

Braintree District Council
Supplementary
Planning Guidance



Silver End
Conservation Guide



BRAINTREE

DISTRICT
COUNCIL

BRAINTREE DISTRICT COUNCIL
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SILVER END CONSERVATION GUIDE
JANUARY 1999

CONTENTS

	<u>Page</u>
Background1
The Conservation Area3
The Article 4 Direction .....	.5
- Extensions .....	.5
- Windows, doors, roofs, porches and porch canopies .....	.6 and 7
- Fences and Gates .....	.7
- Parking spaces and accesses .....	.7
- Painted walls .....	.7
Design Advice	
- Windows and Doors .....	.9 - 12
- Trees, hedges and verges .....	.13
- Fences gates and Hard-Standings .....	.14 and 15
- Garages and Outbuildings .....	.16
- Extensions and Painting .....	.16
- Satellite dishes .....	.17
Making a Planning Application .....	.17
Seek Advice .....	.17

BACKGROUND

Silver End Garden Village was founded by Francis H Crittall and was built between 1926 and 1932 to house workers at Crittalls Factory. It was conceived as a showpiece of modern architecture and Crittall products.

In recent years there has been a growing awareness of the importance of the village for two main reasons. First the village was planned as a model village and the layout of roads, land uses and open spaces follows many of the ideas of the Garden City movement, which had been carried out on a larger scale at Letchworth and Welwyn.

Secondly the village is important for its architecture. Crittall involved a number of prominent architects of the period in the project. The design of houses falls into two categories: on the one hand the well proportioned and detailed cottages and detached staff houses in the garden city tradition as illustrated by Valentine Way, Boars Tye Road and Temple Lane; on the other hand the 153 early modern movement houses with flat roofs and horizontal emphases in Silver Street, Francis Way and Broadway for which Silver End has now become famous. These houses were among the first to be built in this style in Britain and Silver End contains the only complete estate of modern movement houses in the country.

Silver End is now recognised as holding an important place in the history of Modern architecture and planning. Future generations will see Silver End as being of considerable historic importance so it is essential that the character and appearance of the village is protected wherever possible.

Unfortunately the unified planned appearance of Silver End has been eroded over the years by alterations, extensions and “improvements” which have been unsympathetic to the buildings. Much of the pressure for change has resulted from the Local Authorities scheme to sell houses individually, in line with national policy.

Because of these factors the District Council took several steps to conserve and enhance the village. These steps included the designation of a Conservation Area in 1983, the introduction of what is known as an “Article 4” Direction, and the preparation of schemes for environmental improvements such as the replacement of roadside trees. An Article 4 Direction means that certain alterations and additions that can normally be done on properties without needing planning permission, cannot be carried out because of the Article 4 Direction.

The purpose of this short guide is threefold:

- to explain the scope of the special controls in relation to the area covered both by the Article 4 Direction and by Conservation Area control.
- to illustrate and advise the alterations and additions which are likely to be acceptable and those which are unlikely to be unacceptable to the Council, and
- to set out the procedures for making a planning application and to indicate where to obtain further detailed guidance and advice.

THE CONSERVATION AREA

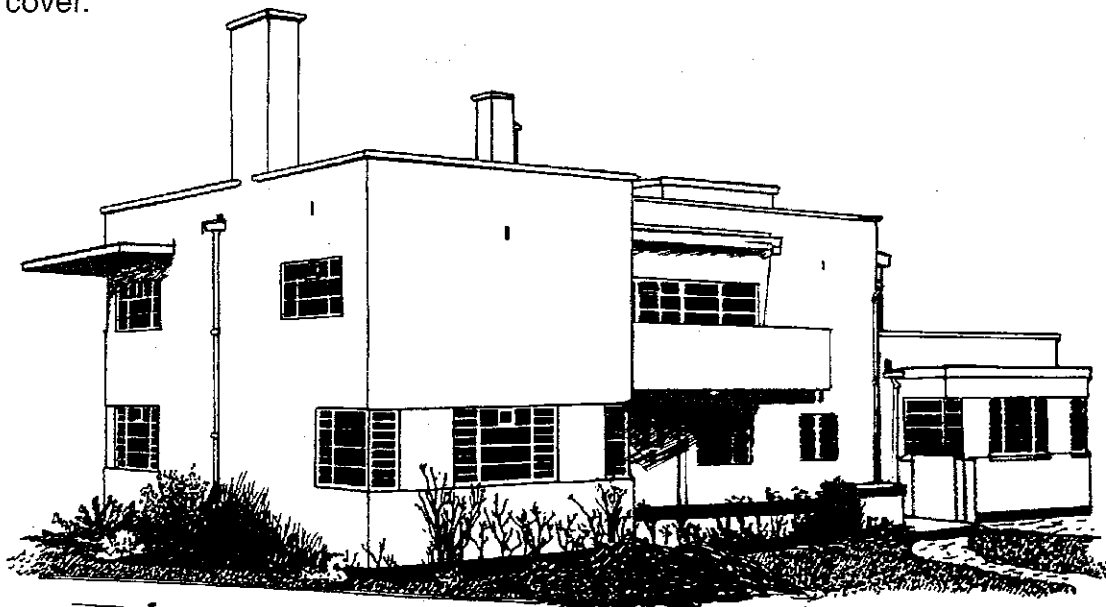
In January 1983 the District Council designated a Conservation Area in the village, the boundaries of which closely follow those of the original village layout (see map on the inside front cover). The aims of Conservation Areas are twofold: firstly to protect and enhance the historic fabric within such areas and secondly to employ positive measures to ensure building preservation. Additional controls apply within designated Conservation areas. Consent is required for the demolition of most buildings; for changes which would not preserve or enhance the character of the Conservation Area and for felling and lopping of trees. These measures are in addition to the normal planning and listed building controls.

