

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. Always obtain a sample for replacement roof slates to ensure they are a good match in colour and texture. Natural slates are an environmentally friendly building material. They can be re-used and recycled which is better than using imported or artificial slate. 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. Look for BES 6001 or A+ Excellent BREEAM rated products with green credentials. Concrete tiles are generally not a sustainable choice and 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, to be consistent with nearby properties. Samples of roofing materials should be approved before works are carried out by contacting the Scheme of Management office.

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 and attractive material, it should not need to be replaced, and repair should be considered. Where repair is not possible and like-for-like replacement is not feasible, a single-ply copper coloured material with rolled seams and details to match will be considered. Full details for this change of material would be required to be submitted for approval.

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Chimney stack Desenfans Road



Suitable brushed pointing

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 while retaining the chimney stack at roof level does not require Scheme of Management approval, but building regulations approval will be required and expert advice from a structural engineer is essential for this. Replacement with a false chimney to match on a like-for-like basis will be permitted subject to the details. And it is worth considering that original or replacement chimneys can be used to disguise vents for modern heating or ventilation systems.

If you are concerned about heat loss caused by a historic chimney on your property, consider installing ventilated caps or cowls fitted to your chimney pots to prevent water ingress but allow ventilation. Choose a cowl that looks in keeping with your house. You may wish to check the product with the Scheme of Management before installation, but generally a permit application is not required. An internal draught excluder or flue balloon (with a ventilator) can also be fitted to fireplaces to prevent heat loss with no permit being required. Removal of an existing chimney will be permitted in cases where there is no loss of character, generally this is when the chimney is not seen from beyond the boundaries of a property.

Please see Guideline 16 for further details regarding mechanical plant installations including flues and vents.

Brickwork

Brickwork should not be painted and the removal of paint from brickwork is actively encouraged to improve its breathability. Allowing moisture to evaporate through your building fabric is important to your building's durability as well as your own health and wellbeing. We recommend that you obtain expert advice before undertaking brickwork repairs. 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 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 sometimes 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.

Properties in Dulwich built before 1919 are likely to have solid brick walls without a cavity. Uninsulated cavities were introduced in the 1920s and from the 1960s insulation was installed as a requirement under the building regulations of the time. Retrofitting your property by insulating your walls can help reduce the carbon footprint of your home and improve your EPC rating. However, adding insulation needs careful consideration as it can cause new damp problems, damage your building fabric, and impact your well-being.

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A pre-installation survey and a damp assessment should be carried out by a qualified specialist who can identify any issues and determine the suitability and installation method of insulation products.

A qualified professional can offer a Whole House survey and explore the insulation options with you. Any change to the external appearance of your house requires a permit application. Whilst external wall insulation can recreate the appearance with brick slips, the change in the thickness of walls impacts details such as windowsills, door surrounds, roof eaves and downpipes etc. The loss of original architectural features is sensitive and unlikely to be permitted. External wall insulation is generally not recommended for historic properties or those with group value. Internal roof, floor and wall insulation has no visible external impact and can be installed without a permit.

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.

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. Replacement render used on period properties should match the original texture and finish and samples will be required for approval.



Suitable tuck pointing



Suitable flush pointing

If you are considering external wall insulation, this can be installed with a painted render finish; however, this changes the thickness of walls and details such as windowsills, door surrounds, roof eaves and downpipes etc. Any change to the external appearance of your house requires a permit application and the loss of original architectural features would not be permitted. External wall insulation is generally not recommended for historic properties or those with group value. This type of installation also carries risk and the specification and installation should be carried out by a certified installer, following a comprehensive survey, and with an insurance backed guarantee of a minimum 25 years.

New timber or metal cladding is unlikely to be approved to the front or visible elevations of properties.

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.

When painting a previously painted surface take advice from a specialist as it can be worthwhile to remove oil-based paints before applying a new modern paint system. Look for breathable eco-friendly water-based paints that have low levels of toxic volatile organic compounds (VOCs). Use an in keeping paint colour from a reputable heritage paint supplier.

For re-painting windows and doors please see separate guidelines for replacement doors and windows