

13) Garages, outbuildings and sheds

Where it is possible to gain access between the dwellings, garages may be located in rear gardens. Those houses occupying corner plots may be able to accommodate a garage to the side, set back from the frontage of the houses. In all cases materials used should be the same as those on the rest of the house. Garages should not be set forward of the adjoining or adjacent buildings. Outbuildings and sheds should be located away from public vantage points. If this is not possible they should be screened with vegetation.

The erection of an outbuilding, including sheds, is subject to the restrictions and therefore may require planning permission.

14) Rainwater goods

Existing cast iron rainwater goods, downpipes and guttering, should be retained wherever possible. Replacement pipework should be of a similar profile. Suggested colours include:

- Black - BS 00 E 53
- Saddle - BS 06 C 39

15) Satellite dishes

Satellite dishes should be located as unobtrusively as possible, so as not to be visible on the prominent elevation.

16) Burglar alarms

Burglar alarms are becoming increasingly common and usually include a bright coloured box fitted in an obvious location. This box can dominate and spoil the appearance of the building. A careful choice of location and colour will allow it to be clearly visible but not intrusive (e.g. under the eaves).

17) Heating flues

Locate new heating flues or balanced flue cowls as unobtrusively as possible, (preferably on the rear elevation). They should be colour to blend with the background.

18) Meter Boxes

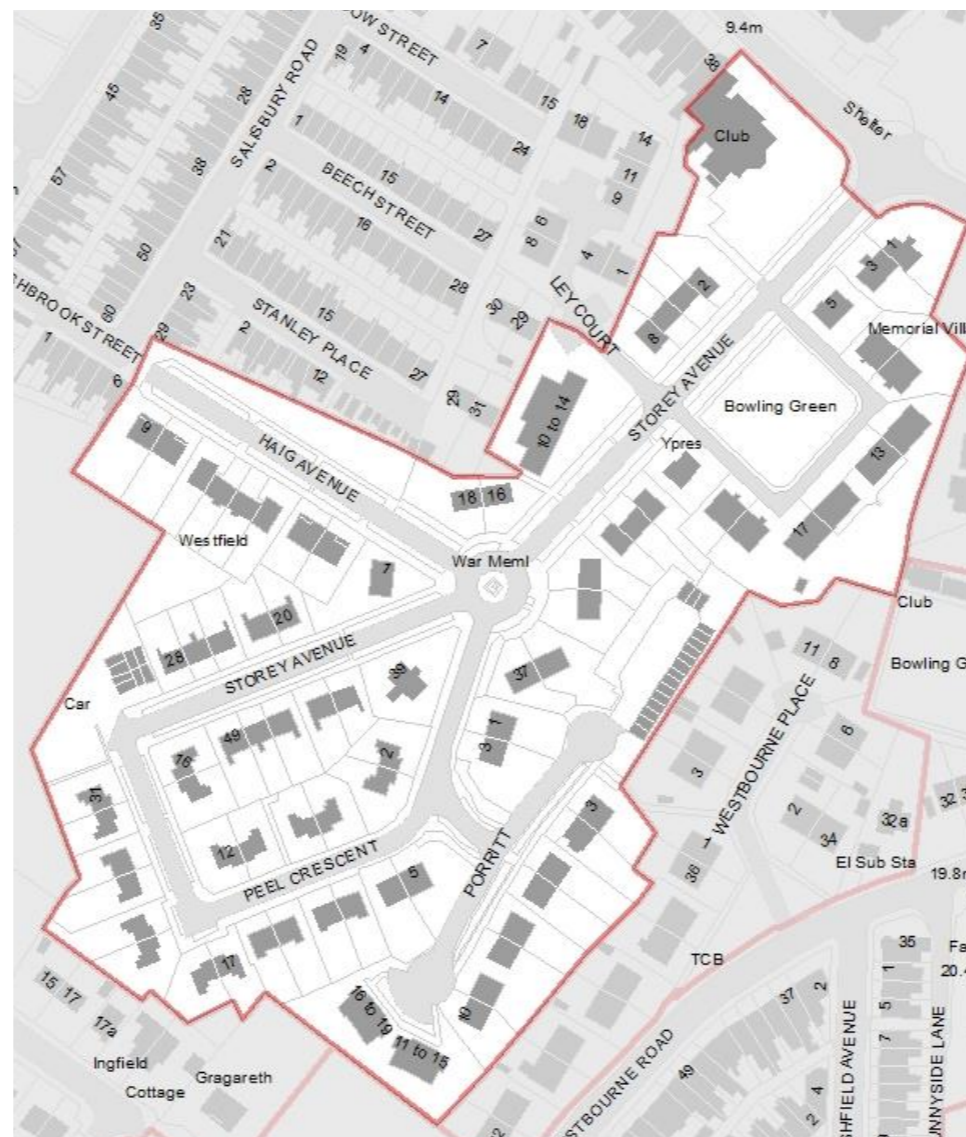
Meter boxes should be located away from main elevation and painted a colour to blend with the background materials.



19) Colours

The use of the correct colour can greatly enhance the appearance of buildings and the conservation area. Generally, dark colours such as black or brown have been used on gutters and roof eaves. When highlighting architectural features, such as doors, it is particularly important that colours are appropriate.

