

### **3. GUIDELINES FOR HARDSTANDINGS IN FRONT GARDENS**

Under the Scheme of Management, proposals to form hardstandings for off-street parking, resurfacing of an existing drive with a different material or hardstanding and any other alterations that would change the appearance of a property, require prior written approval. Consideration must be given to the impact on the streetscape. Where a hardstanding is acceptable, the type of paving materials and associated landscaping must be approved and where necessary, permissions must be obtained from the local authority, particularly if changes are required to the pavement or kerb. The local authority will take into account road safety and will be responsible for creating the dropped kerb. If you live on a road owned and maintained by the Estate, permission to alter the pavement or kerb would need to be obtained from the Estates Department.

The following factors will be taken into account when a licence application is made for a hardstanding or for the resurfacing of an existing hardstanding:

At least 50% of the total garden area should be planted. Applications which would result in the loss of a substantial proportion of front garden, will not usually be approved. Green spaces in front of dwellings with a wide variety of trees and shrubs are important features of the traditional character of the Estate.

The material which forms the hardstanding, drive and associated landscaping must be in sympathy with the design of the property and streetscape. Modern estates like the Whytefield Estate were carefully landscaped when they were originally built. The consistent pallet of materials and details created cohesive developments which set them apart from others at the time. These paving materials should be conserved.

Traditional and unique properties should have sensitive natural paving materials such as gravel, stone, bonded gravel or 'hoggin', granite sets. Heritage block paving and resin bound gravel materials will also be considered. Hardstandings will not be approved where it is considered they would have a negative impact on the setting and architectural character of a group of houses.

The width of the entrance created on the front boundary for vehicle access should be kept to a minimum to reduce the visibility of parked cars on driveways.

Where possible, the hardstanding should be designed with planting which screens the parked vehicle from the road.

Applicants must demonstrate that careful consideration has been given to surface water drainage. The use of a porous surface on the hardstanding is encouraged. This may avoid the need for additional drainage.

The approved planting scheme must be maintained to provide adequate screening of a parked vehicle. When plants and shrubs die, the freeholder is expected to plant replacements.

Electric car charging points should be concealed within garages where possible. Where this is not possible, they should be discretely located.

#### **Exceptions to the 50% planting guideline**

This will only be considered on Turney Road, subject to detail, where most of the terraced properties can provide a minimum area of 28%. A template for this street has been approved by the residents' association, The Dulwich Society and Scheme of Management and can be found at

www.turneyandburbage.org.uk Further exceptions may be considered if the following criteria have been met.

- The landscape design is of excellent quality
- The green character of the streetscape would be enhanced overall, for example through vertical planting of trees and shrubs and screen planting
- Parked cars must be screened from view from the street as far as possible
- The maximum area possible is planted.

#### WHAT TO INCLUDE IN YOUR APPLICATION

- Accurate dimensioned drawings to a scale of 1:50.
- Changes proposed to the front boundary (walls, hedges, gates and other features) must be shown in elevation on the drawings.
- The dimensions of the paved area should be included on the drawings together with details of the materials proposed.
- Details of the planting scheme should also be provided – further information may be requested if these are not comprehensive.
- Details of any tree work required
- Details of surface water drainage

Please note that planning approval may be required from your local Council - see its Planning Portal for details.

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