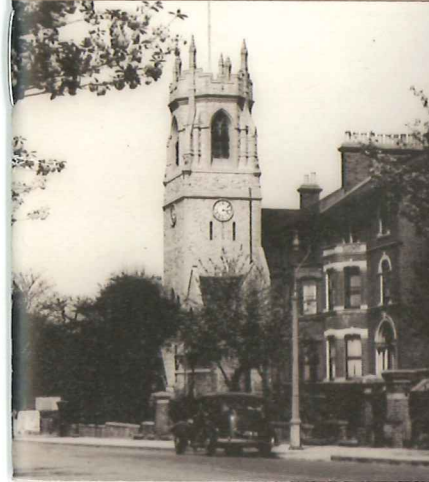
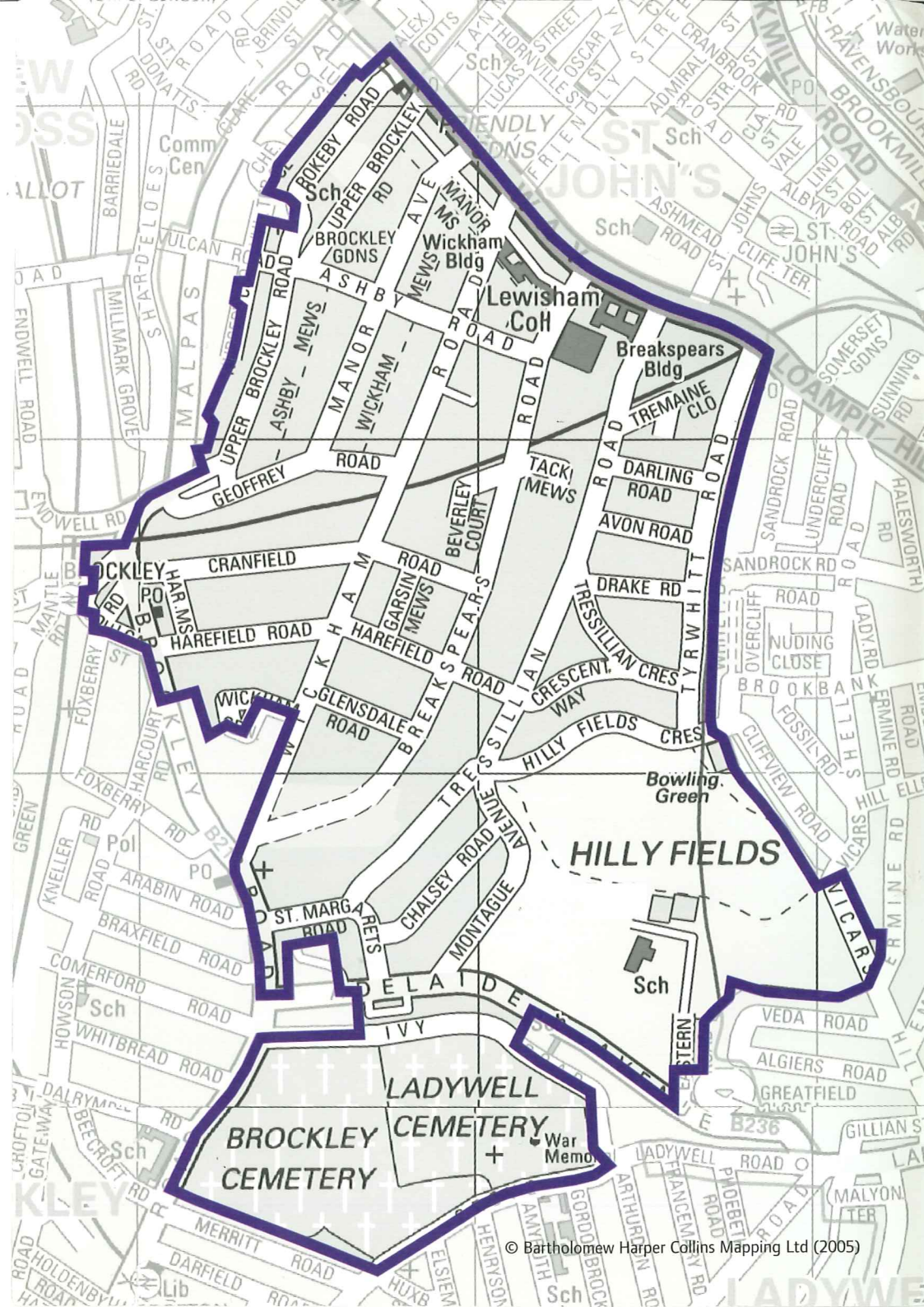


