

HUMBERSTON FITTIES CONSERVATION AREA



# Chalet Design Guide

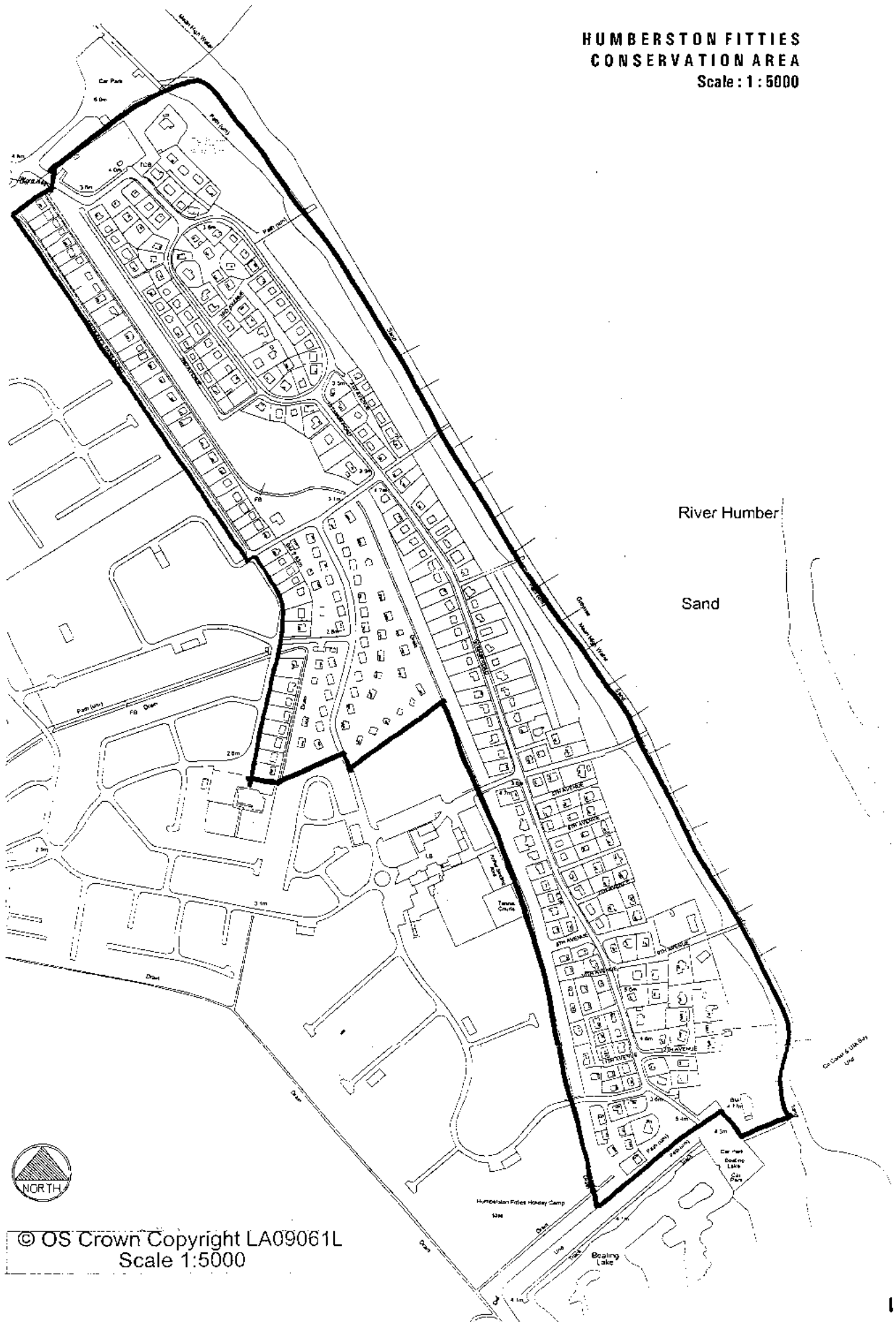


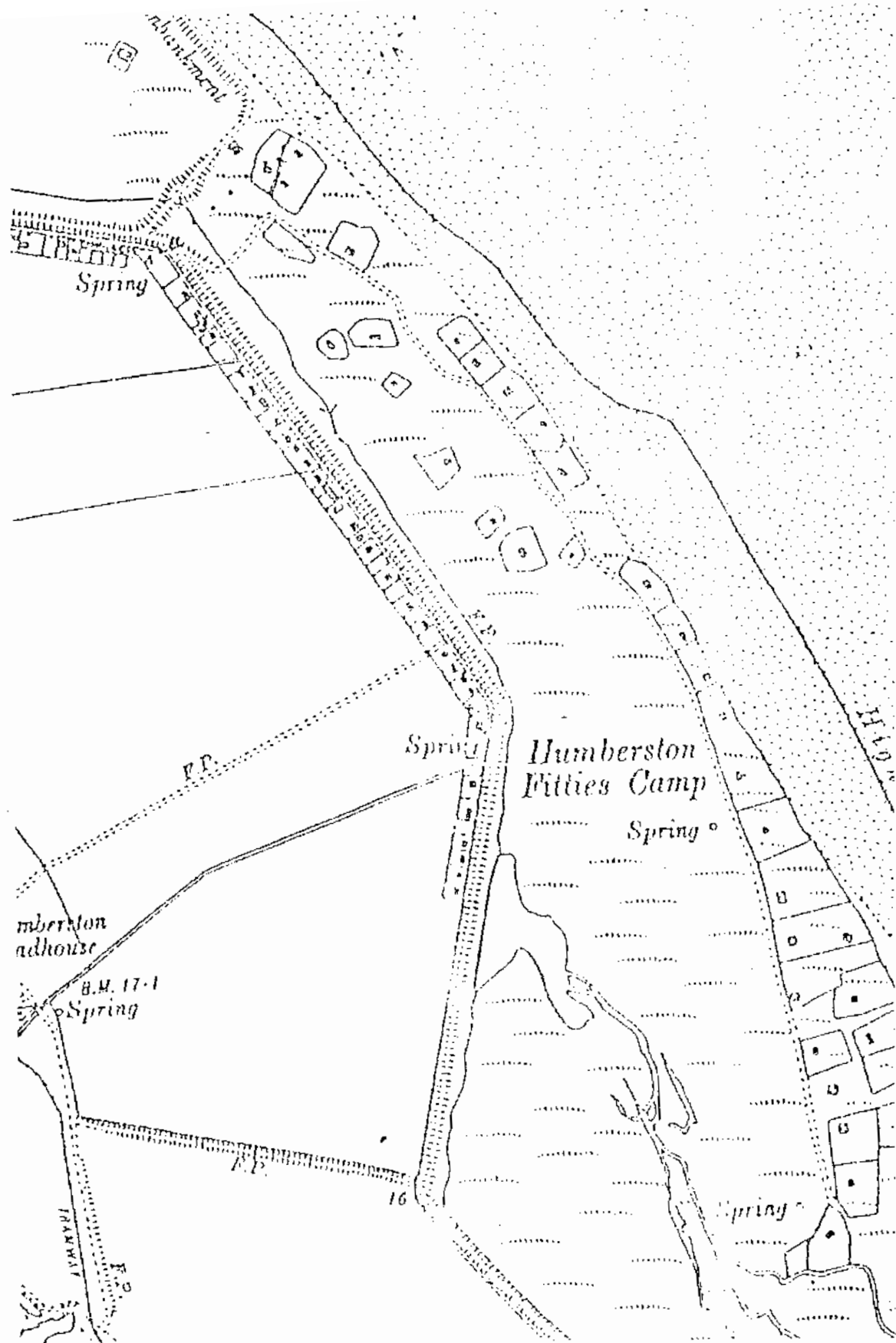


# Chalet Design Guide

HUMBERSTON FITTIES  
CONSERVATION AREA

Scale : 1 : 5000





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## INTRODUCTION

The Humberston Fitties Conservation Area lies immediately south of the urban areas of Cleethorpes and Grimsby in North East Lincolnshire. It is bordered by the River Humber on its east. It was declared a Conservation Area in March 1996 and covers an area of 2.66 hectares. This guide for the Humberston Fitties Conservation Area aims to provide advice on the design of new chalets, replacement chalets and alterations or extensions to chalets including preferred materials and also their environs.

