APPENDIX 2A:

REVISED CHARACTER APPRAISALS AND MANAGEMENT GUIDELINES FOR DRIFFIELD ROAD AND MEDWAY CONSERVATION AREAS

London Borough of Tower Hamlets

Driffield Road Conservation Area:
Character Appraisal and Management Guidelines

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London Borough of Tower Hamlets

Driffield Road Conservation Area

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1.0 Introduction

Conservation Areas are parts of our local environment with special architectural or historic qualities. They are created by the Council, in consultation with the local community, to preserve and enhance the specific character of these areas for everybody.

The Driffield Road Conservation Area was designated in January 1988 and extended in October 2008 to include Chisenhale Road, previously included within the Victoria Park Conservation Area.

This guide has been prepared for the following purposes:

- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'
- To provide a detailed appraisal of the area's architectural and historic character. To help those who have an interest in the area to understand the quality of the built environment and how they can protect, contribute to and enhance it.
- To provide an overview of planning policy and propose management guidelines on how this character should be preserved and enhanced in the context of appropriate ongoing change.

The Character Appraisal (Section 2.0) aims to define the qualities and features that make the Conservation Area special. This includes an understanding of the historical development of the place and its buildings, as well as an analysis of its current appearance and character — including description of the architectural characteristics, details and materials. It also records qualities such as important open spaces and views into and within the Conservation Area. Any damage or pressures to the Conservation Area is also recorded.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of Conservation Areas in their districts. Therefore, the Management Guidelines (Section 3.0) sets out ways to conserve the special architectural and historic character of the Conservation Area, as well as help to manage sensitive new development and refurbishment. It takes into account planning policy context and responds to the problems and pressures identified in Section 2.0.

This Consultation Draft is based on the Character Appraisal and Management Guidelines adopted by Cabinet of 04 November 2009 and the draft *Addendum to Driffield Road Conservation Area Character Appraisal and Management Guidelines* (draft public consultation version November 2015).

Aerial view showing Conservation Area boundary (in red). © Google Earth

2.0 Character Appraisal

2.1 Location and setting

The Conservation Area is bounded by Roman Road to the south, Grove Road to the west, the Hertford Union Canal to the north and Driffield, Hewlett and Ford Roads to the east.

The largest part of the Conservation Area is made up of the six straight parallel streets running northwards, namely Kenilworth, Vivian, Zealand, Ellesmere, Driffield and Hewlett Roads together with Chisenhale Road which runs east to west. The southern boundary of the Conservation Area is defined by the lively Roman Road and the streetscape of small retail shops.

The Conservation Area does not contain any public open spaces; however it is bordered by substantial open spaces such as the Hertford Union Canal and Victoria Park to its north, Wennington Green on the opposite side of Grove Road and Mile End Park to its south-west. Within the residential quadrant, private gardens set to the rear of the properties exist behind terraced frontages.

Most of the streets are tree-lined although the age, number, species and location of trees vary with each street. Recently installed Victorian-style street lighting can be seen in many of the streets.

DRIFFIELD ROAD CONSERVATION AREA

This map is indicative only and is not a planning document. For further information please contact the Council

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2.2 Historical development and archaeology

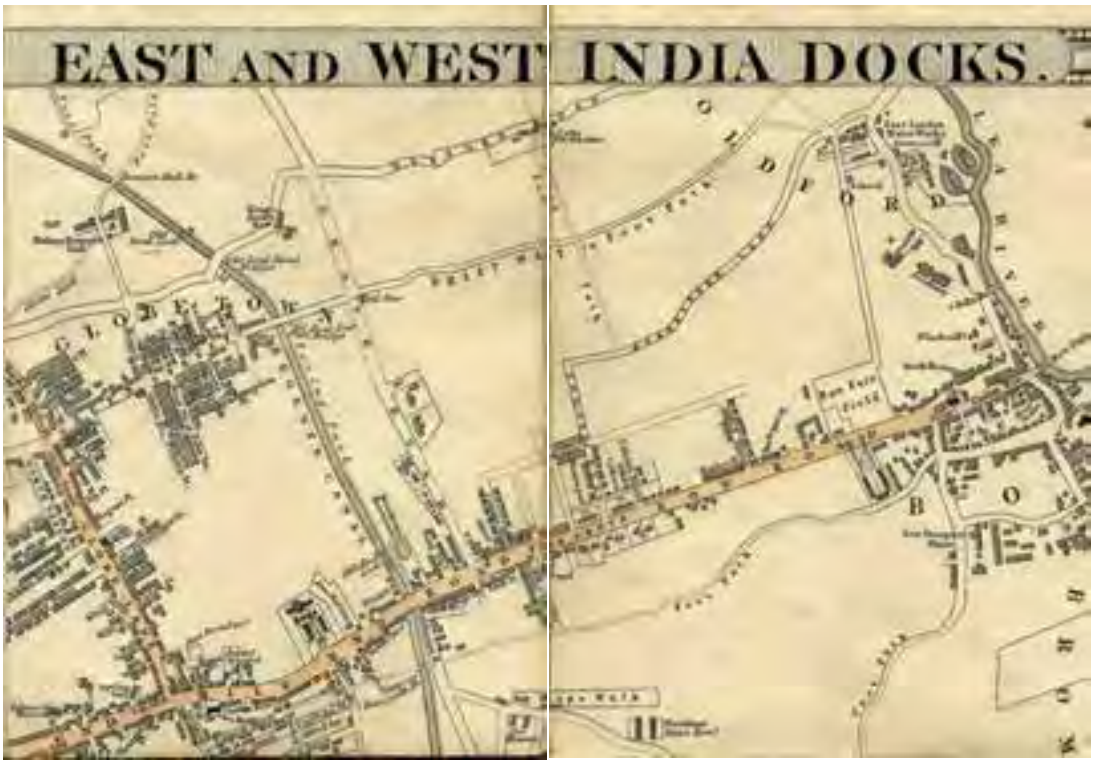
2.2.1 Archaeology

Excavations of the fourth century Roman settlement at Old Ford have revealed large quantities of cattle bones showing the marks of butchery. Archaeological excavations around the Lefevre Estate uncovered the original Roman Road, which ran from Aldgate to Colchester, crossing the River Lee at Old Ford. It runs more or less parallel to the current Roman Road, which was named as such when Roman remains were first discovered in the 1860s. According to map references, the first archaeological discoveries of the roman road were made in 1845.

2.2.2 Historical development

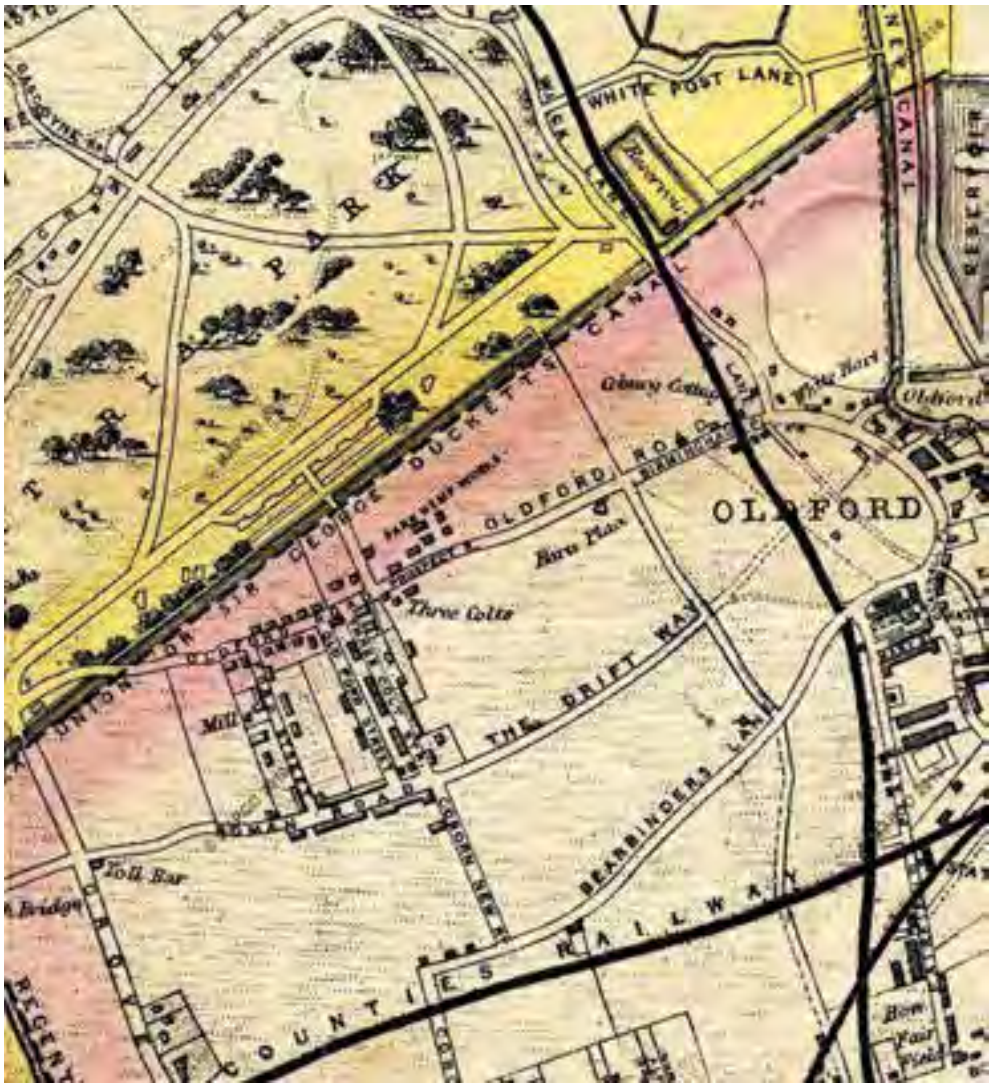
The Conservation Area consisted of woodland before 1285. Between then and the onset of development in the 1840s it was open land used for arable and pastoral farming, dissected by Old Ford Road and a driftway (now Roman Road).

The whole area east of Grove Road and south of Old Ford Road was known as Broomfields from c.1439 and the land now included in the Conservation Area was known as the Sixteen Acre Field. The only buildings located here before the 1830s were King's Arms Row in Old Ford Road and a toll house. King's Arms Row was demolished when Old Ford Road was straightened in 1844.



1827. Crunchley's new plan of London. © Mapco.net.

Various infrastructure and public improvement projects took place during the early nineteenth century in response to the rapid population growth and urbanisation in London. These included the Hertford Union Canal (also called the Sir George Duckett's Canal), opened 1830, and Victoria Park (early 1840s). These developments, but particularly the opening of Victoria Park, provided the initial impetus for development in the area.



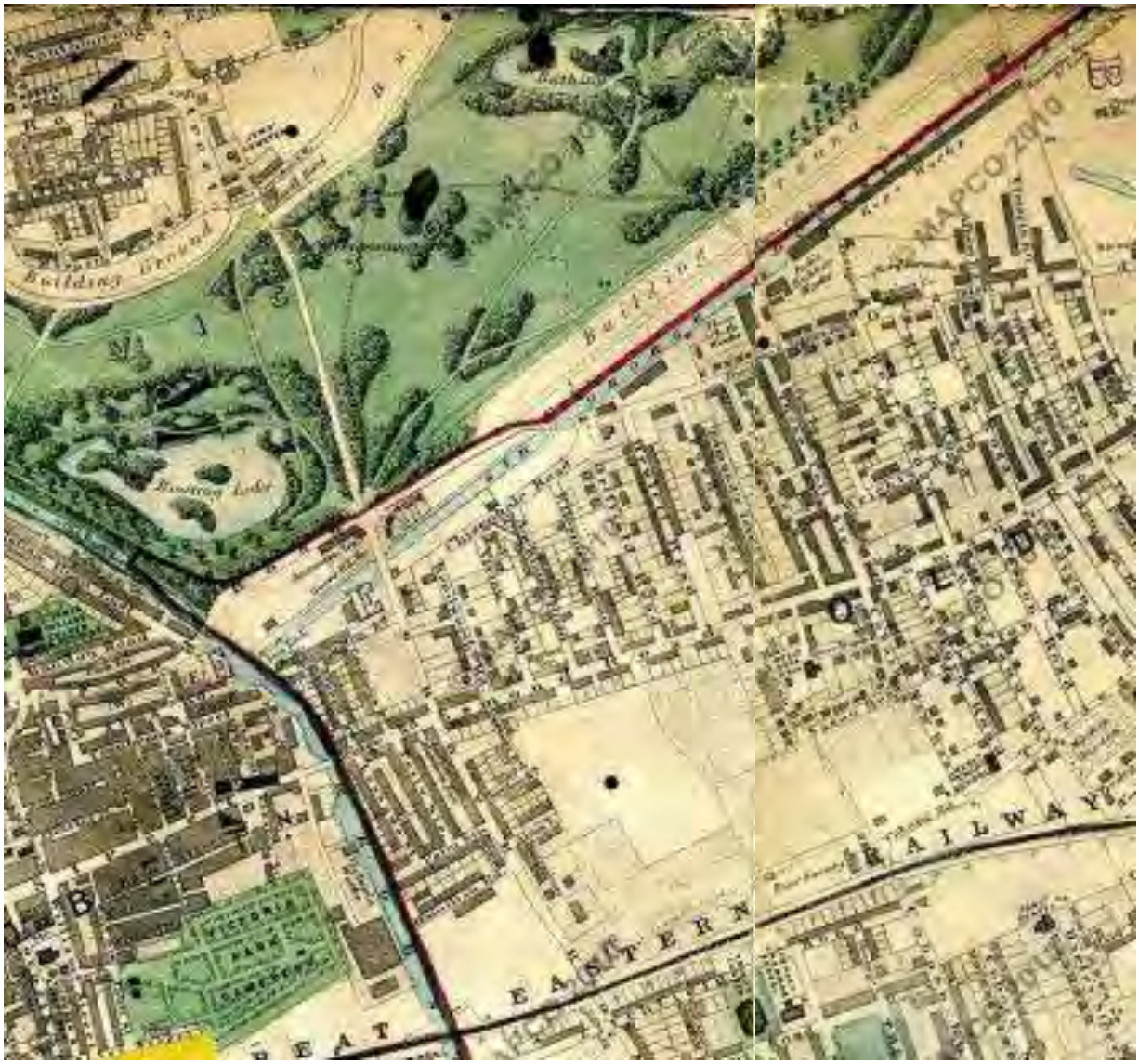
1857. Kelly's post office directory map of London. © Mapco.net.

Broomfields passed through various owners until Thomas Coxhead Marsh inherited the 17 houses and c.100 acres in 1811. In 1847 it passed to William Coxhead Marsh and his son, Thomas Coxhead Chisenhale Marsh.

By 1857 the size of the land had reduced to just 55 acres, after sections were surrendered to construct the canals and Victoria Park. In 1857 the Marsh family decided to sell the remaining land to Revd. George Townshend Driffield (the rector of Bow) and others. However, the perspective purchasers found it difficult to raise the money required (the Marsh family acting as mortgagees) and in 1865 conveyed the land to the London & Suburban Land & Building Co.

Streets were laid out progressively after 1857. Thomas Rogers, a London solicitor, was involved in building in Kenilworth, Vivian (formerly Woodstock), Auckland (formerly Blenheim, from 1937 Zealand), Ellesmere, and Chisenhale Roads. Chisenhale Road already had factories in the 1850s and is still dominated by the Chisenhale Works (now Chisenhale Gallery) established by Morris Cohen for the manufacture of veneers. It was rebuilt in 1942 to supply veneers for fighters and bombers.

The houses in the areas surrounding Victoria Park were built for ‘comfortable artisans and clerks’. The newly constructed houses at Broomfields were for a similarly ‘fairly comfortable’ population.



1864. Stanford’s library map of London and its suburbs. © Mapco.net.

1893–95 NLS. © Mapco.net.

By the early- to mid-1890s all the plots within the Conservation Area had been filled in. Chisenhale Primary School, situated on Chisenhale Road, was built in 1893 by T.F Bailey. It was remodelled in 1902.

OS Plan 1954–71, 1:1,250. © www.old-maps.co.uk.

Most of the Conservation Area suffered minor or no damage during World War Two and the Victorian terraces survive largely intact. In the areas that did suffer severe bomb damage, small, mid-twentieth century housing blocks were constructed. These included Bunsen House (1951), Margaret Bondfield House (1952), Beatrice Webb House (1953) and Susan Lawrence House (1954).

The largest single area that suffered severe damage was the northern halves of Driffield Road and Hewlett Road. The terraces in these areas were demolished and the area is now a separate modern development that lies outside the Conservation Area.

2.3 Character analysis

This section analyses the character and appearance of the Conservation Area, and identifies architectural and spatial features that positively contribute to it.

2.3.1 Spatial analysis

The Driffield Road Conservation Area is characterised by the homogenous layout of small scale streets, containing uniform mid-nineteenth century terraces. There are also four small post-war housing blocks and some recent local authority infill development.

Scale

The houses are characteristically small scale, two storey plus basement, which traditionally may have had single storey return (or 'outrigger') (see sheet no.5 of Appendix 3). The houses on Chisenhale Road are generally taller with three storeys and a basement (which were predominantly coal stores, not habitable basements). On the western edge of the Conservation Area, along the north-south running Grove Road are two to four storey buildings, including the Victoria Park Baptist Church, St Barnabas Church and newly renovated residential flats at 182 Grove Road. Roman Road is flanked by buildings of generally two storeys, with a taller three storey scale on corner sites. Beyond the Roman Road frontage, the existing building scale of the area is predominantly low, with terrace housing along the residential streets at two storeys plus basement level (predominantly built as coal stores, not habitable basements).

Two storey houses, with basements, along Ellesmere Road.

Victoria Park Baptist Church on Grove Road, viewed from Bunsen Street.

Land use

The land use character of the Conservation Area is predominantly residential, but other land uses include retail premises on the ground floor along the Roman Road frontage (with residential flats above) and a number of public buildings such as the three church buildings along Grove Road: Victoria Park Baptist Church, Kingdom Hall of Jehovah's Witness and St Barnabas' Church. Also contained within the Conservation Area is the Victorian Chisenhale Primary School.

Chisenhale Primary School, viewed from Zealand Road.

2.3.2 Views

The clear definition of the streets and the character of the nineteenth-century terrace create many high quality views:

- Long views along street axes include those through Grove Road and Roman Road. The long views of uniform terraces are a distinctive characteristic of the Conservation Area.
- Within the residential streets of Kenilworth, Vivian, Zealand, Ellesmere, Driffield and Hewlett Roads, each terrace facade contributes to the repetitive and rhythmic character of the streetscape.
- Important views of the area are also gained from the Regent's Canal Towpath. The gardens and backs of properties in Chisenhale Road are viewed from the towpath and it is important that any proposals for development respect the existing scale and rhythm of the rear of these properties.

View looking up Ellesmere Road from Roman Road. The continuous line of the roof and of decorative features such as the cornice gives the terrace a rhythm and symmetry.

Map showing key long and dynamic views (blue) and gap views (orange).

Photographs of these views follow on subsequent pages.

Long view down Hewlett Road.

View from Hewlett Road to Driffield Road: consistent parapet height.

View from Chisenhale Road to corner of Ellesmere Road.

View from top of Zealand Road: glimpsed view of London Roofs.

View of Chisenhale Road from top of Zealand Road.

View of Chisenhale Primary School from top of Zealand Road.

View from Grove Road showing London Roofs of houses on Kenilworth Road.

View north along Grove Road.

Glimpsed view of London Roofs from Grove Road.

View from bottom of Kenilworth Road: side elevations of houses clearly visible.

View from of Kenilworth Road: the rear elevations and closet wings of properties along Roman Road are visible.

2.3.3 Architectural characteristics

The Conservation Area is largely composed of a series of mid- to late-nineteenth century residential terraces and the overriding impression is the consistency in architectural form.

Houses within the Conservation Area were constructed a few at a time, in a number of styles and by different builders, resulting in a considerable variety in their ornamental detail. The types of doors, windows, decorative plasterwork and iron railings vary, giving each street and indeed, each side of the road a different quality.

Some houses on parts of Zealand Road appear never to have had railings, whereas original cast iron railings on Chisenhale Road are typical of nineteenth century Victorian boundary treatments, juxtaposed to the more recent brick walls with the front areas.

Chisenhale Road. Most houses have retained the original wrought iron railings but some (centre) have more recent brick walls to the front areas.

While usually flanked by yellow stock brick and flat-fronted terraces on either side, some rows contain canted bay windows or steps above semi-basements, or at times, a combination of both.

Driffield Road, viewed from Hewlett Road. The two houses on the right have canted bay windows in contrast to those on the right of this image

Kenilworth Road. Some houses have steps above semi-basements while others in the street do not.

Some of the terrace houses are named and dated with plaques set under their eaves; examples can be found on Kenilworth, Chisenhale, Driffield, Grove and Zealand Roads.

A series of five houses on Kenilworth Road have plaques underneath their eaves.

Although the design and details of these features change with architectural fashions, their rhythm and consistency contribute significantly to the special interest of a terrace. The continuity of the parapet line and moulded cornice line in particular tie together the groups of houses into apparently uniform terraces. Please also refer to sheet no. 3 of Appendix 3.

Roofs

The significance of the historic roof-scape within the Conservation Area is derived from a number of factors including its shape or form, structure, covering materials, and associated features.

Virtually all the terraces within the Conservation Area have London (or Butterfly) roofs; these are an inverted 'V' in form with a central valley and ridges on the party walls between the individual houses of the terrace. These roofs are of low pitch and are concealed from the street (i.e. the front) behind parapets producing a hard, straight edged appearance to the houses and a strong silhouette. This lack of visible roof is an important architectural characteristic. At the rear, the row of gently pitched gables rising to the party walls is clearly evident.

The rear elevation of the butterfly roofs of properties on Kenilworth Road, as seen from Grove Road. Note also the pairs of chimney stacks located along the party walls.

Glimpsed view of butterfly roofs from Zealand Road.

Chimney stacks are located along the party walls between houses (often in pairs); visible and silhouetted on the skyline they are important Conservation Area features, and together with chimney pots and party walls that project above roof line, form a significant part of the Conservation Area's character and appearance.

Rear extensions

Mid-nineteenth century terraces, such those within the Conservation Area, were often built with returns, which had their origins in the grander houses of an earlier era. Most of the houses within the Conservation Area were built with rear returns (sometimes referred to as 'back additions', 'outriggers' or 'closet wings') as part of the original building. Space was ordered according to a structural hierarchy, with the more public spaces such as the parlour located at the front of the house, whilst the more private spaces were located to the rear of the house in the back extension.

As the Victorian era progressed the need for cheap housing saw a move away from the provision of a costly basement and the services originally housed here were increasingly accommodated within the back extension at ground level.

Economy continued to play a role in the evolution of the back return with the early single-storey single-unit returns with three independent walls housing a scullery being replaced by paired returns under one roof. Returns varied in width, height and length according to the builder but tended to increase in scale as the century progressed. A second storey was increasingly added to accommodate a third bedroom, and it is this form of return which predominates within the Driffield Road Conservation Area. In some cases the kitchen was not big enough and a small lean to scullery was added to the rear of the return.

2.3.4 Details and materials

The houses in this Conservation Area are variants on the basic terrace house design brought about by differing permutations and the presence or absence of architectural features.

Architectural features that positively contribute to the character and appearance of the Conservation Area, and deserve retention are:

- Rope mouldings surrounding windows and doors;
- Ironwork window guards;
- Cast iron railings (particularly those with boot scrapers set between houses);
- Vermiculated stucco, cornice and consoles to front door openings; and
- Stucco cornices to the parapet on the front elevations.

There is a limited range of materials used throughout the Conservation Area, reinforcing its consistent appearance. Principally the materials are: stock brick, stucco, and slate roofs.

Reinstatement of missing features, if carefully added to match the original, may enhance the character and appearance of the Conservation Area.

Rope mouldings (of various styles) decorate the architraves of windows and doors, seen here in Hewlett Road (left) and Ellesmere Road (right). This detail can also be seen in the window architraves of some properties in both Kenilworth Road and Vivian Road.

Different types of wrought ironwork window guards. Both of the above examples are from Driffield Road but these guards are also present on some properties in Ellesmere and Vivian Road.

Cast iron railings are a common feature of the Conservation Area although not all houses or streets (or sides of streets) included them as part of their original design. They are found in parts of Chisenhale, Driffield, Ellesmere, Grove, Hewlett, Kenilworth, Vivian and Zealand Roads. Where original railings have been lost, their careful reinstatement (to match the original) may enhance the character or appearance of the Conservation Area.

Opposite: Original railings along the west side of Zealand Road.

Below: Original wrought ironwork boot-scraper situated between two houses on Driffield Road. This design feature is also found on Grove Road. Also note, the loss of stone nosings to the modern steps on the right.

2.3.5 Problems and pressures

Although the character and appearance of the Conservation Area is appreciably consistent, changes have been made to some properties which chip away at this consistency. Further uncontrolled change could erode the special character of the Conservation Area.

Front boundary walls

Distinctive front area railings or cast iron window boxes have disappeared or may have been removed during the war (because of iron shortage).

Façade treatment

Terraces such as these are designed to be uniform and regular in appearance, relying on the repetition of simple elements and a consistency of materials and details for the overall effect. Much of the terracing remains little altered, but those of which that have been unsympathetically altered, are embellished with the application of pebble dash and stone cladding. The complete pebble-dashing of a façade destroys the careful balance and continuity of the terrace façade. The result has created discord and fragmentation to the entire elevation of the terrace, to the detriment of the character of the Conservation Area.

The original pointing and mortar would have been lime putty based without cement. Modern cementitious mortars are not appropriate because this mortar is actually harder than the brickwork, whereas mortar should be softer than the brickwork.

Parapet cornices

Parapet level cornices have often decayed or cracked and have had to be removed. This has resulted in gaps in the cornice lines of terraces. Residents should consider opportunities to reinstate these cornices.

Existing roof extensions

Whilst on many of the side roads the roof types are consistent, some properties along the Roman Road boundary to the Conservation Area, particularly at its eastern end, have been subject to alteration and the strong parapet line has been lost with the introduction of mansards, pitched roofs and flat roofs, diluting the historic uniformity and character of these terraces.

These additions can make a property appear top heavy and can disrupt the uniformity and horizontal emphasis of the terrace.

Rear extensions

Rear elevations on Driffield Road terrace have suffered badly from inappropriate design and large rear extensions. Where visible, these inappropriately designed extensions harm the character and appearance of the Conservation Area. Over-development of rear extensions has occurred particularly in the deep plots along Roman Road.

2.4 Summary of special interest

This is an area of particular special architectural and historic interest, illustrated by its rich history, cohesive character and domestic architecture dating from the mid-nineteenth century. The character and appearance of the area, as described in this appraisal and summarised in sheet no. 1 of Appendix 3, define its special qualities:

- surviving nineteenth-century artisan and shopkeepers' houses;
- high level of consistency across the streets and their terraces;
- uniformity both of form and materials;
- high rate of survival of architectural features and enrichments which make positive contributions to the character and appearance of the Conservation Area. These include:
    - chimney pots;
    - continuous line of parapet wall to conceal London roof behind;
    - party walls with brick-on-edge detailing and stepped lead flashings;
    - stucco cornices to the parapet on the front elevation;
    - decorative mouldings, often rope mouldings, or brick borders to first-floor windows;
    - canted bay windows with decorative cornice and console;
    - round-headed paired windows with stucco surrounds and foliate embellishments;
    - timber sash windows with delicate glazing bars;
    - embellished architrave, often featuring vermiculated or reticulated stucco, to recessed front doors;
    - decorative iron window guard; and
    - iron railings to front boundary (including boot scrapers between houses).

All of the above elements make a positive contribution to the character and appearance of the Conservation Area.

Whilst there are no listed buildings within the area, the Conservation Area was designated to protect the overall character of the Victorian terraces, which are of collective townscape merit. And it is the cohesive character of the area rather than individual buildings which the Conservation Area status seeks to preserve and enhance.

3.0 Management Guidelines

3.1 Introduction

This Management Plan has been prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas and their settings. The Place Shaping Team operate within the context of the Development and Renewal Directorate of the Council, alongside Placemaking, Development Management and Building Control.

Areas are as much about history, people, activities and places as they are about buildings and spaces. Preserving and enhancing the Borough's architectural and historic built heritage over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

Whilst the Council has a duty to ensure that change preserves or enhances a Conservation Area, it is aware of the space pressures facing families and the need to accommodate changing residential needs within its Conservation Areas.

Conservation Areas also promote sustainability in its widest sense. The Council is committed to this in the Local Plan. The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats climate change.

Consideration of appropriate amendments to the boundary of the Conservation Area, and recommendations for additions to the register of listed buildings, either the statutory or local list, will be considered by the Council.

3.2 Who is this document for?

This document is aimed at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities are reflected in these documents. It will depend on the support of the community to achieve its objectives.

The guidelines provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area. This guidance is intended to help home owners in understanding the character and significance of the Conservation Area and in submitting planning applications within this Conservation Area.

In addition to managing change and conservation in the Conservation Area, guidance is provided to support residents who would like to make a planning application to extend their home. Specifically, it contains guidance covering extensions to the roof and to the rear of residential properties.

In order to further assist residents with the planning application process, the Council has also prepared a Mansard Roof Guidance Note. This borough-wide guidance contains information on the most relevant planning policies that the Council must consider when making decision on planning applications; further information on the historic roofs in Tower Hamlets; the elements of Mansard Roofs and best practice advice on how you should approach the design of a new Mansard Roof.

Guidance specific to mansard roofs in the Driffield Road Conservation Area is provided in Appendix 3 of this document.

3.3 Policies relevant to the Conservation Area and how they are implemented

Any new development should have regard to national, regional and local planning policy.

- At the national level, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a duty on Tower Hamlets to designate Conservation Areas in 'areas of special architectural or historic interest', and to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. National planning policy for conserving and enhancing the historic environment is set out in National Planning Policy Framework (NPPF) Chapter 12 (paras 126–141) and guidance is provided in the National Planning Practice Guidance for conserving and enhancing the historic environment.
- At the regional level, Policy 7.8, Heritage assets and archaeology, of the London Plan (2016) states that, at a strategic level, 'London's heritage assets and historic environment, including … conservation areas … should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account'. And that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'
- At the local level, the Local Plan of Tower Hamlets states that 'the Council will protect and enhance the historic environment of the borough'. This is described in detail in Policy CP49 of the Core Strategy. In addition, applicants should note Policy CP46 to ensure that access issues are properly addressed in work carried out in a Conservation Area.

With particular reference to the Canal network the following policy documents should also be considered:-

- The London Plan's Blue Ribbon Network policies apply to all London's waterways
- TCPA Policy Advice Note for Inland Waterways – produced in conjunction with British Waterways (July 2009)
- Waterways and Development Plans (BW 2003)
- Waterways for Tomorrow (DETR 2000 presently being reviewed)
- Planning a future for the Inland Waterways (Inland Waterways Amenity Advisory Council.

Canals in London are also recognised as 'Sites of Metropolitan Importance for Nature Conservation'.

3.4 Opportunities for enhancement

It is the character of the area, rather than individual buildings, which the Conservation Area designation seeks to preserve and enhance.

However, there are minor improvements that could be made to the existing terraces within the residential part of this Conservation Area. While the structures themselves are intact, the terraces require some attention and renovation. The Council supports the retention and reinstatement of architectural features of the area.

This section provides guidance on opportunities for enhancement of the character and appearance of the Conservation Area which residents may consider. Furthermore, section 2.4 summarises the positive contributors to the character and appearance of the Conservation Area; the repair or reinstatement of which would represent public benefits as defined by the NPPF.

3.4.1 Façade brickwork

Measures should be taken to ensure that further damage to the façade brickwork is avoided and to ensure that further application of the pebble-dash is not allowed (see section 2.3.5). Although cladding and rendering may seem quick solutions to maintenance and structural problems, they can create new problems, disguising what could later emerge to be major building defects. These are all irreversible steps. By hiding original details, such as window arches and string courses, a house can be completely altered, losing its traditional appearance.

The original pointing and mortar would have been lime putty based without cement. Modern cementitious mortars are not appropriate because this mortar is actually harder than the brickwork, whereas mortar should be softer than the brickwork. Projecting 'weather struck' pointing would not be original and should be avoided; the pointing should be flush with or slightly indented from the brickwork. It is important to use mortar to match the original and not any later replacements.

Examples of cementitious mortars.