Westfield Memorial Village Conservation Area Boundary



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Westfield Memorial Village Design Guidance



Design Guidance for properties subject to an Article 4 Direction in Westfield Memorial Village Conservation Area.

Planning Permission Requirements

Most of Westfield Memorial Village is covered by an Article 4 Direction, which restricts the permitted development rights to make external alterations to the properties. The Village has been designated a Conservation Area with the intention that the character is preserved and enhanced. Individual owners and occupiers can help maintain the character of the area by carrying out works sympathetically.

The purpose of this document is to advise what design principles will be acceptable. It is therefore necessary to have planning permission submitted and approved before the exterior of the property is altered. For further information on when planning permission is required, contact the Conservation Team on the details at the back of this document.

Design Guidance

1) Extensions and Alterations

Minimise extensions and alterations. Where changes are necessary they should be confined to elevations which are not prominent. For external alterations and extensions (including outbuildings), planning permission will likely be required as this is restricted through the Article 4 Direction. Extensions and alterations should incorporate the same materials used elsewhere on the building. Significant changes to the principal elevations which most affect the street scene will generally not be acceptable unless they reinstate original features.

2) Render

The rendered elevations unify much of the design in the conservation area. Wet dash should be retained or replaced wherever necessary. It is important to achieve the correct colour and texture of render and surface finish. Pebble dashing and other forms of external cladding should not be used.

3) Stonework

Stonework and stone detailing should be retained and cleaned where appropriate. If wishing to paint stonework, consider sympathetic colours such as Sandstone 08 B17, Antelope 08 B21 or Dulux Heritage 'Dark Stone'. However, please be advised that planning permission is required for change of external appearance of a building with an Article 4 Direction.



4) Pointing

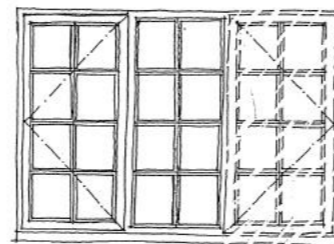
The correct mortar mix and finish should be used, usually in masonry buildings lime pointing such as NHL 3 is the most appropriate.

5) Windows

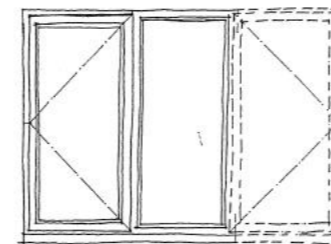
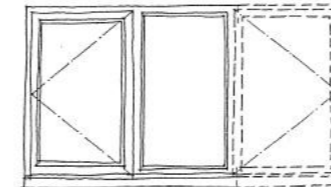
Few original windows have been retained in the conservation area, but those which do survive should be retained wherever possible. Many of the windows in the area are modern replacements. Windows are mostly side hung casements, some with sliding sash windows. Materials such as uPVC and untreated aluminum are not acceptable.

The size and form of window openings are an essential part of the original design of the houses. The openings should not be enlarged or stone mullions removed from the existing openings. Any proposed additional windows should be on elevations which are not prominent in the street and should reflect the character of the existing windows in their design and proportions. Windows should be painted an off-white colour,

side-hung, timber,
1, 2 or 3 light windows



with glazing bars
painted white



without glazing bars
painted or stained dark

6) Doors

There is a fair proportion of original doors in the village, which unifies the appearance of the area. These should be retained and repaired wherever possible. Any replacement doors should be of a similar design to the original doors i.e. painted and wood panels with glazed inserts. The introduction of uPVC, stained timber, aluminium or those with large glazed areas is to be avoided.

A list of suitable paint colour for external doors:

- Monarch - BS 04 D 45
- Midnight - BS 20 C 40
- Hollybush - BS 14 C 39
- Goldcup - BS 08 E 51



7) Roofs

The roofs in the conservation area should be slate in diminishing courses. Natural and local slate should be retained with repairs undertaken to match. Originally the roofs were Westmorland Green, much of these have been replaced or have similar alternatives. On no occasion should concrete tiles be used as an alternative roofing material.

8) Dormer windows and rooflights

Original dormers were designed in only a few of the houses. The introduction of additional dormers is generally undesirable. Rooflights may be able to be accommodated on the rear elevations, although this may only be in exceptional circumstances.

9) Chimneys

The original chimney stacks and pots are integral part of the design of the building. These should be retained and repaired, even when no longer in use.

10) Porches

There are some original porches in the design of the village, which have been retained. In some cases a porch may not be appropriate on the front elevation and in others it may be possible to simply enclose the existing recessed area to the entrance, subject to sympathetic design and materials.

11) Boundaries, fences and hedges

A predominant feature of the village is the open landscaped setting, which is crucial feature to retain. Boundary treatments and forms of enclosure can impact this open landscape setting. To the front, boundaries should use low shrubs. Areas which are private, such as sides and most of the rears of properties, should be enclosed by hedges such as privet and other traditional hedging shrubs. Fencing may be acceptable, particularly where planted hedges need time to mature.

12) Driveways and gardens

It is important that gardens should be retained and hard surfacing of front gardens should be avoided. The impact of car parking within the curtilage of a dwelling can be minimised by using rows of paving or strips of concrete to accommodate the wheels, with grass, plants or gravel infill.