There are three broad areas of action that can be undertaken within Conservation Areas. These include:

- (i) the control of new development to ensure that it accords with the special architectural and visual qualities of the area.
- (ii) the preservation of historic buildings, both Listed Buildings and those which contribute to the character of the area, and the preservation of the landscape setting including trees, street scenes and open spaces, and
- (iii) the preparation of detailed schemes to improve and enhance Conservation Areas. These measures can include enforcing the tidying up of sites, the elimination of unsightly advertising and the relocation of inappropriate land uses. Positive action which can be undertaken includes the renovation of neglected buildings, landscaping and tree planting, the rationalising of street furniture and traffic signs and the removal of overhead wires.

In the 1980s and 1990s the District Council and the County Council in partnership restored the footpaths and verges in Temple Lane, Broadway and Francis Way. Vehicle hard-standings were constructed where it was appropriate.

The extent of the Conservation Area for Silver End is indicated on the map on the inside front cover.



Le Chateau

THE ARTICLE 4 DIRECTION

In March 1983, following public consultation, the District Council introduced greater controls for alterations and additions to buildings than are normally possible under town planning powers. A number of alterations and additions had already taken place which were affecting the character of the area and it was felt that greater control was required than that conferred by general planning powers and the Conservation Area status of the village. Accordingly, the District Council applied to the Secretary of State for what is known as an "Article 4 Direction" which was subsequently endorsed in June 1983.

In the light of two years experience and following public consultation the District Council applied to the Secretary of State for a revised Article 4 Direction which incorporated certain minor alterations. This Direction was endorsed by the Secretary of State in October 1985.

Since that time, although the Council's officers have been as vigilant as time has permitted, more inappropriate changes, mostly to windows and doors, have escaped the attention of the planning department. This has resulted in an unfair situation where some owners have had to put back original features, and others have not.

The Council has decided to review the Article 4 Direction; to carry out a complete photographic survey of all properties falling within the area and to accept changes made before 1998. Unauthorised works may be the subject of enforcement action by the Council.

The full list of the extra work which requires planning permission under the Article 4 Direction is set out below. This is in addition to the normal range of development for which planning permission is required. If any of these works are carried out without permission the Council has legal powers to require the owner to restore the property to its original character.

It is important to stress that the Council's planning staff will always be prepared to offer advice and guidance and it is recommended that the Department should be contacted at an early stage if external alterations or extensions are contemplated.

NB Internal alterations materially affecting the structure of numbers 1- 32 Silver Street and certain buildings in Boars Tye Road including Le Chateau, Wolverton, Craig Angus and Boars Tye Farmhouse and associated barns require Listed Building Consent. Please contact the Planning Department if such works are contemplated.

Additional works requiring Planning permission under the Article 4 Direction

The following require planning consent:-

Extensions

1. THE ENLARGEMENT OF A DWELLINGHOUSE WHERE SUCH ENLARGEMENT IS CARRIED OUT ON THE FRONT OR SIDE ELEVATION OF THE DWELLINGHOUSE. THE ERECTION OF ANY GARAGES OR OUTBUILDINGS TO THE FRONT OR SIDE OF A DWELLINGHOUSE.

In streets where there are many examples of the same house types, and in terraces, alterations and extensions, even to one house, can ruin the character of the street, break up the pattern of frontages and create visually disturbing projections. Front extensions will be resisted as being inappropriate. Poorly sited and designed minor buildings such as garages can detract from the quality of the street scene, particularly when sited in prominent corner positions or in front of the building line.

Windows, Doors, Roofs, Porches & Porch Canopies

2. ALTERATION OF A DWELLINGHOUSE AFFECTING WINDOWS, DOORS OR OTHER OPENINGS TO THE FRONT AND SIDE ELEVATIONS INCLUDING THE INSERTION OF NEW WINDOWS AND DOORS . ALTERATIONS TO ROOFS INCLUDING THE INSERTION OF DORMER OR OTHER WINDOWS INTO ROOFS AND THE CHANGE OF ROOF MATERIALS ON PITCHED ROOF PROPERTIES. THE ALTERATION OF PORCHES AND PORCH CANOPIES. THE APPLICATION OF ANY FORM OF CLADDING OR RENDERING TO THE EXTERNAL WALLS OF THE FRONT AND SIDE ELEVATIONS.

Originally all the windows in Silver End were Crittall metal frames, designed to fit standard openings. The design and dimensions of door and window openings and the glazing patterns are important parts of the character of the houses. Windows and doors of other materials such as PVCu and aluminium can harm the overall appearance of the area because their proportions do not respect the original design of the houses. There are cases in the Conservation Area where such changes have been made but they are not considered successful for this reason.

Therefore where original windows and doors still remain they should be retained. Where replacements are necessary, the original window sizes of frame and glazing bars, design and proportions should be repeated. Metal windows are available which reproduce the originals but which are galvanised, powder coated and weather-stripped and are virtually maintenance-free. Encouragement will be given to the restoration of the original design and material of doors and windows.