3.4.2 Railings

Since construction, many of the houses have lost their original cast iron railings along their front boundaries. Where original railings are missing, it is worth considering reinstating them, even if only for improved security. Railings should be of cast iron, painted black and leaded into a stone or concrete plinth. Some houses appear never to have had railings (e.g. Zealand Road) and in these cases, it may not be appropriate to introduce them.

3.4.3 Cornices

Where parapet level cornices are damaged or have had to be removed, efforts should be made to restore or reinstate them, to match the original. This would improve the rhythm and character of the terrace.

3.4.4 Public realm

Other opportunities for enhancement exist in the rationalisation of the street clutter, the encouragement of the street market, and community uses which allow people to meet. Care to ensure the appropriate maintenance will need to be considered.

3.5 Potential development

The Council recognises that residents may wish to extend their houses to provide more accommodation; this section provides guidance on how best to manage the potential change (sheet no. 4 of Appendix 3 illustrates some of the roof extensions carried out in the Driffield Road Conservation Area). It is important that any development is carried out with due regard for preserving or enhancing the character or appearance of the Conservation Area.

Historic England, in their guidance regarding alterations to the London terraced house 1660–1860, note the need to retain the structure, character and appearance of a building, and that proposals should not impair or destroy the overall shape and proportion of a house or detract from its historic character.

3.5.1 Roofs

Appendix 1 is an Audit of the existing types of main roof (excluding the rear extension) which are located within the Driffield Road Conservation Area. The Audit clearly illustrates that in most cases, the basic historic forms of the main roofs of the various terraces have survived, even where roof covering materials have been subject to change and/or other small scale changes have occurred.

Historic England's advice summarised above relates to a number of features but is particularly relevant when considering alterations to the roof form.

When assessing an application for a roof extension the following matters are taken into account:

- visibility and impact on the public realm;
- historical integrity (degree of change);
- the historical and architectural interest of the buildings concerned;
- the completeness of the group or terrace of houses concerned;
- the consistency and uniformity of the existing roofscape and its contribution to the character of the Conservation Area; and
- significance in terms of the Conservation Area.

Please refer to the illustrated guidance for roof extensions in Appendix 3. As shown in the drawings, there is no 'one size fits all' approach.

There is no precedent for flat-top Mansard roofs in traditional properties in the Conservation Area, but flat-top Mansards have been used on some modern properties. In cases where a proposed Mansard roof extensions is next to an existing flat-top Mansard it will usually be preferred that the proposed follow guidance for a traditional Mansard.

Appendix 3 provides guidance aimed at minimising harm and maximising public benefit from proposals for roof extensions.

3.5.2 Rear extensions

The scope for rear extensions to be altered is often greater than for roof extensions. There are large parts of the Conservation Area where rear elevations have less impact to the character and appearance of the Conservation Area. Where new extensions are not visible from the public realm their impact on the overall character and appearance of the Conservation Area is reduced.

However, the variety of rear extensions means that there is no standard solution and when putting an application together it will be important to consider, the consistency and rhythm of neighbouring properties, the existing rear building line and the particular character of the house. Appendix 2 is an audit of the existing types of rear extension which are located within the Driffield Road Conservation Area.

When assessing an application for a rear extension the following matters are taken into account:

- visibility from street and impact on the public realm;
- historical integrity (degree of change);
- the historical and architectural interest of the buildings concerned;
- the consistency and uniformity of the existing group or terrace of houses concerned; and
- significance in terms of the character and appearance of the Conservation Area.

The impact of the proposals upon the amenity of neighbouring properties, the design, scale and materials are always important considerations when assessing proposals for a rear extension. An extension should always be subordinate to the main building.

Generally an extension to infill the side return will be acceptable. Ideally this should be a lighter weight structure, its features should respect the scale of those features on the existing building and ideally it will be set back from the rear wall of the existing extension so that the prominence of the historic building envelope is preserved.

A common form of extension requested is a wrap-around extension. This might also be acceptable, where the garden is of a suitable size, and where it is not visible from the public realm.

It is very important to note that all general planning policies apply as elsewhere in the Borough.

3.5.3 Shopfronts

Roman Road is lined with shop fronts; this street is a lively component of the Conservation Area and there exists the opportunity to refurbish and upgrade the shopfronts along this thoroughfare. Insensitively designed shopfronts can harm the character and appearance of the Conservation Area, whereas a well-designed shopfront has the potential to increase the attractiveness of the building to which it is attached and the area as a whole, and potentially increase the commercial success of the shop and the area by increasing the appeal to shoppers. Alterations to original shopfronts should respect the design, detailing, material and architectural features of the traditional shopfront , and also the building itself.

3.6 Highways

The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved in development which impacts on public spaces should refer to the Council's Street Design Guide, Transport for London's Streetscape Guidance and Historic England's *Streets for All* document. The ongoing cost of maintenance should also be considered carefully.

With Roman Road enclosing the residential streetscapes between Kenilworth and Hewlett Roads, the area attracts many commercial users and customers to this main street. It should be investigated whether any design strategies can be introduced to meet both residential and commercial parking needs to preserve and restore the residential character of the Driffield Road Conservation Area.

The poor state of repair of pavements should be investigated as this detracts from the character and appearance of the Conservation Area. Proposals to enhance Roman Road should be considered.

Works by statutory services (gas, electricity, water etc.) have the potential to damage historic ground surfaces or ancient underground structures. Early consultation with the conservation team is encouraged for any works.

3.7 Trees, parks and open spaces

There are no major parks or open spaces in the Conservation Area. However there are a number of street trees which contribute to the character of the Conservation Area and it is essential that these are maintained effectively.

All trees in Conservation Areas are protected, and some trees are also covered by individual Tree Preservation Orders (TPOs). Notice must be given to the authority before works are carried out to any tree in the Conservation Area, and some works require specific permission. More information can be found in the Council's Guide to Trees, and on the Tower Hamlets website. Carrying out works to trees without the necessary approval can be a criminal offence, and the Council welcomes early requests for advice.

3.8 Equalities

Valuing diversity is one of the Council's core values, and we take pride in being one of the most culturally rich and diverse boroughs in the UK. This core value has driven the preparation of this document and will continue to inform changes to this document in the future. These values will also inform changes to buildings and places where this document provides guidance to ensure inclusivity for all sections of the community.

This Character Appraisal and Management Guidelines will support the Council's aims:

- a strong spirit of community and good race relations in Tower Hamlets;
- to get rid of prejudice, discrimination and victimisation within the communities we serve and our workforce; and
- to make sure that the borough's communities and our workforce are not discriminated against or bullied for any reason, including reasons associated with their gender, age, ethnicity, disability, sexuality or religious belief.

Please contact us if you feel that this document could do more to promote equality and further the interests of the whole community.

3.9 Publicity

The existence of the Conservation Area will be promoted locally to raise awareness of current conservation issues and to invite contributions from the community.

3.10 Consideration of resources needed to conserve the historic environment

The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in increasing the attractiveness of the area to tourists and visitors. However, it should be noted that economic reasons alone will not in themselves justify the demolition or alteration of a building in a Conservation Area. The Council will consider grant aid to historic buildings and places.

In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creative estate management may be required.

3.11 Ongoing management and monitoring change

To keep a record of changes within the area, dated photographic surveys of street frontages and significant buildings and views will be made every 5 years. Also, public meetings will be held every five years to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise.

The Council recognises the contribution of the local community in managing Conservation Areas, and will welcome proposals to work collaboratively to monitor and manage the area.

In addition, the Borough's Annual Monitoring Report, prepared with the new Local Development Framework (LDF), will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

3.12 Enforcement strategy

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

Planning applications for alterations that would not preserve or enhance the character or appearance of the Conservation Area will normally be recommended for refusal.

3.12.1 Article 4 Directions

Article 4 Directions are a process through which change within the Conservation Area can be positively managed.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions. An Article 4 Direction is a direction under Article 4 of the General Permitted Development Order which enables the local planning authority to withdraw specified permitted development rights across a defined area. (Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.) This would bring these types of development within the control of the planning process.

The Council will investigate an Article 4 Direction to protect against:

i. changes to door surrounds;
ii. changes to existing sash windows with wooden frames;
iii. changes to existing canted bay windows;
iv. changes to window stucco surrounds;
v. removal of stucco cornice on the front elevation;
vi. change to roof coverings and demolition of or alteration to chimneys;
vii. the addition of a porch on the front elevation;
viii. demolition of existing iron railings to the front boundary; and
ix. the painting or covering of previously unpainted and uncovered brickwork of a dwelling house or a building within the curtilage.

Where proposed works *will repair or reinstate* features that have been identified as positive contributors to the character or appearance of the Conservation Area, they will be considered to contribute to the 'public benefits' (as identified by the NPPF) of a scheme, subject to appropriate detailing, materials and methodology.

3.13 Outline guidance on applications

Before carrying out any work in this area, you may need to apply for planning permission even for minor work such as replacing railings, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The character of Driffield Road Conservation Area is described in detail in the Appraisal in the first part of this document.

In Driffield Road, as in other Conservation Areas, planning controls are more extensive than normal. Consent is required to demolish any building, and a higher standard of detail and information is required for any application.

The exact information required will vary with each application, but in general applications must include:

- a clear design statement explaining the reasons behind the design decisions;
- contextual plans, sections and elevations of existing buildings;
- drawings, including construction details, produced at larger scale (eg. 1:50 or 1:20) clearly indicating the nature of the work proposed;
- additional detail regarding materials and construction; and
- photos of the condition of existing building (including details where appropriate).

More details are available on the Tower Hamlets website. If in any doubt, the Council welcomes and encourages early requests for advice or information.

When alterations are proposed to old buildings, complying with the building regulations can be particularly complex, and early consideration of building control issues can help identify potential problems early in the process.

3.15 Further reading

- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner
- 'Bethnal Green: Building and Social Conditions from 1837 to 1875', in A History of the County of Middlesex: Volume 11, Stepney, Bethnal Green, ed. T F T Baker (London, 1998), pp. 120-126. British History Online http://www.british-history.ac.uk/vch/middx/vol11/pp120-126 [accessed 15 May 2016].
- 'Bethnal Green: The East, Old Ford Lane, Green Street, and Globe Town', in A History of the County of Middlesex: Volume 11, Stepney, Bethnal Green, ed. T F T Baker (London, 1998), pp. 117-119. British History Online http://www.british-history.ac.uk/vch/middx/vol11/pp117-119 [accessed 6 May 2016].
- 'Stepney: Economic History', in A History of the County of Middlesex: Volume 11, Stepney, Bethnal Green, ed. T F T Baker (London, 1998), pp. 52-63. British History Online http://www.british-history.ac.uk/vch/middx/vol11/pp52-63 [accessed 16 April 2016].
- 'Bethnal Green: Estates ', in A History of the County of Middlesex: Volume 11, Stepney, Bethnal Green, ed. T F T Baker (London, 1998), pp. 155-168. British History Online http://www.british-history.ac.uk/vch/middx/vol11/pp155-168 [accessed 30 May 2016].
- 'Bethnal Green: Building and Social Conditions from 1876 to 1914', in A History of the County of Middlesex: Volume 11, Stepney, Bethnal Green, ed. T F T Baker (London, 1998), pp. 126-132. British History Online http://www.british-history.ac.uk/vch/middx/vol11/pp126-132 [accessed 28 May 2016].
- 'Bethnal Green: Building and Social Conditions after 1945 Social and Cultural Activities', in A History of the County of Middlesex: Volume 11, Stepney, Bethnal Green, ed. T F T Baker (London, 1998), pp. 135-147. British History Online http://www.british-history.ac.uk/vch/middx/vol11/pp135-147 [accessed 30 May 2016].
- London Terrace Houses 1660-1860 (1996), Historic England.

3.16 Contact information

The Council encourages and welcomes discussions with the community about the historic environment and the contents of this document. Further guidance on all aspects of this document can be obtained on our website at www.towerhamlets.gov.uk or by contacting:

Tel: 020 7364 5009

Email: placeshaping@towerhamlets.gov.uk

This document is also available in Libraries, Council Offices and Idea Stores in the Borough.

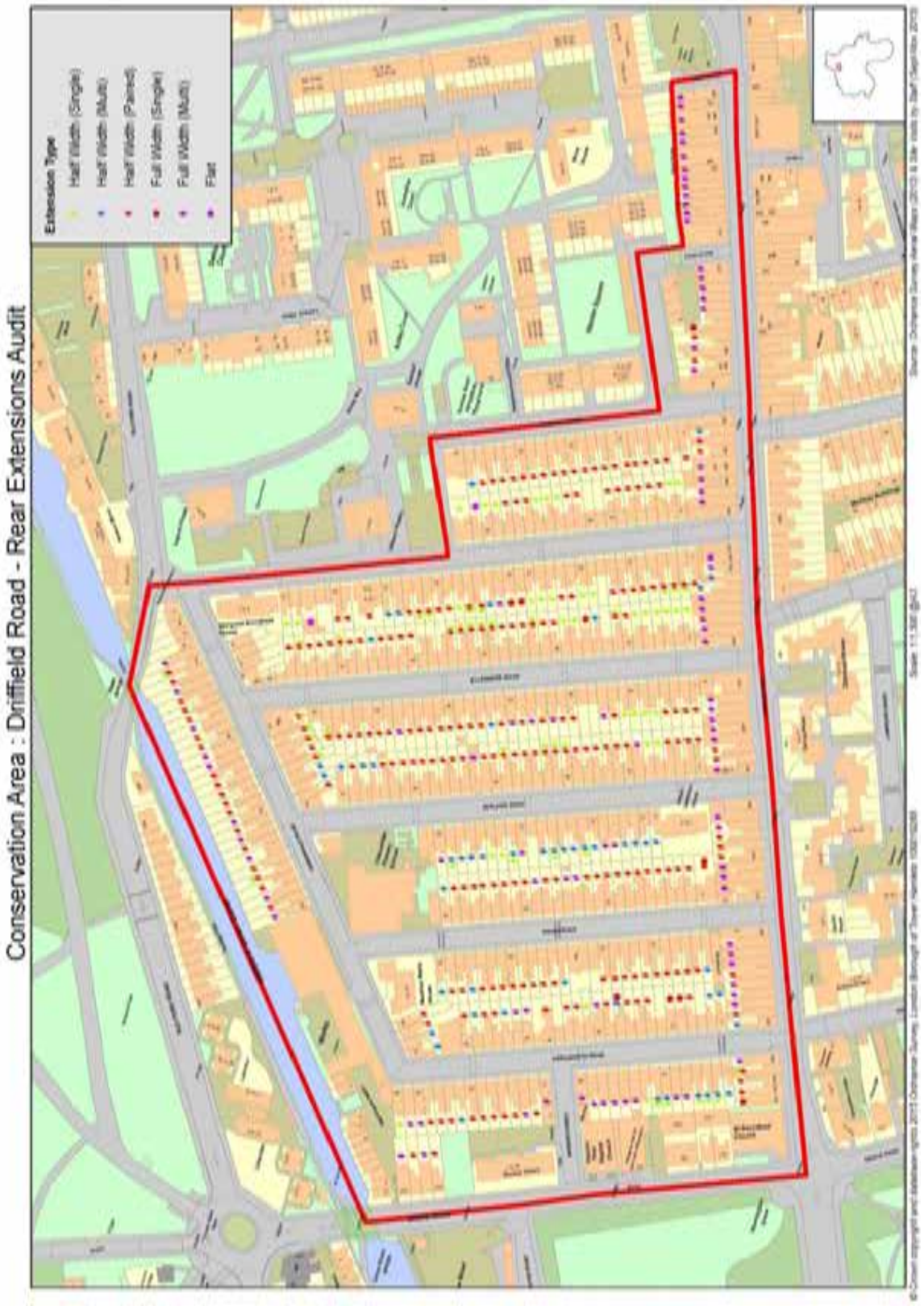
For a translation, or large print, audio or braille version of this document, please telephone 0800 376 5454. Also, if you require any further help with this document, please telephone 020 7364 5372.

Also, you may wish to contact the following organizations for further information:

Historic England	www.historicenland.org.uk
The Georgian Group	www.georgiangroup.org.uk
Victorian Society	www.victorian-society.org.uk
20th Century Society	www.c20society.org.uk
Society for the Protection of Ancient Buildings	www.spab.org.uk

Appendix 1: Roof types map

Appendix 2: Rear extensions map



Appendix 3: Design principles for roof extensions

Mansard Roof Guidance

Appendix 3 Introduction
Design Guidance for mansard roof extensions

In order to extend properties at roof level in the Conservation Area, it would be necessary to remove the original London Roofs. It is considered that the removal of original roofs and the addition of mansard roofs could have a potential harm on the character of the streetscape, particularly in the short-term, especially if mansards are implemented in an ad-hoc manner, but this could potentially be mitigated and balanced in the following ways:

- There is potential for householders to incorporate improvements to their property such as the reinstatement of lost architectural features, which if carried out to a high quality using materials and workmanship to match the original, could provide public benefit to enhance the terraces

- Adopting a consistency of design for mansard roof extensions could look cohesive and if adopted over a group of houses or a whole terrace this would change the character but would not necessarily harm it

The design guidance on the following sheets illustrates the steps that are considered to be necessary to provide a consistency of design for new mansard roofs in order to minimize impact and enhance the character of the streetscape as much as possible.

The guidance has been prepared in the form of illustrated sheets, starting with an assessment of the architectural characteristics of the houses and the character of the streetscape. The impact of installing mansard roofs within the Conservation Area has been assessed using three-dimensional computer aided design. The guidance provides a prototype design that is based on a typical mid-terrace house. Three options were prepared to compare the shape and form of mansard roofs and assess their impact on the streetscape. Option 1a was considered to have the least impact and was taken forward as the proposed prototoype design.

Guidance is given on the items that would be assessed by LBTH for a planning application for a mansard extension, including materials, dimensions and details. End-of-terrace, corners and the back of properties are also addressed. Guidance is also given on the opportunities for reinstatement of lost features that would be encouraged as potential mitigation of any perceived harm.

Outline guidance is also provided on structure, building regulations and construction in order to give some guidance on the main issues that would need to be addressed by designers and householders wishing to progress a mansard roof proposal. Every house would need to be assessed individually and the guidance is not exhaustive, but it is intended to provide background information and general information for key items that would need to be considered. The drawings included in this guidance document are diagrammatic only and are used to illustrate general principles. The guidance sheets and drawings are not intended to be used purposes of construction. Older buildings need to be evaluated individually to assess the most suitable form of construction based on a wide variety of possible variables. The London Borough of Tower Hamlets, Kennedy O'Callaghan Architects and Alan Baxter ltd. do not accept liability for loss or damage arising from the use of this information.

List of Design Guidance Sheets

01	Architectural characteristics of the Conservation Areas (Driffield Road and Medway)
02	Architectural features of the Conservation Areas (Driffield Road and Medway)
03	Streetscape in the Conservation Areas (Driffield Road and Medway)
04	Precedence for mansard roofs in Tower Hamlets
05	Typical house configuration
06	Option 1 Double-pitch mansard roof
07	Option 1a Double-pitch mansard roof (Revision A)
08	Option 2 Flat-top mansard
09	Comparison: Option 1, 1a and Option 2
10	Design Guidance - Mansard set back
11	Design Guidance - Integrity of the Conservation Area
12	Design Guidance - Chimney stacks
13	Design Guidance - Rainwater downipes
14	Design Guidance - Dormer windows
15	Design Guidance - Retain distinctive ‘V’ of London roof to rear
16	Design Guidance - End-of-terrace properties
17	Design Guidance - Rear of end-of-terrace properties
18	Design Guidance - Solar panels
19	Design Guidance - Individual treatment to rear slope of mansard
20	Design Guidance - Construction steps 1
21	Design Guidance - Construction steps 2
22	Design Guidance – Typical Second Floor Plan
23	Design Guidance - Building Regulations
24	Design Guidance - Head height in stairwell
25	Design Guidance - Structure
26	Design Guidance - Height constraints
27	Design Guidance - Materials

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Mansard Roof Guidance

Appendix 3 Summary
Design Guidance for mansard roof extensions

Purpose of guidance
The design guidance will help householders achieve consistency of design for mansard roof extensions in the Conservation Area. This was considered to be important to residents who attended the three public consultation events held in July to September 2016 and was further reinforced in the feedback received. Adopting a consistency of design for mansard roof extensions could look cohesive and if adopted over a group of houses or a whole terrace this would change the character but would not necessarily harm it, whereas inconsistent uncontrolled roof extensions could create significant harm.

Potential for reinstatement of lost features
The guidance illustrates the potential for householders to incorporate improvements to their property, such as the reinstatement of lost architectural features, which if carried out to a high quality, using materials and workmanship to match the original, could provide public benefit by enhancing the Conservation Area.

Guidance sheets summary
Sheets 1-3 of the Design Guidance address the architectural qualities of the streetscape and describe the features that enhance the character of the Conservation Area. This information would be relevant for applicants preparing a Design and Access Statement to accompany planning applications for mansard roofs.

Sheet 4 illustrates some existing mansard roofs in the borough and identifies their characteristic features.

Sheet 5 illustrates a typical mid-terrace house, using three-dimensional computer aided design. The assumptions on which the typical house is based are explained. The typical house was the base drawing on which a prototype design for proposed mansard roofs was developed. This allows a comparison of options, to explore the preferred shape and form and to assess their impact on the streetscape.

Sheets 6-8 illustrate different mansard configurations: option 1, 1a and 2. Option 1 is a traditional mansard roof set close to the line of the parapet wall to provide as much accommodation as possible within the mansard. Option 1a sets the roof back from the parapet wall. Option 2 is a flat topped mansard.

Sheet 9 compares the three options and illustrates the impact of each option when viewed from the street. Options 1 and 2 appear to have the least effect on the streetscape when looked at in elevation, but when assessed in three dimensions and viewed from the street and from the houses opposite, Option 1a was considered to have the least impact and to appear the most subservient to the host building. The pitches and set-back are in accordance with Historic England guidance. Option 1a was therefore taken forward as the proposed prototype design.

Option 1a is considered to be set back adequately to allow two dormers to be constructed on the front slope, and still to look suitably subservient to the host building. However each street varies slightly and this may have to be appraised street by street to ensure that the proposed dormers do not appear to dominate the façade. Further guidance on set-back is given on sheet 10 and guidance on dormers is given in Sheet 14.

Sheets 10-19 provide guidance on the items that would be assessed by LBTH for a planning application for a mansard extension, including materials, dimensions and details, chimneys and rainwater pipes. End-of-terrace, corners and the back of properties are also addressed. The design guidance illustrates the steps that are considered to be necessary to provide a consistency of design for new mansard roofs in order to minimize impact and enhance the character of the streetscape as much as possible.

Sheets 20-21 provide outline guidance on construction so that householders considering a mansard extension can understand the scope of work, sequence of construction and items to consider.

Sheet 22 shows a typical mansard floor plan, to illustrate how it might be laid out to include a bedroom with en-suite bathroom and typical room sizes that might be achieved.

Sheets 23-25 show the technical considerations including guidance on structure, building regulations and construction in order to give some guidance on the main issues that would need to be addressed.

Sheet 26 gives guidance on the proposed setting out dimensions that would allow consistency throughout the Conservation Area and the appearance of the mansard roofs to be subservient to the host building.

Sheet 27 gives guidance on materials. This also identifies some of the opportunities for reinstatement of lost features that would be encouraged as potential mitigation of any perceived harm.

Variations and exclusions
The design guidance is not prescriptive for all properties because it is acknowledged that there are variations from street to street, terrace to terrace and house to house. Appendix 4 provides a map to indicate which properties have been excluded from the guidance as they are atypical. Every house would need to be assessed individually and the guidance is not exhaustive, but it is intended to provide background information and general information for key items that would need to be considered.

Note on guidance documents
The drawings included in this guidance document are diagrammatic only and are used to illustrate general principles. The guidance sheets and drawings are not intended to be used purposes of construction. Older buildings need to be evaluated individually to assess the most suitable form of construction based on a wide variety of possible variables. The London Borough of Tower Hamlets, Kennedy O'Callaghan Architects and Alan Baxter ltd. do not accept liability for loss or damage arising from the use of this information

Architectural characteristics of the Conservation Areas (Driffield Road and Medway)

The following features are positive attributes of the Conservation Areas -

- Continuous line of parapet wall to conceal London roofs
- Cornice (decorative moulding on parapet)
- Mouldings or brick borders to first floor windows
- Timber sash windows with delicate glazing bars
- Embellished architraves to recessed front doors
- Decorative mouldings or bay window to ground floor
- Cast iron railings on stone plinth
- Cast iron metal window guards

The photographs below show that one or more of these characteristics has been lost from each of the properties illustrated

There is an opportunity to reinstate lost features when proposing a mansard roof extension

Loss of original windows, window mouldings and cast iron railings

Timber sash windows replaced with top-hung PVC windows

Removal of features can result in significant loss of character

Glazing bars are less prominent when painted in dark colours

Replacing cast iron railings with brick wall changes relationship of house to street

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Architectural features in the Conservation Areas (Driffield Road and Medway)

The character of the terraces is enhanced by the original mouldings and these vary from terrace to terrace. The variation in architectural detail from terrace to terrace is characteristic, but the consistency of approach in each terrace or group of houses provides coherence.
In some houses the mouldings have been removed, especially the projecting cornices, and in some cases the render band has also been removed or re-built with a plain brick parapet. This can detract from the character and integrity of the Conservation Area.

The reinstatement of missing original features is encouraged. This needs to be carried out using high quality materials and workmanship to match the original details. Reinstatment of lost cornices may help to unify terraces, especially if mansard roof extensions are proposed, and cornices can help to make the mansard roof extension appear less dominant.

Rendered parapet with cornice

Render band with missing cornice

Stucco window and door surround, timber panelled door and sash windows, railings and decorative grilles typical of the character of the neighbourhood

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Streetscape in the Conservation Areas (Driffield Road and Medway)

Character and streetscape

- The continuous line of the parapet walls generates striking and uniform views
- The age, design and height of properties is generally consistent across terraces but varies slightly from road to road

Zealand Road

Vivian Road

Zealand Road

Lyal Road

Group of houses

- The continuity of forms, such as window and door spacing, provides a rhythm to the terrace
- The continuity of the cornice ties the whole terrace together visually
- In some cases the cornice has been removed and this lessens the continuity of the terrace

Grove Road

Chisenhale Road

Corner properties

- The distinctive V form of the London roof is clearly visible on corner properties and provides variety of form at the rear of properties

Medway Road

Lyal Road

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Precedence for mansard roofs in Tower Hamlets

There are examples of traditional Mansard roofs in the borough, often with the following characteristics:

- Double pitch roofs,with lower roof steeply pitched at approximately 70° and upper roof pitched at approximately 30°
- Parapet walls of brick-on-edge with clay creasing tiles extend above the roof line to provide a fire break between properties
- Brick chimney stacks with clay chimney pots, approximately 1 metre above line of pitched roof, and stepped lead flashings
- Continuous line of parapet wall, originally with decorative cornices, to conceal London roofs
- Gutters concealed behind parapet walls often draining to rear of properties
- Mansard roof is carefully proportioned to be subordinate to the main building
- Single or double dormer windows are subordinate to windows on the floors below
- A variety of gable treatments including half-hipped mansards, hipped mansard and mansard profiled gable walls
- Traditional slate roofs with lead flashing at the change of pitch, clay ridge tiles and stepped lead flashings to the party walls

Traditional mansard roofs on the corner of Mile End Road and Tredegar Square E3

Traditional mansard roofs on Mile End Road E3

Rear of traditional mansard roofs on Mile End Road E3

Modern Mansard roofs on Roman Road E3 are often flat-topped, roofed in cement slates, with rain water pipes fixed to the front of the properties

Flat-topped mansard roof on Roman Road E3

Mansard roof extensions on Morgan Street E3

Mansard gable on Tredegar Terrace E3

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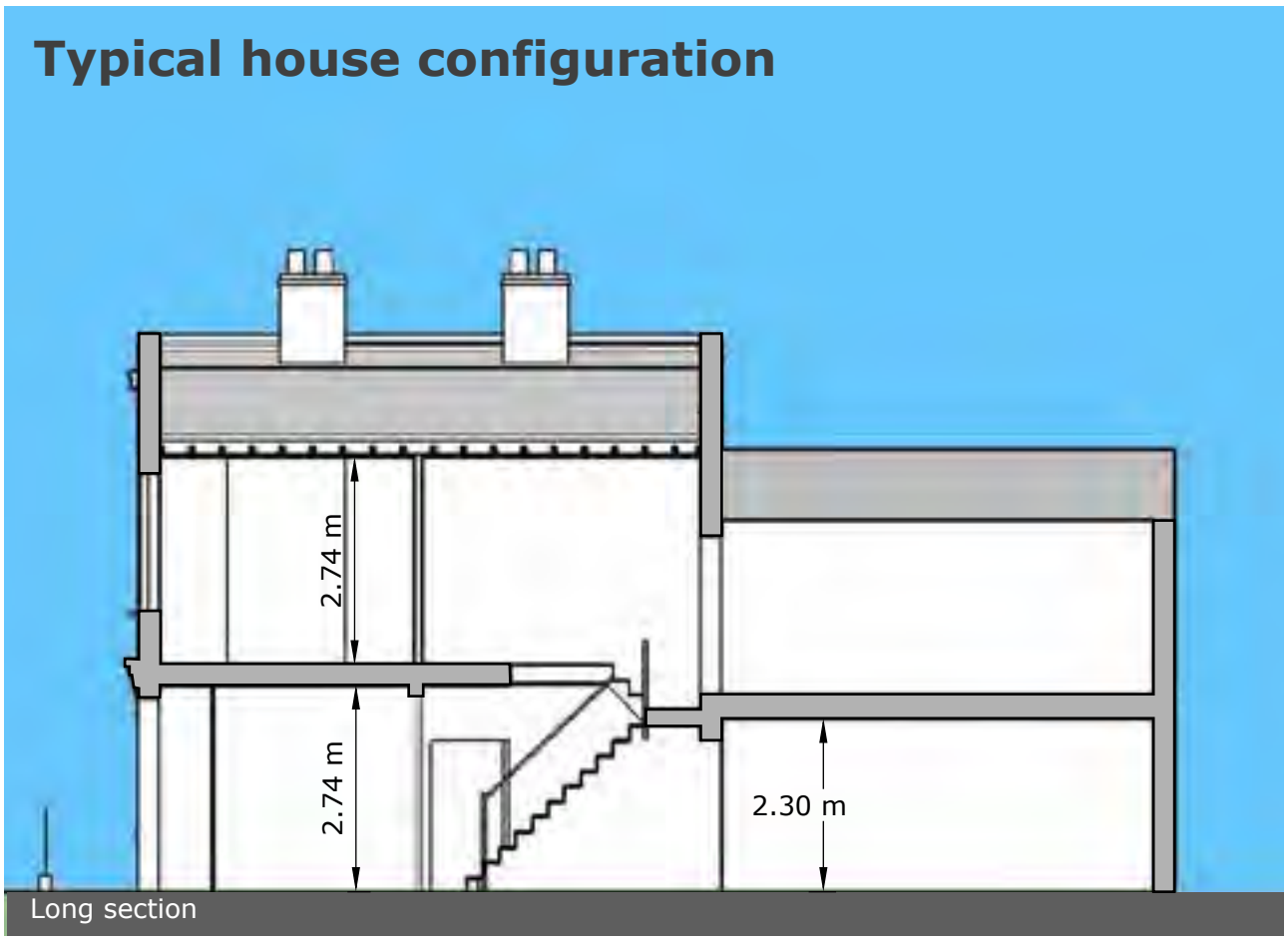
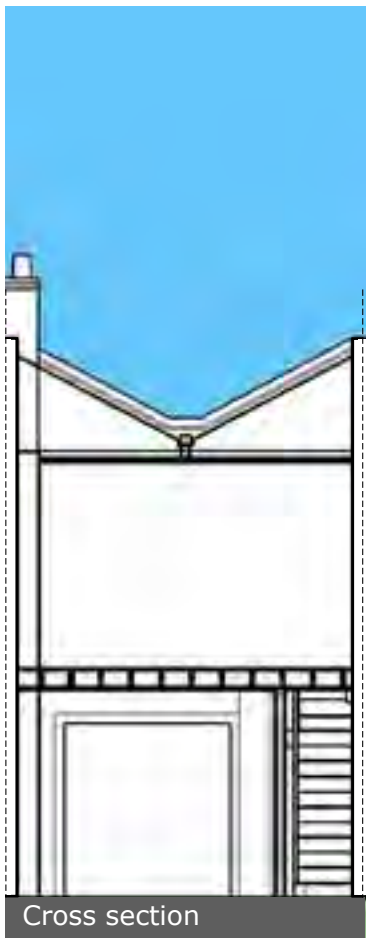
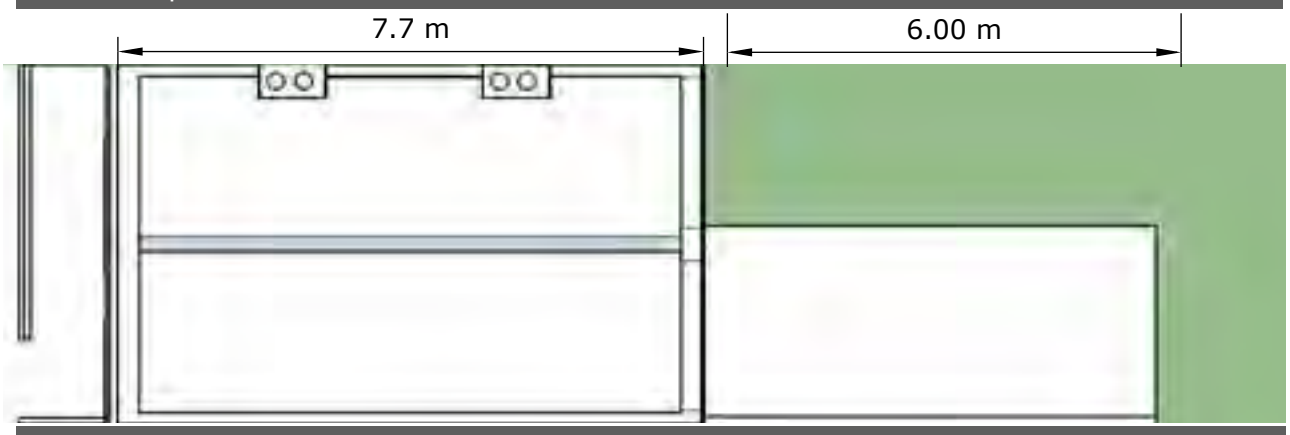
Typical house configuration



