



# **Woodgrange Design Guide**

## *Supplementary Planning Guidance Note*

### **Introduction**

The Council's Unitary Development Plan (UDP) is the statutory planning framework for the future of the Borough.

To help you when you apply for planning permission, and to give the background to both the UDP and other Council policies the Environment Department has produced a number of supplementary Planning Guidance Notes (SPGs). The Woodgrange Design Guide has been adopted by the Council as Supplementary Planning Guidance.

Although not a formal part of the UDP, the guidance is a material consideration when the Council is dealing with planning applications.

The design guide gives planning guidance on design and standards expected within the Conservation Area and as such provides supplementary advice on Policies EQ35, 36, 37 and 38 of the UDP. It also provides general advice on matters such as Building Control which may need separate approval from the Council.

The Guidance describes the design principles and performance criteria to be aimed for. It is offered as a practical tool to help those who submit planning applications. The guidance cannot address every situation and you are thus encouraged to discuss your specific proposals with planning staff before making a formal application. Please remember that this is guidance only and that your application will always be considered on its merits. However overall

in reaching its decision the Council, in accordance with [S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990].

This guidance note is one of series produced by the Council. If you have not submitted a planning application before, you should also read Supplementary Planning Guidance Note 'Making a Planning Application'.

This guidance note should only be taken as an introductory guide and if you require further assistance after reading it, please contact the relevant officer.

If you have any general queries regarding the Unitary Development Plan, please contact the Planning Policy and Research Group on:

**020 8430 2000** (ask for Forward Planning & Policy)

For detailed information on Conservation Areas in general and this Design Guidance and other related Council services, please contact the appropriate officers listed elsewhere in this document.



## Woodgrange Estate Conservation Area

### Conservation Aims and Advice

#### Conserving The Woodgrange Estate

The Woodgrange Estate was built as a smart middle class Victorian suburb between 1877 and 1892. The houses were given a distinctive character and set in attractive surroundings. However, over the years, the area declined. Some properties were neglected, some subdivided. Some were altered to the fashion of the time diluting the special character of the area.

Local residents, concerned to arrest that decline and restore the appearance of their area, persuaded the Council to make the estate a Conservation Area. This was done in 1976 and additional planning controls introduced in 1977 (the Article 4 Direction) [see map on next page]. The Woodgrange Residents Association was formed and to this day, it provides a way for residents to meet and promote the well-being of the estate.

The Council continues to work with residents to preserve and enhance the equality of their area. This includes offering design advice on work to properties and trees, refusing planning permission for alterations that would spoil the character of the area and taking legal action against those who do such work. It also improves the street scene.

All this makes the area more attractive for those who live there or pass through. It improves property values and, preserves, and makes best use of, an important part of the Borough's heritage.



