

# *Barnes Green Study*

## Conservation Area No.1

# *THE LION HOUSES*

## *Conservation Guidance*



## **Introduction**

In 1988 the Council undertook a comprehensive study of the Barnes Green Conservation Area and published proposals for ways in which the character of the area could be preserved and enhanced. The study highlighted a tendency towards minor, but unsympathetic alterations to an interesting group of houses known locally as the "Lion Houses", which if left unchecked, could seriously impair the appearance of the buildings and damage the character of the Conservation Area. The concern of the Council was shared by a majority of residents when consulted, and, as a result, measures were approved to bring under planning control minor works and alterations to the exterior of the houses which were previously exempt. The controls are known as an "Article 4 Direction" from the legislation from which the powers derive, and owners of buildings affected have been notified by the Council (details printed at the end of this leaflet). A map showing properties affected by the Article 4 Direction is given overleaf to indicate the extent of the controls. This leaflet has been prepared to explain why the Council has introduced additional controls, to indicate how they will be applied, and to show the way in which individual properties may be affected. At the same time the opportunity has been taken to provide related conservation advice on the appropriate care and maintenance of the houses. The Council hopes residents and others holding an interest in the buildings concerned will appreciate the need for the measures which have been introduced, and will readily accept the restrictions imposed for the sake of preserving the essential character of the houses and of the Conservation Area.

## **History**

The Lion Houses were built by James Nicholl between 1899 and 1903. Nos. 1 to 14 The Crescent were first to be constructed, followed by Laurel Road, Hillersdon Avenue and Glebe Road. Nicholl's building yard, known as "Beverley Works" was at the end of Willow Avenue. Similar houses had already been erected by him in the Hurlingham area of Fulham. The lugubrious lion figures identify the work of Nicholl, although the widespread use suggests he may have taken delivery of rather more than he intended, and one account indicates 1,000 lions were supplied by mistake for the 100 ordered by the builder. In any event, the small creatures were used with abandon and surmount gate-piers, bays and parapets to form an attractive and unusual feature of the houses.

# Description

Built two storeys high as mirrored, detached pairs, or as terraces of pairs in echelon or as straight terraces, the houses have roofs of slate or tile, with red brick to the main elevation and yellow brick to the lesser. The front elevations are richly decorated with piers and intricately-moulded window-arches in buff brick, and by bands of ornate tiles in buff terracotta running below eaves, parapets and below window-sills and around pediments.

On pediments and piers squat the small creatures which give their name to the group. Buff terracotta is also used for the balustrades, copings and finials on parapets, bays and boundary walls. Polychromatic tiled footpaths lead from the street gate to the front door, some still retaining cast-iron coal hole covers and Staffordshire blue garden-edging.

The houses fall mainly into three distinctive styles:

**TYPE A** Nos. 1 to 14, the Crescent and Nos. 19-28 Ranelagh Avenue.

These are built as terraces of pairs in echelon with a single-storey rectangular bay carrying a balustraded balcony and an exposed, pitched roof clad in slate with a decorative red terracotta ridge-tile.

**TYPE B** Nos. 1 to 11 Laurel Road; Nos. 20 to 42 Hillersdon Avenue and Nos. 44 to 54 Glebe Road.

Built as detached pairs linked by a central parapet with a two-storey canted bay surmounted by a deep pediment. Slate roofs with terracotta ridge.

**TYPE C** Nos. 41 to 59 Glebe Road, and Nos. 13 to 23 Bellevue Road.

Terraced with two-storey rectangular bays surmounted by a shared pediment on central pairs

and by a balustraded parapet on the terminal buildings with an exposed-eaves roof link. Slate roofs with built-up party walls.

## OTHER (O)

Nos. 26,27 and 28 The Crescent are of three storeys with gables and tiled roofs, the central house (no. 27) being double-fronted with two-storey canted bays. Nos. 29, 30 and 31 Ranelagh Avenue are also of three storeys with gables, in this case enriched by scalloped barge boards. Nos. 30 and 31 have a unique window arrangement in the form of wide bands of casements with stone surrounds, losing the terracotta from everywhere except the gate-piers.

Nos. 31 and 33 Hillersdon Avenue are a detached pair and a variant of Type A, while No. 22 Laurel Road is a long, flat-fronted building with an offset, single-storey canted bay and an imposing entrance gateway.