Long section


Cross section

First floor plan



Roof plan


Roofscape


Streetscape


Skyline

Typical house configuration in the Medway and Driffield Road Conservation Areas

- The typical house is 2 storey as 70% of houses are 2 storey
- The roof is a London roof (butterfly) as 84% of houses have London roofs
- The house is mid-terrace because 91% of properties are mid-terrace
- The front is 4.89m (16') wide, from centre to centre of party walls, as this is the average width of properties
- The front block is 7.7m (25'6") deep from external wall to external wall as this is the average depth
- The rear return is 6m long. Returns vary from 4 meters to 8 metres across the conservation areas
- The house has 2 chimney stacks in the front block as this is the most predominant configuration
- The typical ceiling height in the front room is 2.74m (9')

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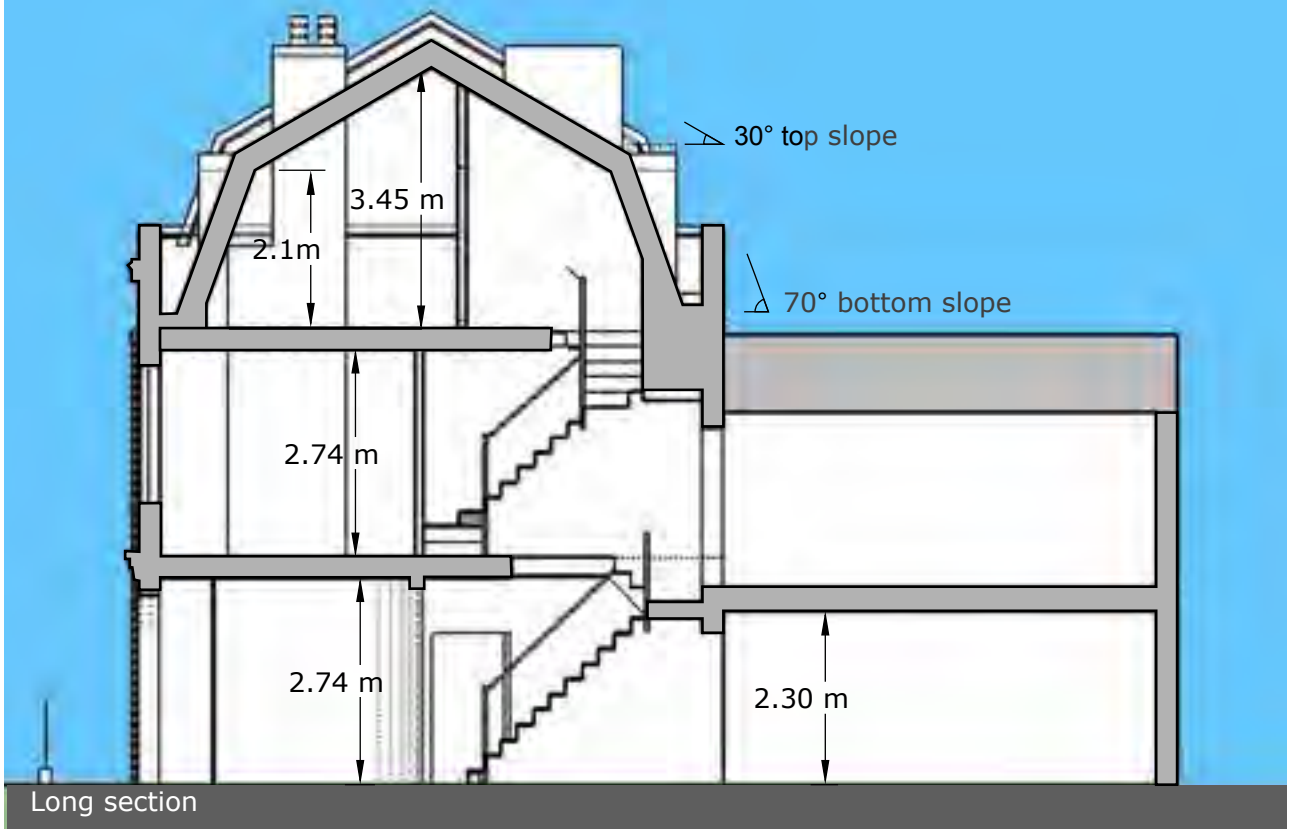
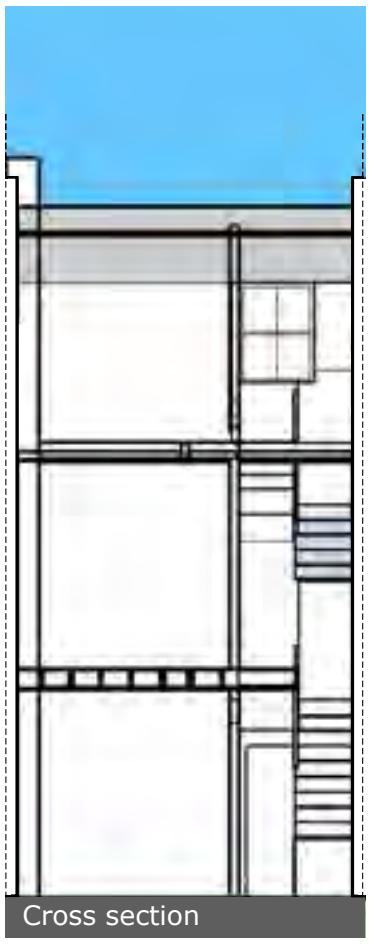
Option 1 Double-pitch mansard roof

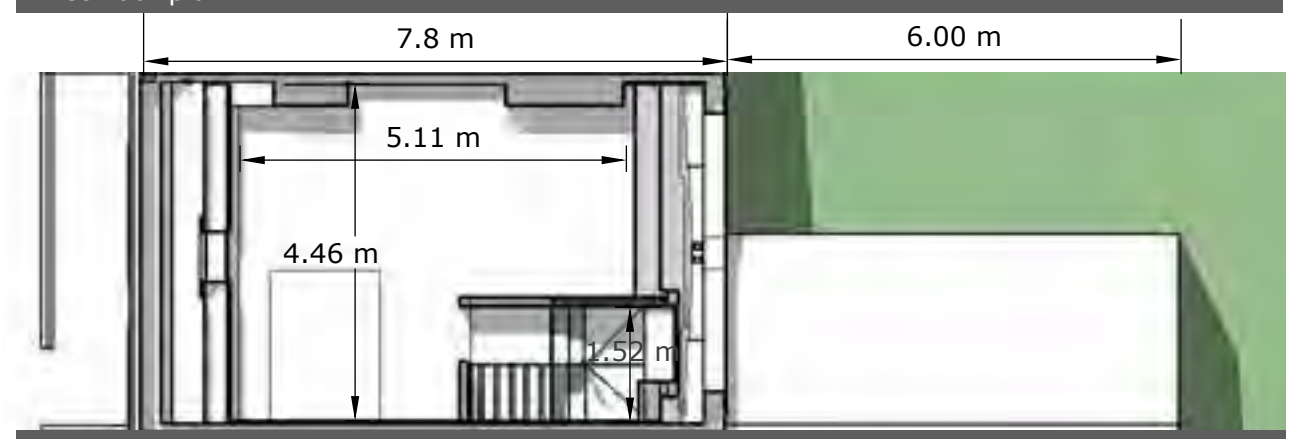


Long section



Cross section

First floor plan



Second floor

Roofscape

Streetscape

Skyline

Assumptions:

- Retain existing ceiling in first floor bedrooms (assuming temporary roof is installed)
- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 30 degrees
- Place gutters behind parapet walls at front and rear
- Install rainwater down pipes on front façade subject to checking feasibility
- Construct staircase to comply with Part K of the Building Regulations with respect to pitch, going and headroom
- Construct lead cheeked dormers front and rear

Outcome:

- 2nd floor area = 18.5m² (199 ft²)
- Impact on streetscape: Mansard roof is too dominant in relation to the original building. The extension would be less dominant if the set-back were increased Refer to Option 1a on Sheet 7

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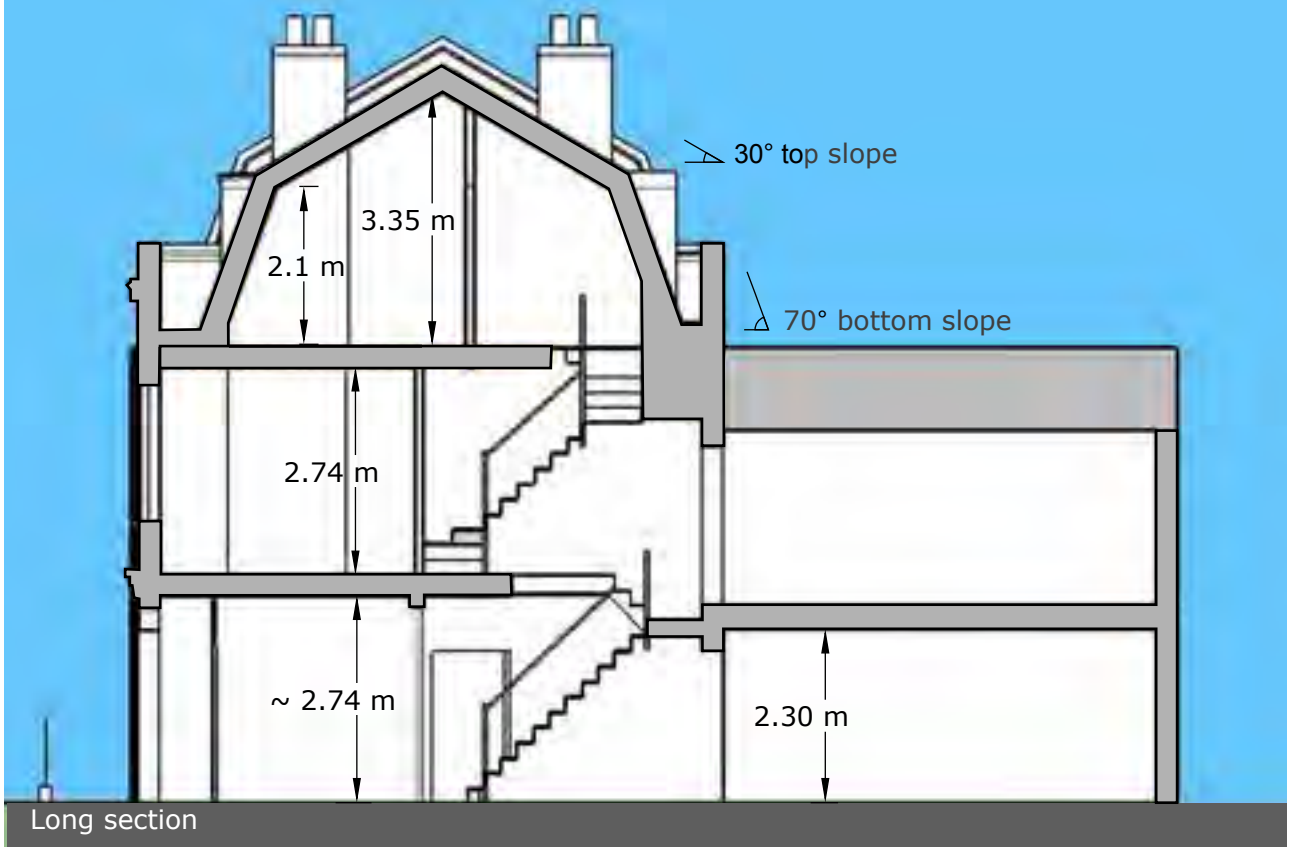
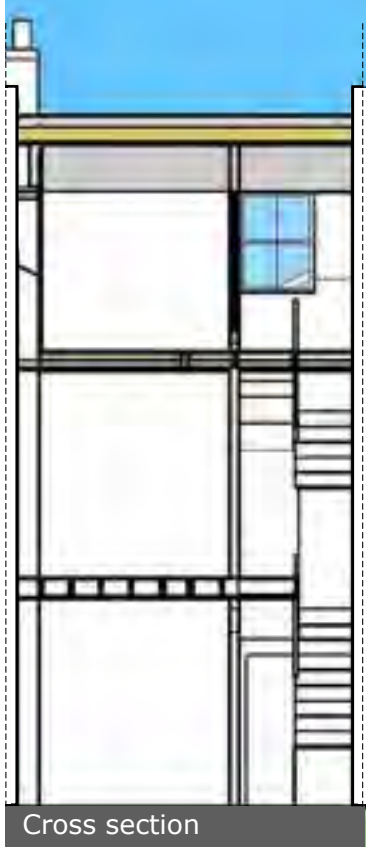
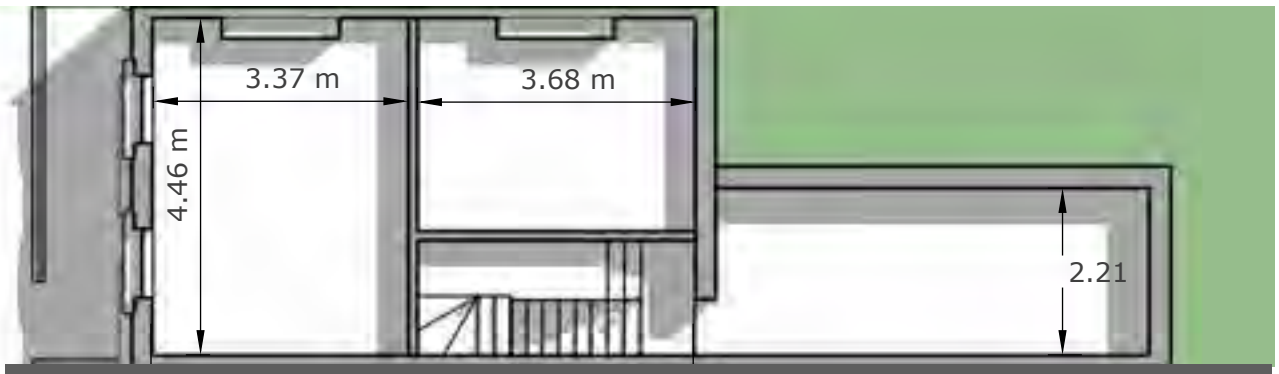
Option 1A Double-pitch mansard roof with increased set-back

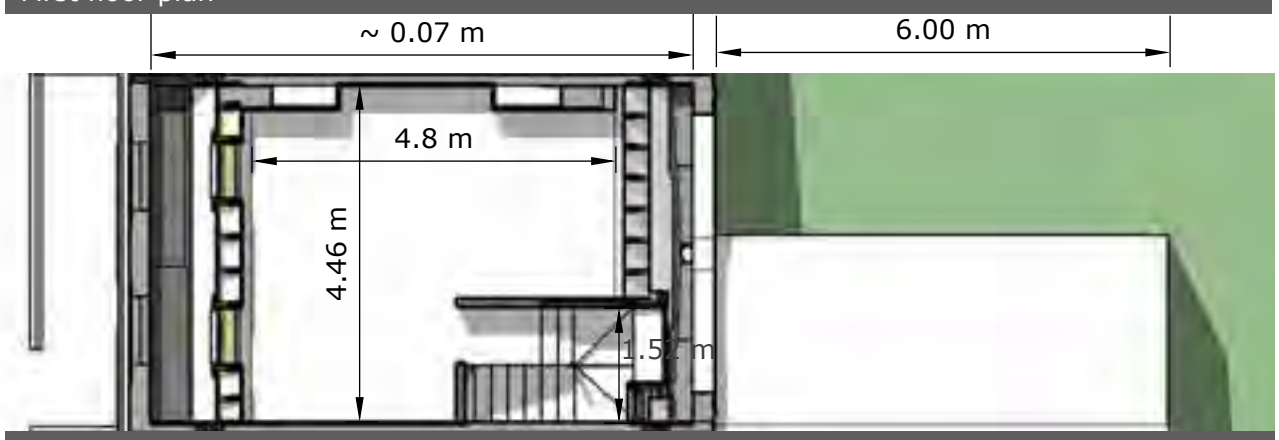


Long section

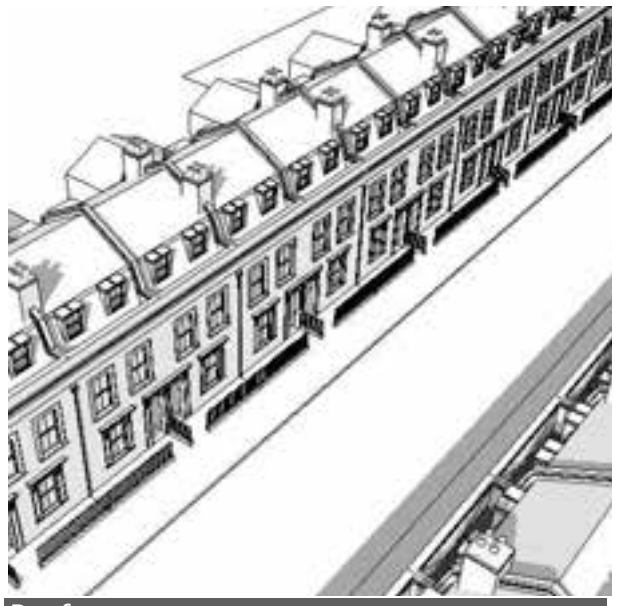

Cross section



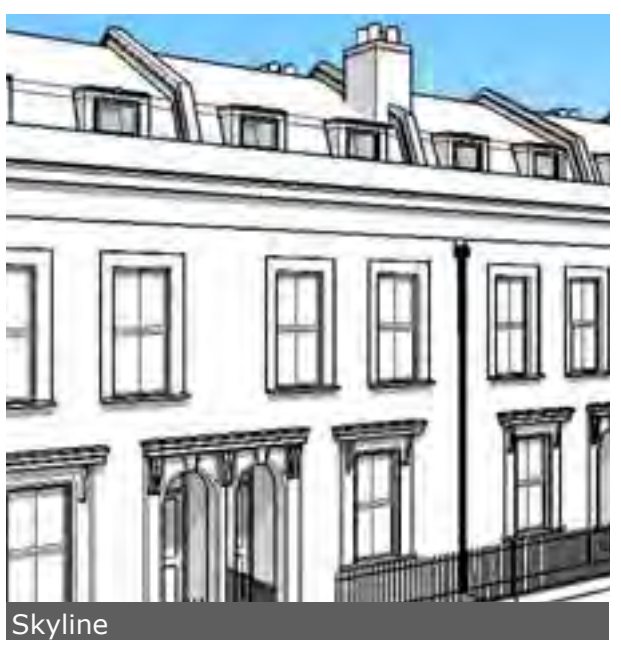
First floor plan



2nd floor plan


Roofscape


Streetscape


Skyline

Assumptions:

- Increase set-back (by 300mm compared to Option 1)
- Retain existing ceiling in first floor bedrooms (assuming temporary roof is installed)
- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 30 degrees
- Place gutters behind parapet walls at front and rear
- Install rainwater down pipes on front facade
- Construct staircase to comply with Part K of the Building Regulations with respect to pitch, going and headroom
- Construct lead cheeked dormers front and rear

Outcome:

- 2nd floor area = 17.3m² (186 ft²)
- Impact on streetscape: With the increased set-back the Mansard roof is less dominant in relation to the original building
- With an increased set-back double dormers may be appropriate as they still appear subservient to the host building whilst providing better amenity than a single dormer

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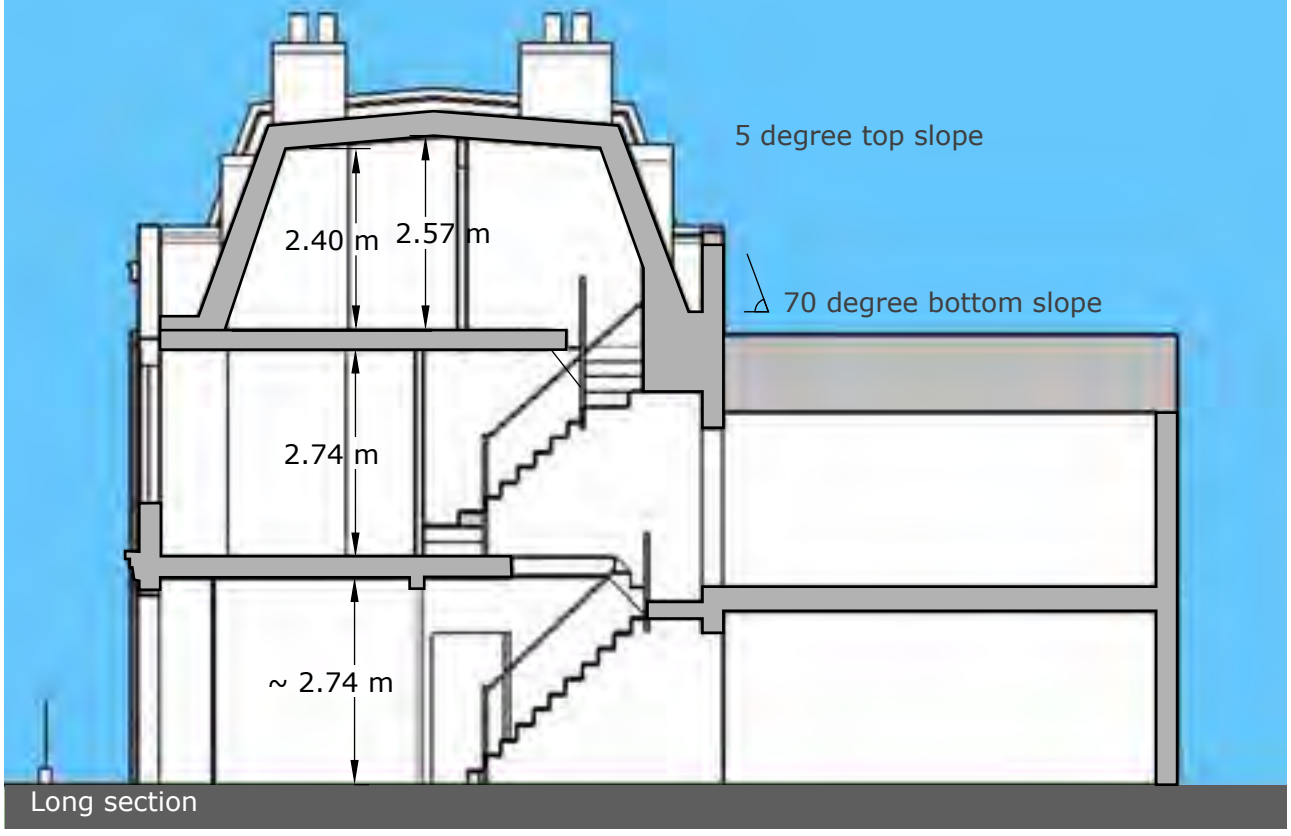
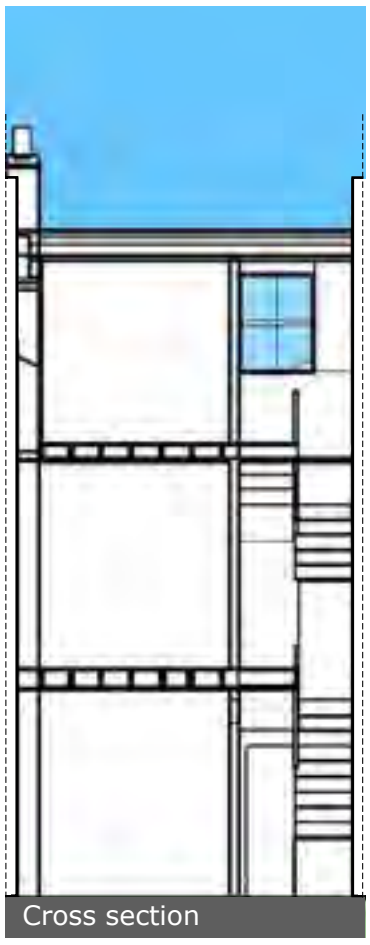
Option 2 Flat-top mansard



Long section

First floor plan

2nd floor plan


Cross section


Roofscape


Streetscape


Skyline

Assumptions:

- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 5 degrees
- Place gutters behind parpaet walls at front and rear
- Install rainwater down pipes on front façade subject to checking feasibility
- Construct staircase to comply with Part K of the Building Regulations with respect to pitch, going and headroom
- Construct lead cheeked dormers front and rear with single dormer to front

Outcome:

- 2nd floor area = 17.3m² (186 ft²)
- With a flat-top mansard the height of the ridge is lower, while the front slope is higher, when compared to Option 1. This increases the apparent bulk when seen from the street or from the windows opposite (refer to comparative elevations, Sheet 9)

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Comparison: Option 1, Option 1a, and Option 2

Option 1 Double pitch mansard, single dormer	Option 1a Double pitch mansard, double dormer, +300mm set-back	Option 2 Flat-top mansard

Option 1 Double pitch mansard front slope and single dormer are more prominent	Option 1a Double pitch mansard front slope and double dormer are less prominent when set back further	Option 2 Flat-top mansard Front slope is higher and more prominent

Mansard Roof Guidance
Sheet 9

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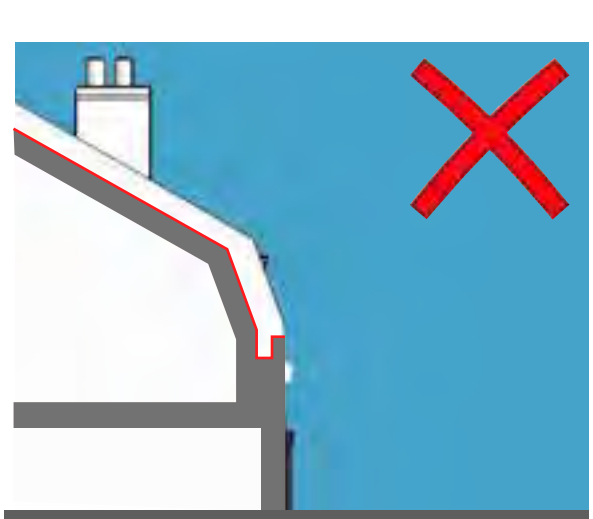
Design guidance
Mansard set back

The terraces in the Conservation Area were not designed with mansard roofs, therefore mansard roof extensions should be subordinate in size and scale so as to protect the design integrity of the original house.

Each property should follow the guidance to maintain consistency.

The mansard roof should be set back from the front facade to reduce its prominence and make it subordinate to the original building.

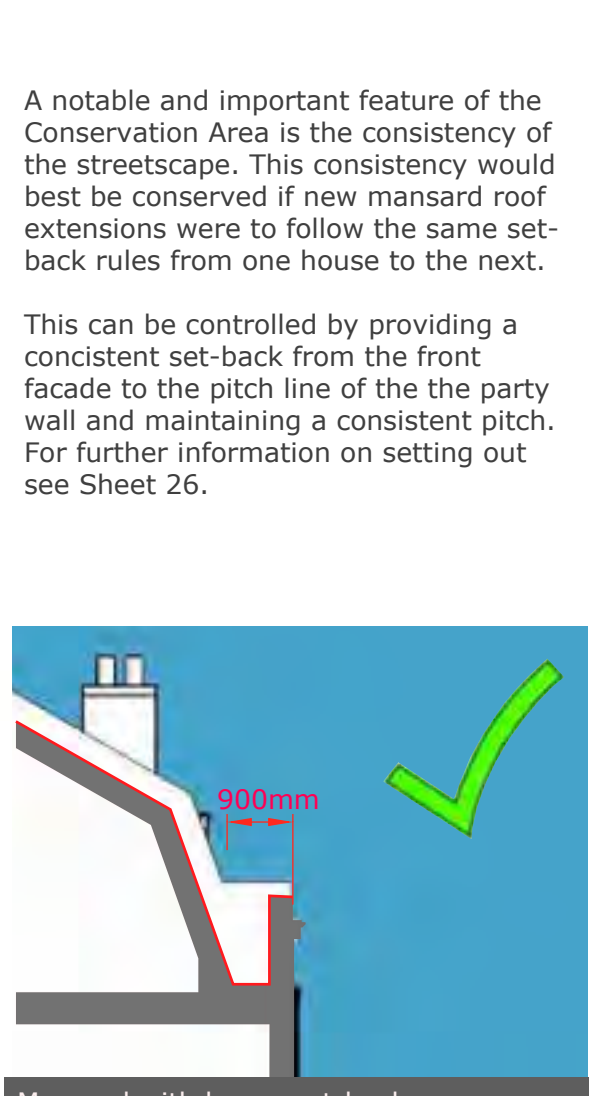


Mansard with minimum set-back

Mansard with minimum set-back to allow for gutter behind parapet wall

A notable and important feature of the Conservation Area is the consistency of the streetscape. This consistency would best be conserved if new mansard roof extensions were to follow the same set-back rules from one house to the next.

This can be controlled by providing a concistent set-back from the front facade to the pitch line of the the party wall and maintaining a consistent pitch. For further information on setting out see Sheet 26.



Mansard with larger set-back

Mansard with larger set-back behind parapet wall

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Integrity of the Conservation Area

There is precedence in Tower Hamlets for the addition of mansard roof extensions to a whole terrace of houses.

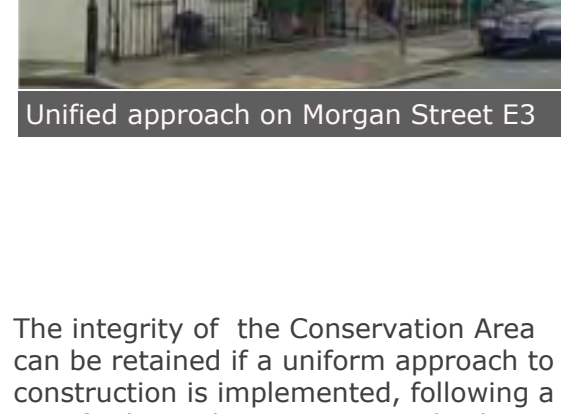
In Morgan Street E3 and York Square E14 a unified approach was taken to the design of the mansard roof extensions using traditional materials such as natural slate, lead, stock bricks and painted softwood sash windows.

Unified approach on Morgan Street E3

A unified approach to design was adopted when mansard roof extensions were added to York Square E14

The integrity of the Conservation Area can be retained if a uniform approach to construction is implemented, following a set of rules with respect to set-backs, roof materials and pitches, construction and placing of dormers, construction and sharing of rainwater pipes, chimney height and the quality of materials and craftsmanship used.

The design guidance for mansard roofs sets down the key issues and addresses constraints and opportunities for consistency, but it would need to be reviewed to check how it can apply to individual streets and groups of houses to cater for local variations.