The shape and materials of the roofs are an important part of the design of the houses and should not be altered. Flat roofs should not be replaced with pitched roofs and dormers should not be inserted on the front and side elevations of pitched roofed houses. The existing slate roofs should be retained.

Some houses still have original porch canopies. These should be retained or restored if in a poor condition. The addition of a new canopy to a house where there was not an original will not be acceptable.

All the houses in Silver End were brick built. The modern movement houses in Silver Street etc. were painted off-white and all the pitched roof houses had natural brick facades. The covering of brick walls with any form of rendering or cladding is not acceptable as it would detract both from the character of the building itself and the street scene in general.

Porches

3. THE ERECTION OR CONSTRUCTION OF A PORCH OUTSIDE THE FRONT OR SIDE DOOR OF A DWELLINGHOUSE.

The character of the house, and the whole street, would be affected by the construction of a porch, particularly on front elevations in terraced properties.

Fences, Gates Etc.

4. THE ERECTION OR CONSTRUCTION OF ANY FENCES, WALLS, GATES OR OTHER FORMS OF ENCLOSURE TO THE FRONT OR SIDES OF A DWELLINGHOUSE. ALTERATION OF FENCES, WALLS OR OTHER MEANS OF ENCLOSURE IF THE DEVELOPMENT IS ADJOINING THE HIGHWAY OR IN FRONT OF THE BUILDING.

The original layout of the village paid great attention to the hedges and gates alongside the roads. These were integral features of the whole Garden Village concept and care must be taken to ensure that any new fences or other means of enclosure fit in with the overall character of the frontages. Particular attention will be paid to the height of any structures and the use of appropriate materials (see Design Advice below).

Parking Spaces & Accesses

5. THE CONSTRUCTION WITHIN THE CURTILAGE OF A DWELLINGHOUSE OF A VEHICLE HARDSTANDING INCIDENTAL TO THE DWELLINGHOUSE.
6. THE FORMATION OF AN ACCESS TO A DWELLINGHOUSE FROM AN UNCLASSIFIED ROAD.

The hedges, greensward and trees are important original features and the Council will encourage their retention or reinstatement where necessary. The construction of new vehicular accesses and parking spaces could result in loss of trees, and a breach of both the greensward and frontage hedges. Accesses and parking spaces may be acceptable but the Council has included clauses 5 and 6 in the Direction so that the impact of any proposals can be assessed. See Design Advice below.

Painted Walls

7. THE PAINTING OF THE EXTERIOR OF ANY WALL OF A DWELLINGHOUSE.

The flat roofed houses were originally all painted off-white. Control is considered necessary to ensure some co-ordination of colours.



Francis way

DESIGN ADVICE

This section expands on some of the points made in the discussion of the Article 4 Direction. Its aim is to advise residents on appropriate alterations to their properties. If there is any doubt as to whether planning consent is required then the Planning Department at Braintree District Council should be consulted at an early stage (see "Making a Planning Application", below).

As a general rule, all extensions and alterations made to the exterior of any house in the Silver End Conservation Area will be required to be appropriate to the original character of the building. See the attached sheet which shows what your house would have looked like when it was first built.

Windows

The original features

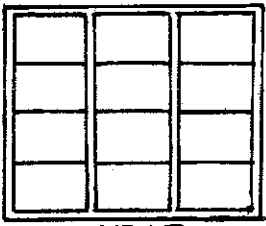
Where such features have to be removed and replaced because of their condition, the ideal solution should be to replace them with modern copies of the originals, using the original materials. Originally, windows of the flat-roofed houses were painted emerald green. Modern steel windows are much improved in that they are galvanised, powder-coated and draught-stripped. They are virtually maintenance-free.

Many of the metal window types are still made by the Crittall Company, and are readily available. Examples of original windows are illustrated below. Where these are still available the reference number in the latest Crittall catalogue is quoted.

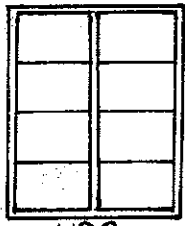
PVCu and aluminium doors and windows are not acceptable because their designs are standard and their proportions are different from the original designs in Silver End. Windows cannot be made with the thin sections which are so important to the character of the village. Doors do not have the texture of a wooden door.

Double glazing is in most cases unacceptable because it alters the proportions of the original design: in that the sections have to be made thicker. Recently, a manufacturer has been able to overcome this problem and should you require information on this then contact the Planning Department. (The telephone number is available on page 17). Secondary glazing is a more efficient way of reducing heat-loss and of sound-proofing and is acceptable providing the meeting rails match those on the external window.