TYPE A



TYPE B



TYPE C

## How the Article 4 Direction will affect your house

The Lion Houses are already protected from demolition (including partial demolition) by being within a designated Conservation Area. The houses are also identified as Buildings of Townscape Merit, which means planning applications are considered particularly for the effect proposals may have on the character and setting of a building.

Now, as a result of the Article 4 Direction, most external works and alterations will require planning permission from the Council before being carried out.

An application form for planning permission is available from the Council on request.

No fee is payable when an application is submitted as a direct result of the Article 4 Direction, but a drawing to scale showing the proposed work will normally be necessary. An architect or surveyor does not have to be employed to prepare the drawing provided measurements, materials and other essential details are clearly and accurately shown.

### Planning permission is not required for:

- Normal property maintenance such as redecoration of existing painted joinery (painting of unpainted surfaces requires consent and will not normally be permitted) or repointing (but see later section on brickwork).
- Repair or replacement with materials, design and techniques exactly copying the existing form.
- Work which affects only the interior of a building.

When an application is submitted, the Council will decide if the proposal is suitable for the age and style of the existing building, if it fits in with the street scene, roofscape and general pattern of development in the area and if the effect on the overall character of the building and of the Conservation Area is acceptable. These judgements will be made in the light of the Council's Local Plan policies, particularly policy No. ENV 11 by which the Council undertakes to treat Buildings of Townscape Merit as Listed Buildings as far as is possible when considering planning applications relating to them. Policy Nos. ENV 10 and ENV 16 and the Department of the Environment's advisory Circular No. 8/87 ("Historic Buildings and Conservation Areas — Policy and Procedures"), will be applied in this context. Standard planning considerations, such as loss of light to adjoining properties, and overlooking implications, will also be taken into account.

When permission is granted the work may be carried out at any time within the five year period for which a permission is normally valid. A permission may carry conditions which the Council feels are needed to ensure work and materials are of an appropriate standard.

If permission is refused, the applicant may appeal to the Department of the Environment against the Council's decision.

Work commenced without planning permission may be subject to service of an enforcement notice requiring a building to be returned to its former state, and of a stop notice preventing continuation of the work.

# Roofs

## Context

Original roofs consist of natural slate with decorative terracotta ridge-pieces. Chimney-stacks are in yellow brick with red brick oversailing courses and buff fireclay pots. On flank walls, flues are expressed externally with added decorative brickwork. Cast-iron is used for rainwater gutters, downpipes and hoppers, and flashings are in lead.

## Planning advice

The retention of original roof materials and forms is considered to be essential to the character of the Conservation Area and of individual buildings. Planning permission will be resisted for the use of materials or treatments which replace or disfigure the traditional covering. This will effectively preclude the introduction of concrete tiles, synthetic 'slates' of composition material or plastic, and the application of bituminous, plastic or other waterproof coatings to existing roofs.

Loft conversions resulting in large projections beyond the roof slope, or other distortion of the existing roof form will not be encouraged. Minor modification such as small, traditional dormers complementary to the design of the houses, or flush rooflights, may be approved if located on roof slopes of secondary importance. However, consent is unlikely to be granted for any form of window in the front roof slopes of house types B and C. A guide to the types of minor roof modification likely to be considered acceptable is shown by Figs (1) and (2).

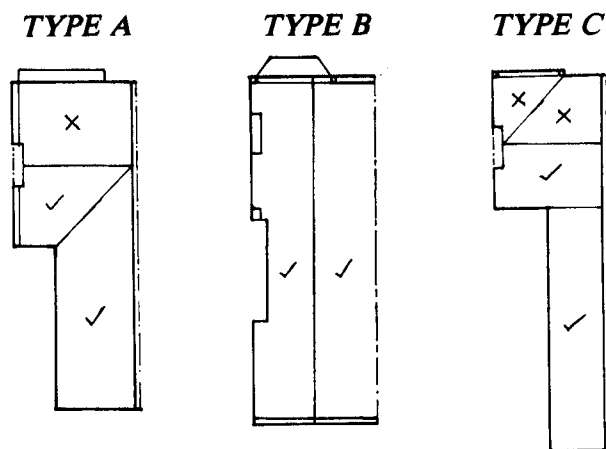
Chimney-stacks and pots contribute to the roofscape of the area and their retention will be expected even if flues are not used.

