

Good Practice Guidelines



TYPICAL STREET SCENE

FRONT BOUNDARIES & GARDENS

Front boundaries should be replaced to match the local street scene, including matching materials. These include dwarf walls with hedges behind. Flank walls fronting the highway should not exceed 1.5 metres, though feather-edging or trellising above the wall may be appropriate.

Repaired Gables, roofs, including chimneys, bay chimneys and front walls and hedges behind give the properties group value.

HARDSTANDINGS

Generally not feasible. Where possible, care must be taken to maintain over 50% landscaping. Stone-paving and brick pavements should be used instead of tarmac or concrete.

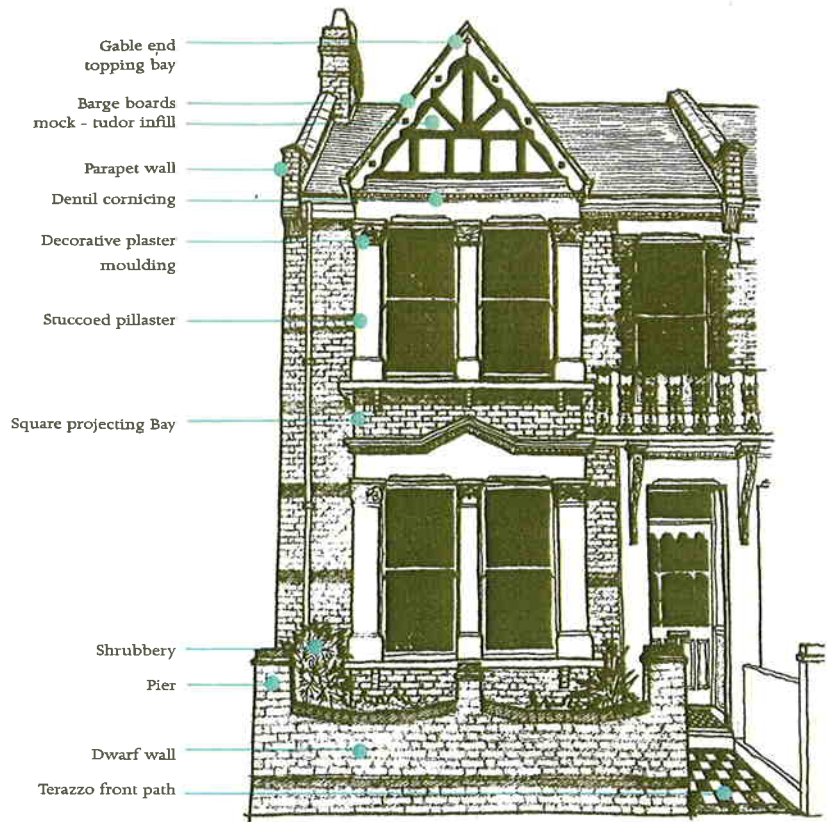
WINDOWS

All original timber sash windows should be retained where possible or replaced with matching timber sashes of the same glazing pattern.



FRONT ELEVATIONS

All original decorative features should be retained, improved or replaced to match the original. Painting, rendering and cladding of brickwork will not be allowed.