# Brockley conservation area supplementary planning document

local development framework

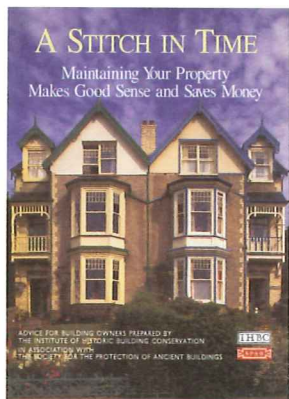




## Brockley conservation area

Brockley conservation area was built by a number of speculative developers between the 1830s and early 1900s, with the majority being built in the 1870s and 1880s. The houses were built in a variety of architectural styles which were popular in the mid to late Victorian period and display good quality Italianate stucco and Gothic terracotta detailing. Many houses are set in wide, tree-lined roads with large front and rear gardens and some with mews to the rear, adding to the area's spacious and leafy character. The conservation area was designated by the Council in 1973 in recognition of its special architectural and historic interest. It was extended in 1991, 1993 and 2005.

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



### Repair and maintenance

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

### Materials

High quality materials were used to build the houses in Brockley and to respect the integrity of these houses, matching materials should be used today. Good quality secondhand stock brick, real slate and painted timber are the commonest materials and best materials for use in repairs and new work.

### Chimney stacks and pots

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

### Roofs

Roofs provide regularity in the streetscape, with slate roofs seen in the majority of the area and clay tiles seen in the southern streets.

When recovering your roof, care should be taken to retain the original tile or slate covering or to reinstate the correct covering if this has been previously removed. Reuse existing slate or tile wherever possible – often enough old slates can be salvaged to recover the front roof slope. Profiled artificial slate may be used, but note that it fades over time and doesn't last as long as real slate. Other materials such as ridged concrete tiles are unsuitable in their appearance and because they harm the regular rhythm of the roofscapes they will not be permitted for re-roofing. Care should be taken to conceal vents from view by using eaves vents or breathable roofing felt.

For further information please ask for our booklet on roofs in conservation areas.

### Roof extensions

Roof extensions are usually acceptable if they are designed in keeping with the style of the house. One or two small lead- or zinc-clad dormers with a small sash or casement window may be acceptable





on the rear roof slopes, but large, bulky extensions using modern materials are not. Roof lights in front roof slopes are not suitable due to their intrusive impact on the regular appearance of roofs in the area. Building control can advise you on other safe means of escape in case of fire (see contact details).

### Satellite dishes

Satellite dishes are unsightly and not permitted on any parts of a building where visible from a street. Care should be taken to site dishes in the back garden or in an inconspicuous location on the rear of the building.

### Windows

A variety of window types can be seen across the conservation area, including sliding sash, casement, Queen Anne style or metal windows. They all add to the charm, character and quality of the area. Original windows should generally be retained as they have a character of their own which derives both from the proportions of the frames and glazing bars and from the charm of old glass which has a 'wobbly' or rippled effect.

Original single-glazed windows can be draught-proofed and upgraded by specialist companies and secondary glazing installed to improve heat retention. Please ask us for details of companies who do this. Upvc windows will not be permitted as their proportions, opening methods, modern shiny plastic appearance and the reflection of the double-glazed units are all very much at odds with the character of historic buildings.



For further information please ask for our booklet on windows in conservation areas.

### Doors

The houses in Brockley display a range of front doors varying from simple, four-panel doors with deep mouldings to colourful painted doors with beautiful stained glass. New doors often have to be made to measure due to their size, which makes it all the more desirable to maintain your existing one. If a new door is essential, a copy of an original door from your street is likely to be the most suitable design. Modern doors with unsuitable designs such as oval or fanlight glazing or in modern materials will not be permitted.

### Porches and canopies

Some houses have open porticoes, recessed porches or even verandas. These are part of the design of these houses and add interest to the appearance of the conservation area. They should not be enclosed by modern doors.

### Masonry and house walls

Many houses in Brockley are built of stock brick with stucco dressings, or red brick in the streets to the south. These bricks were made in Brockley, close to the building sites where they were needed. Today, bricks do not normally need cleaning except for aesthetic reasons, but if you do wish to clean your house, do not use chemicals or sand blasting. Please ask us for details of specialist cleaning companies. When re-pointing, it is important to use a lime-based mortar which is softer than your brickwork





and 'breathable'. This means that damp can escape through the mortar rather than being sealed within the bricks and causing the bricks to crumble, which is what eventually happens when cement is used. Recessing the pointing draws attention to the brickwork rather than detracting from it as does the unsightly 'ribbon' or 'weather struck' pointing.

Good booklets on pointing and the need for buildings to breathe are available from English Heritage and the Society for the Protection of Ancient Buildings (see contact details).



Pebbledash, render and painting brickwork are often quick-fix solutions to other problems, but they also disrupt the visual harmony of the street. These are therefore not permitted, and you should remove them where you can.

