



KEEPING IT IN STYLE

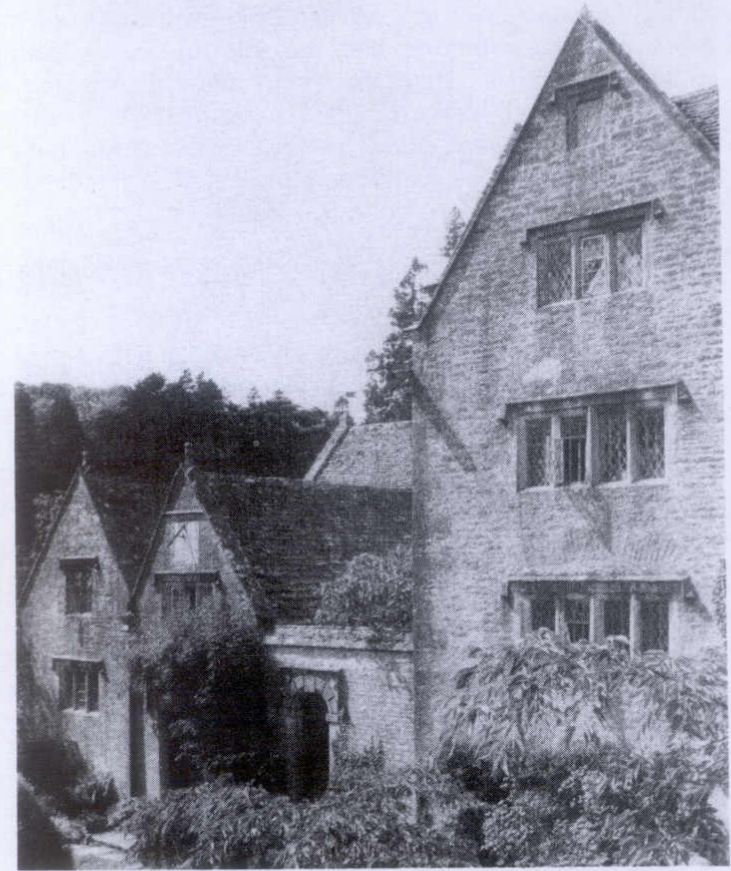


Photo by kind permission of Michael Hill

*A guide for owners of Listed Buildings, and all who live in
Conservation Areas and in period properties.*

What is a Listed Building?

It is any structure deemed by the Department of the Environment to be of Special Architectural or Historic Interest. The lists are available for inspection in the Stroud District Council planning department at Ebley Mill. There are three Grades: I, II* and II. Grade I are the most important but the majority are grade II. There are 4,500 in the Stroud District. They include churches, houses, shops, gates, monuments, bridges, barns, mills, etc.

Before making any alterations to a Listed Building the District Council must grant permission in the form of Listed Building Consent which, unlike a planning application, is free. You may also need planning consent. This is to protect Listed Buildings from changes which might affect their historic character.

When a building is listed the rules govern the entire fabric of the building including more modern additions and the interior. Every alteration needs consent even if it is to improve a more modern feature e.g. changing a flat roof to a pitched one. Because the interior is listed, reinstatement of missing features always needs consent, e.g. fireplaces, or removal of existing features - including plastered wall finishes. Windows and doors must not be removed or replaced without permission, or the size of the opening altered.

Some features e.g. Victorian porches, may be later than the original building but still add character. These should not be removed.

All demolition work requires permission, even if a new structure is to replace an old one, e.g. removing a chimney, knocking down a wall or rebuilding a conservatory.

Any work within the curtilage, or boundary, of a listed building also needs consent, even if part has been sold off and subsequently built on. This is to protect the setting of a listed building.

It is a criminal offence to damage a Listed Building. If convicted, you may have to pay a heavy fine or even be imprisoned. Enforcement action may also be taken against you, which means undoing any work undertaken without planning permission. Always ask for advice from District Council Planning/Conservation officers - as a bonus some works to listed buildings are zero-rated for V.A.T.

The law governing listed buildings is designed to ensure that any alterations are in keeping with the style and period of the original building. It does not mean that old buildings should be fossilised. Good conservation aims to keep old buildings in use, even if they no longer serve their original purpose.

Conservation Areas

There are 42 Conservation Areas in the Stroud District. Work, particularly demolition, affecting the external appearance of any building in a conservation

area could require conservation area consent. Check with the District Council. Most alterations do not need consent unless there is also an Article 4 direction in place which removes permitted development rights - i.e. things you are normally allowed to do without planning permission, require permission in these circumstances.