Unified approach

The street would maintain a unified appearance if every roof extension followed the same design

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Design guidance
Chimney stacks

The chimney stacks make an important contribution to the character of the Conservation Area. They should not be capped off when constructing a mansard roof extension, they should be extended to match the original detailing.

Traditional clay pots should be re-used where possible or renewed to match the original, set in flaunching and flashings should be stepped lead flashings to match the original detail.

Mansard extension with capped off chimney stacks

Rear view of end of terrace

The existing chimney stacks make a subtle contribution when viewed from the street, except on the corners where the rear of end of terrace properties are clearly visible.

Chimneys will make more of a contribution to the streetscape with a mansard roof extension as the stack will need to be raised 1 metre above the line of the pitched roof to comply with building regulations. Flues and any existing flue liners or parging should be raised including those of neighbours where required. This work will require party wall consent.

Flues and vents should not be visible on the front slope.

Mansard extension with raised chimney stacks

Chimney stacks visible from street

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Design guidance
Rainwater downpipes

The terrace houses in the Conservation Area are mirror imaged, with paired font doors.

The guidance assumes that rainwater pipes would be on the front of properties to avoid internal pipework runs, but this is subject to checking feasibility of connecting to the existing drainage which would have to be checked by the designer.

Rainwater downpipes (RWPs) should be in cast iron, positioned on the boundary away from the front door. This is the only feasible location for properties with a basement area adjacent to the entrance door. Stucco mouldings would also complicate routing an RWP next to the front door, or where there is a decorative doorcase.

RWPs and hoppers should be shared to avoid doubling up on every other boundary and should align, to provide consistency on each terrace.

The construction of a mansard roof will require building owners to make alterations to the full thickness of the party wall. Owners should ask neighbours to provide written consent for alterations to the Party Wall and the introduction of rainwater pipes. The Party Wall Etc. Act 1996 grants rights to a building owner to carry out works to the party wall and provides a mechanism for neighbours and Party Wall Surveyors acting on their behalf, to agree to the scope of work. This scope should include agreement on sharing RWPs.

Individual RWPs for each property would look unsightly

Brokesley Street E3

York Square E14

Co-ordinated design treatment for RWPs in York Square E14

The street could maintain a unified appearance if neighbours shared a RWP

The guidance given above assumes that rainwater drainage can be provided to the front of the property but this would have to be checked with the water authority and the costs for drainage connections and all relevant permissions would have to be included in the cost of a mansard roof extension

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Design guidance
Dormer windows

Guidance on single or double dormers:

By virtue of there being just one window a single dormer can help to make the mansard roof extension subordinate to the original building.

Double dormers can also allow the mansard extension to be subordinate to the original building if set back sufficiently far from the facade. Refer to Sheet 10.

Dormers should be subservient to the first floor windows; the window and surround should be narrower.

In order to maintain consistency of design across the Conservation Area, dormers should be clad in lead on the roof and cheeks. The front face should have white painted timber surrounds of consistent thickness and the entire dormer cheek should not exceed 180mm as indicated on the images. In order to achieve the narrow profile it may be necessary to reduce the insulation on the dormer and increase the insulation in the roof to compensate, to meet building regulations.

Windows should be traditional timber sliding sash windows painted white. Metal or UPVC windows are not considered appropriate. Double glazed units can be appropriate for new mansard roofs provided that the glazing unit is slimline and the profiles should match the original windows as closely as possible with the box frame set into the dormer cheek so that the dormer windows appear subordinate to the first floor windows.

Double dormers would be subordinate when set back sufficiently and constructued with a narrow profile

Wide dormers

Double dormers

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Design guidance
Retain distinctive 'V' of London roof to rear

Most of the houses in the Conservation Area were built with London roofs (also called V roofs or butterfly roofs). Views of this original roof form can be glimpsed throughout the Conservation Area, and contribute to their character.

The London roof is concealed behind a parapet wall facing the street, however the form of the roof is expressed in the distinctive V-shaped parapet wall facing the rear. This is clearly visible at the rear of corner properties and can be seen through gaps. This makes a positive contribution to the character of the Conservation Area. Therefore where a mansard roof extension is constructed the V-shaped parapet wall should be retained.

Mansard roof set behind retained 'V' shaped rear wall

The London roofs are an architectural characteristic of the Conservation Area. The brick "V" should be retained to preserve the character and appearance of the area.

Mansard roof on rear wall

Rear view with mansard profiled gable - Outboard staircase

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Design guidance
End-of-terrace properties

In designing a mansard roof it is necessary to distinguish between end-of-terrace properties with either an outboard staircase (behind gable wall) or an inboard staircase (on other side of house adjacent to party wall).

In end-of-terrace properties a hipped mansard would reduce the impact on the Conservation Area, however this configuration only works for houses with staircases located inboard. In houses with an outboard staircase a hipped roof would encroach on headroom in the stairwell.

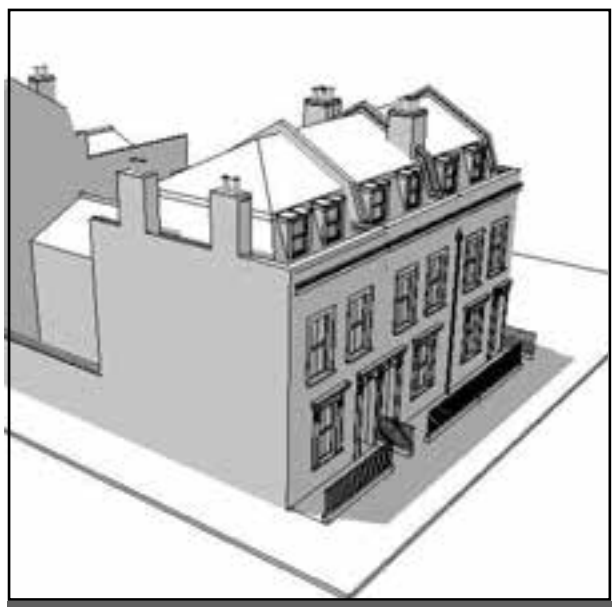
Corner property with outboard staircase

Corner property with inboard staircase

End-of-terrace properties with an outboard staircase can only access a mansard roof extension if the gable wall is extended to provide headroom.

There is precedence for this in Tower Hamlets on Morgan Street E3

Mansard roof with outboard staircase



Mansard roof with inboard staircase

Mansard roof with outboard staircase

Mansard roof with inboard staircase

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Design guidance
Rear of end-of-terrace properties

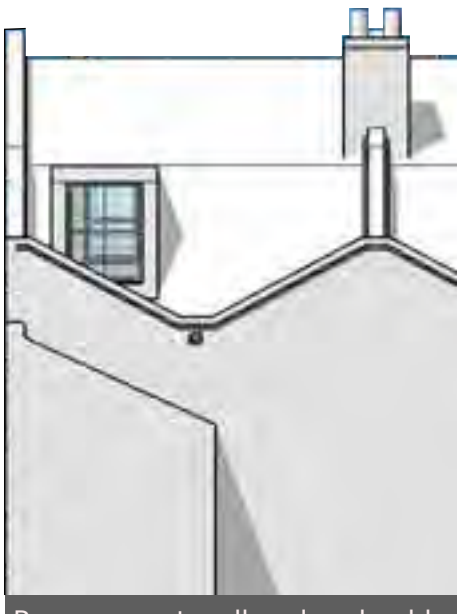
End-of-terrace houses on corner plots are more sensitive to development - they are more prominent within the Conservation Area.

For corner plots with an inboard staircase a hipped mansard is appropriate, with retention of the V-shaped parapet on the rear wall, which would retain a memory of the London roof.

Rear parapet wall

Rear view of hipped mansard - inboard staircase

For corner plots with an outboard staircase, a mansard roof with a gable end wall is appropriate, with retention of the V-shaped parapet wall to the rear.



Rear parapet wall and end gable

Rear view with mansard profiled gable - outboard staircase

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Design guidance
Solar panels

Solar panels may be acceptable on the rear slopes of mansard roofs, where they would have less impact on the character of the Conservation Area.

There are two types of panels:

1) Photovoltaic panels generate electricity and can be eligible for the Goverment's Feed In Tariff (FIT), through licenced electricity sullpiers.

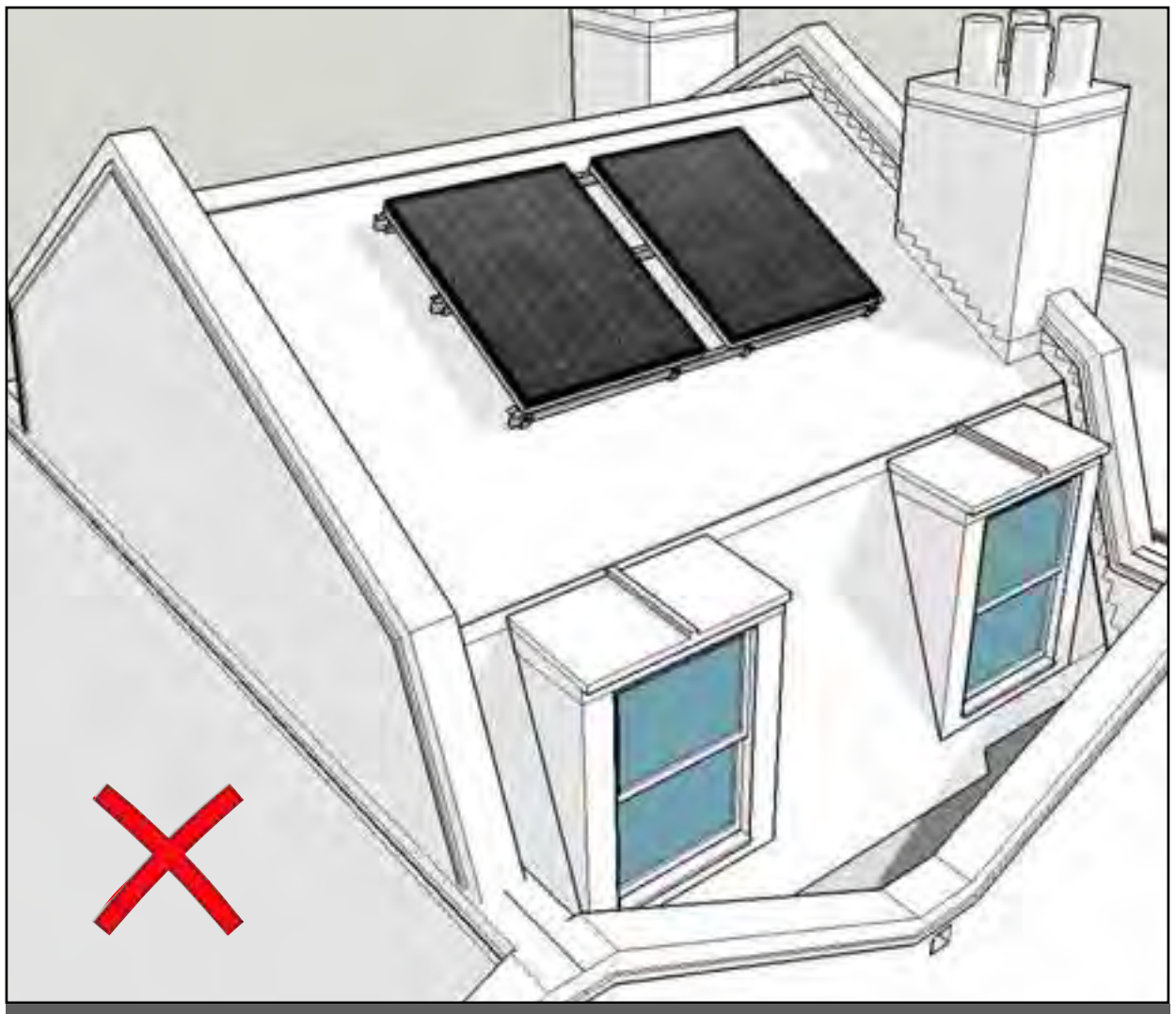
2) Solar thermal panels are available in several formats and are used to heat water for domestic use.

Orientation:
Photovoltaic panels perform best when they face south. According to BRE reseach the efficiency of photovoltaic panels reduces to 75% if orientated east/west.

Most of the properties in the Driffield Road and Medway Conservation Areas are orientated east-west, with the exception of properties on Chisenhale Road, Arbery Road, Strahan Road, Antill Road and Athelstane Road.

Fixing:
Solar panels are less intrusive visually if they are installed in-line with the roofing slate (see bottom image) as opposed to mounting them on a framework of brackets above the line of the slate.

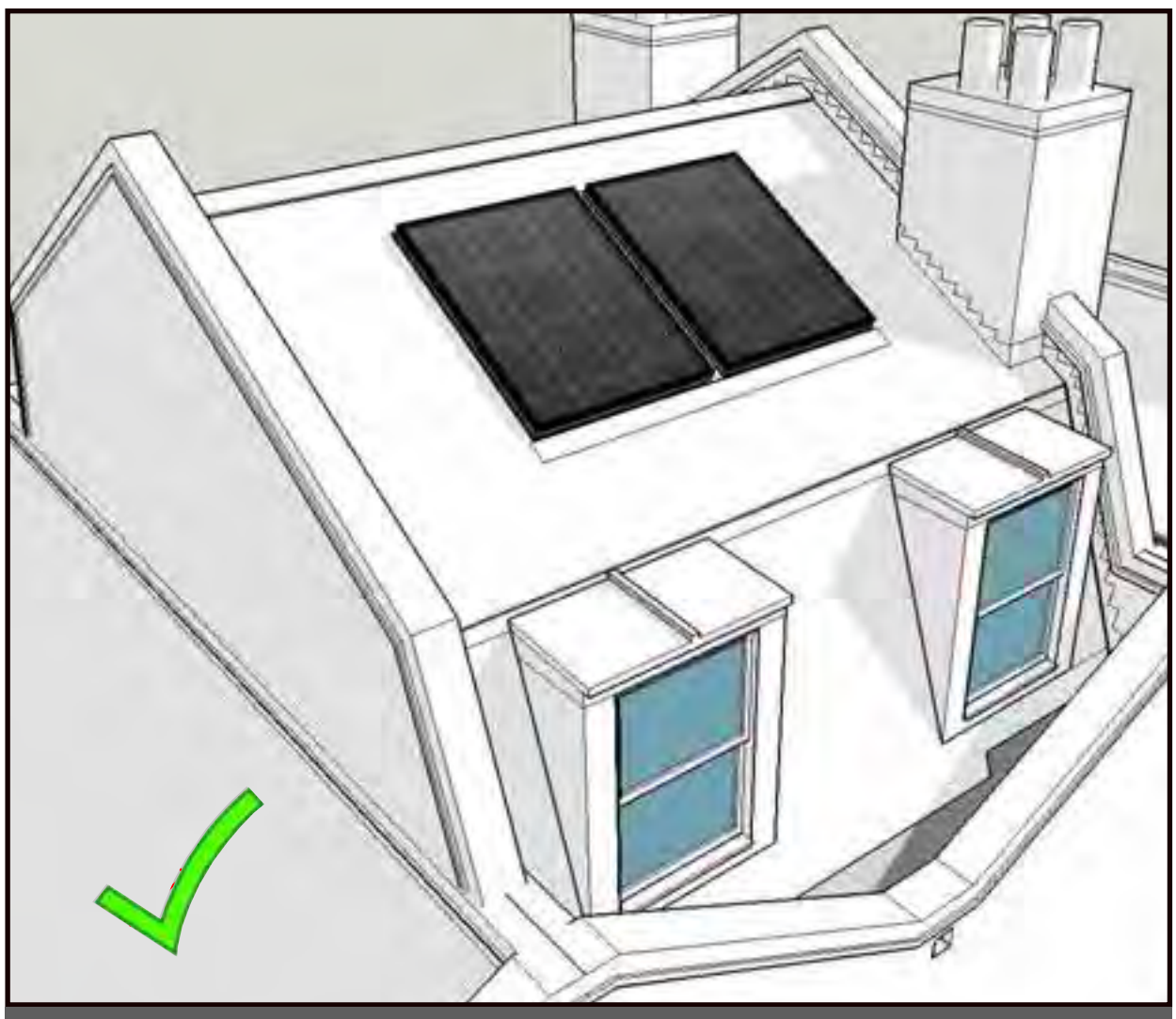
The similarity in colour of the panels and roof slates would help reduce the impact of the appearance of the Conservation Area.



Mounted on brackets above the roof slates

Solar panels on brackets raise the panel above the roof, making them more obtrusive in views from rear gardens

In-line panels sit flush with the roof and look more like rooflights



Installed in line with roof slates

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Design guidance Individual treatment to rear slope of mansard

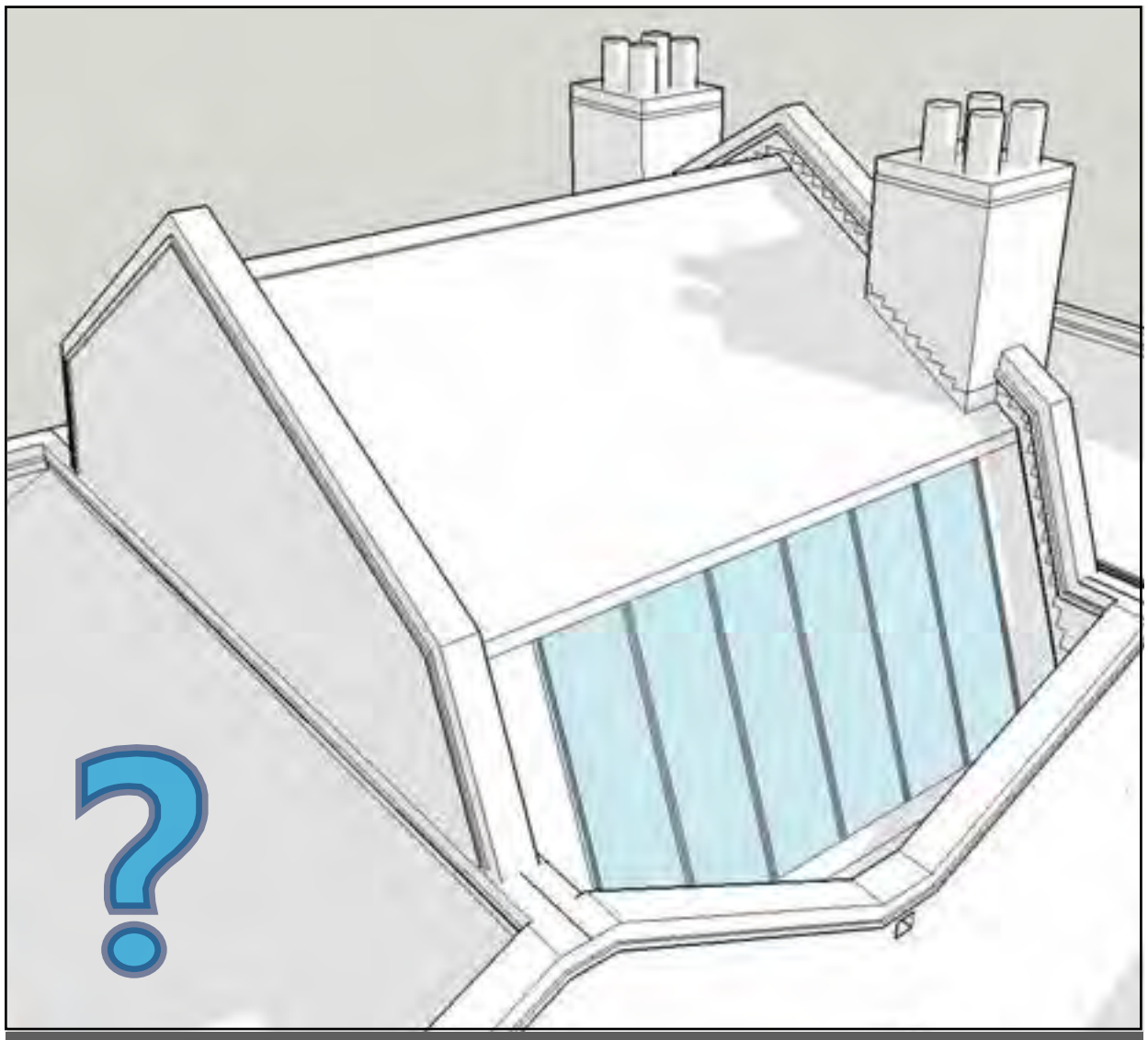
The design guidance is intended to provide a consistency of approach to mansard roof extensions. This is especially important on the front façade and where the properties can be seen from the Conservation Area.

To the rear where some properties cannot be seen from the street some owners may wish to take an individual approach to the design of the rear. This should be restricted to the lower slope of the dormer roof.

For example in some properties an in-line rooflight may provide adequate headroom over the staircase in lieu of a dormer window.

Some residents may like to gain an outdoor amenity space, although overlooking may be an issue.

This approach may not be permissible on the corner properties where they are visible from the street and where individual treatment of the rear slopes could have a detrimental impact on the Conservation Areas but each application would be assessed individually.



Indicative illustration of an alternative design approach to a the rear lower slope

View from ground level

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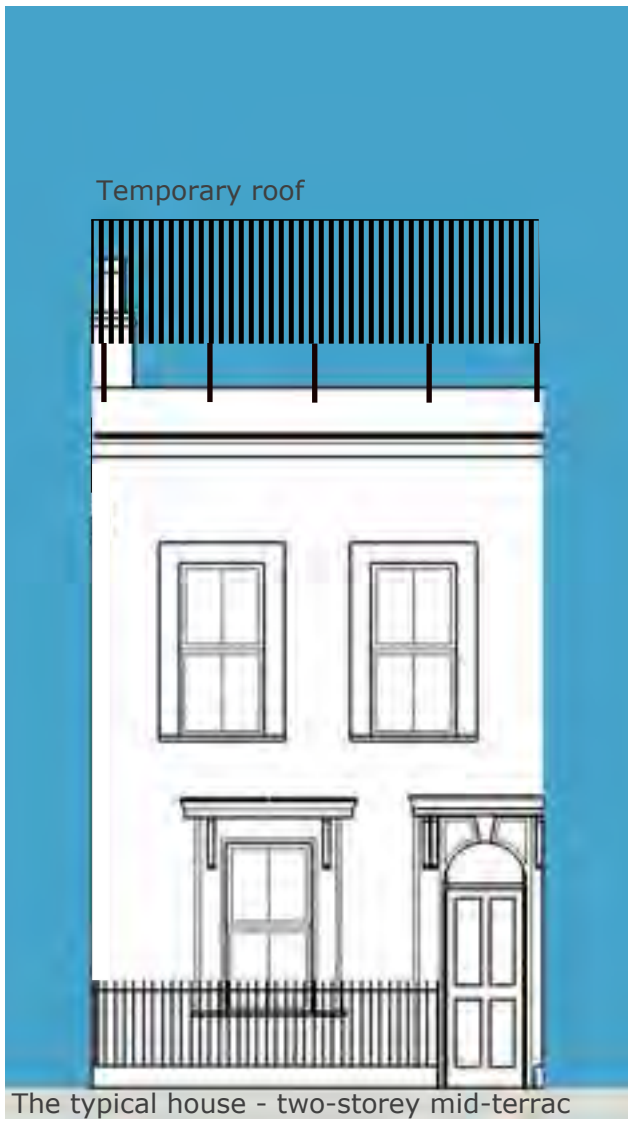
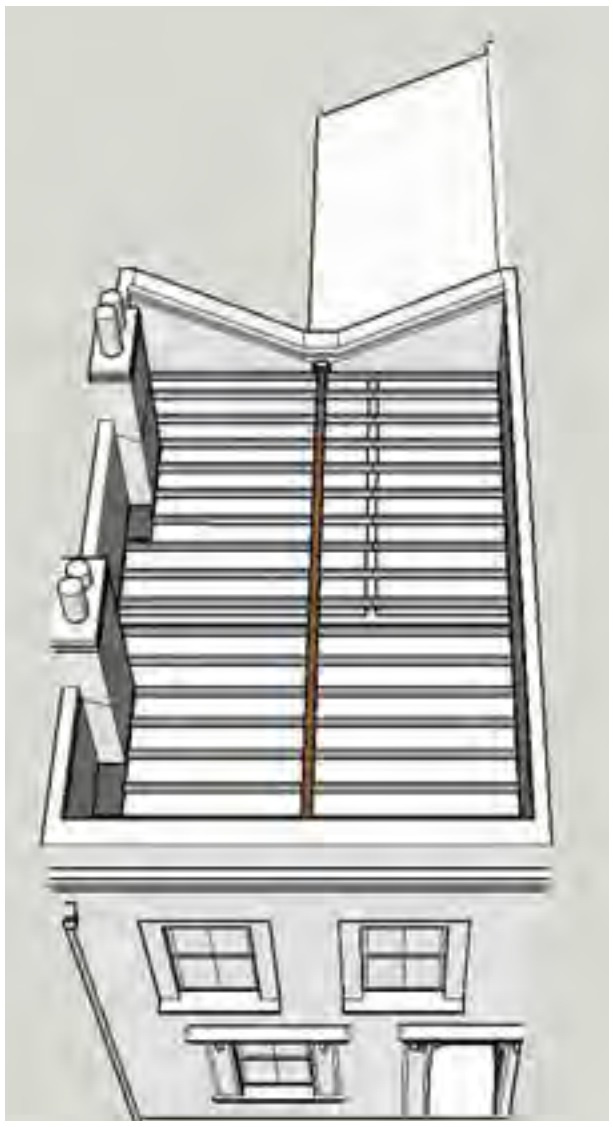
Design guidance
Construction steps 1

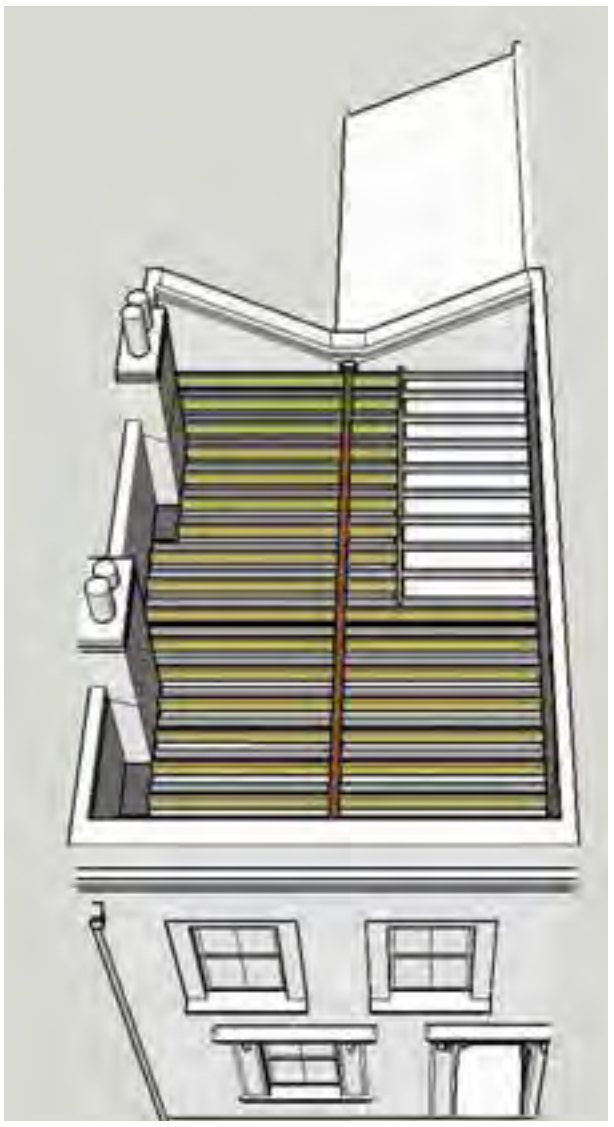


The typical house - two-storey mid-terrac

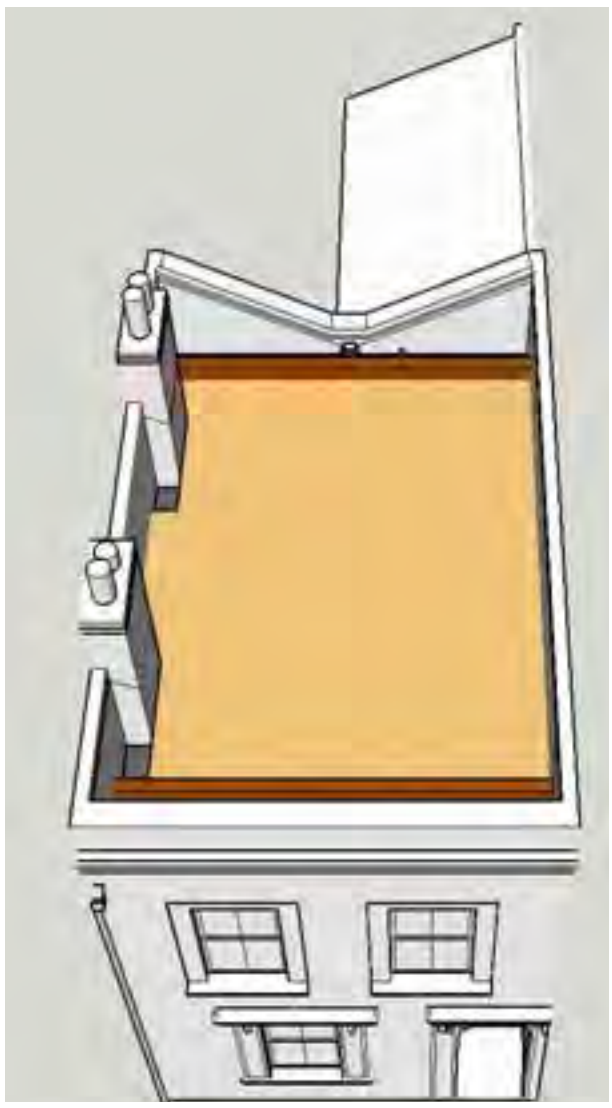
Each property would need a structural and measured survey prior to developing the design details. A mansard roof extension would require planning permission, building control permission and party wall consent



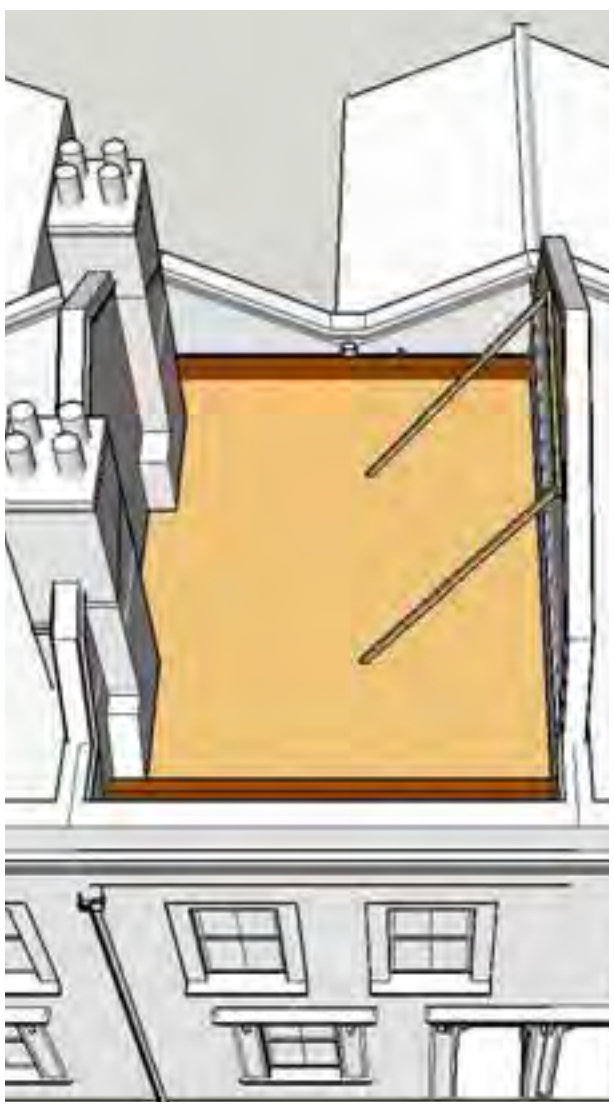
Provide temporary support and protection. Demolish the existing London roof. A structural engineer should inspect all structural elements. Repair and strengthen as required



Fix new floor joists between ceiling joists supported on the bressemer beam and party walls. A structural engineer will need to design the roof framework to distribute the loads to the existing foundations



Install a roof framework which may include steel beams to support the mansard roof. The designer should consider how they will be lifted into place and installed



