). An explanatory booklet is also available.

Party Wall Agreements

Under the London Building Acts (Amendment) Act 1939, Part VI, if the works affect a party wall, it will be necessary to consult the adjoining owner.

Environmental Health Regulations

Commercial properties may require additional consents. You are advised to check requirements with the Environmental Health Division at an early stage (see 'Contacts' at the end of this guide).

III DESIGN CONSIDERATIONS

1. Restoration and Repairs

The following points are for general guidance; as a rule all repairs should be carried out with traditional materials and with the original details retained and restored. Where possible, traditional building methods should be used compatible with the original nineteenth century work, especially if they affect the character or appearance of the property. Most of the advice below is mandatory as it relates to works covered by the Article 4 Direction (see previous chapter).

To avoid later complications it is advisable to ensure that, prior to any demolition work, adequate photographic, drawn and written records are made in sufficient detail to enable facsimile work to be reproduced where necessary.

The information below is intended to provide general advice only and does not go into sufficient detail for use as a technical specification document. Technical Notes for builders are included in this booklet as Appendix 1 at the end of this Guide. This is strongly recommended in all cases and is mandatory for works to listed buildings.

Roof Repairs

You should use sound new or salvaged natural Welsh slates to match the colour, texture and size of the originals. Special attention should be paid to the slatework of turreted properties as specified in Appendix 1. The use of artificial slates may result in enforcement action being taken to secure their removal.

Wherever possible, original ridge and hip tiles should be retained and rebedded. Any new tiles should match the originals.

All flashings should be in lead and as specified in Appendix 1. Party wall upstands should not be rendered and any existing rendering should be removed if possible.

Raised or flat roof ventilators are not permissible on roof slopes facing a highway. Certain types of eaves ventilators may be acceptable, as specified in Appendix 1.

Where repairs to the roof timbers are required, as much of the original timber structure as possible should be retained and only the defective sections replaced. All new timber should be preservative treated.

Chimney stacks form an important element in the overall design of the terraces. On no account should they be altered or demolished without consent. If rebuilding is necessary, care should be taken to ensure that all the decorative brick courses are replaced to match the original design and materials. Chimney pots should be retained or, if lost or damaged, reinstated.

Where the decorative elements to the gables and turrets have been lost, these should be reinstated. Where they have deteriorated they should be restored with matching materials. The use of modern materials such as glass-fibre or reinforced plastic is not appropriate.



Lead flashing at the party wall should be stepped into the brickwork but, unlike in this example, care should be taken with the mortar mix to match the colour and texture of the original.



Roof vents of this type should not be fitted on the front elevations.

Brickwalls and Pointing

Walls are constructed of London Yellow Stock bricks (the clay of the Estate itself was used in part for this purpose) enriched by decorative bands and features of red brick. Where brickwork needs to be replaced, second hand bricks of the correct type and colour should be used to match the original work. Particular attention should be paid to feature courses, bandings, arches and corbelling when recreating the original detail.



In this photograph the poorly applied pointing has overwhelmed the subtle textures of the brickwork. Compare with the more appropriate pointing between the window arches.

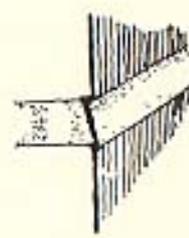
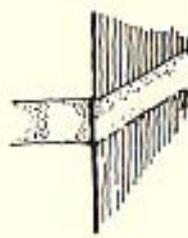


The projecting brickwork or corbelling below the eaves is very exposed to the elements. As a result the soft red bricks can become badly eroded.

The mortar mix should be no stronger than 1:2:9 (ordinary portland cement: lime: sand, see Appendix 1). This allows for any slight movement and reduces the risk of any cracking. Special care should be taken in the colour and texture to match the original, by the careful use of the appropriate type of sand. This will make the repair less noticeable.

All repointing should be flush with mortar rubbed back from a face of the brickwork for a neat finish. Weatherstruck pointing is not appropriate, as it has an overbearing effect on the appearance of the brickwork.

Brickwork should never be painted, pebbledashed, rendered or clad in stone, but brickwork can be cleaned and any existing paintwork removed with the use of appropriate methods. You should contact Development Planning Services' North Team design officers or English Heritage for advice before attempting this work. Cleaning brickwork with abrasives will reduce the waterproofing properties of the bricks and should not be used.