However, residents should make every effort to ensure that the character of a conservation area is not eroded - try to apply the same criteria as for listed buildings. The character of whole towns and villages is being changed, mainly by the thoughtless and unnecessary replacement of doors and windows. This is most apparent in Victorian terraces where visual continuity has been lost. When a house is built it is given features common to the period, which helps to date it. These historic pointers are disappearing at an alarming rate, even pre-war 1930's style is worth keeping: original features can include leaded stained glass in the upper parts of windows, doors and porches. UPVC replacements with painted patterns or stuck-on transfers are a poor substitute for the real thing.

Keep renovations in style. Ask Stroud District Council, or consult the Civic Society about local builders, skilled craft workers and suppliers who can provide you with quality materials and skills.

Finally, your house is worth more with its original features - ask any estate agent.

An unspoilt Victorian Terrace. This type of property is very vulnerable to insensitive alterations which affect the visual continuity of the buildings.



GENERAL GUIDANCE ON DESIGN AND MATERIALS

Windows

The 'eyes' of a house, and visually very important. There is a great variety of original local styles including sash, casement and dormer windows. Double-hung sliding sashes, or casements, with or without wooden frames, are common in many cottages, as are leaded lights.

Sash Windows: those with many small panes do not have 'horns' at the base of the upper sash (see illustration on facing page). These only became necessary to strengthen frames when larger, heavier panes of glass were used in later Victorian times. Balance is critical in sash windows - modern glass is heavier so weights might need changing.

Casement Windows: can have wooden or iron frames or a combination of materials. Opening lights should fit flush into frame and not overlap as in modern versions (a light is one section of a window). Top hung transoms/fanlights in the fixed section are a modern development, not suitable for old houses. They can also prevent escape in the case of fire, especially when double glazed and therefore difficult to break.

Dormer Windows: can have pitched, sloping or curved rooflines. New rooflights of small and unobtrusive design may be permitted, but need consent and should be conservation style.

Old glass, and especially crown glass should always be retained and re-used if windows have to be replaced. Horticultural glass is suitable for repairs as it is thinner and contains imperfections. Leaded lights and stained glass, including fanlights over doors, need specialist repair and should always be retained. Local craftsmen still undertake this work and can repair or reinstate where necessary. All windows should have narrow, moulded glazing bars. the number of panes may vary. Single panes of glass are inappropriate. UPVC or aluminium double glazed windows are not permitted. Secondary glazing may be acceptable, and draught proofing can also be carried out by specialist firms. Interior shutters must not be removed, they are very good for security and insulation. Never replace windows or French windows with sliding patio doors.

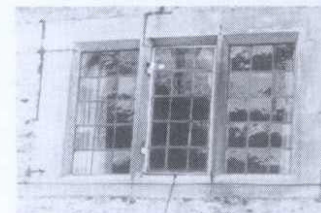
Different Types of Windows Found Locally



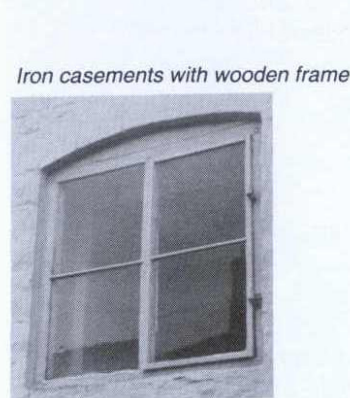
Early Georgian with thick glazing bars



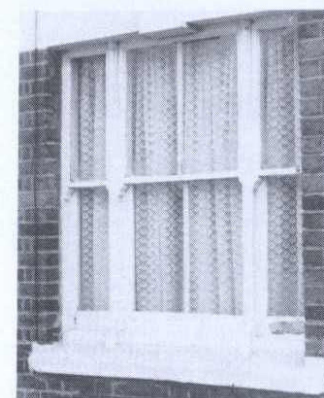
Georgian sash windows without 'horns'



Iron casements with mullions and leaded lights



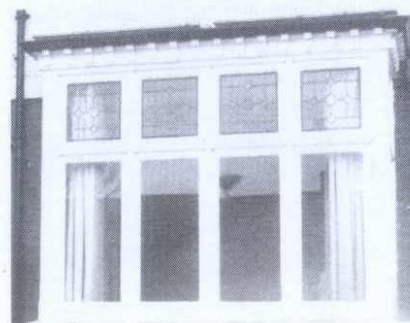
Iron casements with wooden frame



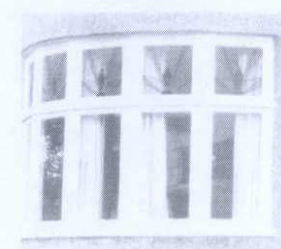
Double-paned Victorian sashes with 'horns'