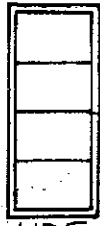
Original Window Types



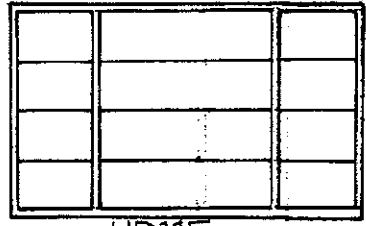
HD4F



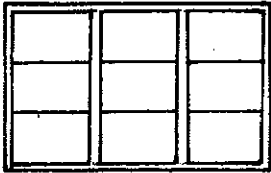
HD2



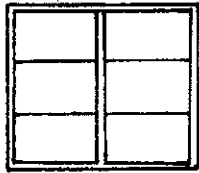
HD5



HD11F



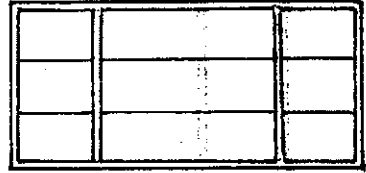
HC4F



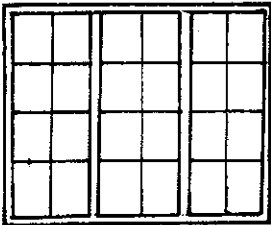
HC2F



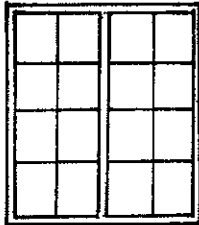
HC1



HC11F



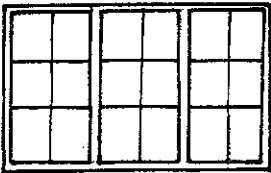
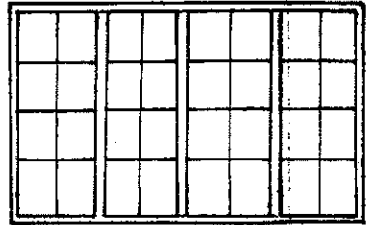
D4F



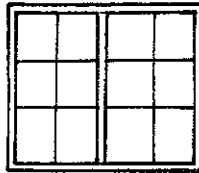
D2F



D1



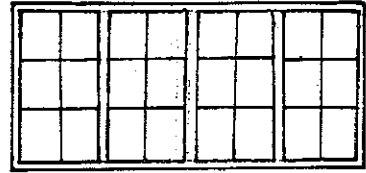
C4F



C2F



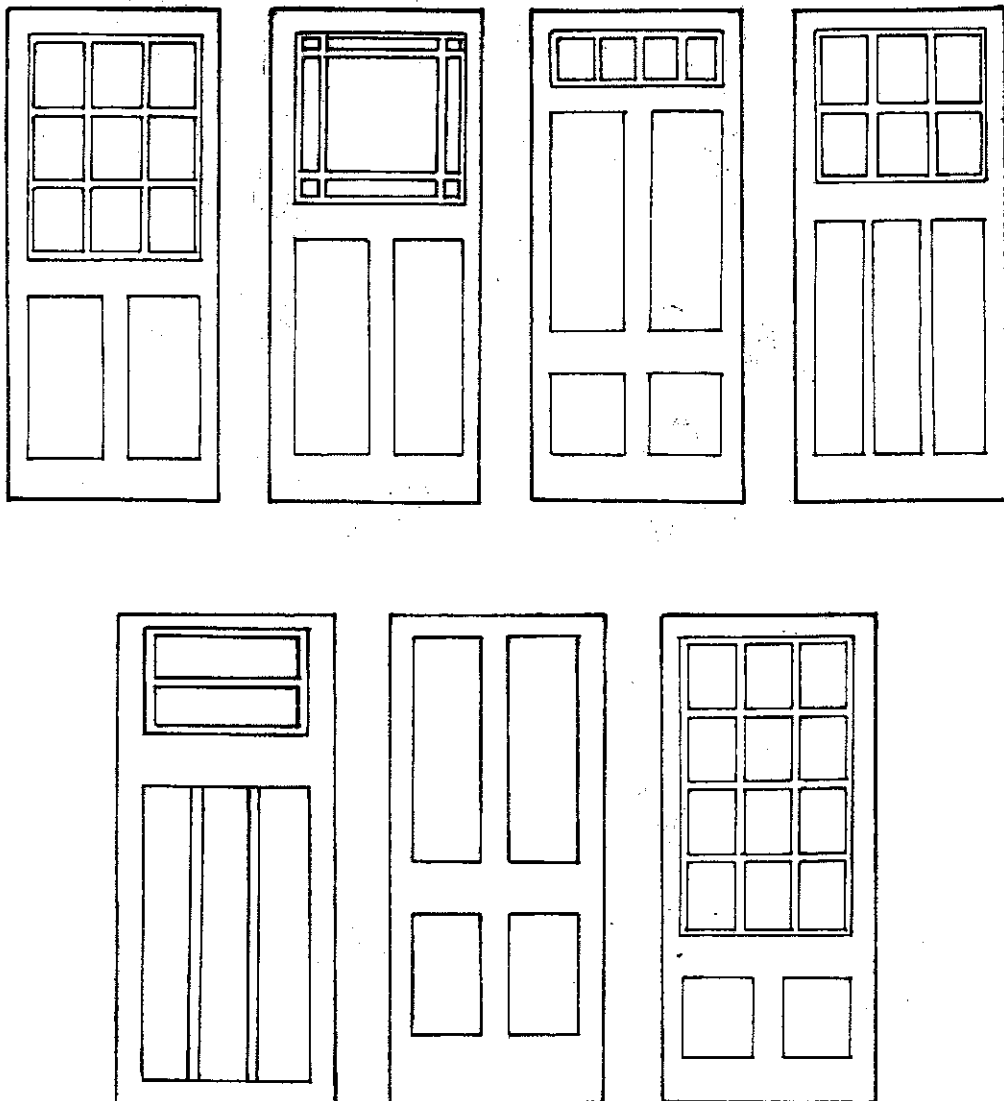
C1



Doors

Several door types were originally used for the houses of Silver End. These are all variations on a basic pattern, designed as an integral part of the overall village concept. Originally, doors to the flat-roofed houses were painted either emerald green, ultramarine blue or orange. As with the windows, the use of copies of the original doors is strongly recommended. The Council can advise on where purpose-made doors can be obtained at a reasonable price. Some examples of the original door types are illustrated below. Doors must be made of timber and painted, not stained.