## Conservation guidance

If re-roofing is required the terracotta ridge-pieces should be set aside for re-use; sound slates may also be salvaged and re-used to reduce the cost of the work.

Pots on disused flues can be capped with lead or slate to allow ventilation but to minimise entry of rainwater. Missing pots may be replaced.

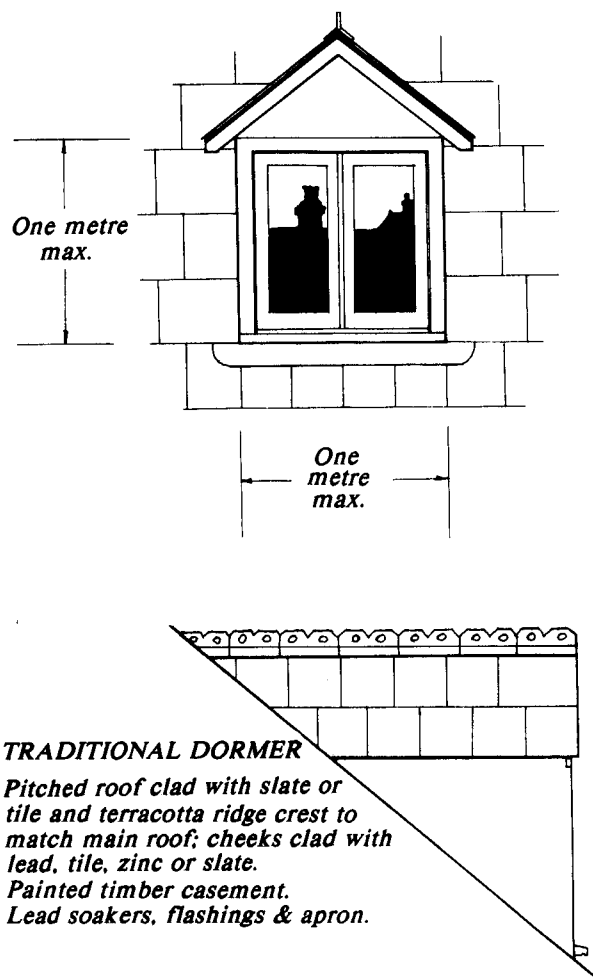
Flashings should be in lead laid to the Lead Development Association's "Guide to Good Practice"; sand and cement fillets at abutments and around stacks should be avoided as a short-term expedient. Cast-iron rainwater goods are more durable than plastic, especially under snow-loading conditions, and should be retained for practical and visual reasons on front and on other important elevations. A plastic or galvanised "ogee" gutter, similar in shape to the original cast-iron pattern, is available, and, if used elsewhere for economic reasons, should have a conventional black finish.



✓ Roof slope suitable for traditional dormer or flush roof light.

× Roof slope unsuitable for alteration.

Fig(1)



Fig(2)

# Brickwork

## Context

The Lion Houses are built in a soft red stock brick on the front and on some flank elevations, and in yellow London stocks elsewhere. Cambered window arches are made from moulded yellow bricks incorporating a lozenge device. Other moulded bricks with dentils are used as corbels to support progressively thickening piers, also of yellow brick, rising either side of pediments, at party lines and as margins to bands of tiles on bays, parapets and below sills. The tiled bands continue the lozenge theme, either in association with slips of foliage, or as a simple, repetitious pattern running from window arches to piers.

The bricks and tiles have weathered and mellowed to a warm, harmonious appearance which imparts an element of subdued richness to the street front of the houses.

## Planning advice

The quality of the facing materials and embellishments is such that any work which is likely to detract from or deface the original surfaces will be considered unsuitable.

In particular, permission will be resisted to paint, render, pebble-dash, or to coat in any way, brickwork, tiles or other facing materials in original condition, or to clad an elevation in stone or reconstituted stone, or to apply any type of finish or treatment other than a colourless, non-visible water repellent.

Permission is not required to repoint brickwork (but see below) or to inject or insert a damp-proof course.