### Architectural detail

From the simple gauged brick arches over windows to elaborate moulded capitals, architectural details give the buildings in Brockley their special interest. Such detail should always be looked after and – if not already painted – left unpainted. Paint can seal in damp and cause decay, so if already painted, try repainting with a breathable paint to minimise long-term damage. Wherever possible and especially in the case of terracotta or brick, leave unpainted.

### Meter boxes, wheelie bins, pipework, wiring

These items can quickly add clutter to the conservation area. Try to hide wheelie bins behind hedges and site new pipe work, meter boxes and wiring on elevations not visible from the street.

### Front gardens

Front gardens contribute to the leafy and spacious appearance of the conservation area and reflect the high status of the Victorian houses, as workers' housing did not have front gardens at all. Keep plants in your front garden as they provide an attractive counterpoint to the hard architecture of the property, and they also allow natural drainage. Extensive hard surfaces will not be permitted.

In some instances permission may be granted for a small hard surface in a sympathetic traditional material if softened by a well-designed area of garden and planting, and retaining as much front wall as possible. Stone and tiled paths are rare and should not be removed.

### Boundary walls

Brockley has a number of original walls designed to complement the houses they enclose. These are valuable features in the conservation area and should be repaired and retained. New walls should copy a suitable original style from the same street – yellow stock brick and heavy coping stones are typical. Hedges and shrubs also provide a good screen behind a garden wall. Permission will not be given for poor quality boundary treatments to front gardens such as timber fences or unsuitable designs such as decorative brickwork. Long stock brick side walls should be maintained and repaired in second hand stock bricks.





### Trees and shrubs

Trees and shrubs make a strong contribution to the appearance of the area and should be retained wherever possible. Some front gardens contain lime trees that were planted when the houses were built. Trees are protected in the conservation area and therefore before carrying out any works to them (including lopping as well as felling) you must notify the Council. A form is available for this from the planning information desk.

### Extensions and conservatories

Extensions should respect the design of the house and not cause harm to the character of the conservation area or to the amenity of neighbours. Extensions must be of high quality design and materials, built in traditional or contemporary design to complement the design of the house. It is recommended that architects with a good understanding of the character of Victorian houses are employed to achieve the best results. Extensions up to 50 cubic metres can be built without planning permission. Side extensions will only be permitted where they do not interrupt the rhythm of the street.



### Accessibility

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

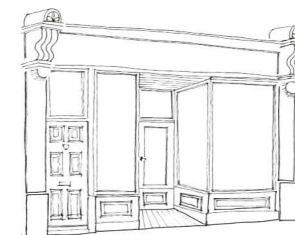
### Development in rear gardens

Brockley has many long gardens, which allow good views of trees and the backs of properties and this contributes to the character and spacious setting of the conservation area. Residential development will therefore not be permitted in these locations. Applications for small-scale development such as single-storey garages or small single-storey 'garden rooms' which preserve views across gardens and do not cause the removal of existing trees will continue to be considered. A shed of up to 10 cubic metres may be erected in a rear garden without planning permission.



### Alterations to shop frontages

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



# Development in the mews



The mews in Brockley conservation area are the unmade service roads running behind houses. Early maps show that mews development, such as coach housing, was never as extensive as in other parts of London. The people living in Brockley were more likely to use the new train network to travel and to hire coaches and horses when needed rather than keep their own. In any case, not long after the area had become established, the motor car became available to those with means.



Today the mews are leafy lanes containing many mature trees, single-storey garaging and workshops with views to the rears of properties and long verdant gardens. Many constraints make development in the mews undesirable: there is usually no lighting or road surfacing, the mews cannot usually be serviced by modern refuse vehicles and to provide these to enable residential development would alter the calm, leafy and open character of the mews.

Garages in the mews currently provide off-street parking and the loss of this to housing would lead to additional on-street parking and pressure for parking in front gardens, which would be detrimental to the character and appearance of the conservation area.

To preserve the appearance of the mews with their trees, views across gardens to rear elevations and the tranquil character of the conservation area there will be a presumption against residential mews development.

Applications for small-scale single-storey garden buildings (which are ancillary to the use of the main building) or single-storey garaging will continue to be considered.

## Historic mews buildings

Victorian mews buildings are rare and where they occur these should be preserved. Where conversion is possible, principles of minimal alteration should be followed. These historic outbuildings should remain subservient to the main house and retain their historic character. It is likely that only uses that relate to the main house and do not involve the provision of a separate dwelling will be acceptable.