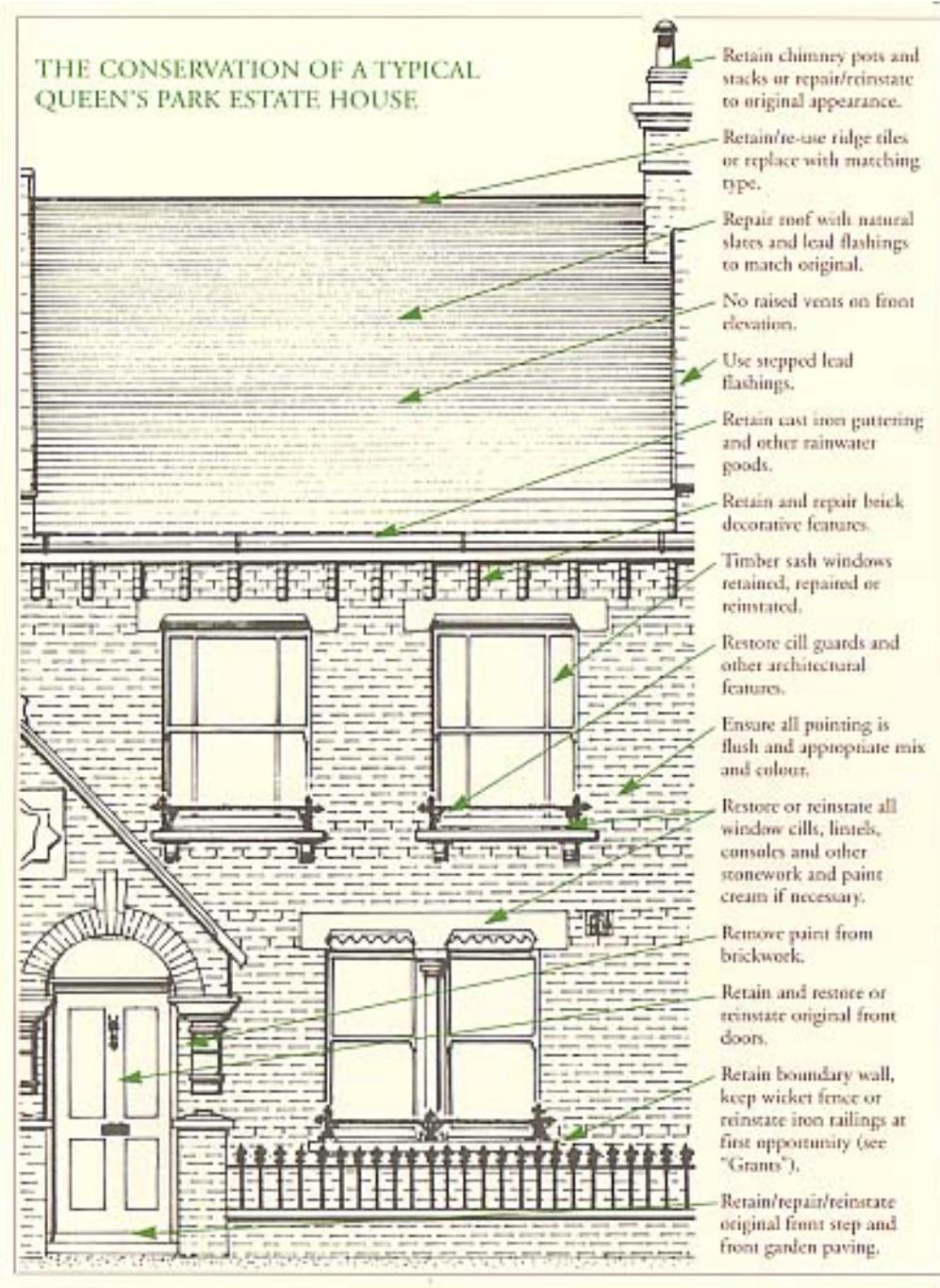
Flush Pointing

This is the correct type of pointing for Queen's Park Estate properties. Note that the mortar is set back slightly from the face of the bricks.

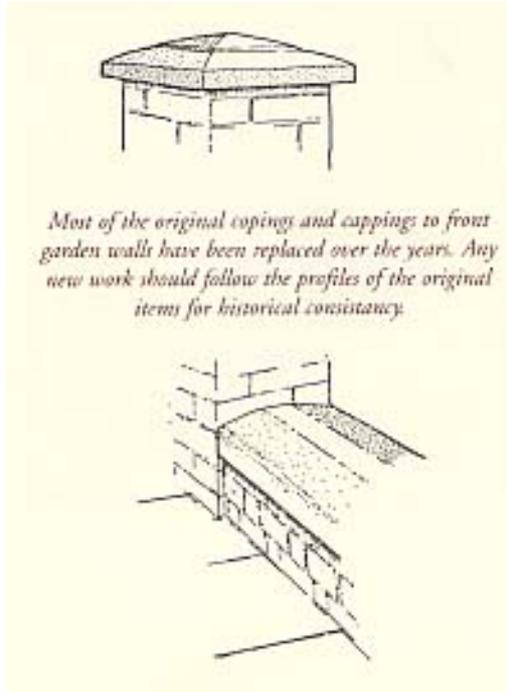
Weatherstruck Pointing

(not appropriate)

This form of pointing has been used for repairs in the past. Unless it is applied expertly it can appear too prominent for the brickwork.