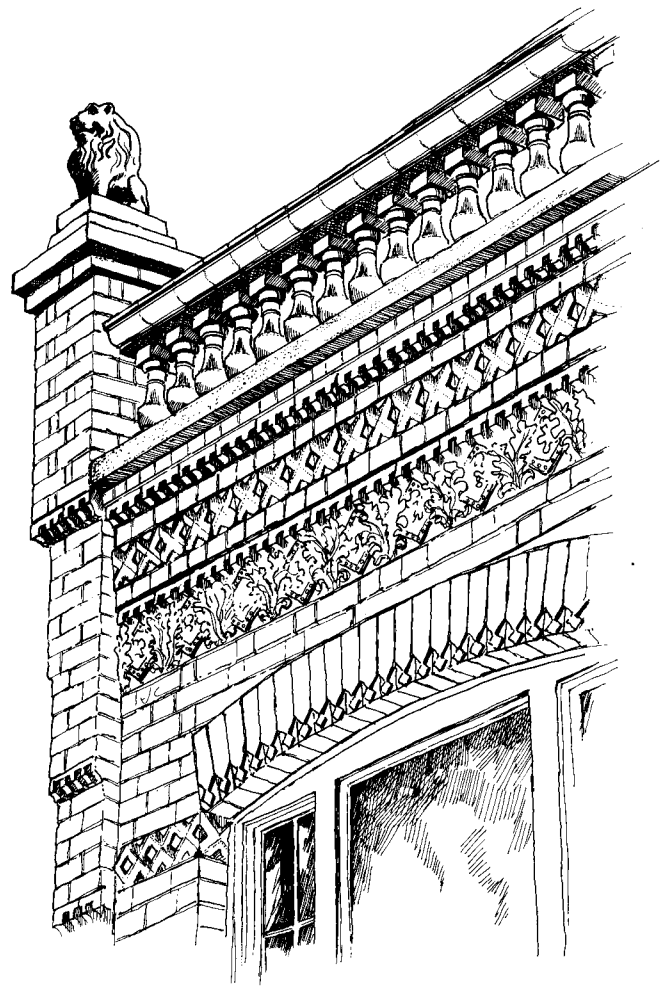
## Conservation guidance

Careless, or unnecessary, repointing can spoil the appearance of the original brickwork. The older pointing has weathered to blend with the bricks, and unless badly deteriorated, should not be removed. If repointing does become essential, the old mortar should be raked out carefully by hand to ensure arrises of the bricks are not damaged. The new mortar should be lime-rich (e.g. one part of cement, three parts of lime and nine parts of fine sharp sand, coarse sharp builder's sand should not be used). The mortar will need to be dressed 15mm to 20mm into the joints with a pointing iron, not a trowel, to avoid smearing the face of the bricks, and struck flush. Weather-struck pointing, automatically employed by most builders unless instructed otherwise, is not appropriate.

The fine pointing of gauged-brick window arches and decorative tiles is a highly specialized skill and repair should not be attempted without expert advice.

Except where bad staining has occurred, cleaning of the elevational brickwork is probably inadvisable and would detract from the time-aged appearance of the houses. However, if considered essential, mechanical harsh treatments likely to deface the bricks by removing the surface texture should be avoided in favour of hand-brushing. Use of a stiff bristle or nylon brush (not a wire brush) with soap and water is likely to prove least damaging. Stubborn stains can be treated with a weak solution of hydrofluoric acid. A small area of brickwork on a less visible surface should always be tested first to ensure the chosen treatment is suitable.

Removal of unsightly paint from brickwork, balustrades or lion figures is a specialised task which can be undertaken by a number of firms. A chemical, rather than a mechanical treatment is necessary to ensure the underlying material is not defaced.



# Doors and windows

## Context

Street entrances are deeply recessed in arched porches. Doors are four or five panelled with diminished styles, the upper panels containing glass etched with a simple foliage design. The door is flanked by glazed margin panels and surmounted by a transom light. The standard form of window is a double hung sliding sash in painted timber. House types A and C have fixed margin lights either side of the main sash with the upper part divided by glazing bars and carrying a transom light. On the ground floor the upper sash has a swept bar to allow a spandrel infill of coloured, leaded glass, a feature which is copied in the side transoms. In most cases the meeting rail of the upper sashes retains the metal pull handles.

## Planning advice

The retention of original doors and windows is essential if the character of the houses is not to be lost and planning permission will not normally be given to replace original items in a different size, pattern or material. This will prohibit the use of windows or doors made of aluminium (self colour or treated), or of other metal, plastic or synthetic materials. Enlarged openings to accommodate "picture windows" or other units of alien form will not normally be given permission, nor will bow-windows or windows of louvre or sheet glass; most styles of standard joinery will also be considered inappropriate. Modern hardwood doors posing as traditional patterns under names such as "Regency" or "Colonial" are totally unsuitable and unlikely to receive permission.