#### Conservation aims:

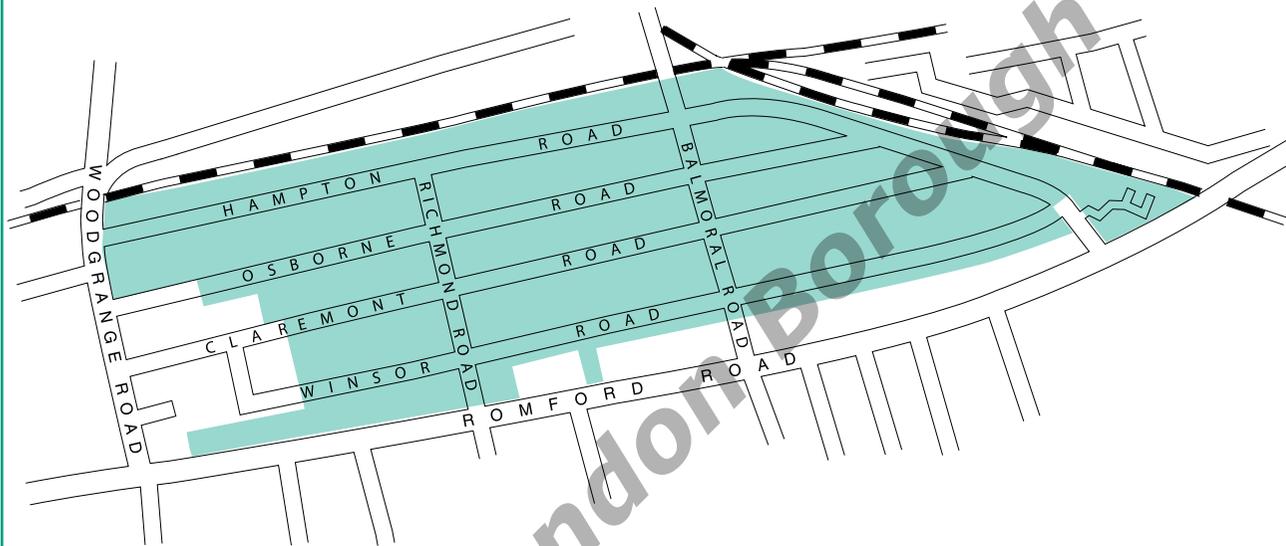
- *Keep and restore original features.*
- *Preserve and enhance the attractive surroundings*
- *Harmonise new work with the original character.*



## Woodgrange Estate Conservation Area

### *Conservation Aims and Advice*

### The Woodgrange Estate Conservation Area



#### Getting Advice And Complying With The Law

Before starting any work to your property, including trees, it is very important to get advice, do things right and comply with the law. If you carry out unacceptable works or alterations you can be made to demolish or change them at your own expense. You may also be taken to court and fined. So please use the Council contacts given below and employ suitably qualified professionals to draw up plans and carry out work.

#### Planning Permission.

Planning permission is required for nearly all alterations that affect the external appearance of your home and for building works within gardens e.g. making a driveway, erecting an outhouse, knocking down a wall. A copy of what is controlled is listed on the Article 4 Direction included in the Design Guide and supplied to solicitors acting for purchasers of new property.



## **Woodgrange Estate Conservation Area**

### *Conservation Aims and Advice*

#### **Planning Permission.**

If you are intending to do any work on your property or garden ask the Council's planners if you will need permission.

**Call 020 8430 2000** (ask for DC duty officer)

They will also advise whether permission is likely to be given and how your ideas can be carried out to gain permission and enhance your property. Detailed advice is given in the "Woodgrange Design Guide" sheets. To complain or enquire about unauthorised work;

**Call 020 8430 2000** (ask for DC duty officer)

#### **Building Regulations.**

You may also need to comply with the Building Regulations especially for extensions. Obtain advice from the Council's Building Control officers. Your approved plans must accord with your planning permission before you start building.

**Call 020 8430 2000** (ask for Building Control)

#### **Trees**

Nearly all trees on the estate are protected. Planners will advise you on what works are acceptable and how to get the necessary permission for carrying them out.

**Call 020 8430 2000** (ask for Tree officer)

The Tree Officer can advise on selecting new trees and the maintenance of existing trees.

**Call 020 8430 6986** (ask for Arboricultural Inspector)

#### **Highways.**

If you have any complaints or enquiries regarding roads, pavements, signs, traffic, refuse etc. contact the Council's hotline.

If you have permission for a driveway in your garden you will also need the Council to construct a slope (called a carriage crossing) across the pavement.

**Call 020 8430 2000** (ask for Highways Maintenance)

#### **Other Sources of Advice**

The Council's Housing Officers at;

**Forest Gate; 020 8430 2000** (ask for Forest Gate Office)

**or Manor Park; 020 8430 2000** (ask for Manor Park Office)

may be contacted for advice on Council owned properties and grants to private owners. Currently grants are very restricted. Any work carried out using a grant must have planning permission before works commence.

It is also important that you satisfy other legal requirements such as the Party Wall Act. A summary of this is enclosed in the Design Guide.