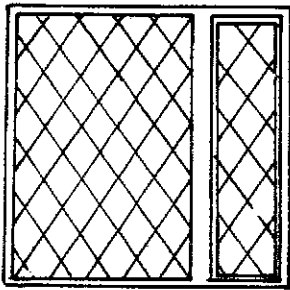
Some Original Door Types



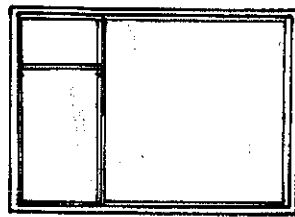
Unacceptable Alternative Windows and Doors

There are many doors and windows which are not considered in keeping with the original character of the houses. A number of examples of both windows and doors which are not likely to be acceptable are illustrated below.

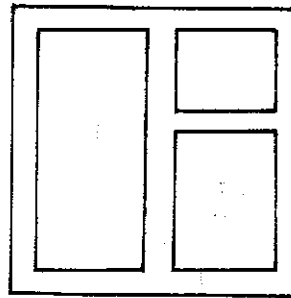
The Planning Department will be able to offer advice on the replacement of both doors and windows. It is important to consult at an early stage.



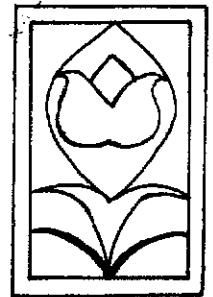
LEADED LIGHTS



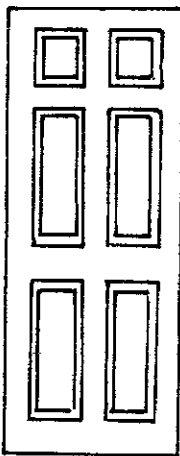
ASYMMETRIC WINDOWS



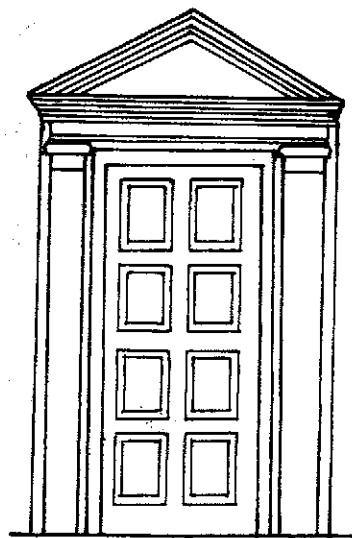
UPVC WINDOWS



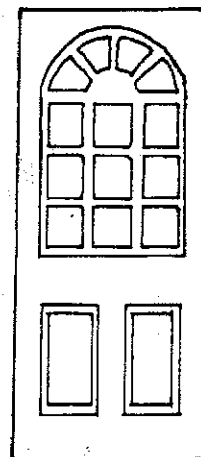
COLOURED/
PATTERNED



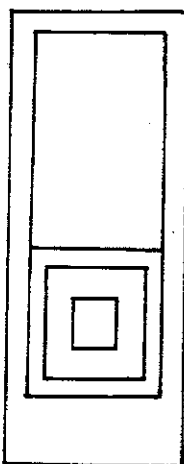
"PERIOD" DOORS



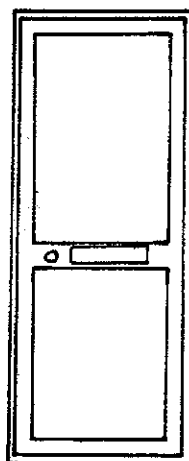
INAPPROPRIATE HISTORIC
FEATURES



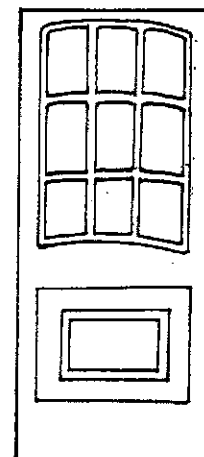
"GEORGIAN" DOORS



UPVC DOORS



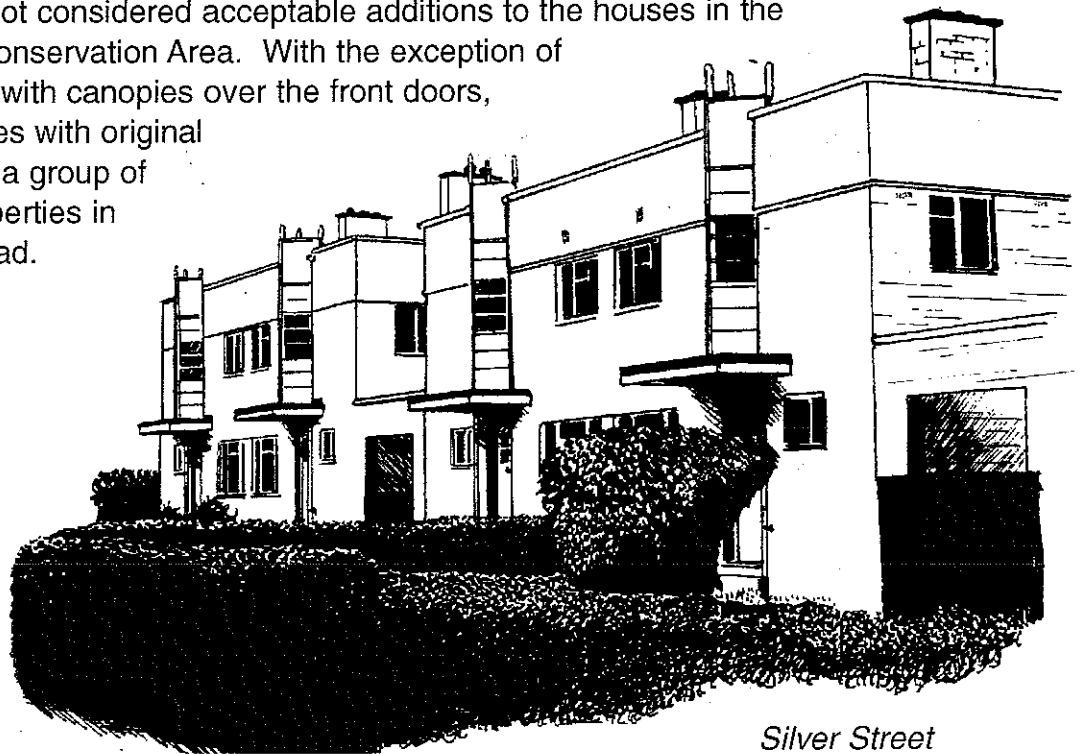
ALUMINIUM DOORS



BOW FRONTED DOORS

Porches

Porches are not considered acceptable additions to the houses in the Designated Conservation Area. With the exception of those houses with canopies over the front doors, the only houses with original porches were a group of detached properties in Boars Tye Road.



Trees, Hedges and Verges