Boundary Walls and Gate Piers



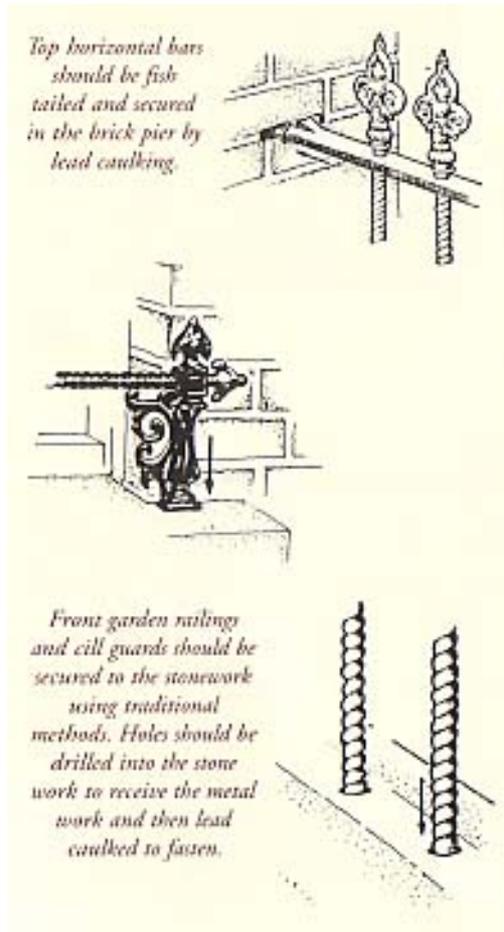
The low, copped brick walls are an important feature of the Estate and add to the unity of the terrace. Other types of wall or fence should be avoided. Any rebuilding work should be carried out with materials and designs to match the original and to the original dimensions. Second hand yellow stock bricks should be used and coping stones should match the original in size and cross-section.

The original front garden privet hedge softened the effect of the walls and added to the visual continuity of the boundary wall. These should be retained or replanted. Advice on planting and preparing new privet hedges can be provided by the Tree Section (see 'Contacts' at the end of this guide).



Modern types of front garden walls can spoil the uniformity of the terrace. When replacing or repairing use the appropriate cast iron railing and dwarf wall.

Ornamental Ironwork

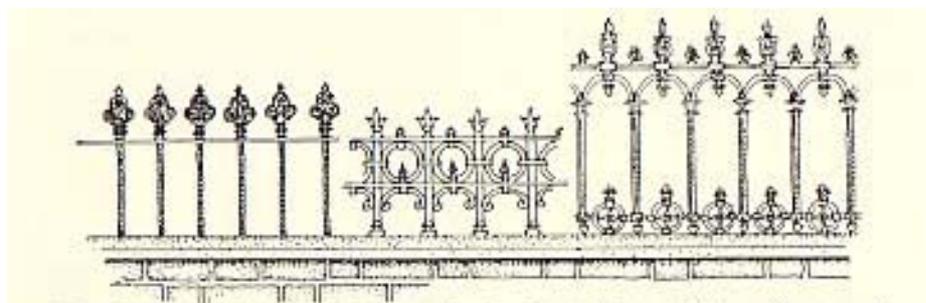


The garden walls were originally embellished with cast iron railings, removed during the Second World War, to be replaced with wooden fencing. Photographic evidence and fragments surviving on the Shaftesbury Park Estate suggests that there were at least three designs of railing, the more intricate style complementing the more ornately detailed properties on the Estate. These walls should be retained along with the side boundary wooden fencing and whenever possible they should be reinstated with new railings of the original designs and materials.

While it would appear from early photographs that the properties did not have garden gates, the City Council will not discourage the fixing of a garden gate of a design compatible with the corresponding railings.

The cill guards (the small cast iron railings along the window cills) are important architectural features that must be retained. Where they are missing they give the terrace an incomplete appearance and should be reinstated to match the pattern of the surviving examples in your street.

This railing design, which has survived on the Shaftesbury Park Estate Battersea, once graced the front garden of the larger properties in Fourth Avenue.



The three front garden railing designs are taken from the Shaftesbury Park Estate, Battersea, also built by the Artizans, Labourers and General Dwellings Company. Railings like these were also fitted to walls on the Queen's Park Estate. Development Planning Services would be pleased to

hear from residents who have pre-war photographs showing these railings in situ so that an accurate picture of their distribution through the Estate can be built up.

Porches and Projecting Bays

Canopies should not be altered and repairs should be carried out with matching materials. The erection of new porches or the blocking in of recessed entrances is not permitted. Movement of the heavy, pitched roof porches, which cantilever out from the front elevations, has caused a number of structural problems to properties, including timber decay to the lintel over the front door. If it becomes necessary to rebuild these structures you should seek the assistance of a qualified structural engineer.

Projecting bays should be repaired to match the original and all decorative elements retained. If rebuilding is necessary, on no account should a porch or window bay be simplified or otherwise modified.

Stonework

Replacement precast concrete subcills and lintels should match the original exactly in profile/section, etc. Natural or reconstituted stone (containing well washed silica sand or similar, to give a smooth texture) is recommended. The small moulded brackets beneath the window cills are important elements in the overall design of the terrace and must be retained or reinstated.