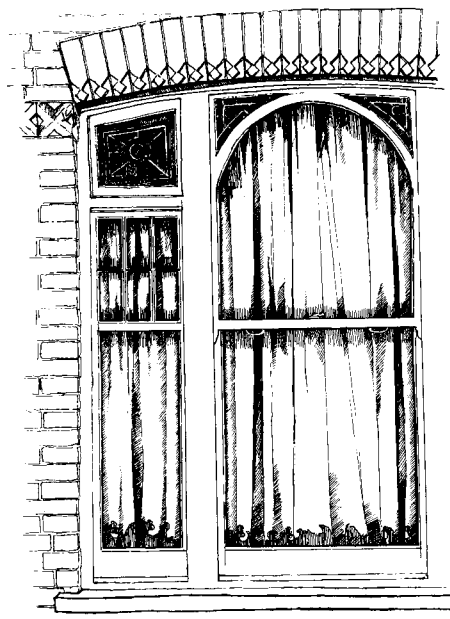
Planning permission is not required to fit secondary glazing inside existing windows, but for visual reasons, divisions following those in the main windows are desirable.

"Storm porches" closing in the existing porch arch with glazed or solid partitions will be resisted; projecting porches or canopies will also be considered to be out of character.

Where doors and windows have been replaced by modern units prior to the Article 4 Direction a subsequent further change to windows of a style other than the original will be resisted in favour of restoration of the earlier pattern.

## Conservation guidance

Doors and windows on the Lion Houses are well made and seldom deteriorate to a state where they are beyond repair unless they have been very badly neglected. Their retention is important for historic and visual reasons and 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 by matching pieces joined to the remainder in a traditional way. If a door is damaged to an extent where replacement becomes essential then a new unit to match the original pattern will need to be made by a joiner. The same applies to windows, as, in most cases, a suitable standard pattern is unlikely to be available from a commercial stockist. However, a standard sash can sometimes be found of the correct size which can be modified to provide a reasonable copy of a late Victorian window by cutting back the projecting sill and by adding a vertical glazing bar. Such a window may be suitable for use on less important elevations.

Joinery should generally be painted rather than stripped or stained, although the treatment known as "graining", once very popular, but now rarely seen, is acceptable as a relic of a bygone skill. Where the original varnished or grained finish survives it could be retained for the rarity value.

When replacing a door it is worth saving the original fittings, including etched glass, letter box and knocker for transference to the new unit.

New door or window openings in flank walls, or rear walls, especially those visible from the street, will be considered in terms of the design of the overall elevation — in many cases this was carefully detailed by the builder and further openings may destroy the original concept. Where permission is given for new openings, existing details will be required to be copied. Windows and doors recessed into the openings to show a brick reveal, and a cambered arch in the decorative brick common to the houses, will be necessary, with sashes and panelled doors of appropriate patterns.

External non functional shutters, especially modern louvre panels, should be avoided as they would not have been fitted to windows originally and will look inappropriate on buildings of this period.

## Side and rear extensions

### Context

Although appearing quite small from the front, most of the "Lion Houses" project deeply back into the site to maximise on the long, narrow plots laid out by the developer. Many of the houses have substantial rear extensions, and on House Type B the extension is as wide as the house itself. House Types A and C have clearly defined extensions which are less wide than the front part of the dwelling.

### Planning advice

Side extensions will be impracticable on the majority of houses, because, although some are technically semi-detached, the space between them is too small to be built upon. However, houses at the corners of some street blocks do have space potentially able to bear an extension. Building on such areas would detract from the planned concept of the original development and will be resisted because of the likely effect on the appearance of the houses and streets concerned.

At the ends of street blocks long views are obtained across the open space formed by the combined back gardens of the houses, and new rear extensions to end properties which curtail or restrict such views will be considered undesirable for the visual impoverishment which could result.

Elsewhere, rear extensions will need to be judged on their individual suitability. They should normally be single storey and of traditional form with a pitched roof. A maximum width of half that of the main house will ensure natural light is retained to existing rooms and is sufficient for new ones; it will also ensure that no rear extension is wider than an original extension thereby maintaining the existing character of the buildings and retaining a reasonable amount of garden space. For the latter reason also the rearward projection of any new extension should be kept to a minimum.