Wooden Casements



Edwardian square bay with casements and leaded lights above



Thirties curved bay with stained glass

Doors

Equal in importance to windows. There are many local styles, usually panelled but may be ledge and brace in small cottages. Original oak doors are still sometimes seen, but most older doors were painted. Grain and varnish used to be a popular finish on Victorian doors and up to the last war, but not many examples are left. Staining/stripping is not permitted, nor is replacement with UPVC, aluminium, or mock - Georgian and others sold by DIY stores.

Old doors and windows can usually be repaired if the lower portions rot. Any competent joiner can make and insert new sections. It is better to keep the originals if possible, but replicas can be made locally and many firms undertake this service. Never 'modernise' windows or doors.

Door Furniture (Knobs, Knockers and Letter Boxes): was originally made of black painted cast iron. Brass was a later development.

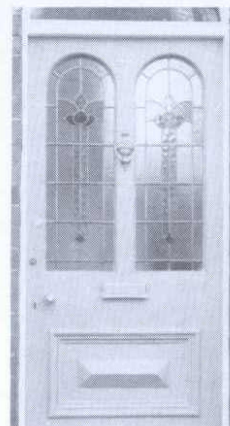
Garage Doors: Painted, not stained. Ledge and brace double wooden doors are more appropriate than metal up - and over.

Examples of Door Styles

Georgian door with porch



18th Century door



Victorian door with stained glass and fielded panel

Thirties door with Art Deco Stained Glass



Roofing and Walling Materials

These vary from one area to another and there may be more than one suitable material. Modern extensions should match the main building. Windows and doors should be of the same style and materials as main building. Stone cladding is not allowed. **Satellite Dishes** are not allowed on the building itself.

Render on Walls. This was particularly used in Wotton-under-Edge but there are many examples in the Stroud area. It often conceals rubble walls with brick patches and should not be removed without consulting the District Council.

Limewash on Walls. Many cottages were originally limewashed. Traces can often be found, usually yellow ochre in colour. It was mixed with tallow and used to water-proof the porous oolitic limestone.

Lime Mortar and Pointing. A weak lime mortar with brushed joints should always be used on stone. It is weaker than the stone and, being porous, prevents stone flaking in freezing conditions. Ribbon or strap pointing with hard cement mortar can shatter stonework during frosty weather.

Terracotta Panels and String Courses of various coloured bricks were much used by Victorian builders to break up blank walls.

Barge boards and Finials. Usually on Gothic revival lodges, Victorian and Edwardian houses. Some are very ornate. Local turners and joiners can repair or replace. Never remove, as they are part of the character of the house and very attractive features. Do not add them to earlier cottages though.

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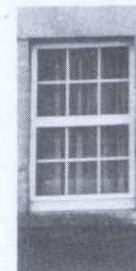
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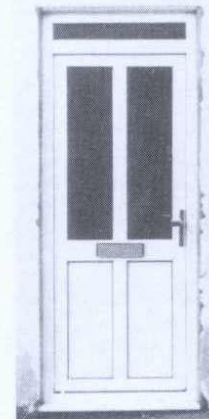
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Unacceptable Replacements for Period Doors and Windows