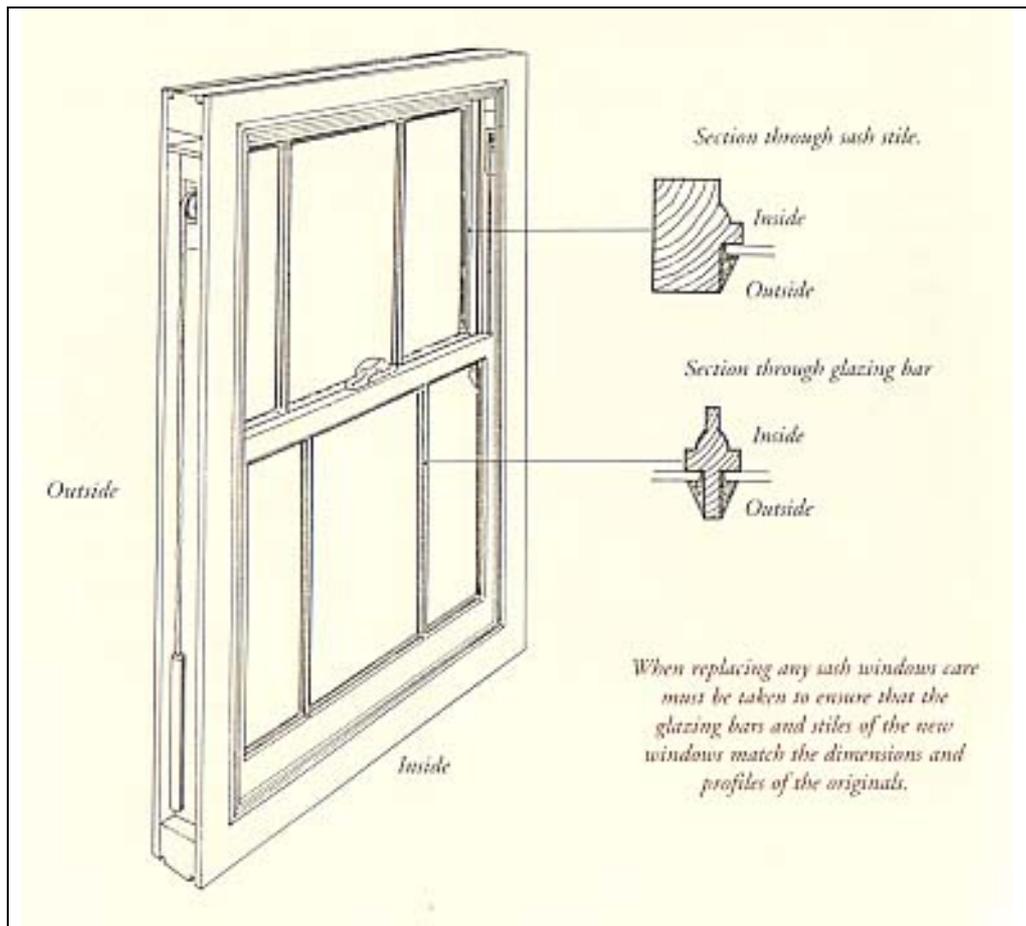
Windows and Exterior Doors

The appearance of many terraces has been spoilt by the introduction of modern replacement windows, their design, material and detailing being inappropriate for a Victorian cottage. Where this has been the case, every opportunity should be taken to restore the window to their original appearance.

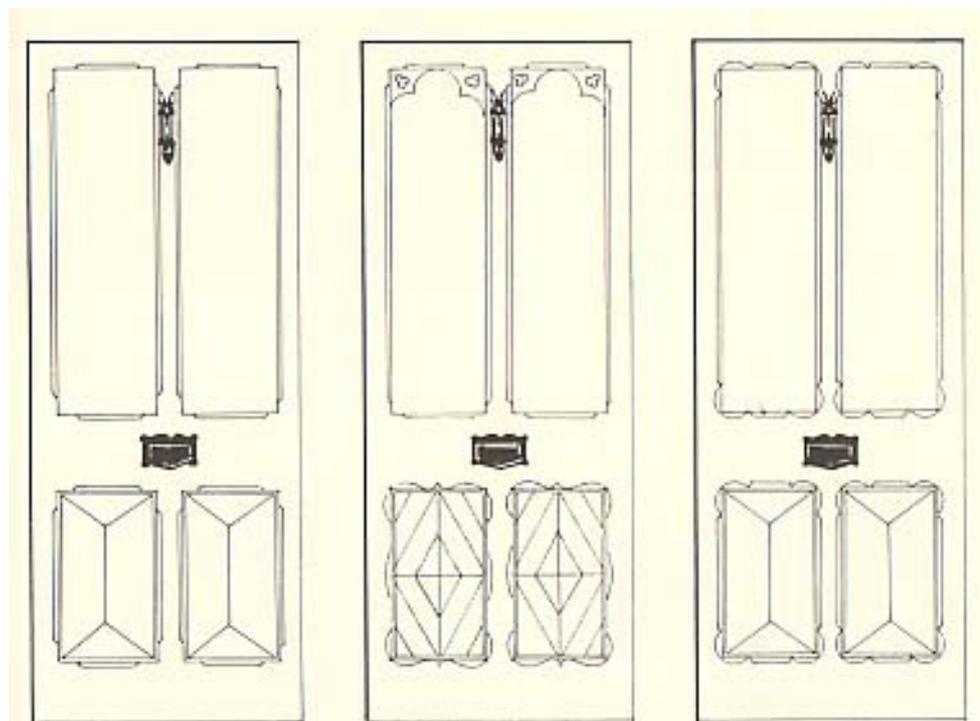
For insulation purposes, secondary glazing can be installed behind the traditional windows. Modern UPVC, aluminium or leaded light windows are unacceptable.



Whenever possible, original windows should be repaired rather than replaced. Where replacements are necessary, timber units which exactly match the original double hung, sliding sashes, should be used. Special care should be taken to ensure that all dimensions of the original, including the thickness and profile of the glazing bars and frames, are adhered to. Mastic sealants should be avoided on the external joint lines.



The original elaborate timber panelled doors with their two upper glass panels are a characteristic of the Estate, although their design varies slightly from road to road. These together with any original door furniture should be retained and repaired as necessary. If a replacement door is absolutely necessary only a replica of the original type should be used. Modern 'period' style doors are not appropriate.