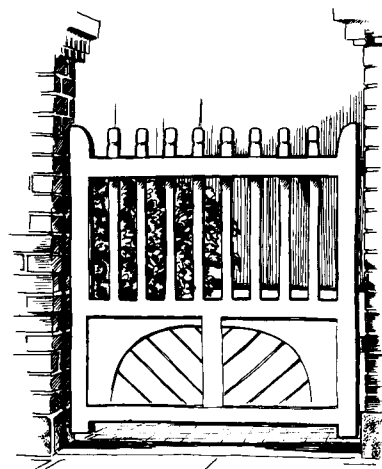
Materials will need to follow those on the main building or original extension. Slate roof, yellow stock brickwork, stone sills, shaped brick arches and painted timber joinery will be expected with the additional use of red brick where appropriate.

The only full width structure likely to be considered favourably would be a lightweight, monopitch conservatory, or verandah, in painted timber, the former with plain, untinted glazing.

### Conservation guidance

Generally follows that given under 'Brickwork'.

## Boundaries, gardens, paths and vehicle hardstandings

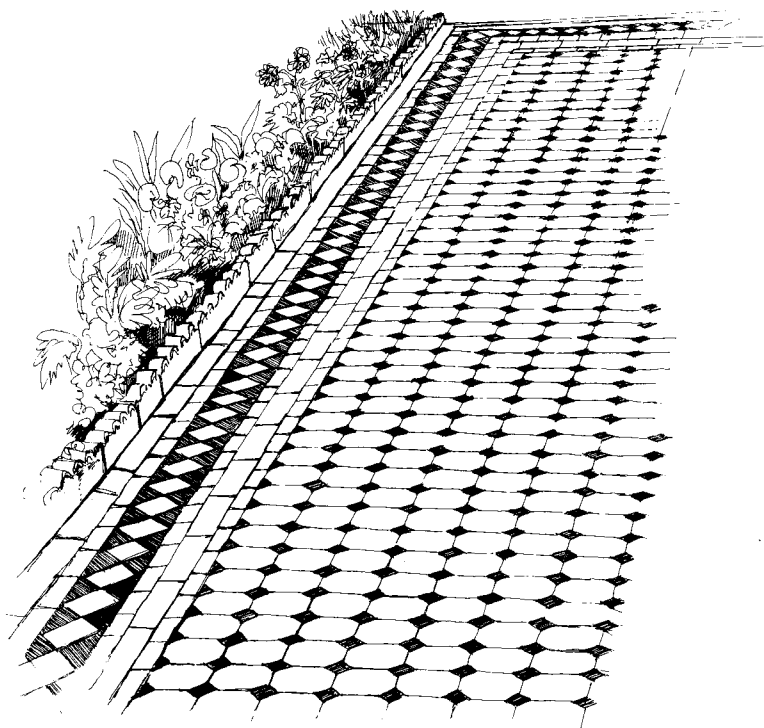


### Context

The walls which separate the Lion Houses from the public footpath are an integral part of the design of the houses, and are attractive features in their own right.

The most common type of boundary consists of a low red brick wall surmounted by a yellow terracotta balustrade, with red brick gate piers and a heavy, ornate coping with a lion, orb or scallop finial. Other variants exist including, on Type A houses, a low brick wall with a plain stone coping from which the metal railings were removed during the war.

Painted timber gates, of a distinctive pattern, exist in some cases.



## Planning advice

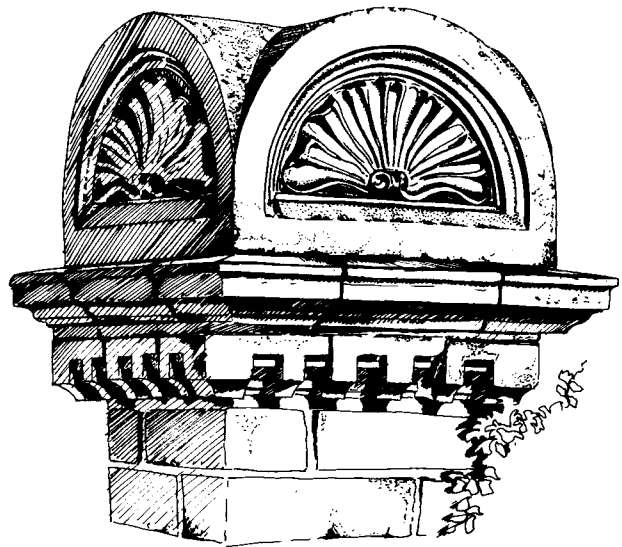
Retention of original boundary walls visible from the street is considered to be of paramount importance and consent is unlikely to be given for removal. Similarly, alterations to such walls, including painting of the brickwork, balustrades, piers or finials are unlikely to be approved. New walls built in locations where they can be seen from a public place will be expected to follow original patterns.