UPVC mock Georgian pseudo sash window



UPVC door



UPVC casement window



Stained mock Georgian

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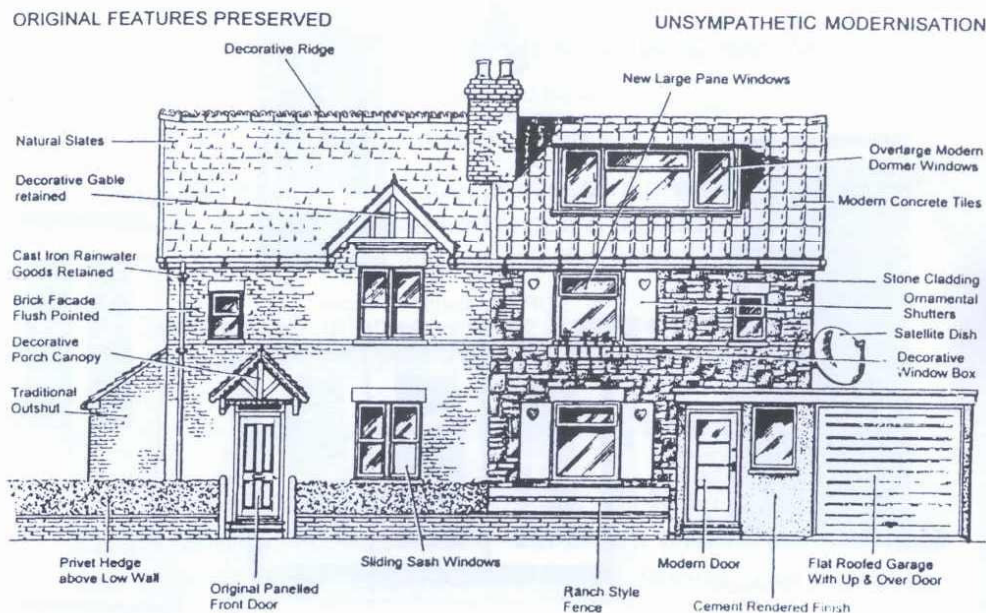
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Preservation and Modernisation



continued from page 7

Rainwater Goods. Should be cast iron but cast aluminium may be permitted. Do not use plastic. Soil vent pipes should be sited inconspicuously and painted to 'blend' in.

Porches and Canopies. Can range from stone slab on supporting brackets to ornate Edwardian continuing over windows. Georgian will have decorative iron or woodwork supporting a lead tent roof, which is often missing. Victorian can be open or enclosed, brick or stone, with or without windows, flat roof behind parapet, or pitched roof. Can also be more like a conservatory, semi-glazed with decorative woodwork and finials. Again, keep in style with the house.

Balconies and Ornamental Wood and Ironwork. Should always be kept and repaired if necessary.

Garden Walls, Gates and Railings. Originals should always be retained. New should keep in style with the building.

FURTHER HELP

This leaflet, published by Stroud Civic Society, gives a brief summary of the law and guidance on design and materials. Stroud District Council have published an excellent book called '**Historic Buildings - A Guide to their Repair and Conservation**', which is far more detailed. It costs £4.00 and is available from the Council Planning Office at Ebley Mill, Stroud Town Council, Stroud Civic Society, Stroud Valleys Craftsmen exhibitions. It can be referred to at libraries throughout the District. We have reproduced the illustration on the facing page from this book with the kind permission of Stroud District Council Conservation Department.

It is always advisable to discuss any proposals with the conservation section of the planning department, Stroud District Council 01453 754204 before putting in an application.

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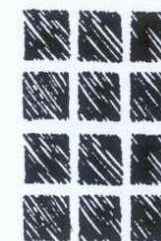
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CONSERVATION EXPERTISE

Stroud Valleys Craftsmen publish an annual directory (available from sources on previous page) which gives more detail. The following list is a brief summary of some local sources of conservation materials and skills.

Association of Dry-Stone Wallers 01453 882635

Contact: Janet Gaskell. e-mail: janet@creeds.Force9.co.uk

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Graham Dowding 01453 834712

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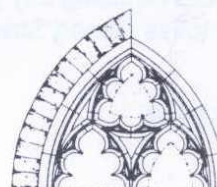
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STROUD CIVIC SOCIETY

The aims of the Society are:

- To encourage high standards of architecture and town planning in the Stroud District.
- To stimulate public interest in, and care for, the beauty, history and character of the town and its surrounding area.
- To encourage the preservation, development and improvement of features of general public amenity or historic interest.
- To pursue these ends by means of meetings, exhibitions, lectures, publications and other forms of information and publicity
- To work wherever possible in association with Local Authorities and other local organisations, to further these aims

If you care about your local environment, are interested in local history and buildings and would like to be involved in planning issues in this area, then please join us. The annual subscription is £7.00 each or £12.00 per family, payable in March.

Please send your name, address and telephone number detailing any particular interests to our treasurer: Mr Tony Nares, Blakeford House, Broad Street, Kings Stanley, Stonehouse, Gloucestershire GL10 3PN.

Website: www.stroudcivicsociety.co.uk

TALKS

For illustrated talks on 'Keeping It In Style' or the Cotswold Arts and Crafts Movement, plus various talks on horticultural subjects: contact Mrs Jenny Bailey on 01453 765705 after 6 pm.

VIDEO

A video on building conservation is nearly completed and will be on sale early 2003.

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