Raise the level of the party wall once temporary props are in place to restrain the party wall until the roof joists are tied in; the designer should consider all stages of work

Chimney stacks make a strong contribution to the character of the Conservation Area. Stacks and flues will need to be surveyed and raised with pots reinstated

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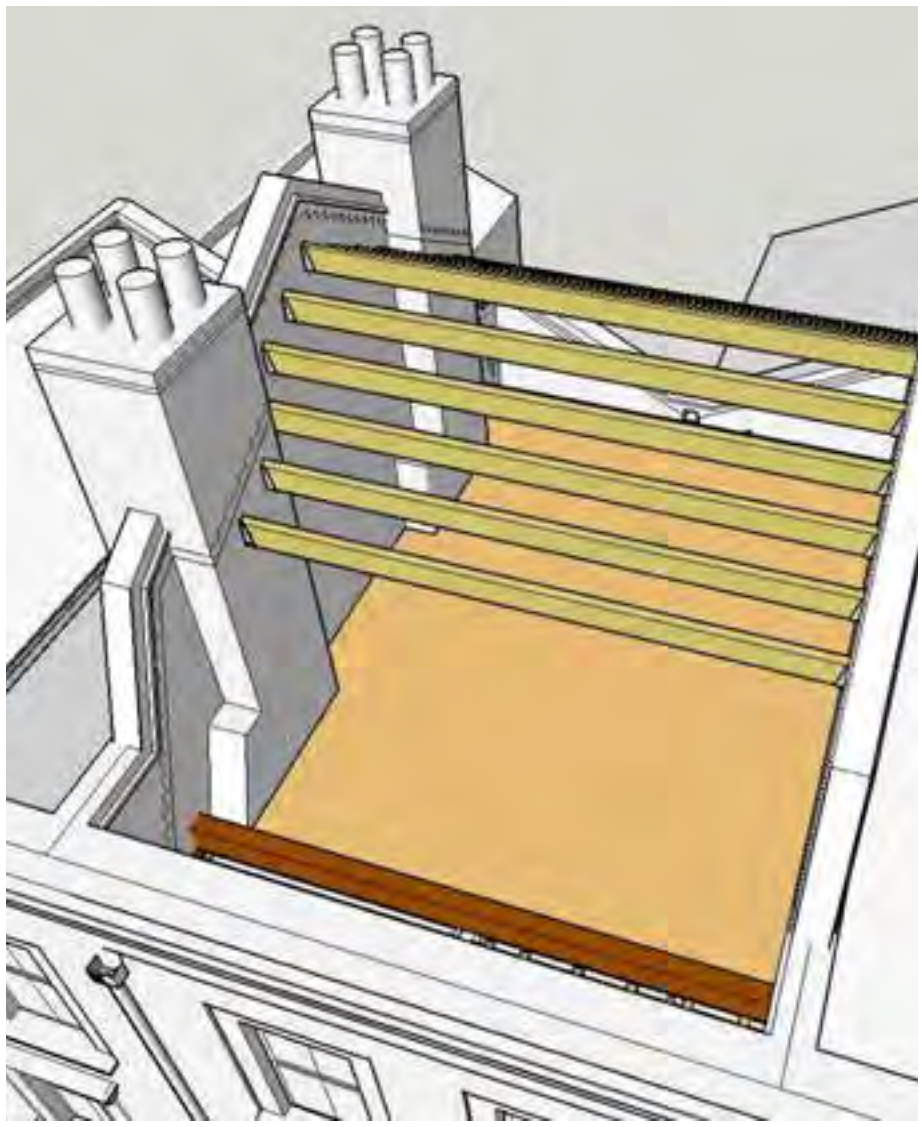
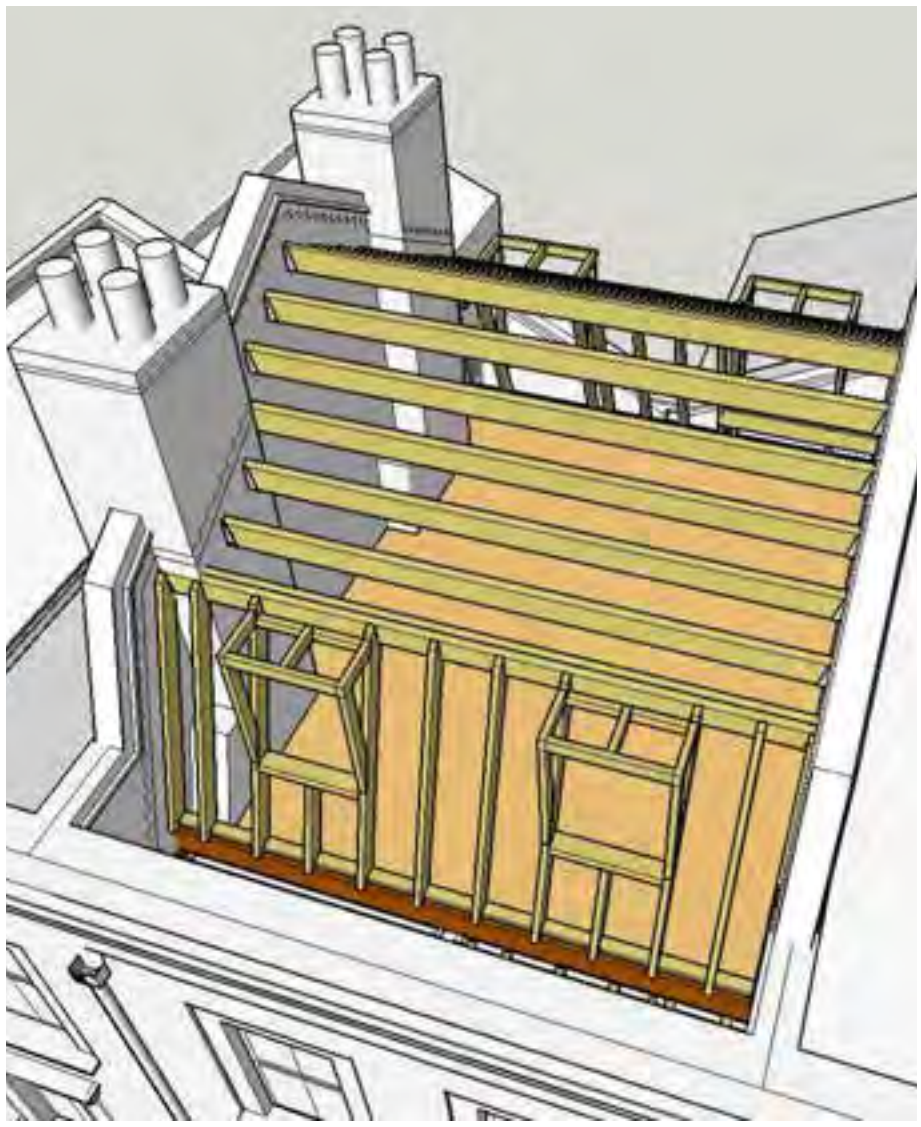
Design guidance
Construction steps 2

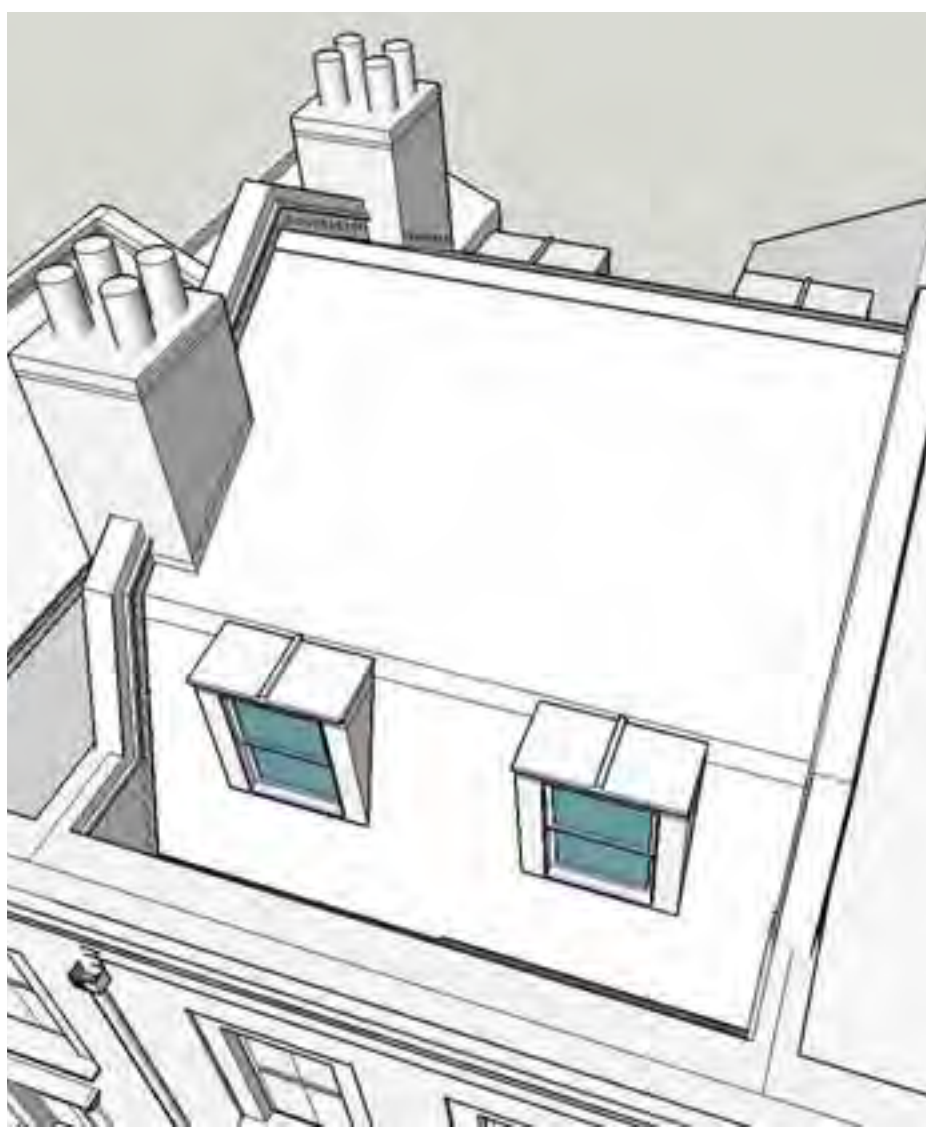


A structural engineer will need to design the roof framework to distribute the loads to the existing foundations. The load path and structure may vary from property to property, especially if internal walls have been removed. Refer to Guidance note Sheet 25: Structure



Set out the roof to allow finished surfaces to be set out in accordance with Guidance note Sheet 26. Install rafters and framework for dormer windows and the stepped gutters behind the parapet walls. If drainage to the front is feasible form outlet on line of party wall

Fix racking boards over rafters. These can have insulation properties to reduce cold-bridging, heat loss and heat gain. Additional insulation will be required to meet building regulations



Form any vents as required. These should not be visible on the front slope. Fix slate to pitched roofs with lead lining to gutters, dormers and flashings

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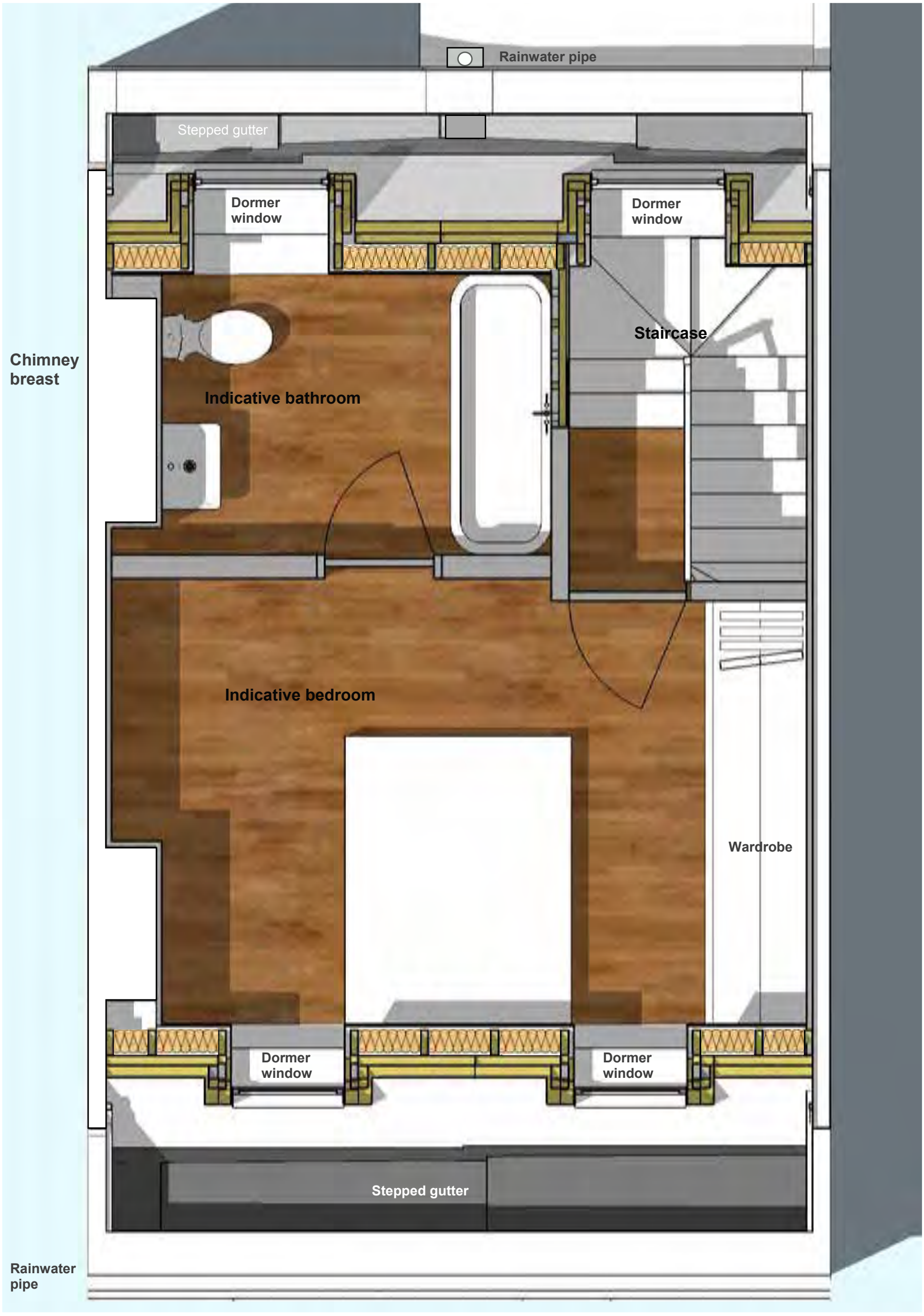
Typical Second Floor Plan



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Design guidance
Building Regulations

- A survey should be undertaken on each individual property before considering a mansard extension in order to identify key areas of risk. This would include a structural assessment and a risk assessment for all items that might have an impact on feasibility and cost

- A measured survey would also be needed to allow the designer to assess the detailed dimensions, especially the feasibility of adding a staircase in compliance with the regulations

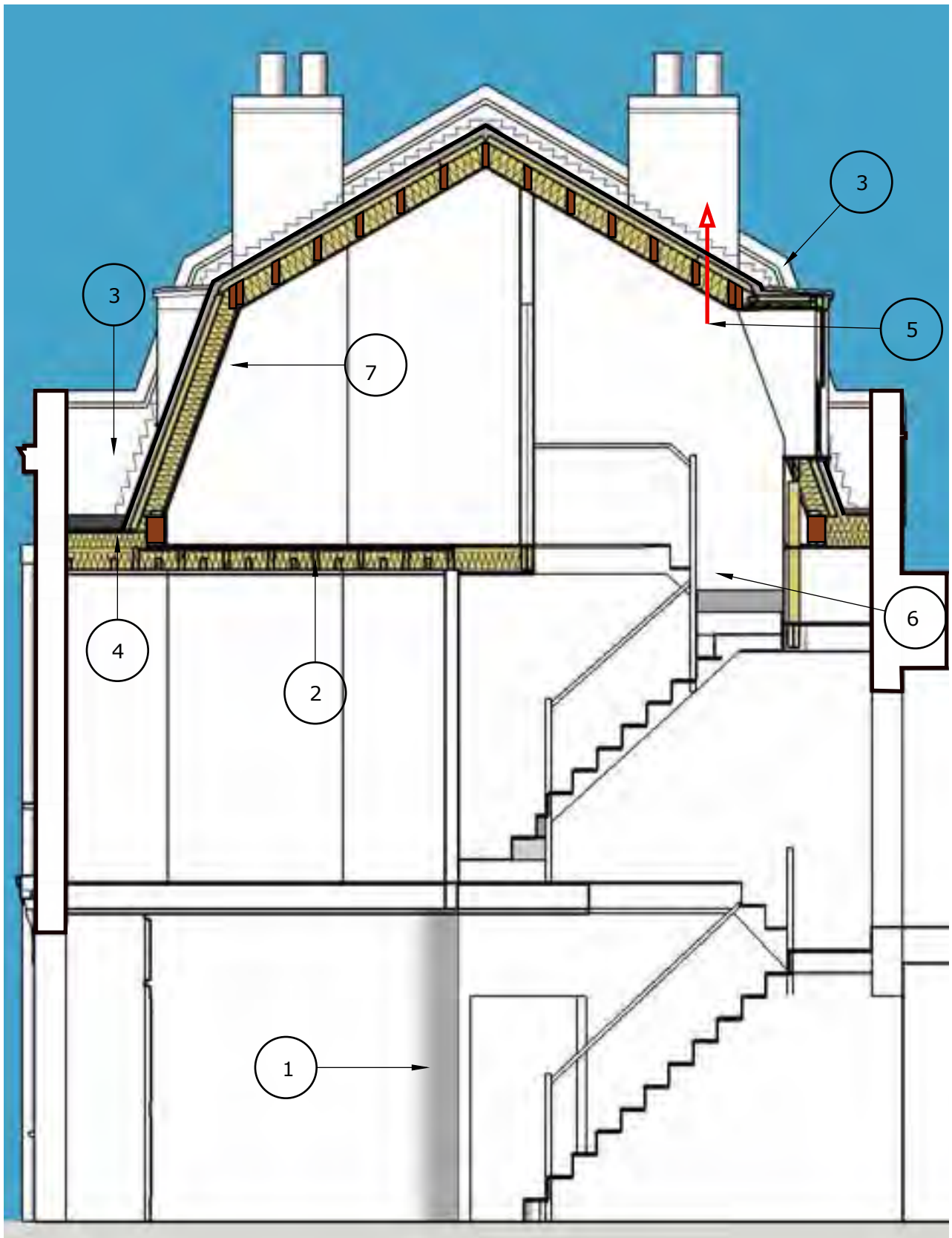
- Properties that have been altered previously may require additional measures to ensure fire regulation compliance is met

- Previous work may not have been done in accordance with building control or may have pre-dated building control if carried out prior to 1985. It may be possible to get previous work regularised. This is not mandatory but it is advisable

- Older properties do not necessarily comply with current codes and may benefit from measures to upgrade them

- Owners must be aware of their obligations to comply with CDM (health and safety legislation). Temporary propping and support are normally the responsibility of the principal contractor, who would have to assess the risk, plan the project operations and determine provisions for temporary work, propping, scaffolding, etc.

Structure
A structural engineer's design would be required for each property in order to assess the structural stability and assess risk of any weak spots in the existing structure and take into account lateral stability and bearing capacity. If existing properties have been altered through the removal of partitions it may have a bearing on the structural design and the load path from extension to foundation.



Building regulations approval will be required for the addition of a mansard roof extension. The following points summarise the main points to consider but are not exhaustive

1) The new floor will need a protected means of escape including 20-minute fire doors and an integrated smoke detection system. Open plan houses may require additional measures

2) The floor will need to be designed to provide sound insulation and 30 minutes fire protection

3) The raised party wall can provide fire resistance between properties

4) Box gutters rely on high quality workmanship and regular maintenance to prevent leaks and blockages

5) Provide ventilation to habitable rooms and bathrooms. Careful planning is required for bathrooms to integrate pipes and ducts into the structure so they are not visible on the front facade or roof slope

6) The staircase will need to be carefully considered to provide adequate head height under the rear mansard slope. A dormer window or in-line rooflight would provide additional head height

7) Insulate the roof to comply with the regulations. The designer should advise on ventilation and vapour barriers. Mansard roofs of 70 degree pitch are considered to be walls for purpose of insulation and thermal performance

8) Electrical work should be self-certified by the installer

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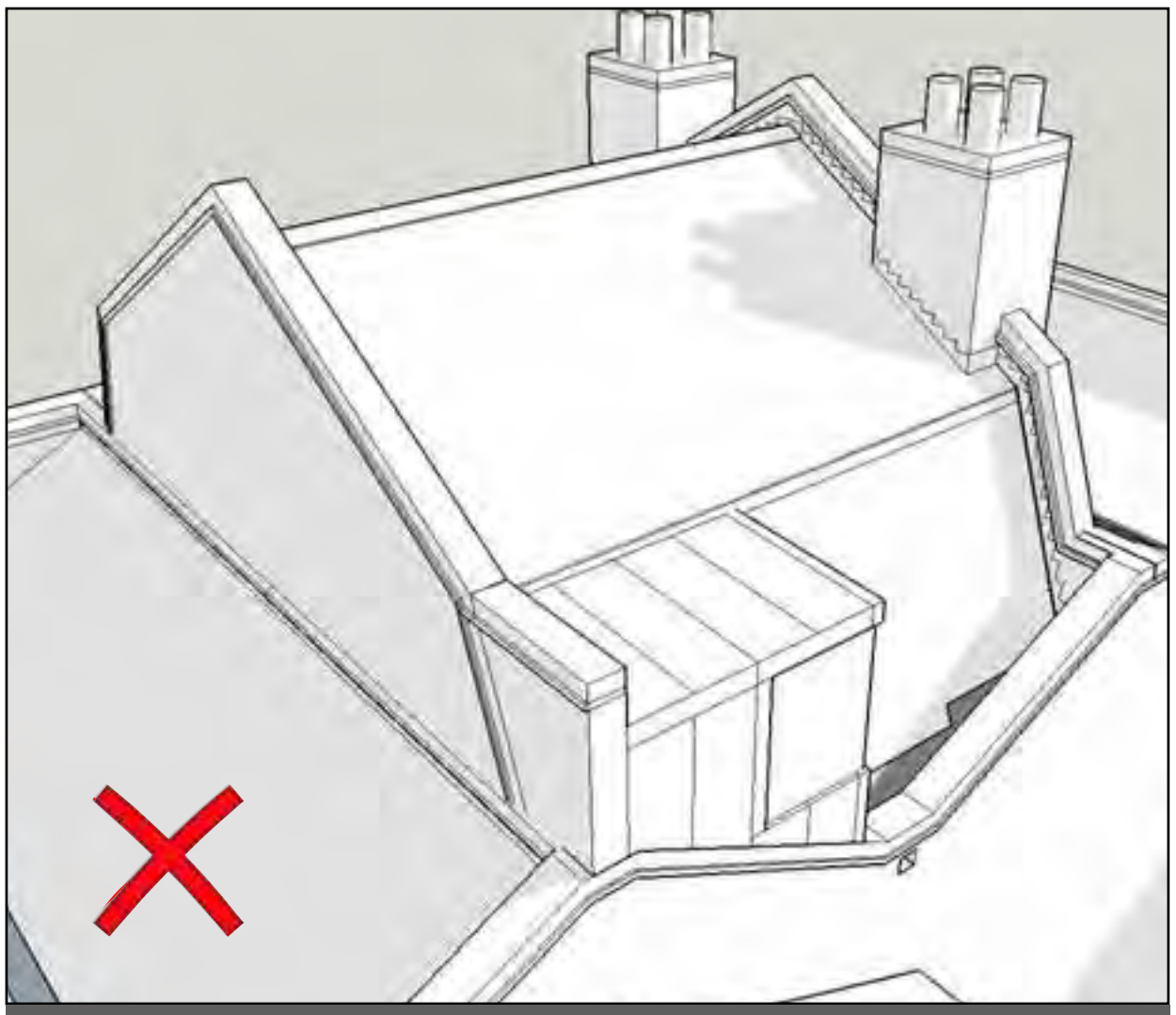
Design guidance
Head height in stairwell

Careful consideration will need to be given to the design and construction of the staircase leading to the the mansard roof extension to make sure there is adequate head-room.

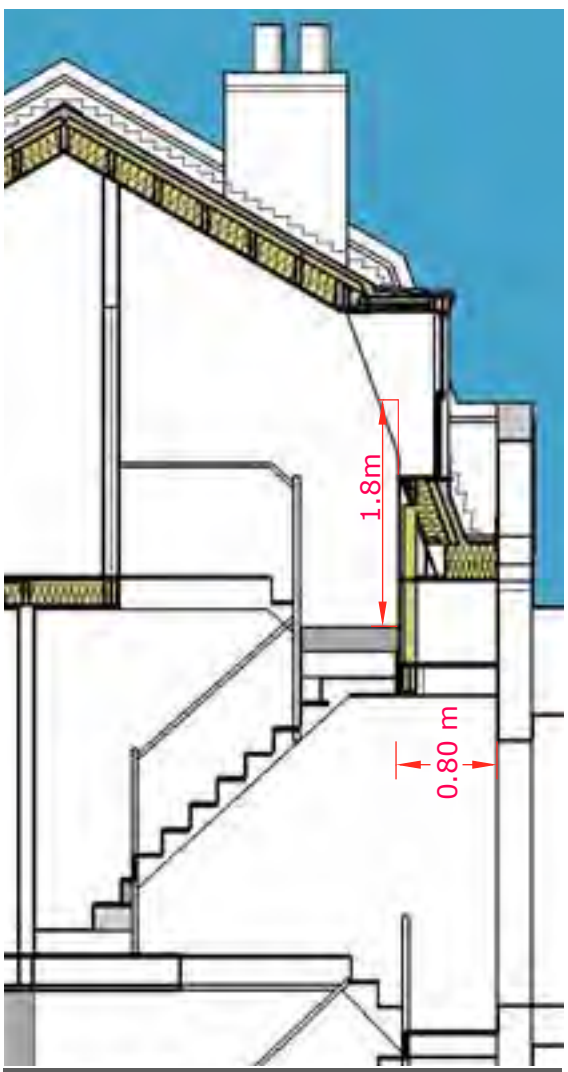
The section below illustrates an indicative design, however staircase configurations vary house by house.

The staircase will need to be set in from the rear facade to provide adequate head height under the rear slope of the mansard roof. Head height can be improved by carefully positioning a dormer window or an in-line roof light over the staircase.

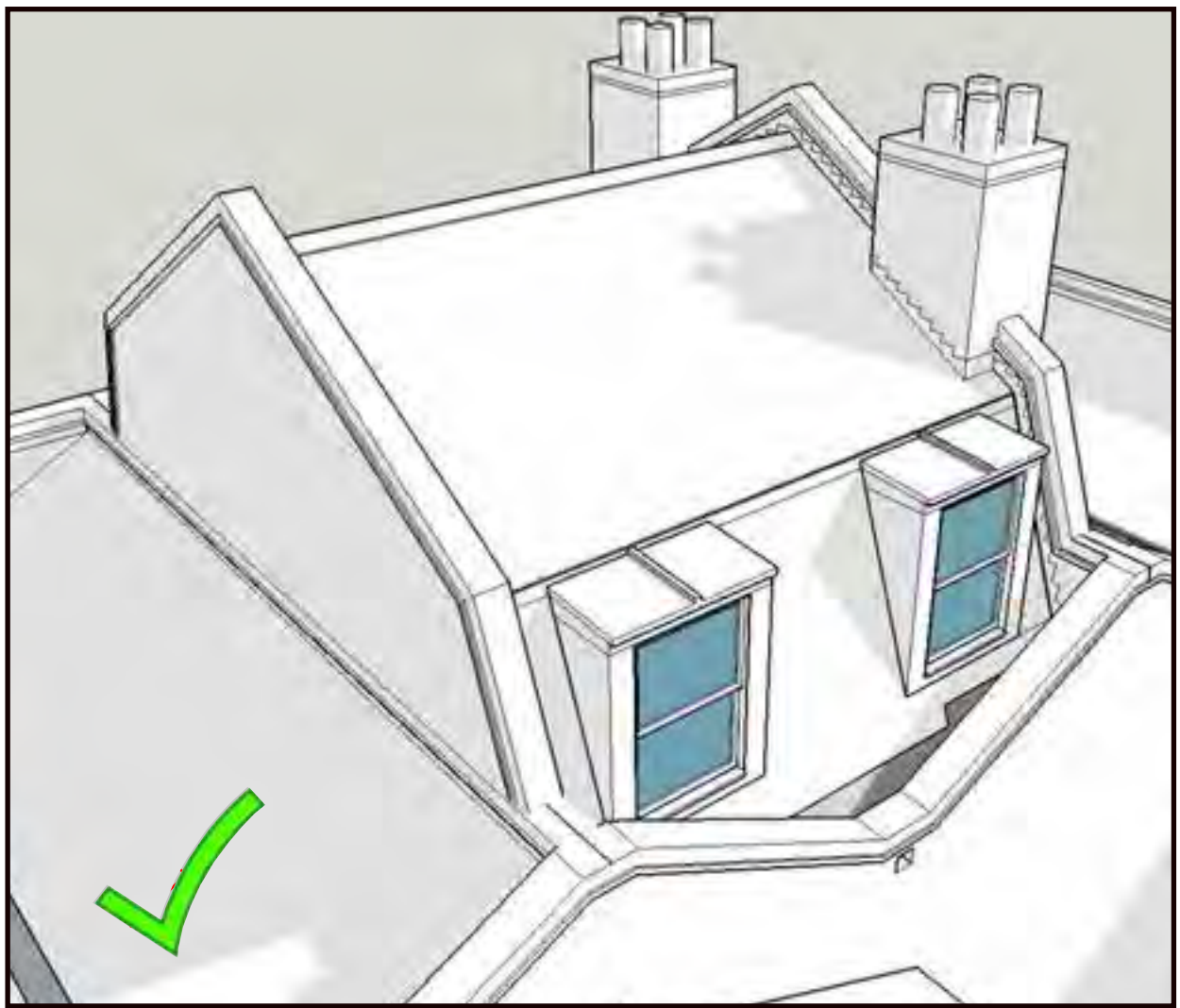
The building regulations state that head height over a staircase leading to a loft conversion can be reduced to 1.8 metres at the edge and 1.9 metres at the middle of the staircase above the string line. Tower Hamlets Building Control will allow this guidance to be followed for new mansard roof extensions.



A box-like enclosure to provide head height in a stairwell



Indicative staircase configuration



A dormer window to provide head height in a stairwell

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Design guidance
Structure

The nineteenth-century terraces of traditional brick and timber houses in Tower Hamlets were mostly built in stretches of a few houses at a time, by small builders rather than as large-scale comprehensive schemes. Their quality of construction can vary, as can the builder's approach to foundations. Some areas were open fields before construction, others may have been backfilled gravel or clay pits, so it is always beneficial to know about the original nature of the street and the individual house, and the geology of the area.

The first questions to ask are whether the house is well founded and well built, and whether previous alterations have affected the integrity of the building. Alterations may have been done to a low standard, creating difficulties now.

Then, the extent of any structural changes to the house during its lifetime should be investigated and understood.

The third area for investigation is the general condition of the building. Decay from damp and leaks or timber infestation can weaken the structure; it should be assessed whether or not the existing fabric is well maintained.

Desk study and investigations should be undertaken to explore the above considerations. These should include the following:

- The ground conditions on the site and the nature of the footings,
- The history of alterations to the site, the building, and its neighbours,
- The condition of the timber roof structures,
- The bonding of the cross-walls to the front and rear elevations,
- The bond of the facing brickwork on the external elevations to the internal face of masonry,
- The verticality of the walls,
- The condition of the masonry in the existing chimney breasts,
- The flue routes should be surveyed and all flues identified before any demolition/alterations are carried out,
- Any cracks or historic movements should be recorded.

An appraisal of the existing building should be carried out by a chartered structural engineer. This should then inform a review of the proposed alterations and the resultant changes to the load paths, and the design of new structural elements.

Where defects are discovered, these should be addressed prior to commencement of the proposed works to extend roofs. In situations where the robustness of the existing building is poor, further provisions to improve the robustness should be added into the building before undertaking any alterations.

The design and execution of the works should consider the effects the alterations will have on similar works being carried out by the neighbours in the future. Party Wall Awards will be required in all instances.