Some examples of the many Queen's Park Estate front door designs. When

replacing a modern front door with an original design it is important that the correct door pattern for that particular street is used.

Shopfronts

Original shopfronts and their ornamentation and detailing should be retained intact and if necessary, restored. If new work is necessary it should harmonise with and enhance the character of the street and adopt designs of the late nineteenth century, incorporating traditional features such as wood panelled stallrisers and doors, glazing bars and hanging signs. Plastics and gaudy colours which are unsympathetic to the building should be avoided. Before installing security shutters you should contact Development Planning Services' North Team design officers for advice on suitable types.



As these examples show, some shopfronts have been altered more than others.

The City Council has produced a design guide entitled 'Shopfronts, Blinds and Signs' which may assist designers of shopfronts for the Queen's Park Estate. It is available from all One Stop Services.

Guttering and Downpipes

If sections need replacing, cast iron equipment which matches the original in size and profile should be used. Black plastic or aluminium guttering which matches the original pattern may be acceptable on the rear elevation. Soil or waste pipes should not be fixed to the front elevation or any elevation visible from the street.

Exterior Painting

Guttering and any ornamental ironwork should be painted gloss black. Window frames should be painted white (British Standards No. BS00E55) but not brilliant white, and front doors can be finished in a dark subdued colour or in a original wood grain effect. Stonework should be left unpainted, if possible, but if painting is necessary, it should be painted in a cream or light stone colour. Moulded features should not be picked out in different or contrasting colours. Brickwork must not be painted and residents are encouraged to remove any such existing paint.

2. Alterations and Additions

Roof Alterations

The use of the roof space for accommodation is not usually practical due to the shallow pitch of the roofs, and dormer windows cannot be easily installed. However if otherwise acceptable, the size of any dormers or rooflights should be in appropriate proportions to the building and should complement the form of the roof. It should be no wider than the windows below, set back from the eaves and kept below the ridge. Dormers and rooflights will not be permitted on front elevations.

Rear Extensions

These may be acceptable if they do not cause serious reductions in amenity and daylighting standards to adjoining properties. The North Team development control officers will advise you on individual cases.

The design, detailing and materials of any rear extensions should respect those of the original building. Weathered London Stock bricks for brickwork, window openings with gauged arches in red clay bricks or stone lintels, traditional timber hung sliding sashes and usually a pitched slate roof.

Rendering or painting of the brickwork and the construction of flat roofs is not appropriate.

Flues

Vents, flues, grilles and any outlets to the front of the house should be avoided and kept to rear elevations.

Telecommunications Equipment

Satellite dishes should not be visible from the highway under the provisions of the Article 4 Direction but they may still require planning permission if they are located on the rear elevation. It is important therefore to seek advice from the City Council before erecting a dish.

Before erecting telecommunications equipment on Council owned property the formal consent of the City Council as landlord is required and tenants should make an application to their local Estate Manager.

Any obsolete apparatus should be removed from the property.



Under The Article 4 Direction controls, planning permission is required where the installation of a satellite dish is visible from the highway.

A booklet entitled 'A Guide to the Siting of Satellite Dishes and Other Telecommunications Equipment' is available from the City Council to help you with the planning requirements.

Meter Cupboards

Under the provisions of the Article 4 Direction meter cupboards are not permitted on the front elevation of the properties. Where the design of the house includes an integral coal bunker this may be used to house meters although the original bunker door must be retained.

Fixtures and Fittings

Fixtures such as lamps, name plates and alarm boxes should be sited sensitively. Any original fittings such as boot scrapers should be retained and where necessary repaired.

Access for the Disabled

Ramps and other alterations, handrails and other fittings which are provided to assist people with disabilities, should be designed and installed to complement the character of the property. *A Westminster booklet 'Access for All' is available from One Stop Services.*

Trees and Tree Planting

The Estate was designed to have a townscape of wide tree lined streets. The pavements mainly contain Plane trees planted around or after 1881 and have been prevented from developing large trunks by continually pollarding their crowns. The City Council will continue to pollard on a two year cycle. The success of replanting with the same species or a species which does not require such drastic treatment will be addressed.

Conservation area controls cover trees with a trunk diameter of over 75mm measured at 1.5m above the ground and includes trees in back gardens. If you wish to cut down or prune a tree in the Conservation Area you must notify the Council at least six weeks before it is planned to have the work carried out. The Council will be deemed to have consented if no reply is received by the notifier within the six week period.

Where a tree is subject to a Tree Preservation Order, planning permission is required before any works can be undertaken.

The gardens are too small for large trees but many smaller species do exist which would be suitable for such gardens. The Council can also offer the public advice on species selection.

For advice on any of these topics please contact the City Council's Arboricultural Officer (see 'Contact's at the end of this guide).



Queen's Park Estate trees are pollarded on a two-year cycle to restrict the size of the trunk.

Further information about trees is contained in City Council booklet 'Brighter Greener Westminster' and two leaflets 'Trees: Legislation and Procedure' and 'Trees: Planting and Care', all available from One Stop Services.

3. Good Building Practice

The restoration of buildings is a skilled job and builders with experience in the restoration of similar properties should be used. It is recommended that professional advice is sought from an architect or chartered surveyor and that the appointed builders should be able to offer a guarantee scheme, such as those run by the Building Employers Confederation and the Federation of Master Builders.