## PLANNING POLICY AND BUILDING REGULATIONS

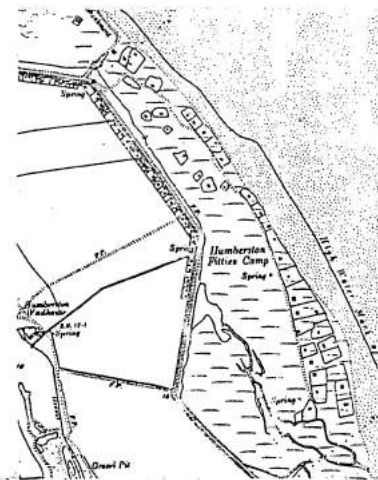
The construction of new chalets require both Planning Permission and Building Regulation approval. Extensions or external alterations to an existing chalet may require both Planning Permission and Building Regulation approval. Conservation Area consent is required for the demolition of any building.

## THE CHARACTER

Humberston Fitties developed by the division of land into plots during the 1920's of varying size which became known as "Plotlands". This landscape of irregular development was in sharp contrast to the well ordered suburban estates that were being built at the same time during the first half of the twentieth century.

The sand dunes, on which some earlier users erected a variety of temporary holiday homes, form a natural barrier to the east. These dunes and adjacent foreshore are part of a Site of Special Scientific Interest (SSSI). The Area is therefore important for its natural habitat and wildlife as it is for providing a unique setting for holiday chalets adjacent to the sea.

A dyke between the Fitties area and modern caravan parks with their uniform rows of caravans forms the western boundary.



Original buildings were constructed of timber or corrugated iron, mostly on stilts to avoid flooding, and were supplemented by converted railway carriages, caravans, or any other structure that would convert to a holiday home. The area developed in a very casual and haphazard way even though there were no amenities such as mains water or drainage. Basic lightweight and cheap materials were used, many of which would have been reused from other sources. These simple and easily worked materials were the basis for self build and ease of maintenance which created the variety and individual character of the buildings.

Over the years the area has been drained and its ownership passed to the Local Authority in 1938 who constructed the simple road system based on the previous footpath system which by then had evolved. A sewerage system and water mains were also installed together with some street lighting. The Fitties still retains its casual holiday home atmosphere with the community bound together by the individuality and diverse appearance of each chalet which combine to create a unique and increasingly rare local character.

The main road runs north south dividing the area into two halves. Plots bounded by fencing and hedging on the east side of the main road are dissected by pathways to the beach and to the southern end of the site the plots become smaller and are served by narrow avenues. There are however some very large plots which with their open character relate directly with the adjacent sand dune areas.

The plots to the west of the main road are similar to those on the east but with fewer avenues. These avenues are more informal and wider. Further west over the dyke which runs north south through the Conservation Area is an area which is completely open plan. There are no boundaries to the individual chalets which are set in mown grassed areas. This open plan area contains many prefabricated concrete panelled chalets with pitched roofs. These chalets are the only ones which have a uniform appearance. They do appear in other areas but not in such numbers.

## **NEW BUILD CHALETS AND REPLACEMENT CHALETS**

There are a few identifiable plots vacant but very few opportunities for new plots to be developed. The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected. Permission for demolition will only be granted where it can be shown that the chalet's construction has come to the end of its life expectancy and any replacement is of a quality which will enhance the character of the Conservation Area.

The main objectives is to produce individualistic designs using a palette of materials so as to produce an overall character that relates to the original chalets.

## **PRINCIPLES**

- \* New buildings should be of a scale, character and individuality that is appropriate to the seaside surroundings using a selection of lightweight and

easily worked materials so as to protect and enhance the appearance of the Conservation Area.

- \* The external design should express the function of the building as a holiday chalet and not as a normal residential bungalow or house.
- \* Designs will be expected to show individuality, diversity of appearance, a mixture of dimensions and volumes and the use of purpose made components.
- \* Applicants will normally not be permitted to develop more than a third of the plot area and provide a reasonable distance to boundaries of at least 2metres so as to maintain the open aspect of the plots which is a characteristic of “plotland” development.
- \* Garages and car ports will be discouraged from being attached or incorporated within a proposed chalet, but a suitable vehicle access point should be provided. Free-standing sheds, garages and stores should be sited to the rear of any proposed chalet.
- \* All plots should be enclosed by timber fencing not exceeding one metre high on all boundaries forward of the front face of the proposed chalet or with a hedgerow.
- \* Planting should consist of species suitable for the prevailing conditions and complement the informal nature of the existing landscape. This will also provide cover and a source of food for insects, birds and other wildlife that frequent the area.
- \* Recycled materials and those from sustainable sourced resources will be encouraged, examples include timber marked with the Forest Stewardship Council logo.