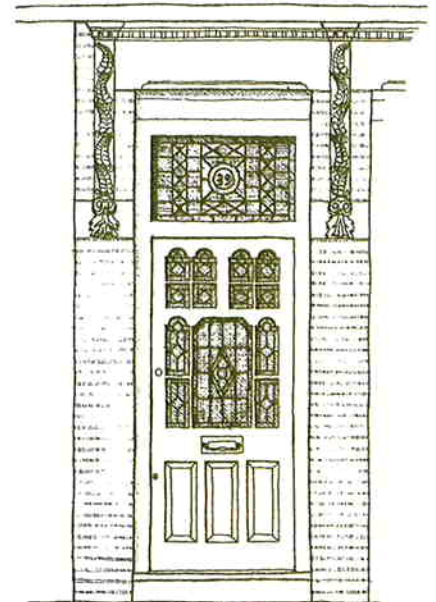
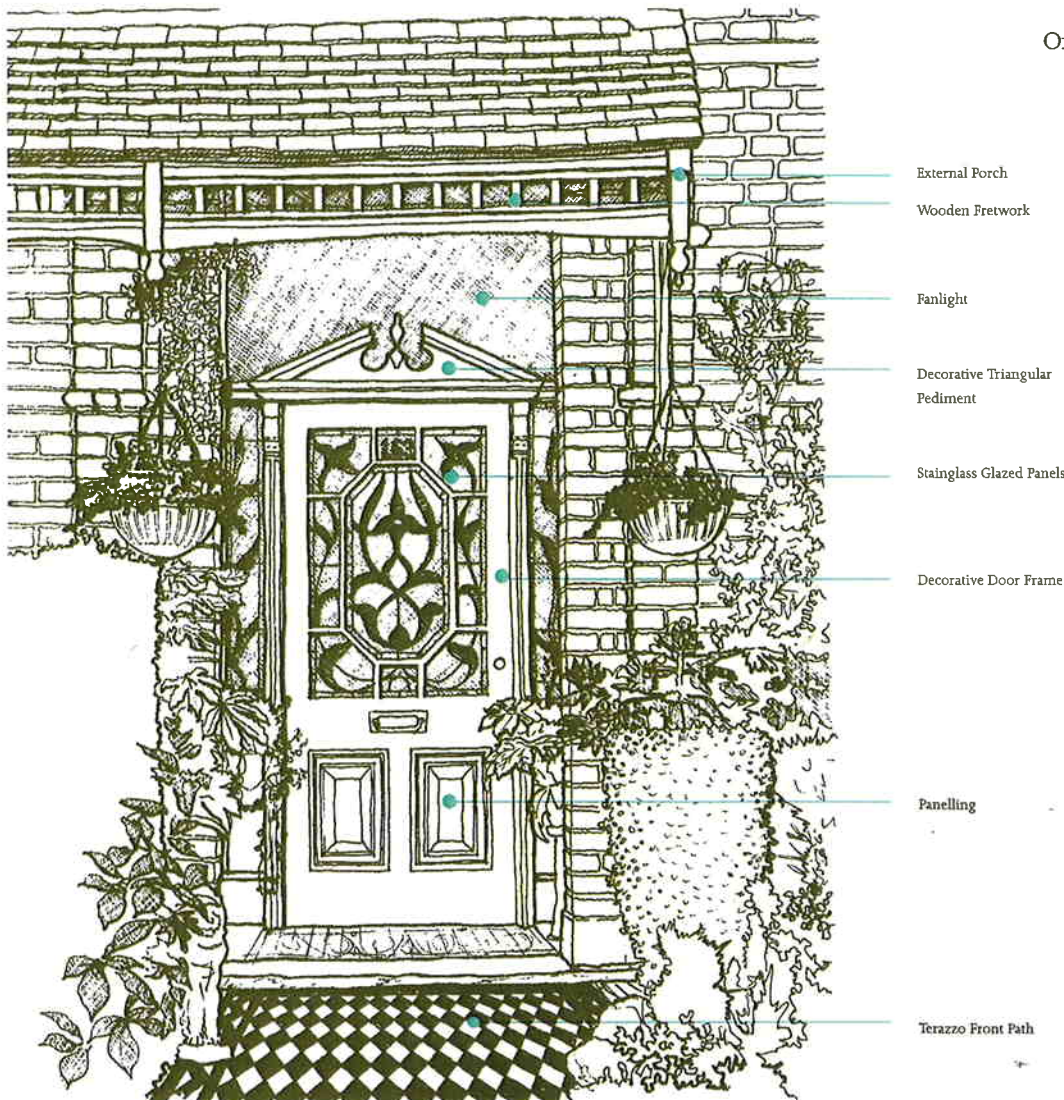


FRONT PATHS

The original decorative terrazzo paths, where they still exist, should be repaired and maintained. New front paths should be designed in a sympathetic style with an element of detailing preferred.

PORCHES AND FRONT DOORS

Original front doors should be retained.
 Recessed doors should not be infilled.
 Original projecting porches should not be enclosed.

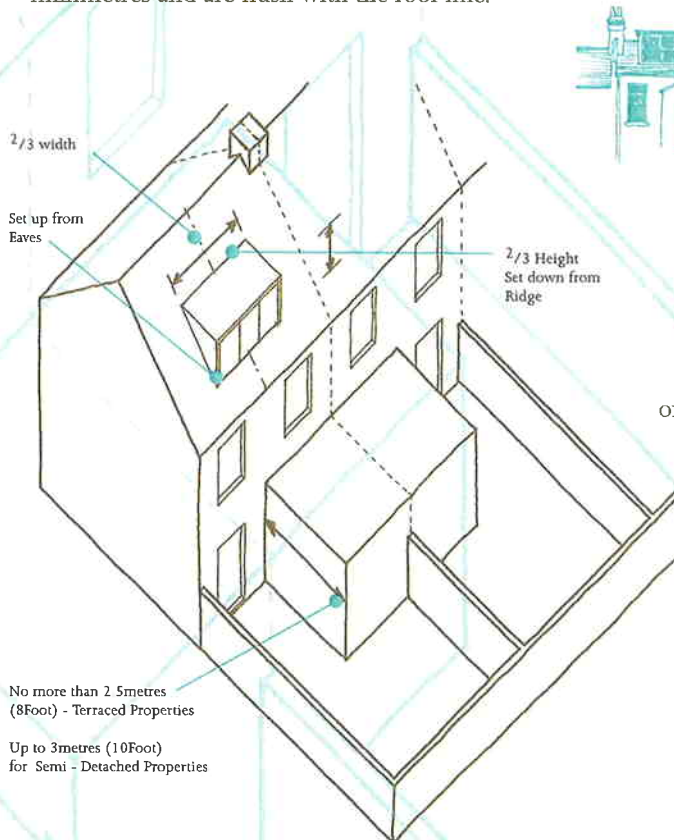


ROOF EXTENSIONS AND ALTERATIONS

Front and side dormers are not acceptable.

