

6. GUIDELINES FOR EXTERNAL REPAIRS, REPLACEMENT AND REDECORATION - ROOFS, CHIMNEYS AND WALLS

See separate guidelines for replacement doors and windows

All changes to the external appearance of a property are subject to approval under the Scheme of Management, even if they are exempt from planning permission. The preservation of what may appear to be small architectural details all contribute to the exceptional visual appeal of the area and help maintain high standards for all residents.



Post war concrete tiles should be replaced with original tiles

Roofs

Replacement roofing should match the material originally used in the construction of the property. Decorative ridge tiles should be retained and match the colour of the original. Care should be taken to match clay tiles when these are repaired or replaced. Antiqued tiles that reproduce the colour and texture of weathered tiles are preferable in most cases. Concrete tiles are not an acceptable substitute for clay.

There are groups of houses on the Estate, for example, in Croxted Road, where properties with concrete tiled roofs adjoin properties of a similar period and design with slate roofs. This may be because concrete tiles were used to repair bomb damage in the 1940s. When these concrete tiles are replaced, the original clay or slate should be reinstated. Samples of roofing material should be approved before works are carried out by contacting the Scheme of Management Office.



Chimney stack Desenfans Road

Copper, which weathers to a soft green colour, has been used for roofs on some Dulwich houses since the 1960s. As this is a very durable material, it should not need to be replaced, but if it does, a similar copper-faced material should be used.

Chimneys

Chimneys are characteristic of many houses, which were originally heated by fires. The removal of significant chimney stacks that would change the character of an individual house or a group of houses will not be approved. The removal of internal chimney breasts does not require approval, but can result in structural problems, particularly on party walls. Expert advice from a structural engineer should be sought before proceeding with such projects.

6. GUIDELINES FOR EXTERNAL REPAIRS, REPLACEMENT AND REDECORATION: ROOFS, CHIMNEYS AND WALLS CONT.

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Suitable brushed pointing



Suitable tuck pointing



Suitable flush pointing

Brickwork

Brickwork should not be painted and the removal of paint from brickwork is actively encouraged. If brickwork needs repointing, it should match the original colour and character. The appearance of brickwork matures and mellows over time and this can be adversely affected by the wrong pointing. Until the 1930s, most brickwork was laid using lime-rich mortar, flush with the face of the bricks. Hard cement mortar that finishes proud of the brick face detracts from the appearance of the bricks and can also damage the bricks over time.

Many traditional houses in Dulwich have different brickwork at the front, side and rear. Victorian and Edwardian builders paid particular attention to the design of the front elevation

using red brick with tuck pointing. Red coloured mortar, matching the colour of the brick, was finished flush with the face of the brickwork and a fine, dark grey, imitation joint was then applied. Tuck pointing can be restored by specialist contractors.

Rendering

Various rendered finishes have been used on the Estate in the past. These add character and should be retained. In repairing these surfaces, freeholders are encouraged to preserve the character of the building by replicating the original external finish. New cladding is unlikely to be approved.

Pebbledash render was popular in the early twentieth century, notably with the Arts and Crafts movement. This durable finish was not intended to be painted. However, roughcast render and the smooth renders of the late Georgian and early Victorian periods (often used to imitate the appearance of stone) were lime washed and painted.

Painting

Painting previously unpainted surfaces is unlikely to be approved, as is the use of obtrusive colours out of harmony with those of neighbouring properties. See separate guidelines for replacement doors and windows.