## **DESIGN**

- \* Elevations should incorporate such features as verandas, french windows, external chimneys, brick pier or timber post foundations, shaped windows and any other purpose made elements to achieve individuality. Window heads and cills can be at varying levels to suit the rooms they serve.



- \* Pitched roofs with gable ends are the normal but can be in a variety of planes. The roof should not dominate the height of the walls below. It is not necessary to have a uniform ridge or gutter height. Flat roofs are acceptable if part of the overall design and care is taken so that water readily drains away. Dormer type windows as part of the roof design will be acceptable but modern plastic rooflights will be discouraged. Overhangs to both flat and pitch roofs should be considered as they provide additional protection to the walls.
- \* To achieve individuality the ground plan should not necessarily adopt just a straightforward square or oblong layout and could also incorporate changes in floor levels.
- \* Any external timber decks should be designed as a continuation of the chalet floor level. Patios either in timber or aggregates should not dominate the garden.
- \* Garages should be constructed in similar materials to that of the chalet and should always have a pitched roof. Where bottled gas is to be used, it should be located in accordance with relevant health and safety guidance.
- \* Individuality is the keynote of design and the use of tailor made components should be considered which need not be significantly more expensive than those bought off the shelf from a catalogue or chain store. It is the uniformity of mass produced materials that should be avoided so as to maintain the diversity of styles which is the foremost characteristic feature of the buildings within the Conservation Area.





## **EXTENSIONS AND ALTERATIONS**

The main objectives is to produce designs that are compatible to the existing using matching materials so as to continue and enhance the existing character of the original chalets.

## ***PRINCIPLES***

- \* These should be of a scale and character which reflect the original buildings. Extensions should not dominate the original to be no more than 50% of the original floor area. It may be more appropriate to have several small extensions rather than one large one.
- \* A minimum of 2metres should be left to side and rear boundaries so as to maintain the open aspect which is characteristic of plotland development and no more a third of the plot area will normally be developed.
- \* Garage and car ports attached or incorporated into existing chalets will not normally be permitted.. Free-standing sheds, garages should be sited to the rear of the chalet and be constructed in the same materials.
- \* Proposed extensions to front elevations should be limited to verandas and porches.
- \* Recycled materials and those from sustainable sourced resources will be encouraged, examples include timber marked with the Forest Stewardship Council logo. Repairs rather than complete replacement should be the first choice.

## ***DESIGN***

- \* Elevations could incorporate such additional features as verandas, french windows, porches, external chimneys, and any other purpose made elements to achieve individuality.

- \* Pitched roofs can be in a variety of planes but should not dominate the height of the walls below. Flat roofs are acceptable if they form part of the overall design and care is taken so that water readily drains away. Dormer type windows as part of the roof design will be acceptable but modern plastic rooflights will be discouraged. Overhangs to both flat and pitched roofs should be considered as they provide additional protection to the walls.
- \* The original structure should always remain as the dominant form and the original roof shape should give an indication of how an extension would be roofed.
- \* Garages should be constructed in similar materials to that of the existing chalet and always have a pitched roof. Where bottled gas is to be used, it should be located in accordance with relevant health and safety guidance.
- \* Tailor made components should be considered which need not be significantly more expensive than those bought off the shelf from a catalogue or chain store and repairs are more favourable than replacing with new.

## **M A T E R I A L S**

An important part of the character of the chalets is derived from the mix of materials and the styles in which they have been used. New chalets and extensions to existing chalets will normally be required to be finished in any or combinations of the following materials:

### **W a l l s**

- Timber - horizontal or vertical boarding suitably preserved with either paint, varnish, creosote or stain.
- Timber sheeting suitably preserved with either paint, varnish, creosote or stain.
- Wood Shingles.
- Cement-Board with timber cover strips and suitably decorated.
- Fibre reinforced building boards such as "Tacboard" suitably decorated.
- Cement render or plaster to the concrete panel prefabricated chalets only, decorated if required.
- Bricks to chimney stacks and pier foundations only.

Bricks, stone or other types of wall cladding, plastic coated sheeting for walling and roofing and other man made alternatives should be avoided.

### **R o o f C o v e r i n g**

- Mineral felt, although care should be taken on flat areas to provide adequate falls and a reflective finish.
- Wood shingles
- Corrugated iron or steel sheeting (the depth and width of corrugation would be dependent on the size of roof)
- Georgian wired glass.