Rear dormers are normally acceptable where they occupy no more than 2/3 of the width and height of the roof. They should be centred with matching materials and window design. Smaller dormers are generally required on corner properties.

A single rooflight will be allowed on front elevations where they have a maximum opening of 850 millimetres by 500 millimetres and are flush with the roof line.



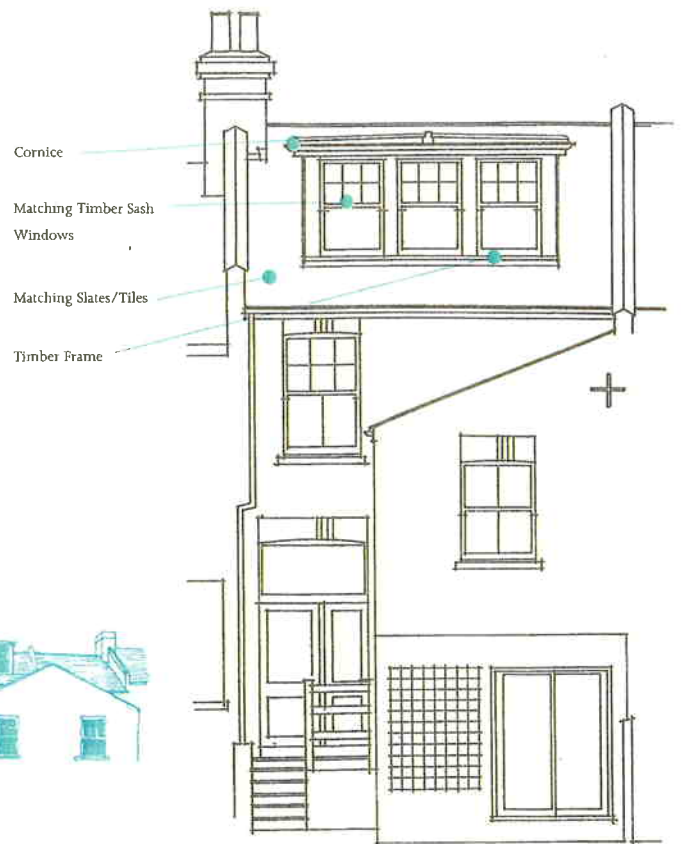
EXTENSIONS

Generally, two-storey and side extensions are not feasible in Queen's Park. Single-storey rear extensions should not exceed 2.5 metres to a terraced and 3 metres to a semi-detached house (measured from the main rear wall of the property).

Materials and window design should match the original house. Flank wall windows are not normally acceptable.

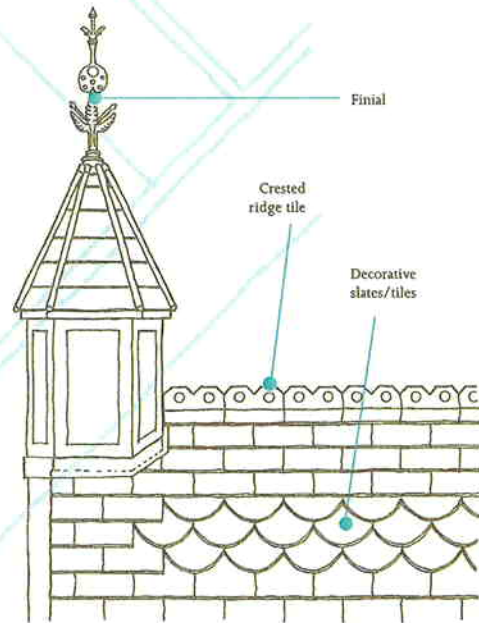
SATELLITE DISHES

Satellite dishes installed on the front elevation or visible from the highway are not acceptable. They should be located where they are not obtrusive at the rear of properties, away from windows and decorative features.



ROOFS

Re-roofing should be carried out in:- grey slate with red ridge tiles; or plain red tiles to match the original. Characteristic roof features must be retained or replaced, including finials and decorative ridge tiles. Chimneys should be retained or replaced, especially where visible from the highway.



GARAGES

New or replacement garages should be designed with pitched and gabled roofs and parapet walls. Stock bricks should be used and rendering is unacceptable. Traditional wooden hinged or folding garage doors should be used. Up and over garage doors will be acceptable with a panel-style design.