The following is a summary of considerations that are to inform the design of the structural alterations:

1. Existing roof structure
    - The proposals should be developed to retain and reuse the existing structure and original finishes where possible.
    - An assessment of the strength and stiffness of the existing roof level structure should be undertaken and its capacity to support the increased loads should be checked. It is possible that the new floor loads may be supported on the existing fabric, although some strengthening may be required to achieve this. Any strengthening should be carefully designed to mitigate damage to finishes and the design should mitigate the extent of intrusion into the existing fabric.
    - Where necessary, a separate, independent floor structure should be provided.
2. Chimneys/chimney breasts
    - New beams are not to penetrate into chimney flues – fixing to the face of chimney breast may be possible, depending on the loads.
    - Chimneys are to be extended upward, using brick, mortar, and workmanship to match the existing.
3. Foundations
    - The existing condition should be assessed and recorded, in particular the foundations' depth and the bearing strata. Any signs of movement should be investigated.
    - The foundations should be checked to see whether they can support the increased loads – in particular the party wall footings may be affected, considering the possibility that additional loads may be applied from both sides.
4. New structure
    - The new construction should be robust and should tie together the front, rear and cross-walls at all levels, including the roof level.

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Design guidance
Height constraints

The design guidance for height constraints is intended to ensure that any new mansard roofs in the Driffield and Medway Conservation Areas would be consistent in design and setting out in order to provide coherence to the streetscape

The height of the parapet may vary and therefore the roof and Party Wall may need to increase in height to achieve the minimum headroom under the dormer but the angle and set-back should remain as indicated.

Dormer lead roof to be set just below change in roof pitch

The guidance is intended to provide consistency in set-back from the parapet to the front face of the dormer

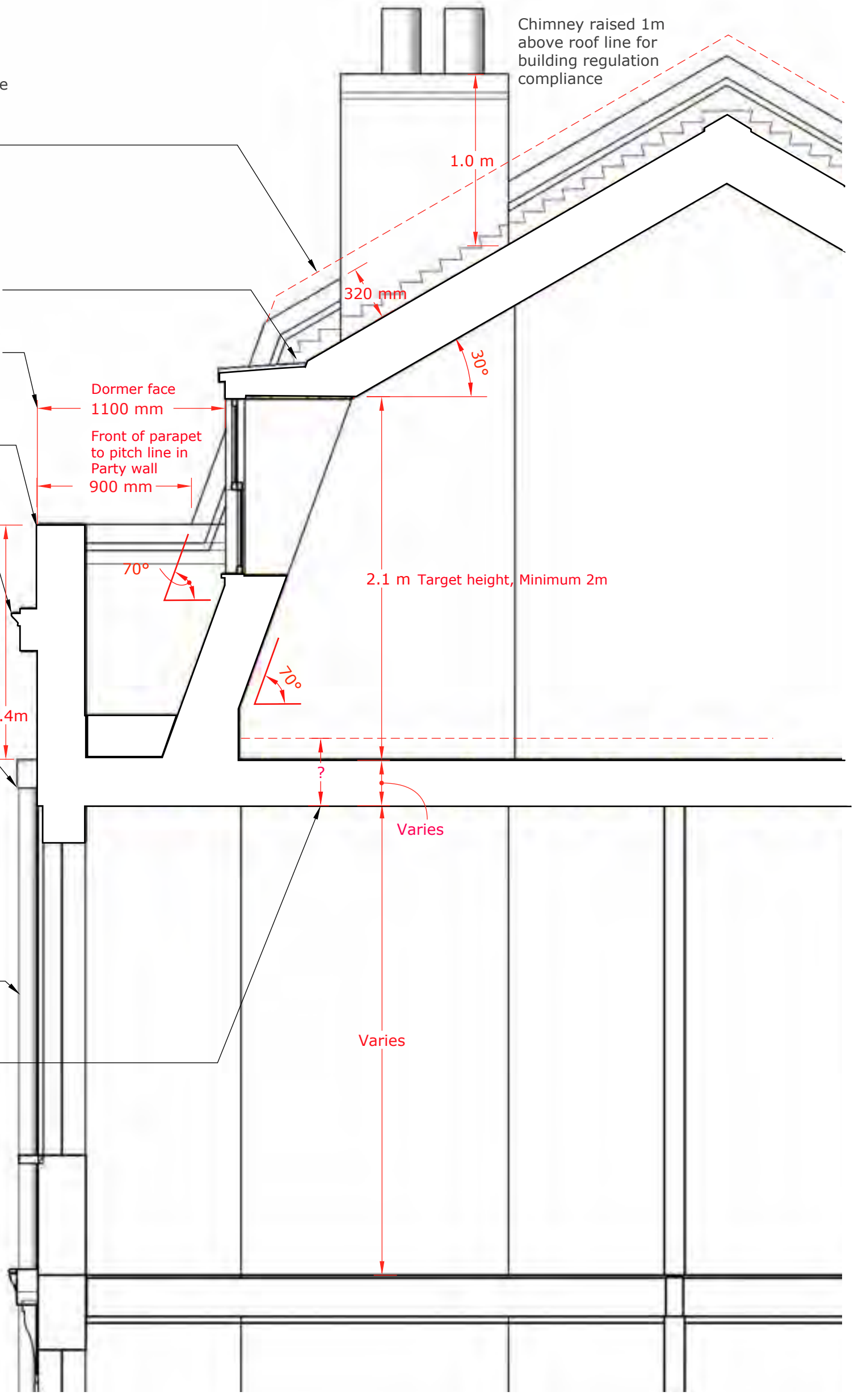
Parapet wall facing the street. The front of the existing parapet is to be taken as the setting out datum point

If the cornice is missing reinstatement is encouraged. This should be in the original position and in most cases this will align with the adjacent property. In some streets there is a step in height from one property to another in which case the cornices may also step

Rainwater hoppers should be installed on the party wall line as illustrated in the design guidance The cast iron hopper and lead lined outlet should be set at a consistent height along the street. Even one brick difference can result in an inconsistent appearance. The guide height indicated might need to vary from street to street due to discrepancies in construction detail in the existing properties

Rainwater pipe on the party wall line subject to survey of street drainage and confirmation of viability

The first floor ceiling should be retained if possible especially if its lath and plaster and if there are original cornicing or ceiling mouldings at first floor level. Consideration should be given to whether it is possible to install the new floor structure in between existing ceiling joists and set out the proposed mansard roof within the guidance dimensions. Any deviation from the guidance should be explained and justified in the design and access statement in support of a planning application, so that the implications on the streetscape can be assessed



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Design guidance
Materials

The design guidance for materials is intended to ensure that any work to properties in the Driffield and Medway Conservation Areas is carried out using appropriate materials
The addition of mansard roofs in the Conservation Areas would benefit from consistency of design and materials with careful detailing and workmanship in order to provide coherence and quality

Reinstatment of lost features is encouraged, to match the original
Reinstatement of lost cornices would help to reduce the impact of the mansard roof

Traditional clay chimney pots
Re-use existing if possible, set in flaunching mortar to match existing

Chimney and flues extended in line with the existing, in bricks to match existing (nb these are likely to be imperial sized bricks), with sulphate-resisting mortar flush with bricks

Brick party wall extended up with traditional soldier course coping on creasing tiles and stepped lead flashing

Traditional dormer with lead cheeks and lead roll roof, timber faced surround to windows painted white, traditional timber sliding sash window with slimline double glazing

Reinstatement of missing stucco cornices and rendered parapet painted white, to match the original, is encouraged

Cast iron hopper and downpipe pre-finished or painted in suitable black bituminous paint on line of party wall. Lead flashing at outlet

Reinstatement of missing stucco window and door surrounds is encouraged, to match the original, painted white

Any re-pointing should be in traditional lime mortar with slightly recessed joints that expose the edge of the bricks.
"Weatherstruck" pointing should be avoided

Reinstatement of lost mouldings is encouraged, to match existing, painted white

Reinstatement of panelled timber doors is encouraged where the original has been replaced

Reinstatement of missing cast iron railings with stone plinth is encouraged, to match the original

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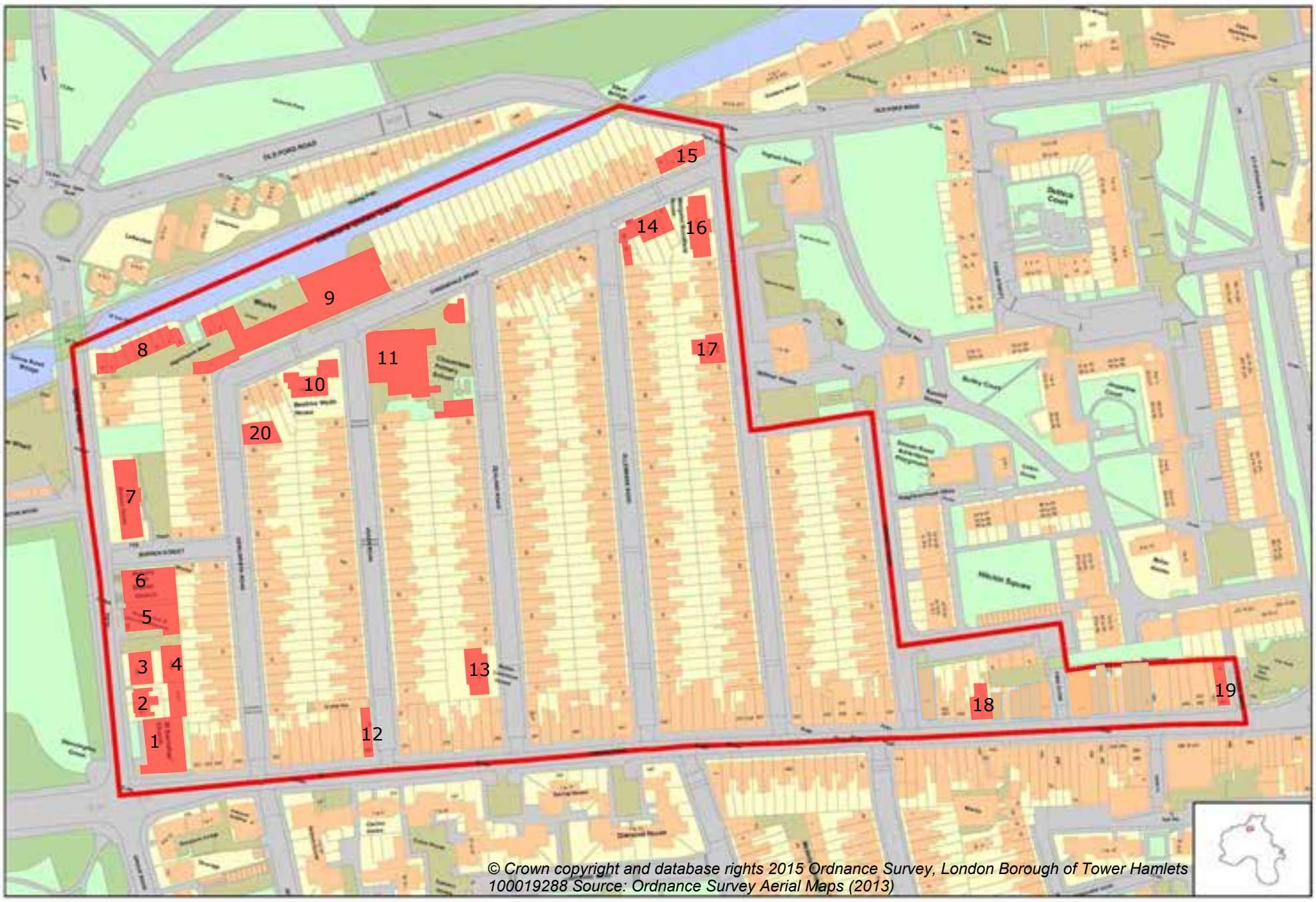
Appendix 4: Map showing properties where design principles are not applicable



Driffield Road Conservation Area
Properties where the Prototype Design Guidance is not applicable

Guidance is suitable for terraced properties with London roofs and parapet walls to reduce the visual bulk of a mansard roof extension. The following properties differ and the guidance is not applicable

1. St. Barnabas Church: Victorian church

2. 178-180 Grove Road: Victorian semi-detached houses double pitched hipped roofs with overhanging eaves

3. 182 Grove Road: 5 storey Victorian house with flat roof

4. 182b Grove Road: Victorian mews with flat roof structure unknown

5. 184 Grove Road: Victorian hall with flat roof

6. Victoria Park Baptist Church

7. Bunsen House: 20th Century apartment block

8. Nightingale Mews: Late 20th Century housing development with hipped and pitched roofs behind parpapet walls

9. Works Chisenhale Road: Victorian warehouse

10: Beatrice Webb House: 20th century housing with flat roof

11. Chisenhale Primary School: Victorian school

12. 369 Roman Road: Redeveloped property with hipped mansard roof structure unknown

13. Susan Lawrence House: 20th Century housing pitched roof overhanging eaves

14. Chisenhale Road on corner with Ellesmere Road: 20th Century housing with double pitched roofs and overhanging eaves and monopitched roofs

15. 2-6 Chisenhale Road: Redevelop property with flat roof behind parapet wall structure unknown

16. Margaret Bondfield House: 20th Century housing pitched roof with overhanging eaves

17. 61a Driffield Road: 20th Century housing hipped pitched roof behind parapet walls structure unknown

18. 457-459 Roman Road: Terraced properties pitched roofs with overhanging eaves

19. 503 Roman Road: Redeveloped property with mansard roof and parapet walls structure unknown

20. 54 Kenilworth Road: Victorian works with double pitched roof

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London Borough of Tower Hamlets

Medway Conservation Area Character Appraisal and Management Guidelines

March 2017

Alan Baxter

Kennedy O'Callaghan Architects

TOWER HAMLETS

London Borough of Tower Hamlets

Medway Conservation Area Character Appraisal and Management Guidelines

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1.0 Introduction

Conservation Areas are parts of our local environment with special architectural or historic qualities. They are created by the Council, in consultation with the local community, to preserve and enhance the specific character of these areas for everybody. The Medway Conservation Area (hereafter referred to as the Conservation Area) was designated in September 1989. The Conservation Area was designated to protect the overall character of the Victorian terraces, which are of collective townscape merit.

This guide has been prepared for the following purposes:

- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'
- To provide a detailed appraisal of the area's architectural and historic character.
- To provide an overview of planning policy and propose management guidelines on how this character should be preserved and enhanced in the context of appropriate ongoing change.

The Character Appraisal (Section 2) aims to define the qualities and features that make the Conservation Area special. This includes an understanding of the historical development of the place and its buildings, as well as an analysis of its current appearance and character — including description of the architectural characteristics, details and materials. It also records qualities such as important open spaces and views into and within the Conservation Area. Any damage or pressures to the Conservation Area is also recorded.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which places a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of Conservation Areas in their districts. Therefore, the Management Guidelines (Section 3) set out ways to conserve the special architectural and historic character of the Conservation Area, as well as help to manage sensitive new development and refurbishment. It takes into account planning policy context and responds to the problems and pressures identified in Section 2.

This Consultation Draft is based on the *Character Appraisal and Management Guidelines* adopted by Cabinet of 05 March 2008 and incorporates the *Addendum to Medway Road Conservation Area Character Appraisal and Management Guidelines* (draft public consultation versions November 2015).

Aerial view showing Conservation Area boundary (in red) © Google Earth

2.0 Character Appraisal

2.1 Location and setting

The Conservation Area is bounded by Cherrywood Close and the railway line to the south, Strahan and Medway Roads to the west, Roman Road to the north and St Stephen's Road to the east.

The Conservation Area is centred around Medway and Lyal Roads, which run parallel to one another stretching between Roman Road and Antill Road. Antill Road and Roman Road are longest roads running in a west-east orientation through the Conservation Area. Roman Road provides a lively northern boundary to the Conservation Area with its streetscape of small retail units. Antill Road, on the other hand, provides a quieter residential southern boundary to the Area.

The Conservation Area includes one small area of public green space to the east: Selwyn Green.

There are two other Conservation Areas in the immediate vicinity: Tredegar Square Conservation Area lies on the south side of the railway line, and Driffield Road Conservation Area lies on the north side of Roman Road.

MEDWAY CONSERVATION AREA

This map is indicative only and is not a planning document. For further information please contact the Council.

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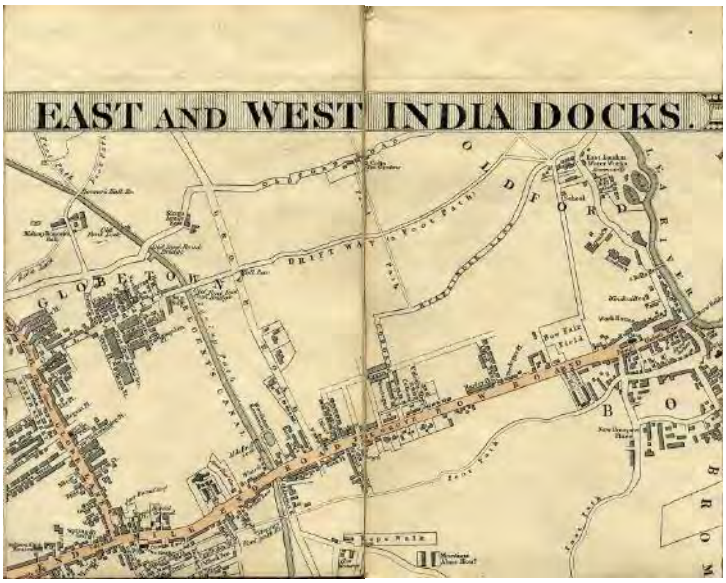
2.2 Historical development

This area lies within what was then known as Mile End Old Town. Evidence of this remains today, in the boundary plaques, such as the one situated on the upper floor of no. 422 Roman Road.

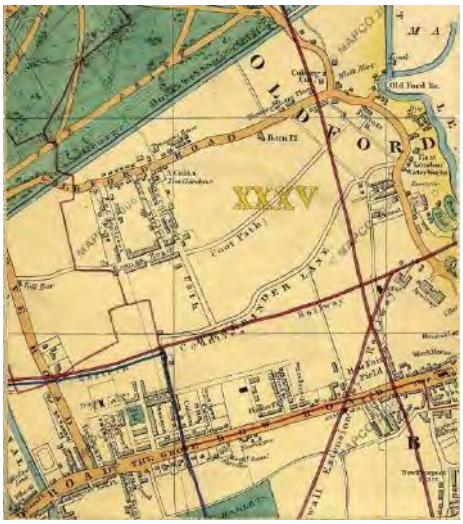
Boundary plaque

Until the mid-nineteenth century, most of Bow was primarily rural, with the exception of late Georgian ribbon development on the main roads out of town, for example along Mile End Road.

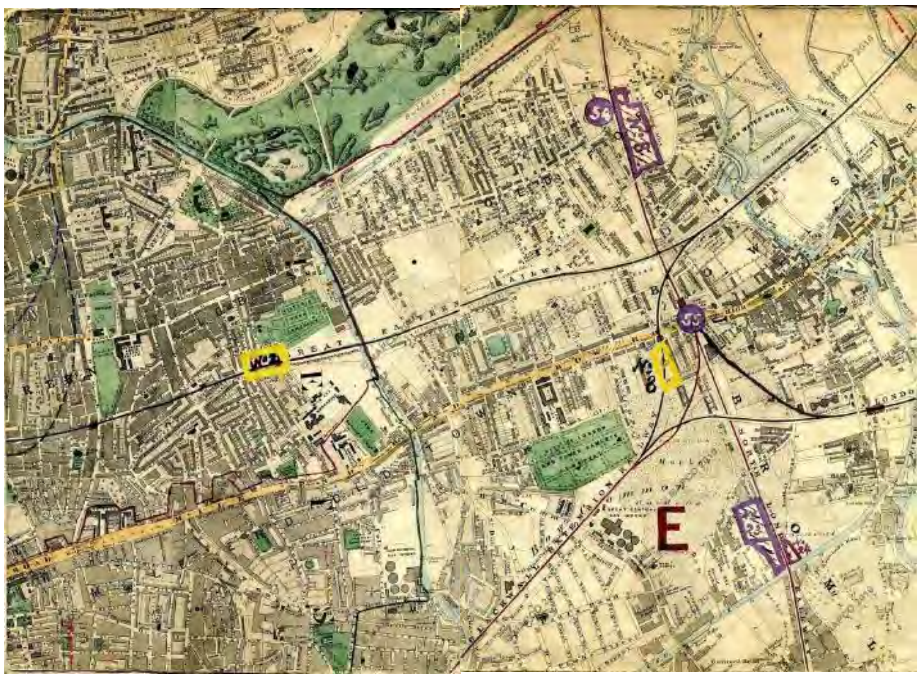


Cruchley's New Plan of London, 1827. © Mapco.net

Historic maps reveal that the area once consisted of fields, lying east of Grove Road and south of Roman Road (shown on the maps as Drift Way footpath), which was a meandering trackway for much of its length. Cross's New Plan of London of 1847/1850 shows that the area around Tredegar Square — part of land owned by one of the largest landowners in the area, the Morgan family of Tredegar, in Monmouthshire — were starting to be laid out, during a previous but less explosive building boom. Victoria Park to the north opened in 1845. However, the space that makes up the Conservation Area was still undeveloped. This all changed when the city expanded in size around the 1860s.



Cross's New Plan of London, 1850. © Mapco.net

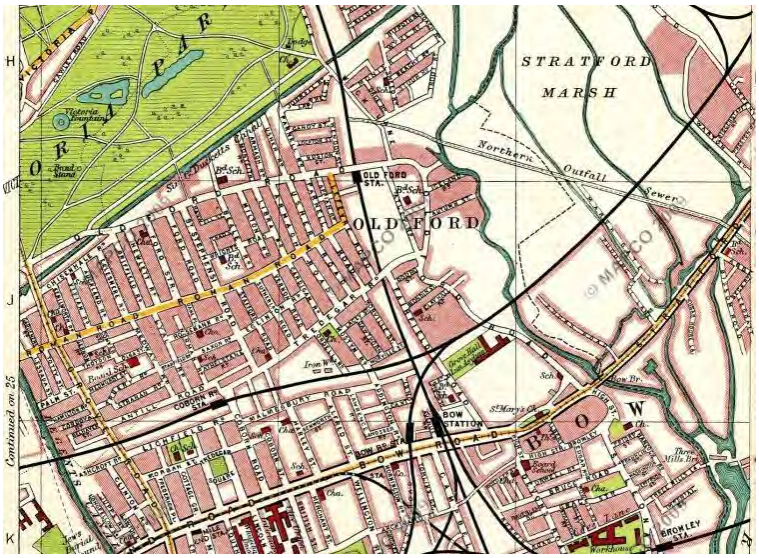


Stanford's Library Map of London and its suburbs, 1864. © Mapco.net

Leases were purchased by local builders, and the lands north of the Eastern Counties Railway Line were rapidly developed from the 1860s onwards, to coincide with the Great Eastern Railway station opening at Coborn Road (closed 1948). One such developer was Thomas Antill Palmer, of Trinity Terrace on Tredegar Road, and his partner William John Wade, of 33 Lichfield Road. In 1865, they bought various leases and went on to develop Antill Road. From the 1860s onwards, the area was rapidly developed for artisans and shopkeepers, for whom the norm was to work from home. This area of traditional housing survived.

Although principally residential, the area historically included a number of small businesses operating either from home or within small industrial buildings, such as those between Medway and Lyal Roads. The area also supported a number of local shops along Medway Road.

Edward Weller Map, 1868. © Mapco.net



Bartholomew's Handy Reference Atlas of London and Suburbs, 1908. ©Mapco.net

The area was fully developed by the twentieth century. In addition to terrace houses, a school was opened in 1874 between Olga Street and Arbery Street. After WWII it was briefly renamed John Bartlett Primary, but returned to Olga Primary School in the 1950s. The School has since been relocated to a modern building next to its original site and the original school building has been converted to houses.

OS map, 1948 © www.old-maps.co.uk

Selwyn Green was created on the site of WWII bomb-damaged terrace houses facing onto Selwyn Road, between the 1950s and 60s. At that time Victorian terraces were perceived as old fashioned, and unhealthy with few modern facilities, and the area was considered to be slums. Subsequently, large clearance programmes begun and new estates were built, consisting of flats with modern amenities and plenty of open space, such as Lanfranc Estate (immediately adjacent to the Conservation Area).

2.3 Character analysis

This section analyses the character and appearance of the Conservation Area, and identifies architectural and spatial features that positively contribute to it.

2.3.1 Spatial analysis

The Medway Conservation Area is characterised by the regular layout of small scale streets, containing rows of terraces, with a horizontal emphasis because of their relatively low height and unbroken length. The Conservation Area features a number of long streets (Antill Road, Medway Road and Lyal Road) as well as smaller streets that have a more intimate feel (Athelstane Grove and Norman Grove).

In contrast, the northern boundary of the Conservation Area is defined by the lively Roman Road, which extends further to the east and west. The former Olga School building and surrounding buildings on the corner of Arbery and Medway Roads provide a break in the homogenous street layout of the Conservation Area. These properties are for the most part walled off from the road.

Scale

Roman Road is flanked by buildings generally of two storeys, with a taller three storey scale at corner sites. Throughout the rest of the Conservation Area, the existing building scale is predominantly low, with terrace housing along the residential streets at two–three storeys in scale (see sheet no.5 of Appendix 3).

Two storey houses along Roman Road

Two storey houses along Lyal Road

Land use

The land use character of the Medway Conservation Area is predominantly residential, with the largest part of the Conservation Area made up of terraced houses from the 1870s. The former public house on the corner of Antill and Selwyn Roads closed in 2002. Along the dynamic Roman Road other land uses include small retail premises on the ground floor with street frontage, with residential flats above. The ground floor shopfronts provide a colourful backdrop to the vibrant market scene along Roman Road, and contrasting the domestic street scale behind.

Former public house on the corner of Antill and Selwyn Roads. This building features rope mouldings around the windows similar to a former pub in the Driffield Road Conservation Area.

Shops along Roman Road

Green spaces

The Medway Conservation Area contains the small pocket of public green space in Selwyn Green which was built as part of the post-war reconstruction and provides an attractive, spacious setting to the terrace houses around it.

View across Selwyn Green to Selwyn Road

All the terraced houses in this Conservation Area feature private gardens (of varying size) which provide a verdant backdrop to views into and within the Conservation Area. This verdant backdrop to the area is reinforced by street trees.

Mature street trees on Arbery Road

Furthermore the Conservation Area is surrounded by the substantial open space of Mile End Park to its west, across Grove Road.

2.3.2 Views

The clear definition of the streets and the character of the nineteenth-century terrace create many high quality views:

- Long views exist along streets, including views south from Roman Road. The clear definition of streets and the character of the nineteenth century terraces create many high quality views. Within the residential streets of Strahan, Antill, Medway and Lyal Roads, each terrace contributes to the repetitive and rhythmic character of the streetscape. The long views of uniform terraces are a distinctive characteristic of the Conservation Area.
- Views through Stanfield Road reveal a short row of ground floor shopfronts on this section of Medway Road. These shopfronts have slate finished roofs and their upper level residential floors are setback from the building frontage.
- The intersection at Stanfield Road, Viking Close and Lyal Road, in addition to the open space of Selwyn Green provide opportunities for shorter oblique views of the rear of houses.

Map showing key long and dynamic views (blue) and gap views (orange).

Photographs of these views follow on subsequent pages.

Gap view off Antill Road showing London Roofs of houses along Athelstane Road .

Glimpsed view from Antill Road showing London Roofs belonging to houses along Strahan Road.

View up Coburn Road, terminating with the former public house on Antill Road

View along Saxon Road.

Long view eastward along Antill Road.

Long view from Antill Road up Medway Road.

View along Stanfield Road terminating in three-storey houses with shop fronts.

View south along Lyal Road, terminating with houses of Antill Road.

View eastward along Viking Close: the London Roofs of houses of Selwyn Grove are visible.

View from Roman Road down Lyal Road.

View of corner of Roman Road and Medway Road.

2.3.3 Architectural characteristics

The overriding impression of this Conservation Area is the consistency of the architectural form. There is a consistent rhythm and scale to the terraces with a fairly uniform parapet line to the front elevation, concealing a series of uniform London Roofs. The late-nineteenth century houses are primarily two storeys high with the typical embellishments of the period, including bay windows and plenty of painted stucco decoration. However, the terraces do vary in their ornamental detail; the types of doors, windows, decorative plasterwork and front boundary treatment differ, which give each street a slightly different quality. For example, the houses along Arbery and Strahan Roads are more ornately decorated than elsewhere. They were built slightly later. Please also refer to sheet no. 3 of Appendix 3.

Strahan Road (with original cornice intact).

On five roads in this Conservation Area — Antill, Lyal, Medway, Saxon and St Stephen's Roads— the line of the front elevation of these houses steps back on alternate bays. This is a discreet architectural design feature that adds a subtle rhythm to the street as a whole.

Antill Road. This photograph shows the alternating recess to the front elevations, some of which have been painted, and all in this image are missing their original cornices.

When built, the houses were considered of a good size, as housing in the area was for the artisan class and are a change from the plain brick, flat fronted terraces of 20 years earlier. Most of the houses within the Conservation Area were built with long rear extensions (sometimes referred to as back additions, 'outriggers' or 'closet wings') as part of the original building.

As the Victorian era progressed the need for plentiful cheap housing saw a move away from the provision of a costly basement and the services originally housed here were increasingly accommodated within the back extension at ground level, as is the case in this Conservation Area. The form of the Victorian terrace house had its origins in the grander houses of an earlier era. Space was ordered according to a structural hierarchy, with the more public spaces such as the parlour located at the front of the house, whilst the more private spaces were located to the rear of the house and in the back extension.

Economy continued to play a role in the evolution of the back extension with the early single storey single unit extensions with three independent walls housing a scullery being replaced by paired extensions under one roof. Over time, what had been the very small single-storey scullery extension increased in size to include a kitchen with a bedroom above, and the scullery was pushed into a smaller lean-to section beyond this. Paired two-storey extensions can be seen in the following photograph.

Rear extensions viewed from Arbery Road

There are some variations to the consistent character. One is Saxon Hall: this building is locally listed and situated adjacent to Selwyn Green, with its frontage to Saxon Road. It is nineteenth century “Tudorbethan” in style and is constructed from a range of red brick. It is characterised by contrasting stone dressed and mullioned windows. The two halls are supplemented by an attached house. The entrance hall and rear storeroom/ office were built of a piece, around 1894. The site is bounded by iron railings, not dissimilar from those used further along Saxon Road.

The institutional buildings of the former Olga School (a London Board School) offers a further variance to the quiet, residential character of this Conservation Area.

The former Olga School viewed from Arbery Road

There are two roads where the scale and character of the houses differs. The first is Norman Grove, which lies to the north of Saxon Hall. Properties along this short road are slightly older than elsewhere in the Conservation Area; they are a mixture of mid-nineteenth century cottages with hipped roofs and London Roofs behind parapets.

Norman Grove.

Norman Grove.

Meanwhile, the houses on the south side of Tredegar Road are taller than those in the rest of the Conservation Area. The houses have steps up to the front door and have double pitched roofs and gabled dormer windows.

South side of Tredegar Road.

Roofs

The significance of the historic roof-scape within the Conservation Area is derived from a number of factors including its shape or form, structure, covering materials, and associated features.

The vast majority of the terraces within the Conservation Area feature London (or Butterfly) roofs; these are an inverted 'V' in form with a central valley and ridges on the party walls between the individual houses of the terrace. These roofs are of low pitch and are concealed from the street (i.e. the front) behind parapets producing a hard, straight edged appearance to the house, with a strong silhouette. This lack of visible roof is an important architectural characteristic. The continuity of the parapet line and moulded cornice line is another significant feature in the Conservation Area streetscene and ties groups of terraces together. At the rear of these terraces with London roofs, the row of gently pitched gables with the valleys and party walls between is clearly evident. Chimney stacks are located along the party walls between houses (often in pairs); they are often the only feature visible above the cornice line, forming part of the silhouette of the roofscape. They also form part of the special character of the area.

There are several small groups of simple pitched roofs within the area. Two terraces between Anthill and Tredegar Roads have simple mono-pitch main roofs. They are the result of a partial rebuilding around forty years ago.

Roof top features such as chimney stacks, chimney pots and raised party walls are important Conservation Area characteristics. The design and detail of features such as chimney stacks varies and was the subject of changing architectural styles and differing builders.