## Harefield Mews

Harefield Mews has a different character to the other mews in Brockley. It runs behind shops and restaurants on Brockley Road giving it a more commercial character and its short length gives it a self-contained appearance. These characteristics, along with the absence of trees and its existing granite sett surface make this the only mews which could be suitable for sensitive residential development while still preserving the character of the conservation area. Sensitive residential development in Harefield Mews may therefore be permitted in accordance with planning policy and the following guidance:

- design must be high quality to reflect the quality of Brockley conservation area and may be contemporary or traditional. The design should complement the character of the wider conservation area and reinforce Brockley's local distinctiveness

- scale and mass should be subservient to adjacent buildings. Buildings over two storeys will not be permitted and roofs must be shallow pitched or flat
- materials may be innovative or traditional, but must be high quality. Upvc, for example will not be acceptable
- an 'active' frontage should be presented to the mews
- amenity spaces should be provided for the new dwelling and for the building that the new dwelling backs on to
- provision must be made for regular refuse collection and discreet wheelie bin storage
- car-parking and circulation must be considered. Buildings may need to be set back to increase the width of the street to allow easier circulation for vehicles, including dustcarts. Setting back the ground floor alone is insufficient to achieve this and creates an unattractive feature.

## Notes

### Conservation area policy

The Council has to pay special attention to preserving or enhancing the character or appearance of the conservation area and publish proposals for doing this under the Planning (Listed Buildings and Conservation Areas) Act 1990. This document aims to show you how this can be achieved and explain the restrictions on development in the conservation area.

### Article 4(2) direction

On 25 January 2006 the council made an Article 4(2) Direction to withdraw permitted development rights in Brockley conservation area. This incorporates the Article 4 Direction which previously only existed in Upper Brockley Road, Rokeby Road and Geoffrey Road. This means that planning permission is required to carry out the alterations mentioned in this document where visible from the public realm (including mews) and enables the Council to refuse permission for unsuitable alterations.

### Public consultation

A consultation exercise was carried out between May and late September 2005 in accordance with the Planning (Local Development) Regulations 2004. Strong support was received for the imposition of additional planning controls and to limit development in the mews. As a result the proposals were amended and this document was subsequently approved by



Lewisham's Mayor and Cabinet on 14 December 2005. The proposals also underwent a sustainability appraisal, which is available from the Conservation and Urban Design Team.

### **Enforcement**

The council may take action against unauthorised works which harm the character of the conservation area.

### **Pre-application advice**

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

### **Character appraisal**

A fuller description of the area's character which the Council seeks to preserve or enhance can be found in the Brockley Conservation Area Appraisal which is available on our website or can be purchased from the planning information desk.

## **Useful contacts**

### London Borough of Lewisham

#### **Planning Service**

Laurence House  
Fifth floor  
1 Catford Road  
Catford, London  
SE6 4SW

Planning information desk:  
020 8314 7400

Conservation and Urban Design team:  
020 8314 6071 / 8533

Planning Enforcement team:  
020 8314 8092

**Website:** [www.lewisham.gov.uk](http://www.lewisham.gov.uk)

#### **Building Control**

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

#### **Envirocall**

Report fly-tipping, graffiti, potholes etc on the following phone number or websites:

Tel: 020 8314 7171

[www.lewisham-visibledifference.org.uk](http://www.lewisham-visibledifference.org.uk)  
[www.lovelewisham.org](http://www.lovelewisham.org)

#### **Highways**

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

#### **Street trees**

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

#### **Housing Needs Grants**

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

#### **Lewisham Local Studies and Archives Centre**

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

# Conservation contacts

## **The Building Conservation Directory**

01747 871717  
[www.buildingconservation.com](http://www.buildingconservation.com)

## **English Heritage**

020 7973 3000 or 0870 333 1181  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

## **Register of Architects Accredited in Building Conservation**

01625 523784  
[www.aabc-register.co.uk](http://www.aabc-register.co.uk)

## **Royal Institute of British Architects**

020 7307 3700 (ask for specialist conservation architects)  
[www.architecture.com](http://www.architecture.com)

## **Royal Institute of Chartered Surveyors**

020 7222 7000 (ask for specialist conservation surveyors)  
[www.rics.org](http://www.rics.org)

## **The Society for the Protection of Ancient Buildings (SPAB)**

020 7377 1644  
[www.spab.org.uk](http://www.spab.org.uk)  
SPAB also operates an advice line – please phone for details.

## **The Victorian Society**

020 8994 1019  
[www.victorian-society.org.uk](http://www.victorian-society.org.uk)



For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

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

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Wixii ku saabsan turjumaad, fadlan hoos ku qor faahfaahintaada:

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Đề dịch thuật, xin hãy cung cấp các chi tiết của bạn phía dưới:

Name:

Emri:

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姓名:

Magaca:

பெயர்:

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Địa chỉ:

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- 普通话/Mandarin
- Soomaali/Somali
- தமிழ்/Tamil
- Türkçe/Turkish
- Tiếng Việt/Vietnamese
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Şu adrese geri gönderiniz:

Göi trã vè:

Planning Service  
Laurence House  
1 Catford Road  
Catford  
SE6 4RU

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

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

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