The size of most front gardens makes them impracticable for car parking; however, planning permission to convert a front or side garden to any sort of hard surface will be resisted as this would result in loss of the visual relief provided by the gardens. Where a hardstanding is envisaged in an end-of-block rear garden and requires access from the road, provision of substantial gate piers, with an appropriate coping and finial, and in a brick to match the existing wall or house, together with ledged and braced close-boarded gates in painted timber, will be expected.

## Conservation guidance

Reinstatement of missing copings, railings, balustrades, piers and finials will be encouraged by the Council, as will removal of paint from such features.

Replacement of a timber gate to the original pattern will also be desirable on the houses from which it has previously been removed, as will relaying (or repairing) the original polychrome tiling and blue garden edging to the path.



## Other buildings, enclosures or pools, satellite antennae

### Planning advice

A swimming or other pool, buildings or enclosures, or improvement or alteration of such structures, will be judged on the same basis as extensions as far as their relationship to an existing building or the appearance from the street is concerned.

A satellite antenna is unlikely to receive approval unless mounted below eaves level on the rear elevation of a building and not visible from a place to which the public has access.

General planning advice is available from the Development Control Section of the Planning Division Tel. no. 081 891 1411 ext. 7474. Further advice on design and materials, and details of loan or grants which may be available for the repair or re-instatement of original features or materials, may be obtained from the Urban Design Group of the Planning Division, ext. 7333

Produced by LONDON BOROUGH OF RICHMOND UPON THAMES

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**London Borough of Richmond upon Thames**  
**Town and Country Planning General Development Order, 1988**  
**Article 4 Direction**  
**Conservation Area No. 1 — Barnes Green**

WHEREAS the Council of the London Borough of Richmond upon Thames being the appropriate Local Planning Authority within the meaning of Article 4 of the Town and Country Planning General Development Order, 1988 are of the opinion that development of the description set out in Schedule 1 hereto should not be carried out on the land described in Schedule 2 hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order, 1988.

AND WHEREAS the Council are further of the opinion that development of the said description would constitute a threat to the proper planning of their area and that the provisions of paragraph (1)(a) of the said Article 4 should apply to this Direction.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order, 1988, shall not apply to development on the said land of the description set out in Schedule 1 hereto.

**Schedule 1**

**DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE**

- |         |  |
|---------|--|
| Class A | The enlargement, improvement or other alteration of a dwellinghouse.   |
| Class B | The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.  |
| Class C | Any other alteration to the roof of a dwellinghouse.   |
| Class D | The erection or construction of a porch outside any external door of a dwellinghouse where seen from a place to which the public has access.   |
| Class E | The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure where seen from a place to which the public has access. |
| Class F | The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse where seen from a place to which the public has access.   |
| Class H | The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.  |

being development comprised within Classes A, B, C, D, E, F and H referred to in Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

(continued)

## **MINOR OPERATIONS**

- Class A            The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where seen from a place to which the public has access.
- Class C            The painting of the exterior of any building or work.

being development comprised within Classes A and C referred to in Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

## **Schedule 2**

### **Land to which this Order applies**

Lands within Conservation Area No. 1 — “Barnes Green” requiring planning permission for those Classes of Development specified in Schedule of this Order being the lands shown on the accompanying plan.

#### **Address**

- Nos 13-23 (odd) Bellevue Road
- Nos 1-14 (consec), Nos 26, 27 and 28 The Crescent
- Nos 20-42 (even), Nos 31, 33 Hillersdon Avenue
- Nos 1-11 (consec), No 22 Laurel Road
- Nos 41-59 (odd), Nos 44-54 (even) Glebe Road.
- Nos 19-28 (consec), Nos 29, 30, 31 Ranelagh Avenue.

The Secretary of State for the Environment approved the foregoing direction on 2nd February 1990