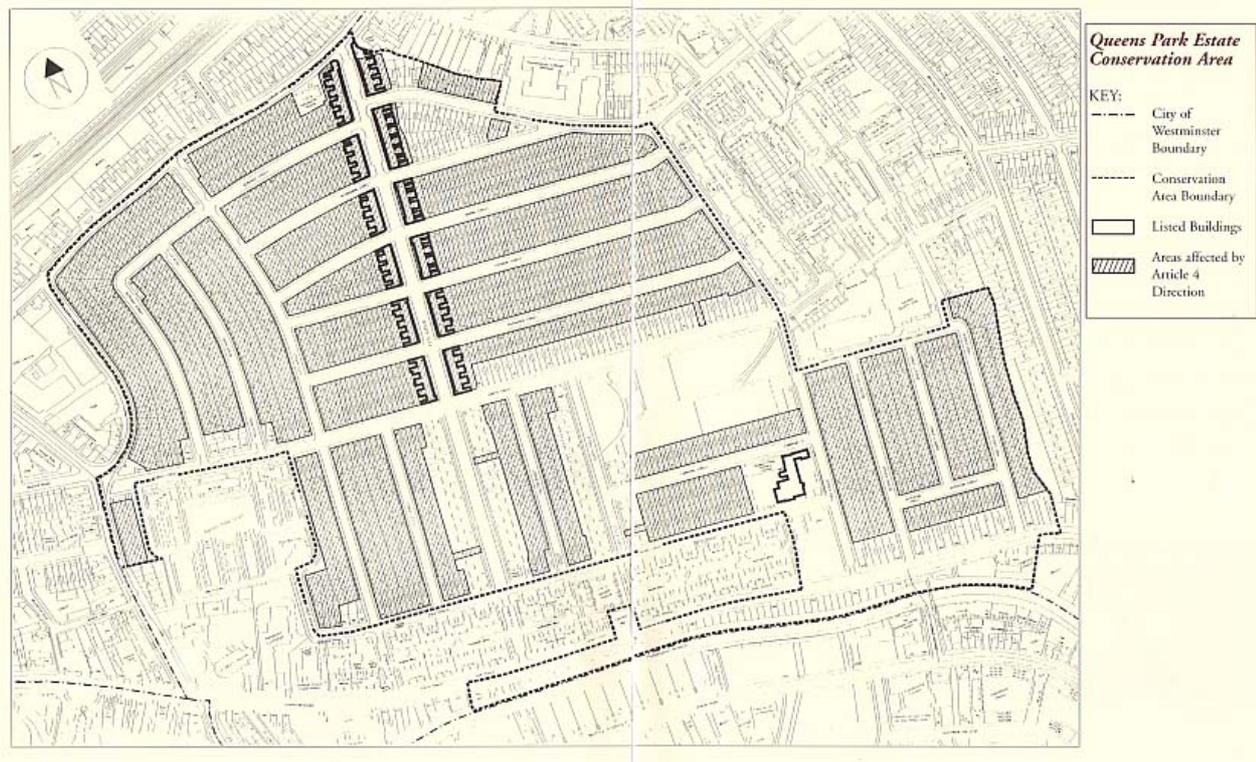


Care should be taken to ensure that the replacement slates match the original colour.



In this photograph the porch has been rebuilt in a simplified form with all elements of the original design omitted. Alterations of this type will be resisted through the Article 4 Direction.

The properties suffer from a number of structural defects and problems, given their age and construction. It is recommended that if there are indications of structural movement then professional advice should be sought.



Queens Park Estate Conservation Area

Appendix 1 Technical Notes for Repairs and Restoration Work

1. REROOFING

1.1 General

Preference in approving grants will be given to roof works of a comprehensive nature, i.e. if in addition to re-slating, they include any necessary repairs to the roof-structure, firewalls, chimneys, rainwater goods, etc, and of course all necessary relevant leadwork, external timberwork and appropriately selected means of ventilation.

1.2 Structural Timberwork

Where possible, original timberwork is to be retained and repaired. If major structural works are necessary, these will retain the original system of distribution of loads, to avoid damage to load bearing walls. All structural works to the roof to be approved by the City Council's District Surveyor and to be carried out to their satisfaction.

1.3 Reslating

Use sound new or salvaged natural Welsh slates which match the original in colour, texture and size (including thickness).

Slating battens are to be sawn softwood, pressure impregnated with preservative.

Replacement slates to be laid in courses to match original and to be fixed with copper or other BSI approved non-ferrous nails.

Slates to be head-fixed only and bracket supports to be avoided. Eave edges to be formed with double course slates. Hooked fixing and clipped verges are not acceptable.

Original ridge and hip tiles to be retained and reset. New ridge and hip tiles to match original, being of 'angle' (not round) type with round top and normally red clay. All ridge and hip tiles to be bedded and pointed neatly in gauged mortar, no stronger than 1 cement: 1 lime: 6 sand mix.

On end-of-terrace properties with hipped roofs, galvanised stop-brackets of appropriate design may be used at bottom of hips.

Reslating of turret roofs will be carried out with specially cut slates, to form patterns, approved by the Council (as on No. 119 Ilbert Street or similar). Different types of slates may have to be used, to achieve a two-colour effect (as on Nos. 67, 68, 98 Fifth Avenue).