The use of modern concrete tiles, pantiles, clay tiles, man made slate, plastic coated sheeting should be avoided. The use of other forms of metal sheeting such as lead or copper may be cost prohibitive but would be looked upon as a favourable alternative.

### **Rainwater Goods**

- Wood gutters
- Cast iron or aluminium half round gutters
- Cast iron or aluminium rainwater pipes or chains (providing there is a suitable overhang of roofing)

All surface water should be connected to a soakaway drainage system to help alleviate the erosion of the surrounding ground level. Water butts are recommended for water collection but this must also have an overflow system connected to the soakaway. Advice on the construction of soakaways can be obtained from Building Control Section of the Council.

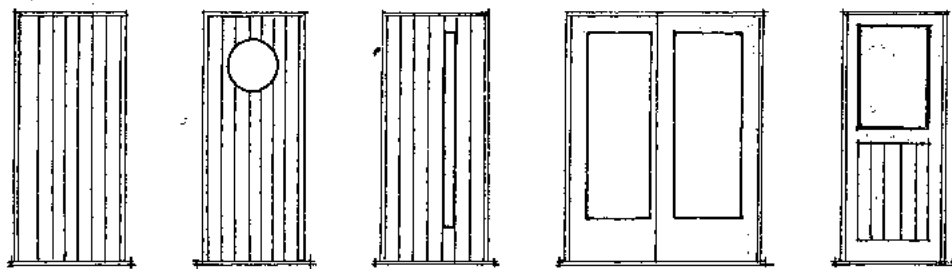
### **Window Frames**

- Wood, softwood painted, stained or varnished.
- Wood, hardwood oiled, varnished or left natural.
- Steel, painted

New window frames may accommodate double glazing and trickle vents. The use of decorative shutters, especially internally or secondary glazing should be considered. The use of UPVC and modern aluminium is not acceptable.

### **Doors**

- Wood. Simple vertical boarded doors are the most appropriate which can, if required, be provided with small areas of glazing. Panelled doors trying to imitate other historic periods should be avoided.
- Garage doors should be vertically boarded.
- French windows in timber or steel are the most appropriate, or sliding timber framed glazed doors.



## **Glazing**

- Glass, single or double glazed
- Glass blocks
- Georgian wired
- Stained and coloured

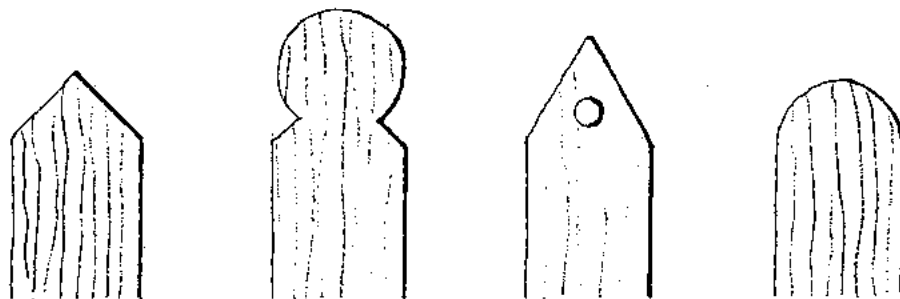
Plastic sheeting in all its forms for both glazing to windows or roofing is not advisable, it becomes opaque from exposure to sunlight and bird droppings do not wash off but etch into its surface.

## **Other features**

- Radio, television or other communication aerials, wind generators, etc. should be erected independently of the chalet and used to serve a group of chalets if possible.
- Meter boxes should be located on the rear elevation or if not possible then to be covered by a simple flap of matching materials.
- Alarm boxes should be located in suitable positions which harmonise with the architectural unity of the chalet elevations.

## **Fences**

- Timber paling type with any variety of finishes to the tops, suitably preserved with paint, varnish, creosote or stain. Suitable sized metal or plastic meshing may be installed on the inside of the fences to help prevent movement of wind blown litter. Metal or concrete posts can be used as long as they are set behind the vertical palings. Gates should match the design of the fence.
- Hedging - privet, gorse, hawthorn, sea buckthorn or other suitable species for seaside locations (See planting section below)



## **Planting**

- Grasses: Red Fescue, Lady's Bedstraw, False Oat Grass, Marram
- Shrubs: Berberis, Pyracantha, Rosa, Senecio, Ulex
- Trees: Acer Pseudoplatanus (Sycamore), Crataegus (Hawthorn), Betula (Birch), Fraxinus (Ash), Alnus (Alder)

Planting should be between November and March and the weed growth kept down for the first few years to help establishment. Holes should be dug larger than the root spread, the soil at the base to be broken and any stakes driven in. Roots should be well spread and the hole backfilled with the excavated soil ensuring there are no air pockets. Firm the soil and water generously.