The erection of front garden fences and walls will be discouraged. Planting in front of the gardens and alongside the roads was such an important part of the "Garden Village" character of Silver End that the District Council are keen to encourage the retention or reinstatement of hedges, trees and grass verges.

The District Council is prepared to consider a contribution towards the cost of planting hedges and trees of approved types in their front garden. Suitable small to medium trees include rowan, whitebeam, certain cherries, ornamental thorn and flowering pear and crab apple. The preferred species for hedges is privet. The privet hedges are a feature of the village and the Council is keen both to encourage the retention and maintenance of existing hedges and the planting of new ones in suitable areas.

The Landscape Officer in the Planning and Development Department will be able to advise anyone interested in tree or hedge planting.

Suitable hedges

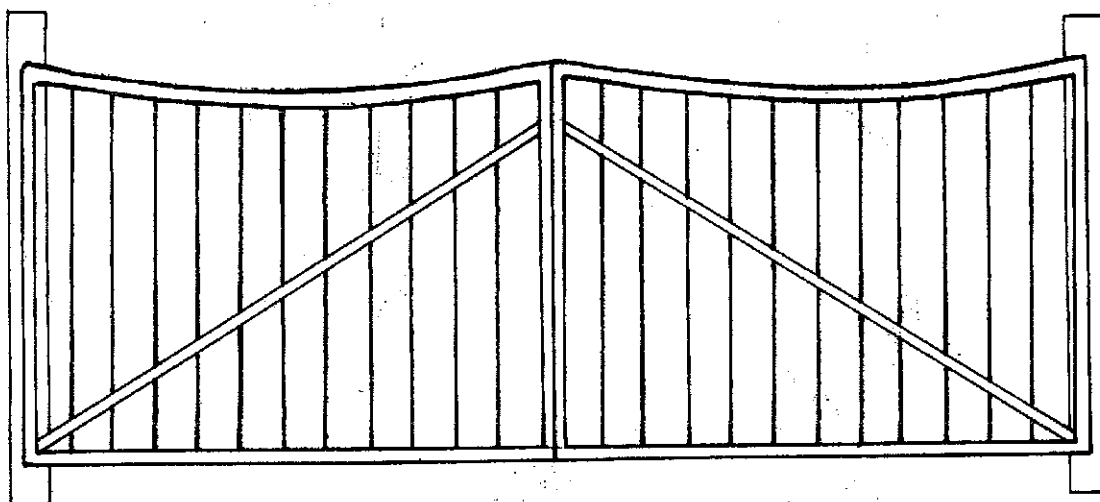
A Privet hedge on the basis of a double staggered row of plants with 250 mm between rows, and plants 45-60 cm tall, planted at the rate of five per metre.

Suitable fences (between properties)

1. A chicken wire mesh fence on timber posts to a height not exceeding one metre, or
2. Three strands of plain wire on timber posts or angle iron, the top most strand not to exceed one metre in height.