1.4 Flashings

All firewall flashings on sloping sides of ridge-roofs to be in at least Code No. 4 lead sheet to BS 1178, stepped cover-flashings with soakers to same specification.

Soakers to be at least 175mm wide turned up by at least 75mm against the firewall.

Cover flashings made of at least 150mm wide sheet. Steps cut according to gauge of slate and slope of roof, and tucked into carefully chased mortar of brick wall, by at least 25mm, and held with lead wedges at every step, and finally pointed with mortar no stronger than 1:2:9 (cement: lime: sand) or 1:3 (lime putty: sharp sand). Each piece of cover-flashing lead sheet to be no more than 1800mm in length and adjoining pieces to be lapped by at least 100mm. Lead angle-flashing to same specifications at ridge level.

Flashings to chimney stacks on pitched roofs to be stepped-covered, as described above, on sloping sides with back gutter on upper horizontal side and front apron on lower horizontal side at least 150mm wide.

Flashings on horizontal abutments (found usually between mono-pitched roofs of rear extensions and party firewalls in the Queen's Park Estate) to provide at least 150mm upstand with at least 25mm fold tucked inside the brickwork, plus 150mm minimum apron-cover down the roof slope.

In cases of firewalls of originally exposed and subsequently rendered brickwork, applicants may be required to reinstate them to their original unrendered condition.

Note:

All flashings and associated leadwork to be as described in these specifications. For aspects not covered by these specifications, and in determining the standard of quality of leadwork in individual completed works, the Council will refer to the Lead Sheet Association's "Lead Sheet in Building - A Guide to Good Practice," to which applicants are recommended to refer their contractors.

1.5 Roof Ventilators

No roof ventilators, raised or flat, to be used on roof slopes facing a public highway.

Eaves - fascia ventilators on eaves facing a public highway, will be no more than 25mm in height above the fascia board, black, and they will provide adequate ventilation in a specific case, to satisfy relevant Building Regulations and British Standards.

1.6 Chimneys

All original chimneys to be retained and, if necessary, to be reinstated or rebuilt to the original height and profile, including duo-chromatic dentils, corbelling or other brick-decoration, coping and chimney pots (see also relevant sections on 'Flashings', 'Brickwork' and 'Pointing' in these specifications).

Any redundant telecommunications equipment fixed on chimneys, to be removed.

1.7 Rainwater Goods and Other Pipes

Where possible, cast iron rainwater goods are to be taken down, cleaned and re-fixed.

In small parts of original rainwater goods need to be replaced and their precise profile is not available in the market, these may be reproduced in cast-aluminium of a quality to be approved by Westminster City Council. (Note: These are the only cases where the City Council may accept the use of cast-aluminium in grant-aided projects.)

New eaves gutters and stop-ends/outlets to be in cast-iron, of half-round or ogee profile (depending on the predominant type in a terrace or group).

Rainwater downpipes, SVPs, vents, connectors, hopperheads, other pipework and ring brackets to be in cast-iron, preferably on all elevations but certainly on elevations visible from the street. All work must satisfy the relevant Building Regulations.

All gutters and pipework to be treated with anti-corrosion primer, undecorated and painted gloss black.

No pipes other than rainwater pipes to be fixed on front elevations.

2. BRICKWORK

2.1 Structural Repairs to Brickwork

You are to gain the approval of the City Council's District Surveyors to your proposals, prior to commissioning any structural work to the walls.

All external rebuilding of brick walls to be done with second hand or new bricks of appropriate structural characteristics, colour, texture and size, to match the original type(s) of brick. (Attention is drawn to the two-tone combination of bricks in the Queen's Park Estate Conservation area, and to the need to match different types of new bricks to the old, in a particular property.)

In order to avoid structural damage no percussion tools should be used in demolishing or 'cutting-out' part of a brickwall. Bricks should be removed carefully by hand, assisted only if necessary, by the careful use of cutting tools.

Particular attention is drawn to the demolition and rebuilding of existing cantilevered porches, which should be reinstated in exactly the same form, as original. A specialist Engineer's report may be necessary in these cases, which must be submitted to the City Council's Key Officers for scrutiny. You must gain the approval of the Council's District Surveyor's Service to these proposals, prior to commissioning this work.

2.2 Non-structural Brickwork Repairs

Flaking, decayed or otherwise damaged small areas of brickwork of no structural significance are to be cut-out carefully and replaced with sound second-hand or new bricks, to match the quality, colour, texture and size of the original. It is often possible to re-use the same existing bricks by turning them 'inside-out'.

Decayed corbelling or other decorative brickwork is to be repaired or rebuilt with particular care. Brickwork features will be reinstated to the exact original form, with bricks of the same quality, colour, texture and size, as original. Where necessary, bricks will be specially cut or made to match original.

No resin-based in situ 'plastic' repairs to brickwork are to be carried out. The use of water-based repellent treatments is also unacceptable.

Air bricks are to be replaced with cast iron or clay (depending on prevailing type in a terrace or group) to match original, according to British Standards requirements of the District Surveyor and/or Environmental Health officers.

Special care will be taken to match all new brickwork to the original two-tone combinations of bricks in the Queen's Park Estate Conservation Area, normally achieved with yellow London Stock and Soft Red variations.