Some roofs have existing Mansard roof extensions; mainly these are along Roman Road and Norman Grove. Along Roman Road the existing roofs vary in form some being flat, some modern flat topped Mansards and some more traditional in character.

The map in Appendix 1 of this document, forms an audit of the existing types of main roof.

London Roofs visible along Medway Road.

Glimpsed view of butterfly roofs of houses on Strahan Road.

Views of the rear elevations from Viking Close

Existing mansard roof extensions on Norman Grove.

Rear extensions

Mid-nineteenth century terraces, such those within the Conservation Area, were often built with returns, which had their origins in the grander houses of an earlier era. Most of the houses within the Conservation Area were built with rear returns (sometimes referred to as 'back additions', 'outriggers' or 'closet wings') as part of the original building. Space was ordered according to a structural hierarchy, with the more public spaces such as the parlour located at the front of the house, whilst the more private spaces were located to the rear of the house in the back extension.

As the Victorian era progressed the need for cheap housing saw a move away from the provision of a costly basement and the services originally housed here were increasingly accommodated within the back extension at ground level.

Economy continued to play a role in the evolution of the back return with the early single-storey single-unit returns with three independent walls housing a scullery being replaced by paired returns under one roof. Returns varied in width, height and length according to the builder but tended to increase in scale as the century progressed. A second storey was increasingly added to accommodate a third bedroom, and it is this form of return which predominates within the Driffield Road Conservation Area. In some cases the kitchen was not big enough and a small lean to scullery was added to the rear of the return.

The map in Appendix 2 of this document forms an audit of the existing types of rear projection which are located within the Medway Conservation Area.

Rear extension along Medway Road.

2.3.4 Details and materials

The houses in this Conservation Area are variants on the basic terrace house design brought about by different builders (and subsequent changes) and the presence or absence of architectural features. Architectural features that positively contribute to the character and appearance of the Conservation Area, and deserve retention are:

- Canted bay windows with decorative cornice and console;
- Tripartite round-headed first floor window openings;
- Round-headed paired window openings with stucco surrounds and foliate embellishment;
- Wooden sash windows;
- Vermiculated or reticulated stucco and cornice and consoles to front door openings; and
- Stucco cornices to the parapet on the front elevations.

There is a limited range of materials used throughout the Conservation Area, reinforcing its consistent appearance. Principally the materials are: stock brick and stucco on the elevations with timber sash windows and slate roofs.

Reinstatement of missing features, if carefully added to match the original, may enhance the character and appearance of the Conservation Area.

Terrace on Selwyn Road; the houses have canted bay windows but only three houses retain their cornice.

St Stephen’s Road: note the tri-partite round-headed windows on the first floor, canted bay windows, and architectural embellishment to the door surround.

Detail showing tripartite round-headed window openings with sash windows.

Detail of round-headed paired window openings with stucco surrounds and foliate embellishment and reticulated stucco around the door.

Detail showing reticulated rusticated stucco above the door.

Front boundary walls are not as consistent as other features. These include the traditional iron railings or low brick or concrete walls or timber fences. The metal railings are historically significant boundary treatments and add to the character and appearance of the Conservation Area. Most of the original railings were removed during the war. Where original railings have been lost, their careful reinstatement (to match the traditional railings) may enhance the character or appearance of the Conservation Area.

Traditional iron railings on Saxon Road

2.3.5 Problems and pressures

Although the character and appearance of the Conservation Area is appreciably consistent, changes have been made to some properties which chip away at this consistency. Further uncontrolled change could erode the special character of the Conservation Area.

Façade treatment

Terraces such as these are designed to be uniform and regular in appearance, relying on the repetition of simple elements and a consistency of materials and details for the overall effect. Much of the terracing remains little altered, but those of which that have been unsympathetically altered, are embellished with the application of pebble dash and stone cladding. The complete pebble-dashing of a façade, for example, completely destroys the careful balance and consistency across the terrace as a whole. The result has created discord and fragmentation to the entire elevation of the terrace, to the detriment of the character of the Conservation Area.

The painting of the front elevation creates greater colour divergence throughout the Conservation Are which can detract from its consistent character and appearance.

The original pointing and mortar would have been lime putty based without cement. Modern cementitious mortars are not appropriate because this mortar is actually harder than the brickwork, whereas mortar should be softer than the brickwork.

Boundary treatments

The properties in this Conservation Area have lost their original iron railings, and many have been replaced with unsympathetically designed walls or fencing. This can detract from the overall design and consistency of the terrace, especially apparent in long views.

Gap sites

There are gaps in the rows of terraced housing, particularly at the eastern half of the Medway Conservation Area, they can expose unsympathetic rear extensions that would otherwise not be seen. The houses within the Conservation Area are characteristically small and two storeys in scale, which traditionally may have had single storey, one room extensions.

Sensitivity of end of terrace plots

The design of end of terrace houses has more potential to impact the appearance of the Conservation Area than mid-terrace houses. Similarly as with gap site, where houses have suffered badly from inappropriate design, large, over-scaled, or even multiple extensions, these are highly visible at end of terrace plots.

Existing roof extensions

Modest Victorian properties were two storey houses with butterfly roofs hidden behind the parapet. Currently, there are isolated existing Mansard roof extensions on Selwyn Road and Lyal Road, and a more consistent run along Roman Road and Norman Grove.

Rear extensions

Rear elevations can suffer badly from inappropriate design and large rear extensions. Where visible, these inappropriately designed extensions harm the character and appearance of the Conservation Area. Over-development of rear extensions has occurred particularly in the deep plots along Roman Road.

2.4 Summary of special interest

This is an area of particular special architectural and historic interest, illustrated by its history and significant architecture dating from the nineteenth century, in summary the specific features of special interest are:

- surviving nineteenth-century artisan and shopkeepers' houses;
- high level of consistency across the streets and their terraces;
- uniformity both of form and materials; and
- high rate of survival of architectural features and enrichments which make positive contributions to the character and appearance of the Conservation Area, these include:
    - chimney pots;
    - continuous line of parapet wall to conceal London roof behind;
    - party walls with brick-on-edge detailing and stepped lead flashings;
    - stucco cornices to the parapet on the front elevation;
    - decorative mouldings or brick borders to first-floor windows;
    - tripartite round-headed windows at first-floor level;
    - canted bay windows with decorative cornice and console;
    - round-headed paired windows with stucco surrounds and foliate embellishments;
    - timber sash windows with delicate glazing bars;
    - embellished architrave, often featuring vermiculated or reticulated stucco, to recessed front doors; and
    - iron railings to front boundary (even where not original, the traditional replacement railings contribute the character).

All of the above elements make a positive contribution to the character and appearance of the Conservation Area; please refer also to sheet no. 1 of Appendix 3.

Whilst there are no listed buildings within the area, the Conservation Area was designated to protect the overall character of the Victorian terraces, which are of collective townscape merit. And it is the cohesive character of the area rather than individual buildings which the Conservation Area status seeks to preserve and enhance.

3.0 Management guidelines

3.1 Introduction

This Management Plan for Medway Conservation Area has been prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas and their settings. The Placeshaping Team operate within the context of the Development and Renewal Directorate of the Council, alongside Planmaking, Development Management, and Building Control.

Conservation Areas are as much about history, people, activities and places as they are about buildings and spaces. Preserving and enhancing the Borough's architectural and historic built heritage —a finite resource — over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

Whilst the Council has a duty to ensure that change preserves or enhances a Conservation Area, it is aware of the space pressures facing families and the need to accommodate changing residential needs within its Conservation Areas.

Conservation Areas also promote sustainability in its widest sense. The Council is committed to this in its Local Plan. The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats climate change.

Consideration of appropriate amendments to the boundary of the Conservation Area, and recommendations for additions to the register of listed buildings, either the statutory or local list, will be considered by the Council.

3.2 Who is this document for?

This document is aimed at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities are reflected in these documents. It will depend on the support of the community to achieve its objectives.

The guidelines provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area. This guidance is intended to help home owners in understanding the character and significance of the Conservation Area and in submitting planning applications within this Conservation Area.

In addition to managing change and conservation in the Conservation Area, guidance is provided to support residents who would like to make a planning application to extend their home. Specifically, it contains guidance covering extensions to the roof and to the rear of residential properties.

In order to further assist residents with the planning application process, the Council has also prepared a Mansard roof Guidance Note. This borough-wide guidance contains information on the most relevant planning policies that the Council must consider when making decision on planning applications; further information on the historic roofs in Tower Hamlets; the elements of Mansard roofs and best practice advice on how you should approach the design of a new Mansard roof.

Guidance specific to mansard roofs in the Medway Conservation Area is provided in Appendix 3 of this document.

3.3 Policies relevant to the Conservation Area and how they are implemented

Any new development should have regard to national, regional and local planning policy.

- At the national level, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)places a duty on Tower Hamlets to designate Conservation Areas in "areas of special architectural or historic interest", and to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. National planning policy for conserving and enhancing the historic environment is set out in National Planning Policy Framework (NPPF) Chapter 12 (paras 126–141) and guidance is provided in the National Planning Practice Guidance for conserving and enhancing the historic environment.
- At the regional level, Policy 7.8, Heritage assets and archaeology, of the London Plan (2016) states that, at a strategic level, 'London's heritage assets and historic environment, including … conservation areas … should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account'. And that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'
- At the local level, the Local Plan of Tower Hamlets states that 'the Council will protect and enhance the historic environment of the borough'. This is described in detail in Policy CP49 of the Core Strategy. In addition, applicants should note Policy CP46 to ensure that access issues are properly addressed in work carried out in a Conservation Area.

There are no statutorily listed buildings in the Conservation Area, but there is one locally listed building: Saxon Hall, 10 Saxon Road.

3.4 Opportunities for enhancement

It is the character of the area, rather than individual buildings, which the Conservation Area designation seeks to preserve and enhance.

However, there are minor improvements that could be made to the existing terraces within the residential part of this Conservation Area. While the structures themselves are intact, the terraces require some attention and renovation. The Council supports the retention and reinstatement of architectural features of the area.

This section provides guidance on opportunities for enhancement of the character and appearance of the Conservation Area which residents may consider. Furthermore, section 2.4 summarises the positive contributors to the character and appearance of the Conservation Area; the repair or reinstatement of which would represent public benefits as defined by the NPPF.

3.4.1 Façade brickwork

Measures should be taken to ensure that further damage to the façade brickwork is avoided and to ensure that further application of the pebble-dash is not allowed (see section 2.3.5). Although cladding and rendering may seem quick solutions to maintenance and structural problems, they can create new problems, disguising what could later emerge to be major building defects. These are all irreversible steps. By hiding original details, such as window arches and string courses, a house can be completely altered, losing its traditional appearance.

The original pointing and mortar would have been lime putty based without cement. Modern cementitious mortars are not appropriate because this mortar is actually harder than the brickwork, whereas mortar should be softer than the brickwork. Projecting 'weather struck' pointing would not be original and should be avoided; the pointing should be flush with or slightly indented from the brickwork. It is important to use mortar to match the original and not any later replacements.

Examples of cementitious mortar.

3.4.2 Railings

During the war metal was in short supply and railings were removed. Some properties have had railings reinstated but they do not all follow the traditional details. Reinstatement of traditional railings is encouraged by the Council. Railings should be of cast iron, painted black and leaded into a stone plinth. Low railings are appropriate: higher than 2m would detract from the character and appearance of the Conservation Area. In saying this, some houses appear never to have had railings and in these cases, it may not be appropriate to introduce them.

3.4.3 Cornices

Where parapet level cornices are damaged or have been removed, efforts should be made to restore or reinstate them, to match the original. This would improve the rhythm and character of the terrace and therefore be considered a positive intervention to the Conservation Area.

3.4.4 Public realm

Other opportunities for enhancement exist in the rationalisation of the street clutter, the encouragement of the street market, and community uses which allow people to meet. Care to ensure the appropriate maintenance will need to be considered.

3.5 Potential development

The Council recognises that residents may wish to extend their houses to provide more accommodation; this section provides guidance on how best to manage the potential change (sheet no. 4 of Appendix 3 illustrates some of the roof extensions carried out in the Medway Conservation Area). It is important that any development is carried out with due regard for preserving or enhancing the character or appearance of the Conservation Area.

Historic England, in their guidance regarding alterations to the London terraced house 1660–1860, note the need to retain the structure, character and appearance of a building, and that proposals should not impair or destroy the overall shape and proportion of a house or detract from its historic character

3.5.1 Roofs

Appendix 1 is an Audit of the existing types of main roof (excluding the rear extension) which are located within the Medway Conservation Area. The Audit clearly illustrates that in most cases, the basic historic forms of the main roofs of the various terraces have survived, even where roof covering materials have been subject to change and/or other small scale changes have occurred.

Historic England's advice summarised above relates to a number of features but is particularly relevant when considering alterations to the roof form.

When assessing an application for a roof extension the following matters are taken into account:

- visibility and impact on the public realm;
- historical integrity (degree of change);
- the historical and architectural interest of the buildings concerned;
- the completeness of the group or terrace of houses concerned;
- the consistency and uniformity of the existing roofscape and its contribution to the character of the Conservation Area; and
- significance in terms of the Conservation Area.

Please refer to the illustrated guidance for roof extensions in Appendix 3. As shown in the drawings, there is no 'one size fits all' approach.

There is no precedent for flat-top Mansard roofs in traditional properties in the Conservation Area, but flat-top Mansards have been used on some modern properties. In cases where a proposed Mansard roof extensions is next to an existing flat-top Mansard it will usually be preferred that the proposed follow guidance for a traditional Mansard.

Appendix 3 provides guidance aimed at minimising harm and maximising public benefit from proposals for roof extensions.

3.5.2 Rear extensions

The scope for rear extensions to be altered is often greater than for roof extensions. There are large parts of the Conservation Area where rear elevations have less impact to the character and appearance of the Conservation Area. Where new extensions are not visible from the public realm their impact on the overall character and appearance of the Conservation Area is reduced.

However, the variety of rear extensions means that there is no standard solution and when putting an application together it will be important to consider, the consistency and rhythm of neighbouring properties, the existing rear building line and the particular character of the house. Appendix 2 is an audit of the existing types of rear extension which are located within the Medway Conservation Area.

When assessing an application for a rear extension the following matters are taken into account:

- visibility from street and impact on the public realm;
- historical integrity (degree of change);
- the historical and architectural interest of the buildings concerned;
- the consistency and uniformity of the existing group or terrace of houses concerned; and
- significance in terms of the character and appearance of the Conservation Area.

The impact of the proposals upon the amenity of neighbouring properties, the design, scale and materials are always important considerations when assessing proposals for a rear extension. An extension should always be subordinate to the main building.

Generally an extension to infill the side return will be acceptable. Ideally this should be a lighter weight structure, its features should respect the scale of those features on the existing building and ideally it will be set back from the rear wall of the existing extension so that the prominence of the historic building envelope is preserved.

A common form of extension requested is a wrap-around extension. This might also be acceptable, where the garden is of a suitable size, and where it is not visible from the public realm.

It is very important to note that all general planning policies apply as elsewhere in the Borough.

3.5.3 Shopfronts

Roman Road is lined with shop fronts; this street is a lively component of the Conservation Area and there exists the opportunity to refurbish and upgrade the shopfronts along this thoroughfare. Insensitively designed shopfronts can harm the character and appearance of the Conservation Area, whereas a well-designed shopfront has the potential to increase the attractiveness of the building to which it is attached and the area as a whole, and potentially increase the commercial success of the shop and the area by increasing the appeal to shoppers. Alterations to original shopfronts should respect the design, detailing, material and architectural features of the traditional shopfront, and also the building itself.

3.6 Highways and transportation issues

The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved in development which impacts on public spaces should refer to the Council's Street Design Guide, Transport for London's Streetscape Guidance and Historic England's 'Streets for All' document. The ongoing cost of maintenance should also be considered carefully.

Due to the evolved nature of the area which is predominantly residential in character, it should be investigated whether any design strategies can be introduced to meet both residential and commercial parking needs. It is necessary to curtail the amount of on-street carparking, particularly the off-spill of Roman Road activity, along the surrounding residential streets. Cars parked on both sides of the local streetscapes have narrowed the road widths for moving

vehicular traffic. Options to reduce the traffic and to relocate commercial parking should be sought, in order to preserve and restore the residential character of the Medway Conservation Area.

Despite road markings and raised traffic islands/ kerbs, further measures to calm the traffic are required, through the introduction of speed humps at regular intervals. These are necessary along the longer roadways in the area, such as east-west running Antill Road and the north-south running Medway and Lyal Roads, to minimise the speeding traffic. Currently the oversized road markings on Medway Road and Antill Road, indicating a 20km speed limit, do not act as a deterrent for over-zealous drivers. Road markings and other highway infrastructure needs to be reapplied in a more sensitive and subtle way to significantly enhance the setting of the Medway Conservation Area.

Works by statutory services (gas, electricity, water etc.) have the potential to damage historic ground surfaces or ancient underground structures. Early consultation with the conservation team is encouraged for any works.

3.7 Trees, parks and open spaces

There are no major parks or open spaces in the Medway Conservation Area, although there is a small pocket park, namely Selwyn Green, adjacent to Saxon Hall.

All trees in Conservation Areas are protected, and some trees are also covered by individual Tree Preservation Orders (TPO's). Notice must be given to the Council before works are carried out to any tree in the Conservation Area, and some works require specific permission. More information can be found in the Council's Guide to Trees, and on the Tower Hamlets website. Carrying out works to trees without the necessary approval can be a criminal offence, and the Council welcomes early requests for advice.

3.8 Equalities

Valuing diversity is one of the Council's core values, and we take pride in being one of the most culturally rich and diverse boroughs in the UK. This core value has driven the preparation of this document and will continue to inform changes to this document in the future. These values will also inform changes to buildings and places where this document provides guidance to ensure inclusivity for all sections of the community.

This Character Appraisal and Management Guidelines will support the Council's aims:

- a strong spirit of community and good race relations in Tower Hamlets;
- to get rid of prejudice, discrimination and victimisation within the communities we serve and our workforce; and
- to make sure that the borough's communities and our workforce are not discriminated against or bullied for any reason, including reasons associated with their gender, age, ethnicity, disability, sexuality or religious belief.

Please contact us if you feel that this document could do more to promote equality and further the interests of the whole community.

3.9 Publicity

The existence of the Conservation Area will be promoted locally to raise awareness of current conservation issues and to invite contributions from the community.

3.10 Consideration of resources needed to conserve the historic environment

The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in increasing the attractiveness of the area to tourists and visitors. However, it should be noted that economic reasons alone will not in themselves justify the demolition or alteration of a building in a Conservation Area. The Council will consider grant aid to historic buildings and places.

In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creative estate management may be required.

3.11 Ongoing management and monitoring change

To keep a record of changes within the area, dated photographic surveys of street frontages and significant buildings and views will be made every five years. Also, public meetings will be held every five years to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise.

The Council recognises the contribution of the local community in managing Conservation Areas, and will welcome proposals to work collaboratively to monitor and manage the area.

In addition, the Borough's Annual Monitoring Report, prepared for the emerging Local Plan, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

3.12 Enforcement strategy

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

Planning applications for alterations that would not preserve or enhance the character or appearance of the Conservation Area will normally be recommended for refusal.

3.12.1 Article 4 Directions

Article 4 Directions are a process through which change within the Conservation Area can be positively managed.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions. An Article 4 Direction is a direction under Article 4 of the General Permitted Development Order which enables the local planning authority to withdraw specified permitted development rights across a defined area. (Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.) This would bring these types of development within the control of the planning process.

The Council will investigate an Article 4 Direction to protect against:

i. changes to door surrounds;

ii. changes to existing sash windows with wooden frames;

iii. changes to existing canted bay windows;

iv. changes to window stucco surrounds;

v. removal of stucco cornice on the front elevation;

vi. change to roof coverings and demolition of or alteration to chimneys;

vii. the addition of a porch on the front elevation;

viii. demolition of existing iron railings to the front boundary;

ix. the painting or covering of previously unpainted and uncovered brickwork of a dwelling house or a building within the curtilage.

Where proposed works *will repair or reinstate* features that have been identified as positive contributors to the character or appearance of the Conservation Area, they will be considered to contribute to the 'public benefits' (as identified by the NPPF) of a scheme, subject to appropriate detailing, materials and methodology.

3.13 Outline guidance on applications

Before carrying out any work in this area, you may need to apply for planning permission even for minor work such as replacing railings, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The character of Medway Conservation Area is described in detail in the Appraisal in the first part of this document.

In the Medway, as in other Conservation Areas, planning controls are more extensive than normal. Consent is required to demolish any building, and a higher standard of detail and information is required for many applications.

The exact information required will vary with each application, but in general applications must include:

- A clear design statement explaining the reasons behind the design decisions;
- Contextual plans, sections and elevations of existing buildings;

- Drawings, including construction details, produced at larger scale (eg. 1:50 or 1:20) clearly indicating the nature of the work proposed;
- Additional detail regarding materials and construction; and
- Photos of the condition of existing building (including details where appropriate).

More details are available on the Tower Hamlets website. If in any doubt, the Council welcomes and encourages early requests for advice or information.

It is advisable to speak to the Council's Duty Planner before submitting an application. The Council runs a pre-application service which you may wish to use. Details are available on the Council's website.

3.15 Further reading

The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.

3.16 Contact information

The Council encourages and welcomes discussions with the community about the historic environment and the contents of this document. Further guidance on all aspects of this document can be obtained on our website at www.towerhamlets.gov.uk or by contacting:

Tel: 020 7364 5009

Email: placeshaping@towerhamlets.gov.uk

This document is also available in Libraries, Council Offices and Idea Stores in the Borough.

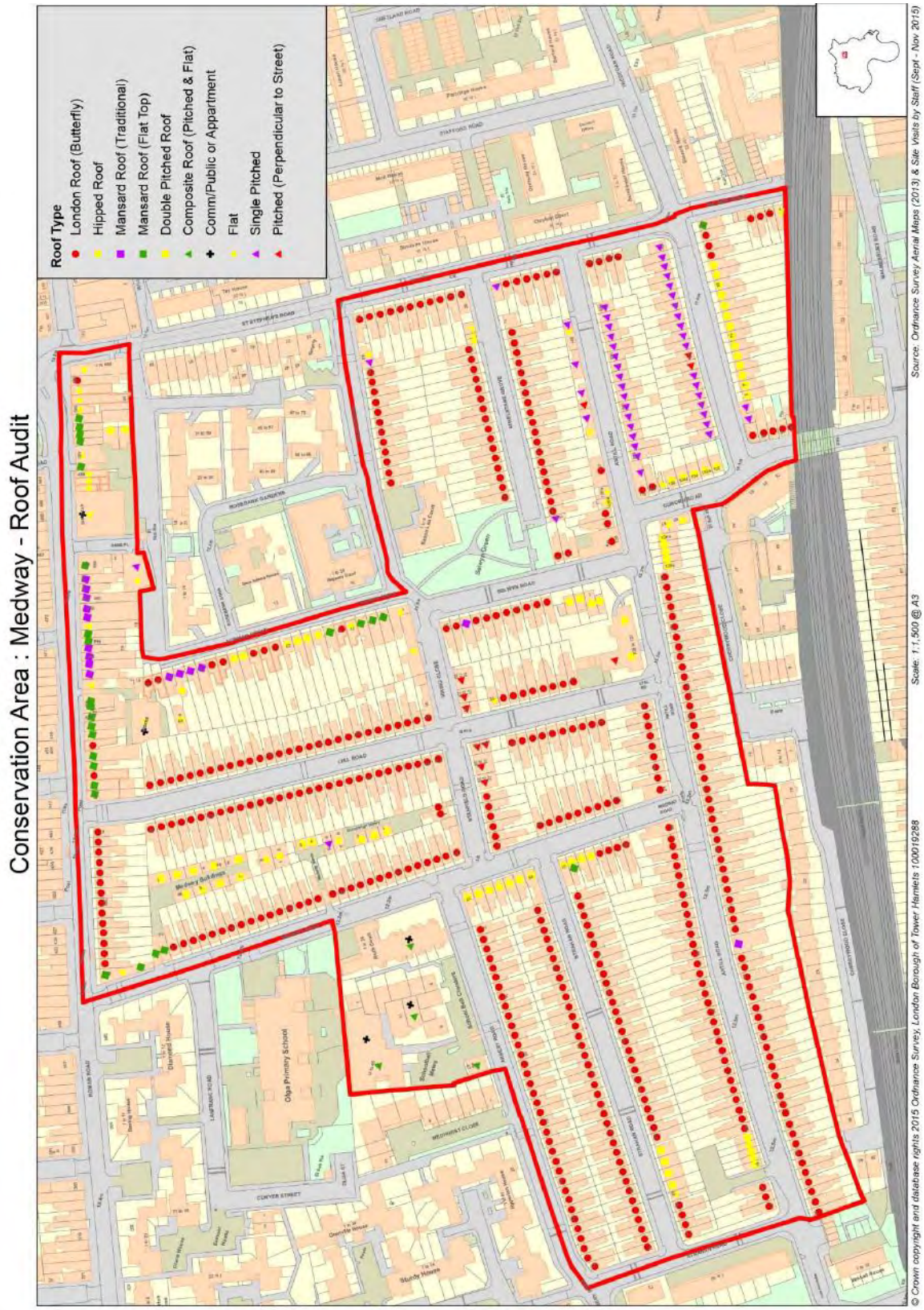
For a translation, or large print, audio or braille version of this document, please telephone 0800 376 5454. Also, if you require any further help with this document, please telephone 020 7364 5372.

Also, you may wish to contact the following organisations for further information:

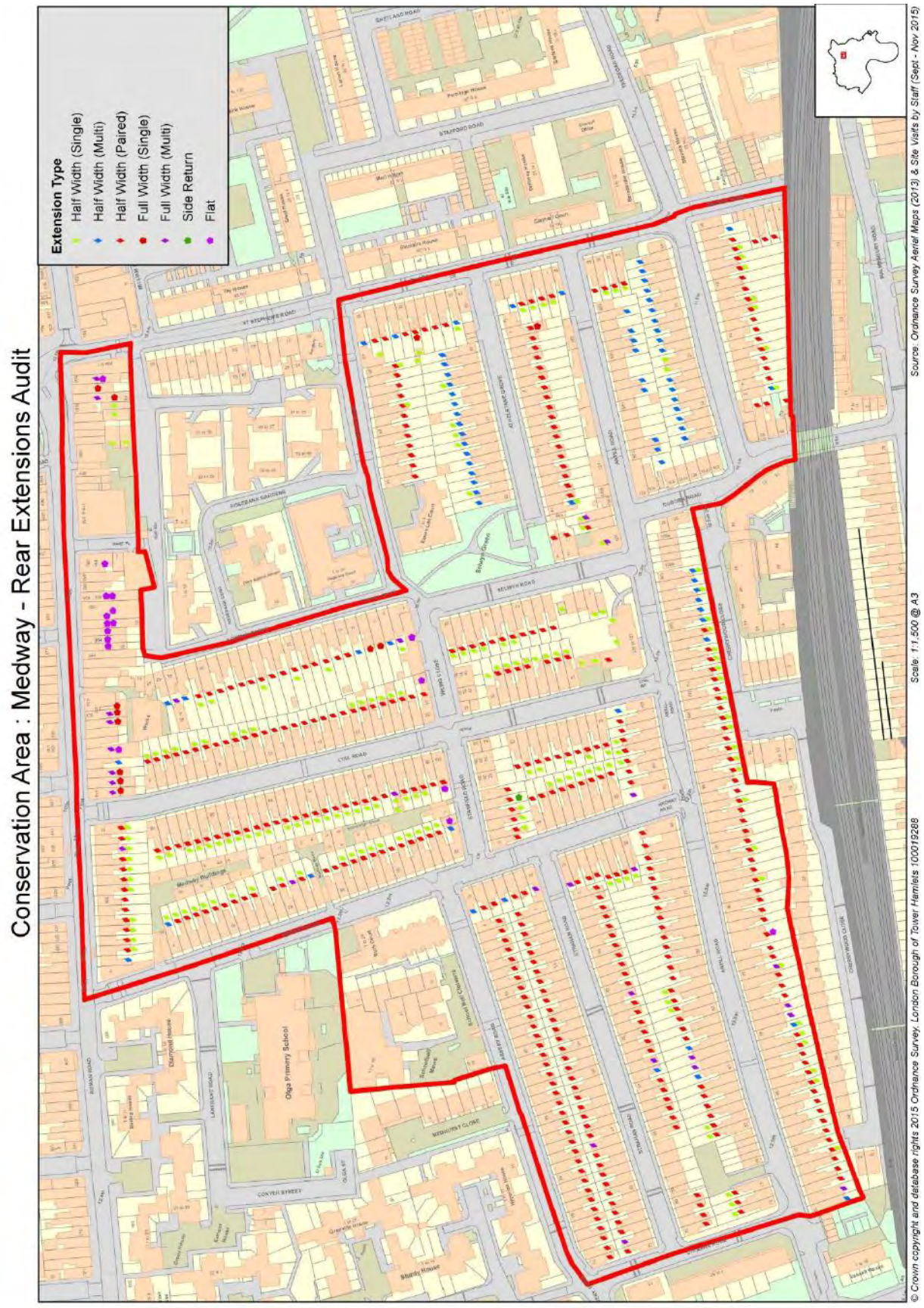
Mile End Old Town Residents Association

Historic England	www.historicengland.org.uk
The Georgian Group	www.georgiangroup.org.uk
Victorian Society	www.victorian-society.org.uk
20th Century Society	www.c20society.org.uk
Society for the Protection of Ancient Buildings	www.spab.org.uk

Appendix 1: Roof types map



Appendix 2: Rear extensions audit



Appendix 3: Design principles for roof extensions

Mansard Roof Guidance

Appendix 3 Introduction
Design Guidance for mansard roof extensions

In order to extend properties at roof level in the Conservation Area, it would be necessary to remove the original London Roofs. It is considered that the removal of original roofs and the addition of mansard roofs could have a potential harm on the character of the streetscape, particularly in the short-term, especially if mansards are implemented in an ad-hoc manner, but this could potentially be mitigated and balanced in the following ways:

- There is potential for householders to incorporate improvements to their property such as the reinstatement of lost architectural features, which if carried out to a high quality using materials and workmanship to match the original, could provide public benefit to enhance the terraces

- Adopting a consistency of design for mansard roof extensions could look cohesive and if adopted over a group of houses or a whole terrace this would change the character but would not necessarily harm it

The design guidance on the following sheets illustrates the steps that are considered to be necessary to provide a consistency of design for new mansard roofs in order to minimize impact and enhance the character of the streetscape as much as possible.

The guidance has been prepared in the form of illustrated sheets, starting with an assessment of the architectural characteristics of the houses and the character of the streetscape. The impact of installing mansard roofs within the Conservation Area has been assessed using three-dimensional computer aided design. The guidance provides a prototype design that is based on a typical mid-terrace house. Three options were prepared to compare the shape and form of mansard roofs and assess their impact on the streetscape. Option 1a was considered to have the least impact and was taken forward as the proposed prototype design.

Guidance is given on the items that would be assessed by LBTH for a planning application for a mansard extension, including materials, dimensions and details. End-of-terrace, corners and the back of properties are also addressed. Guidance is also given on the opportunities for reinstatement of lost features that would be encouraged as potential mitigation of any perceived harm.

Outline guidance is also provided on structure, building regulations and construction in order to give some guidance on the main issues that would need to be addressed by designers and householders wishing to progress a mansard roof proposal. Every house would need to be assessed individually and the guidance is not exhaustive, but it is intended to provide background information and general information for key items that would need to be considered. The drawings included in this guidance document are diagrammatic only and are used to illustrate general principles. The guidance sheets and drawings are not intended to be used purposes of construction. Older buildings need to be evaluated individually to assess the most suitable form of construction based on a wide variety of possible variables. The London Borough of Tower Hamlets, Kennedy O'Callaghan Architects and Alan Baxter ltd. do not accept liability for loss or damage arising from the use of this information.