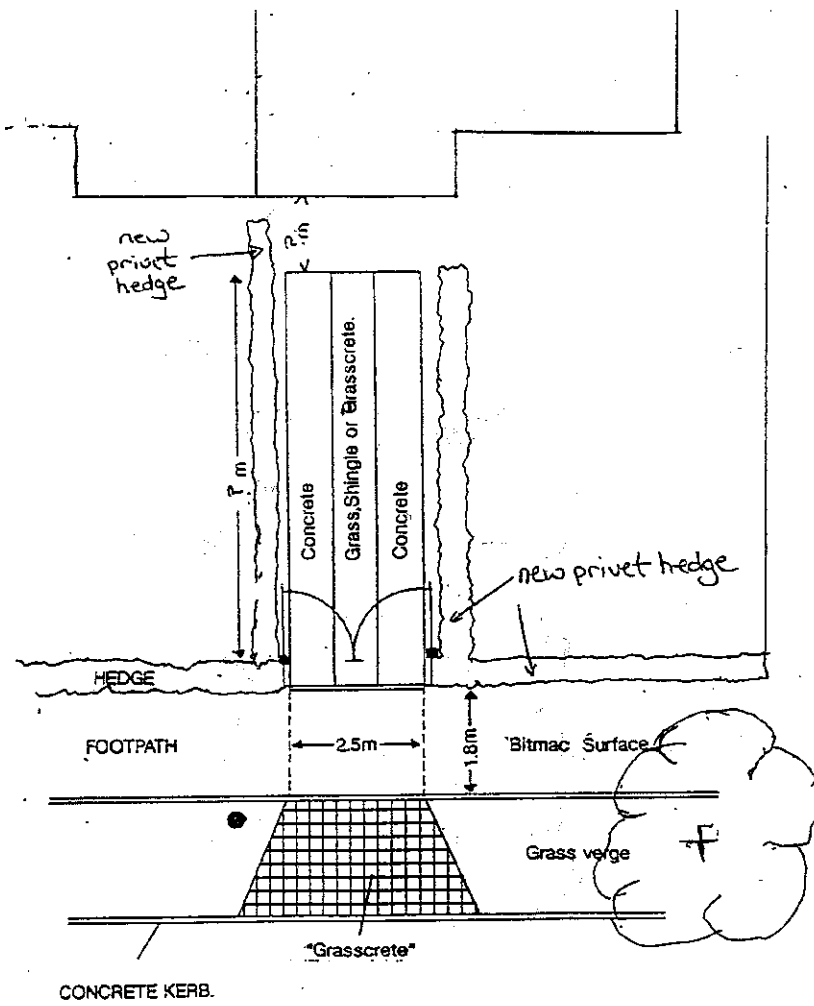
Gates

The metal gates seen in the village date from the 1950s. They were made at the "65 Club" which operated from Fossil Hall. They are simply made of a combination of angled steel sections and upright bars, and can be easily reproduced.