Any necessary re-building of external brickwork to be carried out in an appropriate lime-mortar, no stronger than 1:1:6 (cement: lime: sand). A weaker mix is recommended for soft bricks and face work in unexposed conditions (1:2:9).

2.3 Pointing/Repointing

Pointing is to be carried out in weak lime mortar mix, (preferably a traditional mix of 1:2:9 (cement/lime/sand) which should be finished with a flush joint which should be slightly set back from the exposed arises of the brickwork so that the width of the repair joints are similar in size to the original work. The pointing should be tamped with a bristle brush at the point of setting to expose the sharper aggregate particles. The use of weather-struck or raised pointing is not acceptable.

Existing defective pointing will be raked out carefully (manually, not with use of mechanical tools) to the depth of at least 18mm-25mm (depending on the width of the joint) and flushed out with clean water. The

new mortar (see mix above) will be carefully pressed in and will be coloured to match the surrounding old pointing (before weathering). Colouring is to be done by using appropriate sand (not by using colouring additives).

Repointing is to be kept to the absolute minimum necessary. Comprehensive repointing for cosmetic purposes is unacceptable. Repointing must not be undertaken where raking out of an existing cementitious mortar would cause any damage to the bricks.

3. WINDOWS AND EXTERIOR DOORS



A typical Queens Park Estate front door with original cast iron goats head door-knocker and letter box.

Original existing windows and external doors are to be retained, repaired, if necessary to the original design and re-decorated. These elements are to be painted using traditional oil-based gloss paint systems. Windows should be painted using British Standards No. BS 00E55 white, while door colours should be approved by the City Council's Conservation Officers prior to this work being commenced.

If replacement is unavoidable, new windows and doors will be replicas of the original design, in both pattern and detail. Timber sections, especially mouldings, to be to original profile, particularly on glazing bars and meeting rails to horizontal sashes. (Any deviation from accuracy of detail, to be discussed with the City Council.)

New windows to be double-hung box sashes, matching the original design in all aspects and dimensions. If the original design in respect of a particular property cannot be readily established, the prevailing original window design in a terrace should be followed. City Council conservation officers will be able to advise you.

Replacement external doors to match the design of the original in all aspects and dimensions. If the original design cannot be established in the case of a particular property, the prevailing design of equivalent doors in the terrace should be followed.

Any original door and window furniture should be retained and re-used. New handles, hinges, letter boxes, etc. should match the original design and material.

For examples of original designs, see also 'Windows and Exterior Doors', above.

4. FRONT BOUNDARY WALLS AND RAILINGS

4.1 Brickwork and Pointing (As in Section 2.)

4.2 Coping

Coping to be in natural British or reconstituted stone to match original coping design in terms of colour, texture, section and dimensions. Concrete or trowelled cement coping, or repairs with plastic substances are not acceptable.

4.3 Front Steps

Any surviving stone steps should be repaired with matching stone, carefully pieced in. If it is necessary to replace the step, the replacement should be of natural British or reconstituted stone of colour, section and dimensions to match the original. The use of plastic repairs is not acceptable.

4.4 Railings and Cill Guards

Any original remaining railings are to be repaired and retained either in-situ, or re-used if copings are to be replaced. New railings must be in cast iron and the designs and details of the castings, to include drawings if necessary: together with all fixings details, should be sent to the City Council's Development Planning Services officers for scrutiny. You should gain the approval of these officers prior to commissioning this work.

All railings are to be leaded into coping stones and fixed to brickwork piers in the traditional manner with lead caulking. (See drawings above)

All railings to be painted with red lead paint and to receive full oil-based gloss paintwork finish in black.

Appendix 2

CITY COUNCIL PUBLICATIONS

The Department of Planning and City Development has published a number of booklets and leaflets on a range of topics. The following publications are relevant to the Queen's Park Estate Conservation Area.

Conservation Areas, A Guide for Property Owners

The Listing of Historic Buildings, a Guide for Owners and Occupiers

Queen's Park Estate Conservation Area, General Information Leaflet No. 29

A Brief Guide to the Planning Enforcement System, in the City of Westminster

Shopfronts, Blinds and Signs, a Guide to their Design

Advertisement Design Guidelines

A Guide to the Siting of Satellite Dishes

Stucco, a Guide to Care and Maintenance

Facade Cleaning

Roof Alterations and Extensions

The Protection of Historic Buildings in Westminster, a Guide to Structural Alterations for Owners, Architects and Developers

Conservatories a Guide to Design and Planning Procedures

Architectural Theft, Guidance about Architectural Theft for Owners of Historic Buildings

Brighter Greener Westminster, Practical Advice on Trees

Trees, Legislation and Procedure

Trees, Planting and Care

A guide to Negotiations and Applications Planning Advice

A Guide to Commenting on Applications, Planning Advice

Westminster District Surveyors Service Handbook

A Guide to Providing Access for All, Planning an accessible environment

The Work of Development Planning Services, A guide to Services

These and other **Supplementary Planning Guidance** publications by the City Council's Development Planning Services are available from One-Stop Services see 'Contacts' below for details

FURTHER READING

if you are interested in finding out more about the history of the Estate, the Westminster Libraries publication '**ARTIZANS AND AVENUES** a history of the Queens Park Estate', by E McDonald and D Smith is available from Harrow Road Library price £2.50.

Contacts

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