### **Paths and Hardstanding**

- Gravel
- Crushed brick
- Chalk
- Timber (suitably preserved)
- Tiles

### **Patios**

Patios or decking should be constructed preferably in timber, suitably preserved, although other small unit elements such as second hand bricks, flagstones, quarry tiles will be acceptable. Modern concrete or clay paviors should be avoided as they have a standard monotonous unvaried appearance. Small concrete slabs may be appropriate for the prefabricated concrete panel chalets. Coloured concrete slabs should be avoided as the colour fades very quickly in direct sunlight. Tarmac and concrete for large paving areas will be discouraged as these materials are not appropriate for the natural environment which is predominant within the Conservation Area.

## **RENOVATING EXISTING CHALETS**

Alterations and improvements to a chalet may require planning permission and building regulation approval, therefore, advice should be sought before commencing any work to determine what approvals are required. Generally repairing the existing structure is more favourable than replacing with new, so as to retain existing features and characteristics. Before carrying out extensions or alterations to a chalet, consideration should be given to the following:-

- Before recladding, all structural members should be inspected for signs of weakness and replaced where necessary.
- Insulating materials should be incorporated wherever possible but also providing adequate ventilation and vapour barriers to avoid condensation to both walls and roof spaces.
- Installing new or repairing existing windows which should adequately ventilate the rooms they serve without causing draughts but maintaining a supply of air for heating appliances.
- Inspect foundations and floors for signs of settlement or decay and repair as necessary
- The effectiveness of the foul sewer and the surface water drainage system including rainwater goods and their discharge away from the building and the effectiveness of the soakaways.
- Internal surfaces should be given adequate resistance to the spread of fire across its face and consideration should be given to the fitting of a domestic smoke detector/alarm.
- A separate leaflet is available giving advice on insulation materials, energy saving devices and other alternatives for heating such as solar energy. Details of possible grants are also included.

## **THE LEASE AND CONDITION OF REPAIR**

The Council has agreed that up to the year 2011 all lessees upon expiry of their current lease shall be granted a new lease for an appropriate time, subject to the chalet and plot reaching the Council's minimum standards.

The Council wishes for the chalets to be maintained in good order and where repairs are undertaken, in matching materials in lieu of a complete replacement, there will be no difference in the assessment.

The length of the lease will be determined by means of a site inspection when a chalet condition survey form will be completed. Each chalet will be surveyed and assessed against a point system. The constructional elements of the chalet will be awarded a score which will include : roof covering, walls, windows and doors, floors, drainage, chimneys and flues, and fences.

# **HUMBERSTON FITTIES CONSERVATION AREA**

## **CHALET DESIGN GUIDE**

The length of the lease awarded will be based on a percentage of the total score which the chalet could theoretically achieve. In making proposals to remedy any defects it is essential that the guidance in this leaflet is taken fully into account.

0% - 25%	Grade D	No lease
26% - 50%	Grade C	5 year lease
51% - 75%	Grade B	10 year lease
76% - 100%	Grade A	15 year lease

### **FURTHER INFORMATION**

Planning Enquiries: Development Control Division  
Department of Planning and Transportation  
Civic Offices, Knoll Street, Cleethorpes  
Tel: (01472) 324261

Conservation Officer  
Environmental Planning Division  
Civic Offices, Knoll Street, Cleethorpes  
Tel: (01472) 324266

Building Control Division  
Civic Offices, Knoll Street, Cleethorpes  
Tel: (01472) 324230

Lease Enquiries: Department of Law & Democratic Services  
Municipal Offices, Town Hall Square  
Grimsby  
Tel: (01472) 324004

General Enquiries: Property Officer, Estates & Valuation,  
Origin 2, Origin Way, Grimsby,  
North East Lincolnshire, DN37 9TZ  
(01472) 324669

(This Chalet Design Guide will supersede all previous guides)

GW/P-CA/11 July 1997, Council addresses revised 1.4.2000



North East Lincolnshire Council  
Estates & Valuation  
Origin 2, Origin Way,  
Grimsb, DN37 9TZ