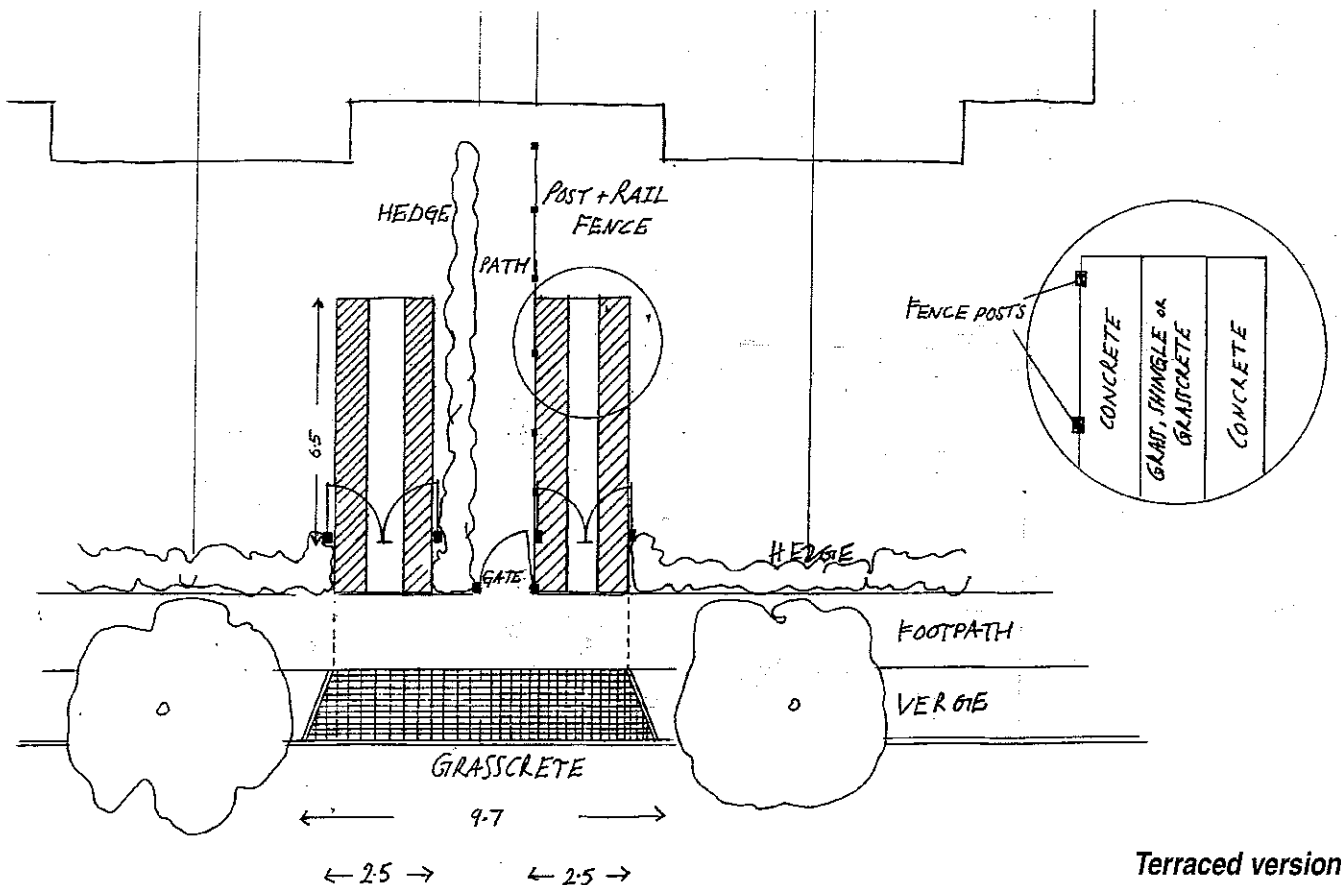


Vehicle Hard-Standings

Because of the desirability of removing parked cars from the roads and grass verges, the construction of hard-standings for cars in private gardens may be considered acceptable in certain circumstances. Ideally, such hard-standings should be located behind the building line and not obviously visible from the roads. In many cases, however, this is not possible due to either the lack of a side access or the size and shape of the garden. In such circumstances the Planning Department would prefer to see alternative parking provided away from the dwelling. Hard-standings in front of the building line may be permitted if there is no alternative but careful consideration will need to be given to both siting and landscaping. The following are possible methods of providing appropriate hard-standings. The Planning Department must be consulted before work is carried out.



Semi-detached version



Terraced version

Garages and Outbuildings

Some of the houses in Silver End were built with garages in their gardens. These original outbuildings had chimneys and were probably also used as wash-houses or storage sheds. Some still remain, notably along Boars Tye Road. They have pitched roofs of slate with red clay ridge tiles and are clad in black weatherboard. This design would be the best model for new garages to pitched roof houses but a number of other designs may be perfectly acceptable. The siting of garages in front of the building line is not acceptable.

Garages in the gardens of flat roofed houses can have flat roofs and rendered walls. The restriction imposed by the Article 4 Direction means that planning permission is required for a garage to the front or side of a dwelling. Permission may also be required for a garage to the rear of a property but this is dependent on a number of factors, including the distance from the main dwelling. Planning staff at Braintree District Council will advise on this matter.

Extensions

Planning permission may also be required for rear extensions to the property, depending on its size, height and location. Please contact the Planning Department to clarify when it is necessary to apply. Where permission is necessary, the design of a new extension should respect the form and detailing of the existing houses. The roof forms (i.e. flat or pitched), the choice of materials and the size of the extension should directly relate to the character of the original building.

All front extensions will require planning permission and it is unlikely that consent will be forthcoming because of their impact on the unitary appearance of the house and the street scene.

Painting

Windows and doors were originally painted emerald green, orange or blue. External walls in the case of the flat roofed houses were painted off-white.

Planning permission is required for changing the colour of any exterior wall. The intention is to avoid each house in a terrace being painted a different colour. The first house to be repainted in a row or terrace will set the colour for that group so it is therefore important to discuss the colour scheme at the outset with both the District Council and neighbours. Bad contrasting colours will not normally be allowed.

There are a range of colours which are appropriate; these include off-white, pale cream, grey and pink. Other colours will be considered if they fit into the overall colour scheme of the village. The painting of natural brick external walls will not be allowed.

Satellite Dishes

Dishes mounted on the front elevations of properties will not be granted permission. Instead, they should be mounted on the side or rear elevations of the house, or on outbuildings such as sheds or garages in the rear garden..

Making a Planning Application

In order to carry out any of the above works, permission must be obtained from Braintree District Council. Residents are encouraged to discuss any proposals with the Planning Department at an early stage, even if they appear to be acceptable under the "Article 4 Direction".

There is no fee for applications required under the "Article 4 Direction" and free advice will be given, however small the proposal. Fees will however be charged for proposals which would normally require planning consent, for example house extensions above a certain minimum size.

It is possible that grants may be available for certain repairs, restoration or reinstatement works. Grants may also be available for approved tree and hedge planting. Please ask about these.

If you have any queries about anything in this leaflet or would like to submit a planning application, you can either telephone the Planning Department, **01376 557783 (84 or 85)** or write to:

**Head of Planning Services,
Braintree District Council,
Causeway House,
Bocking End,
Braintree, Essex, CM7 9HB**

If you require advice on matters relating to trees in general or grants for tree and hedge planting, please contact The Landscape and Countryside Unit at Causeway House on Braintree 552525 extension 2561

Forms for making a planning application can be obtained from the Planning Department at Causeway House or will be posted free of charge. They include advice on completing the application form.

If you are a Council tenant you will need to obtain Landlord's Consent to undertake any alteration or improvement to your house. For further details, refer to the Council's "Tenants Charter" or contact your Area Housing Assistant (Witham 513332).

Silver End Conservation Area