List of Design Guidance Sheets

01	Architectural characteristics of the Conservation Areas (Driffield Road and Medway)
02	Architectural features of the Conservation Areas (Driffield Road and Medway)
03	Streetscape in the Conservation Areas (Driffield Road and Medway)
04	Precedence for mansard roofs in Tower Hamlets
05	Typical house configuration
06	Option 1 Double-pitch mansard roof
07	Option 1a Double-pitch mansard roof (Revision A)
08	Option 2 Flat-top mansard
09	Comparison: Option 1, 1a and Option 2
10	Design Guidance - Mansard set back
11	Design Guidance - Integrity of the Conservation Area
12	Design Guidance - Chimney stacks
13	Design Guidance - Rainwater downipes
14	Design Guidance - Dormer windows
15	Design Guidance - Retain distinctive ‘V’ of London roof to rear
16	Design Guidance - End-of-terrace properties
17	Design Guidance - Rear of end-of-terrace properties
18	Design Guidance - Solar panels
19	Design Guidance - Individual treatment to rear slope of mansard
20	Design Guidance - Construction steps 1
21	Design Guidance - Construction steps 2
22	Design Guidance – Typical Second Floor Plan
23	Design Guidance - Building Regulations
24	Design Guidance - Head height in stairwell
25	Design Guidance - Structure
26	Design Guidance - Height constraints
27	Design Guidance - Materials

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Mansard Roof Guidance

Appendix 3 Summary
Design Guidance for mansard roof extensions

Purpose of guidance
The design guidance will help householders achieve consistency of design for mansard roof extensions in the Conservation Area. This was considered to be important to residents who attended the three public consultation events held in July to September 2016 and was further reinforced in the feedback received. Adopting a consistency of design for mansard roof extensions could look cohesive and if adopted over a group of houses or a whole terrace this would change the character but would not necessarily harm it, whereas inconsistent uncontrolled roof extensions could create significant harm.

Potential for reinstatement of lost features
The guidance illustrates the potential for householders to incorporate improvements to their property, such as the reinstatement of lost architectural features, which if carried out to a high quality, using materials and workmanship to match the original, could provide public benefit by enhancing the Conservation Area.

Guidance sheets summary
Sheets 1-3 of the Design Guidance address the architectural qualities of the streetscape and describe the features that enhance the character of the Conservation Area. This information would be relevant for applicants preparing a Design and Access Statement to accompany planning applications for mansard roofs.

Sheet 4 illustrates some existing mansard roofs in the borough and identifies their characteristic features.

Sheet 5 illustrates a typical mid-terrace house, using three-dimensional computer aided design. The assumptions on which the typical house is based are explained. The typical house was the base drawing on which a prototype design for proposed mansard roofs was developed. This allows a comparison of options, to explore the preferred shape and form and to assess their impact on the streetscape.

Sheets 6-8 illustrate different mansard configurations: option 1, 1a and 2. Option 1 is a traditional mansard roof set close to the line of the parapet wall to provide as much accommodation as possible within the mansard. Option 1a sets the roof back from the parapet wall. Option 2 is a flat topped mansard.

Sheet 9 compares the three options and illustrates the impact of each option when viewed from the street. Options 1 and 2 appear to have the least effect on the streetscape when looked at in elevation, but when assessed in three dimensions and viewed from the street and from the houses opposite, Option 1a was considered to have the least impact and to appear the most subservient to the host building. The pitches and set-back are in accordance with Historic England guidance. Option 1a was therefore taken forward as the proposed prototype design.

Option 1a is considered to be set back adequately to allow two dormers to be constructed on the front slope, and still to look suitably subservient to the host building. However each street varies slightly and this may have to be appraised street by street to ensure that the proposed dormers do not appear to dominate the façade. Further guidance on set-back is given on sheet 10 and guidance on dormers is given in Sheet 14.

Sheets 10-19 provide guidance on the items that would be assessed by LBTH for a planning application for a mansard extension, including materials, dimensions and details, chimneys and rainwater pipes. End-of-terrace, corners and the back of properties are also addressed. The design guidance illustrates the steps that are considered to be necessary to provide a consistency of design for new mansard roofs in order to minimize impact and enhance the character of the streetscape as much as possible.

Sheets 20-21 provide outline guidance on construction so that householders considering a mansard extension can understand the scope of work, sequence of construction and items to consider.

Sheet 22 shows a typical mansard floor plan, to illustrate how it might be laid out to include a bedroom with en-suite bathroom and typical room sizes that might be achieved.

Sheets 23-25 show the technical considerations including guidance on structure, building regulations and construction in order to give some guidance on the main issues that would need to be addressed.

Sheet 26 gives guidance on the proposed setting out dimensions that would allow consistency throughout the Conservation Area and the appearance of the mansard roofs to be subservient to the host building.

Sheet 27 gives guidance on materials. This also identifies some of the opportunities for reinstatement of lost features that would be encouraged as potential mitigation of any perceived harm.

Variations and exclusions
The design guidance is not prescriptive for all properties because it is acknowledged that there are variations from street to street, terrace to terrace and house to house. Appendix 4 provides a map to indicate which properties have been excluded from the guidance as they are atypical. Every house would need to be assessed individually and the guidance is not exhaustive, but it is intended to provide background information and general information for key items that would need to be considered.

Note on guidance documents
The drawings included in this guidance document are diagrammatic only and are used to illustrate general principles. The guidance sheets and drawings are not intended to be used purposes of construction. Older buildings need to be evaluated individually to assess the most suitable form of construction based on a wide variety of possible variables. The London Borough of Tower Hamlets, Kennedy O'Callaghan Architects and Alan Baxter ltd. do not accept liability for loss or damage arising from the use of this information

Architectural characteristics of the Conservation Areas (Driffield Road and Medway)

The following features are positive attributes of the Conservation Areas -

- Continuous line of parapet wall to conceal London roofs
- Cornice (decorative moulding on parapet)
- Mouldings or brick borders to first floor windows
- Timber sash windows with delicate glazing bars
- Embellished architraves to recessed front doors
- Decorative mouldings or bay window to ground floor
- Cast iron railings on stone plinth
- Cast iron metal window guards

The photographs below show that one or more of these characteristics has been lost from each of the properties illustrated

There is an opportunity to reinstate lost features when proposing a mansard roof extension

Loss of original windows, window mouldings and cast iron railings

Timber sash windows replaced with top-hung PVC windows

Removal of features can result in significant loss of character

Glazing bars are less prominent when painted in dark colours

Replacing cast iron railings with brick wall changes relationship of house to street

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Architectural features in the Conservation Areas (Driffield Road and Medway)

The character of the terraces is enhanced by the original mouldings and these vary from terrace to terrace. The variation in architectural detail from terrace to terrace is characteristic, but the consistency of approach in each terrace or group of houses provides coherence.
In some houses the mouldings have been removed, especially the projecting cornices, and in some cases the render band has also been removed or re-built with a plain brick parapet. This can detract from the character and integrity of the Conservation Area.

The reinstatement of missing original features is encouraged. This needs to be carried out using high quality materials and workmanship to match the original details. Reinstatment of lost cornices may help to unify terraces, especially if mansard roof extensions are proposed, and cornices can help to make the mansard roof extension appear less dominant.

Rendered parapet with cornice

Render band with missing cornice

Stucco window and door surround, timber panelled door and sash windows, railings and decorative grilles typical of the character of the neighbourhood

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Streetscape in the Conservation Areas (Driffield Road and Medway)

Character and streetscape

- The continuous line of the parapet walls generates striking and uniform views
- The age, design and height of properties is generally consistent across terraces but varies slightly from road to road

Zealand Road

Vivian Road

Zealand Road

Lyal Road

Group of houses

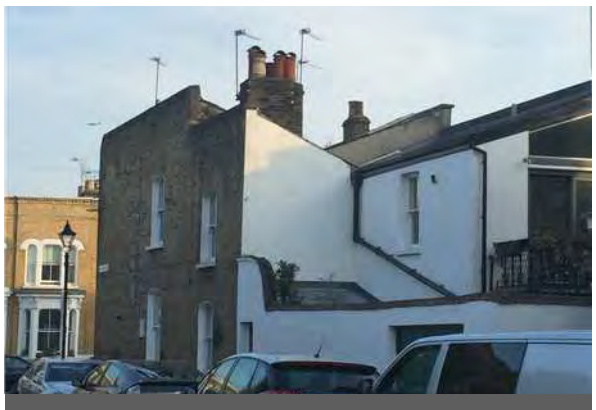
- The continuity of forms, such as window and door spacing, provides a rhythm to the terrace
- The continuity of the cornice ties the whole terrace together visually
- In some cases the cornice has been removed and this lessens the continuity of the terrace

Grove Road

Chisenhale Road

Corner properties

- The distinctive V form of the London roof is clearly visible on corner properties and provides variety of form at the rear of properties



Medway Road

Lyal Road

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Precedence for mansard roofs in Tower Hamlets

There are examples of traditional Mansard roofs in the borough, often with the following characteristics:

- Double pitch roofs,with lower roof steeply pitched at approximately 70° and upper roof pitched at approximately 30°
- Parapet walls of brick-on-edge with clay creasing tiles extend above the roof line to provide a fire break between properties
- Brick chimney stacks with clay chimney pots, approximately 1 metre above line of pitched roof, and stepped lead flashings
- Continuous line of parapet wall, originally with decorative cornices, to conceal London roofs
- Gutters concealed behind parapet walls often draining to rear of properties
- Mansard roof is carefully proportioned to be subordinate to the main building
- Single or double dormer windows are subordinate to windows on the floors below
- A variety of gable treatments including half-hipped mansards, hipped mansard and mansard profiled gable walls
- Traditional slate roofs with lead flashing at the change of pitch, clay ridge tiles and stepped lead flashings to the party walls

Traditional mansard roofs on the corner of Mile End Road and Tredegar Square E3


Traditional mansard roofs on Mile End Road E3


Rear of traditional mansard roofs on Mile End Road E3

Modern Mansard roofs on Roman Road E3 are often flat-topped, roofed in cement slates, with rain water pipes fixed to the front of the properties

Flat-topped mansard roof on Roman Road E3


Mansard roof extensions on Morgan Street E3


Mansard gable on Tredegar Terrace E3

Mansard Roof Guidance
Sheet 4

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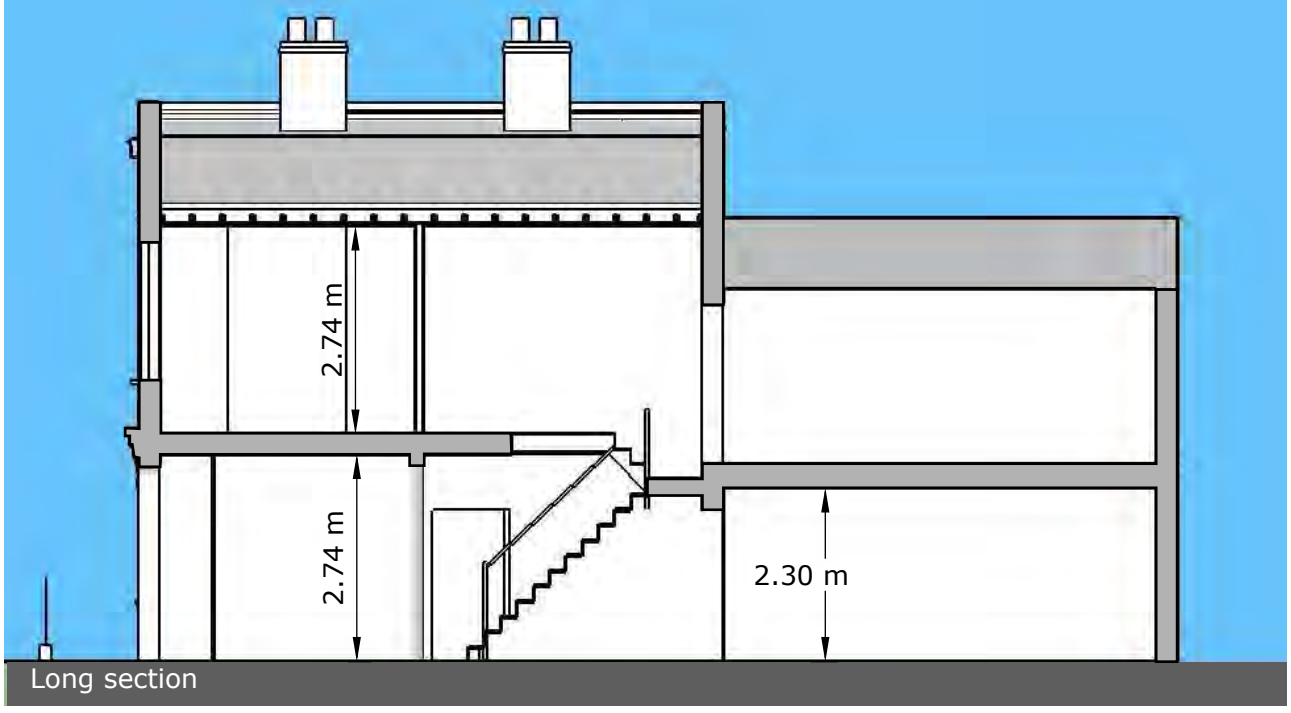
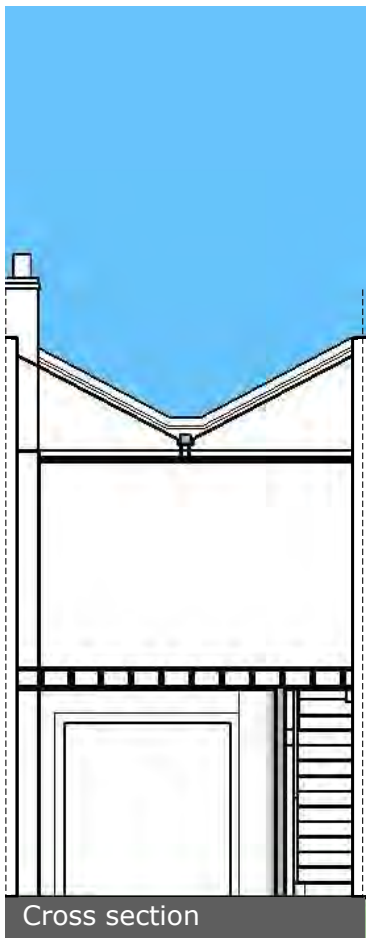
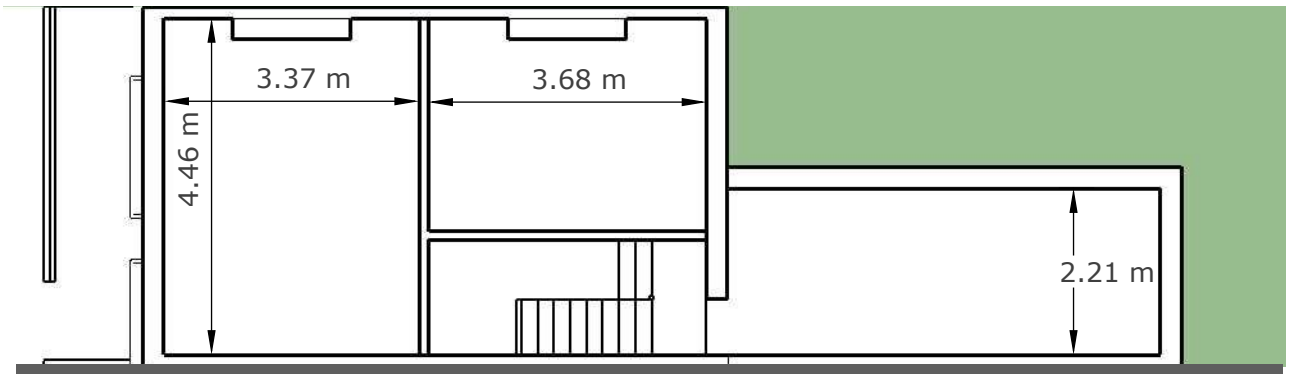
Typical house configuration

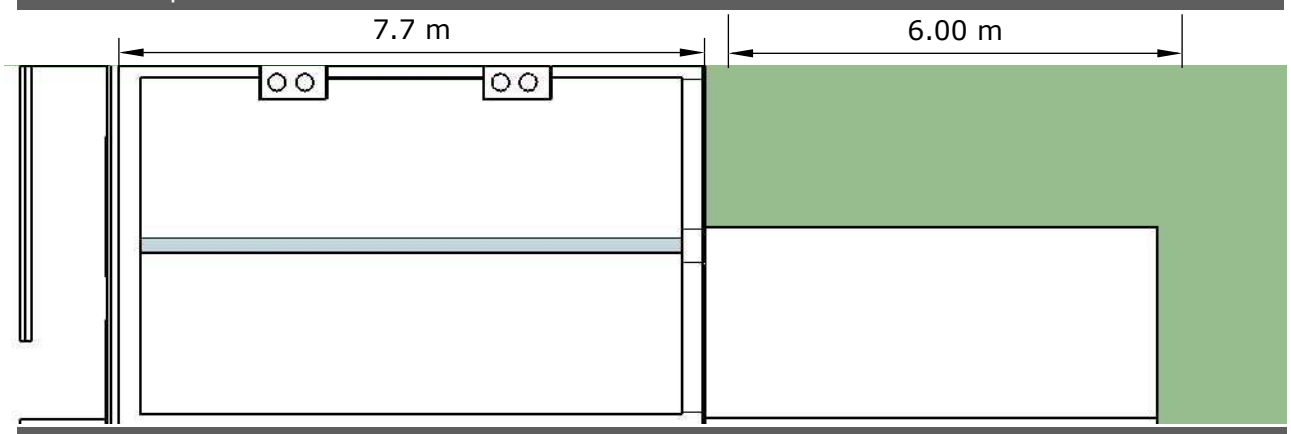


Long section


Cross section



First floor plan



Roof plan


Roofscape


Streetscape


Skyline

Typical house configuration in the Medway and Driffield Road Conservation Areas

- The typical house is 2 storey as 70% of houses are 2 storey
- The roof is a London roof (butterfly) as 84% of houses have London roofs
- The house is mid-terrace because 91% of properties are mid-terrace
- The front is 4.89m (16') wide, from centre to centre of party walls, as this is the average width of properties
- The front block is 7.7m (25'6") deep from external wall to external wall as this is the average depth
- The rear return is 6m long. Returns vary from 4 meters to 8 metres across the conservation areas
- The house has 2 chimney stacks in the front block as this is the most predominant configuration
- The typical ceiling height in the front room is 2.74m (9')

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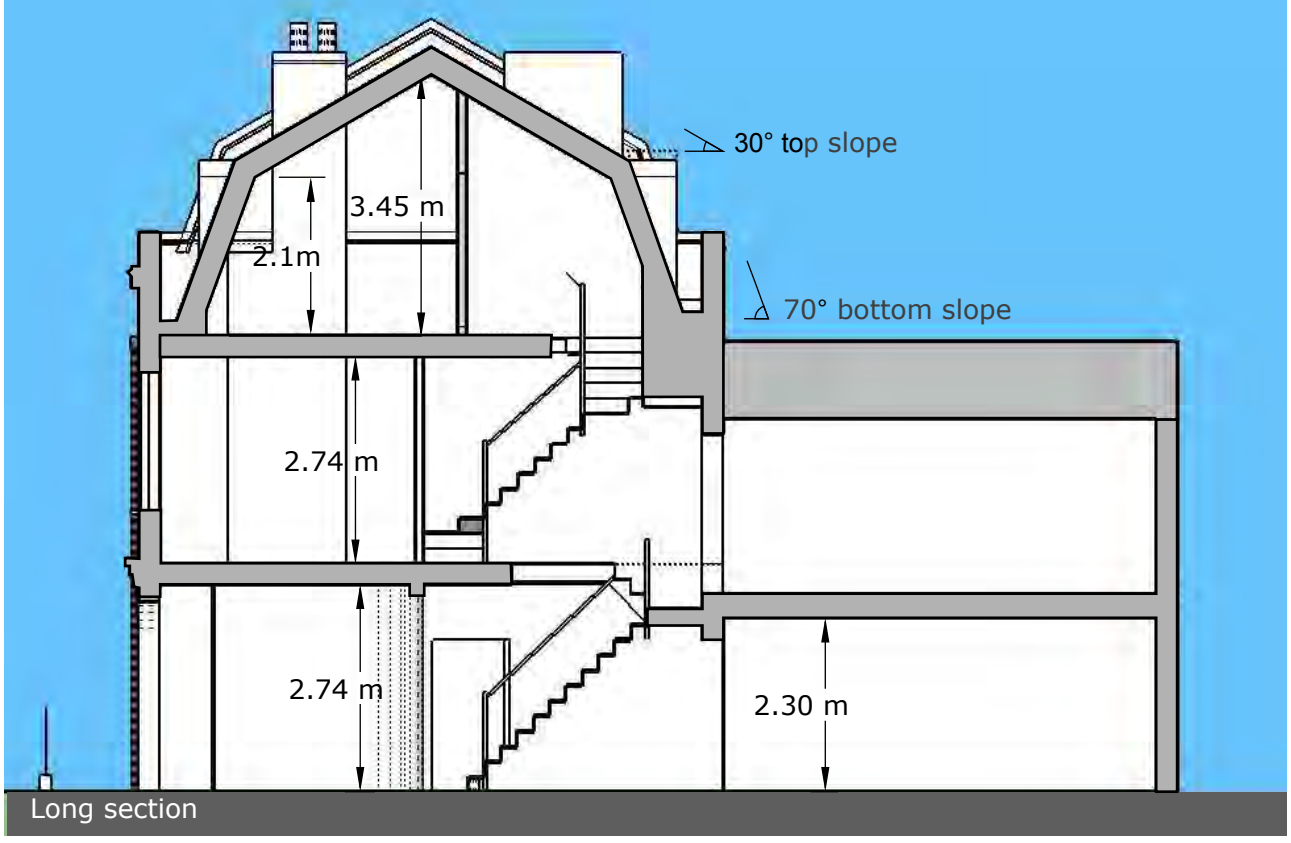
Option 1 Double-pitch mansard roof



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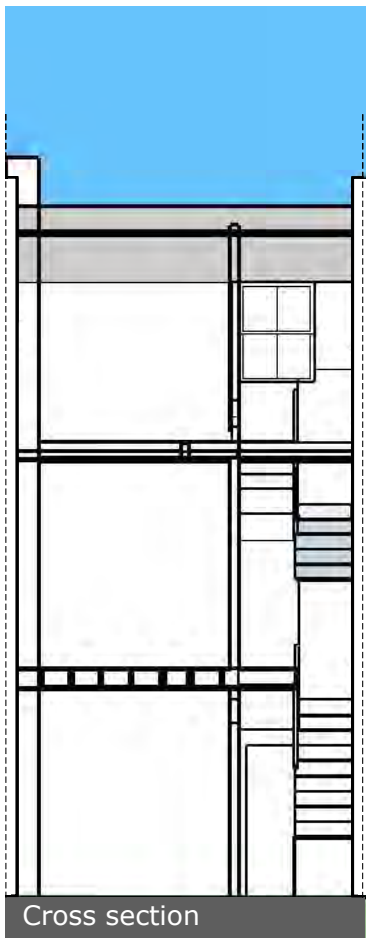
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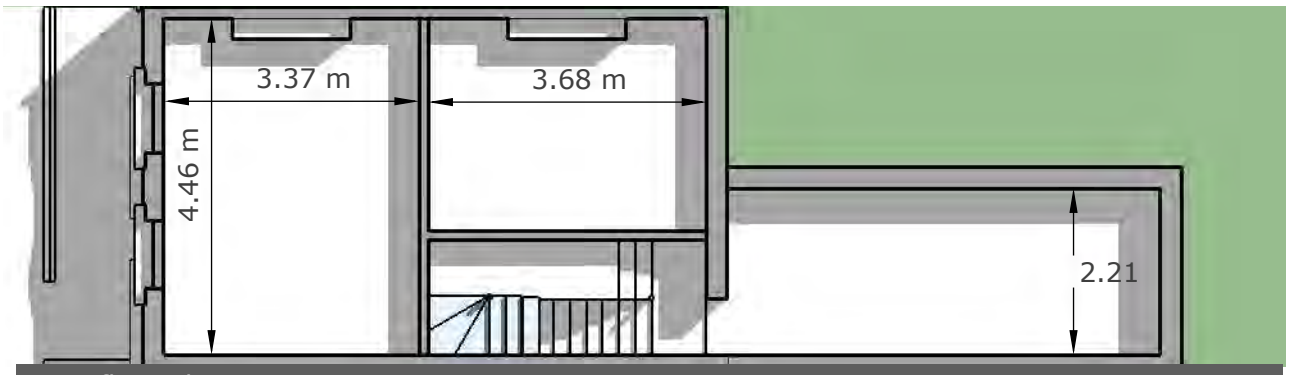
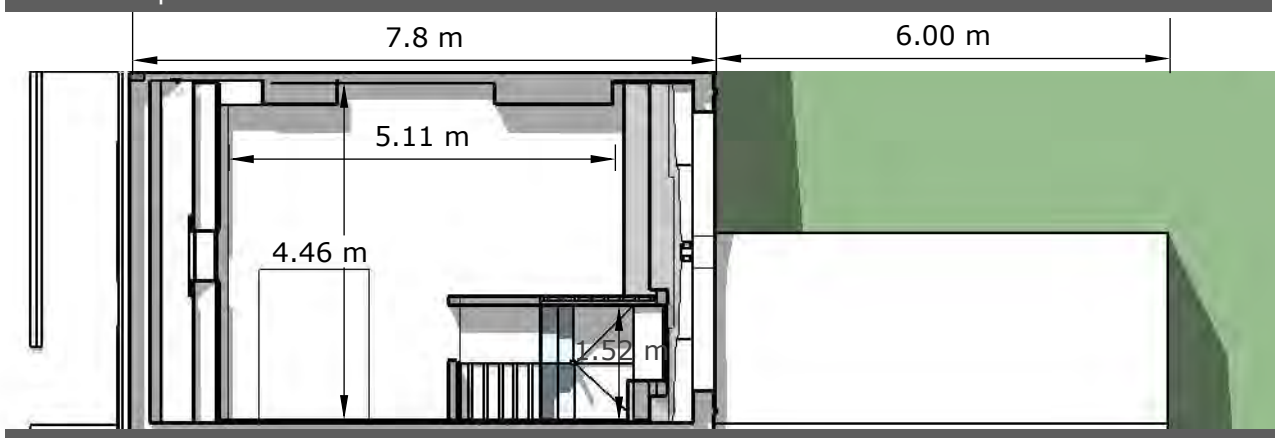
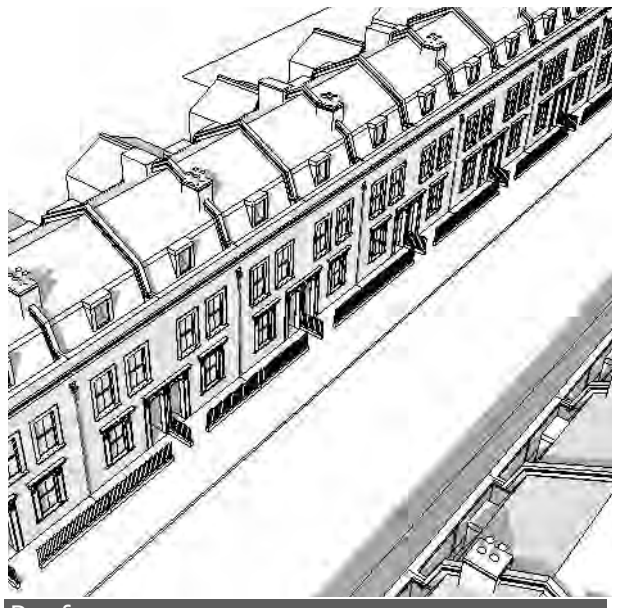


First floor plan



Second floor


Roofscape


Streetscape


Skyline

Assumptions:

- Retain existing ceiling in first floor bedrooms (assuming temporary roof is installed)
- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 30 degrees
- Place gutters behind parapet walls at front and rear
- Install rainwater down pipes on front façade subject to checking feasibility
- Construct staircase to comply with Part K of the Building Regulations with respect to pitch, going and headroom
- Construct lead cheeked dormers front and rear

Outcome:

- 2nd floor area = 18.5m² (199 ft²)
- Impact on streetscape: Mansard roof is too dominant in relation to the original building. The extension would be less dominant if the set-back were increased Refer to Option 1a on Sheet 7

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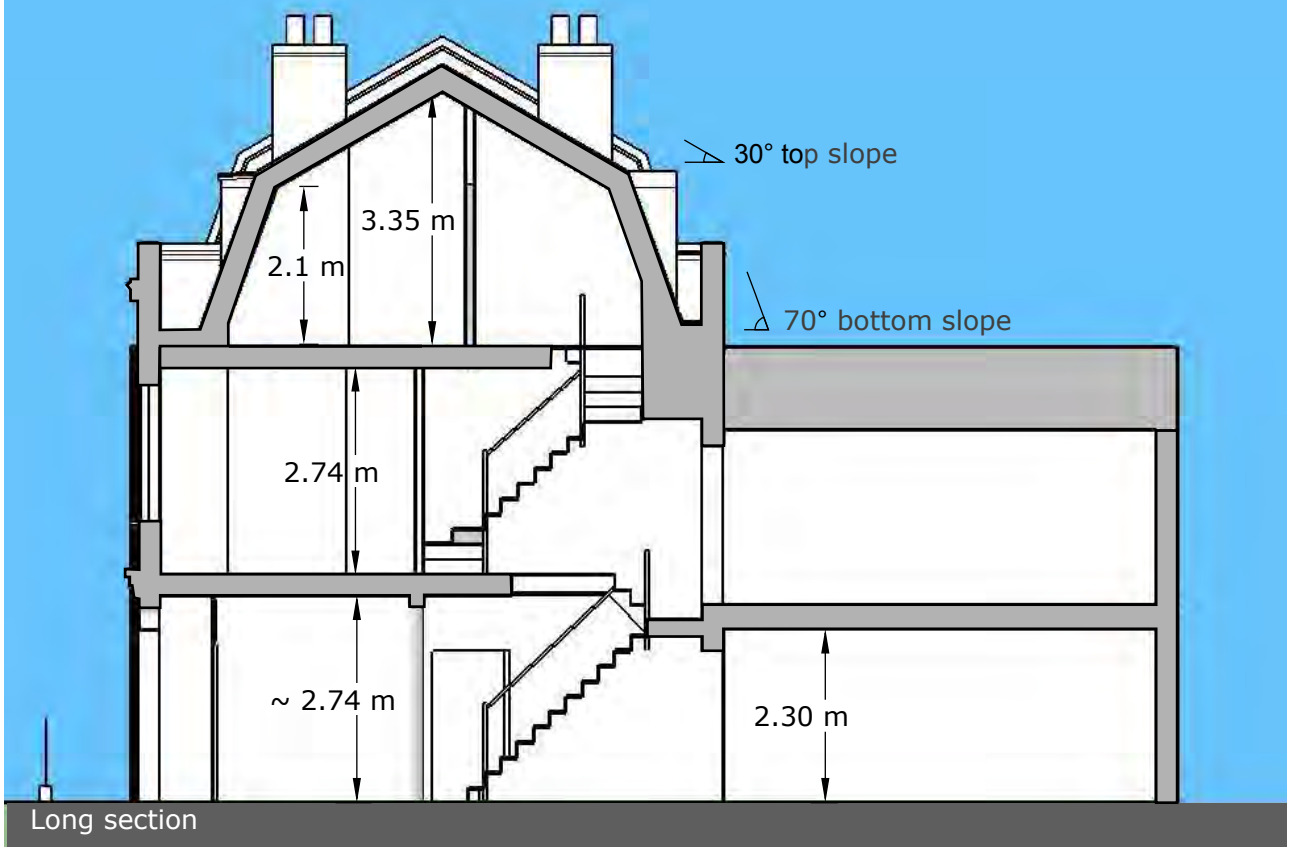
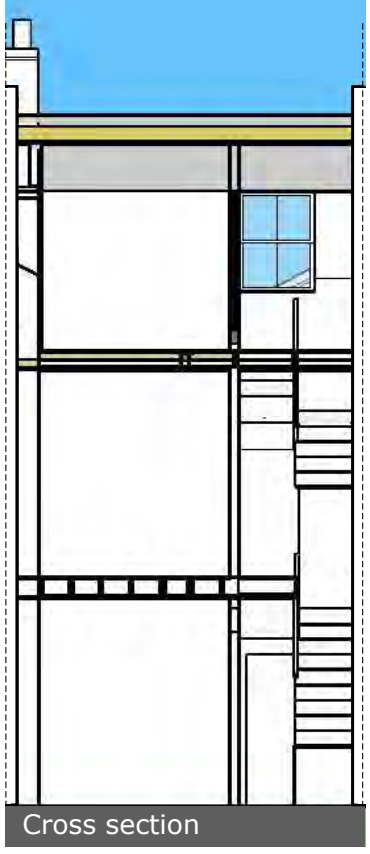
Option 1A Double-pitch mansard roof with increased set-back



Long section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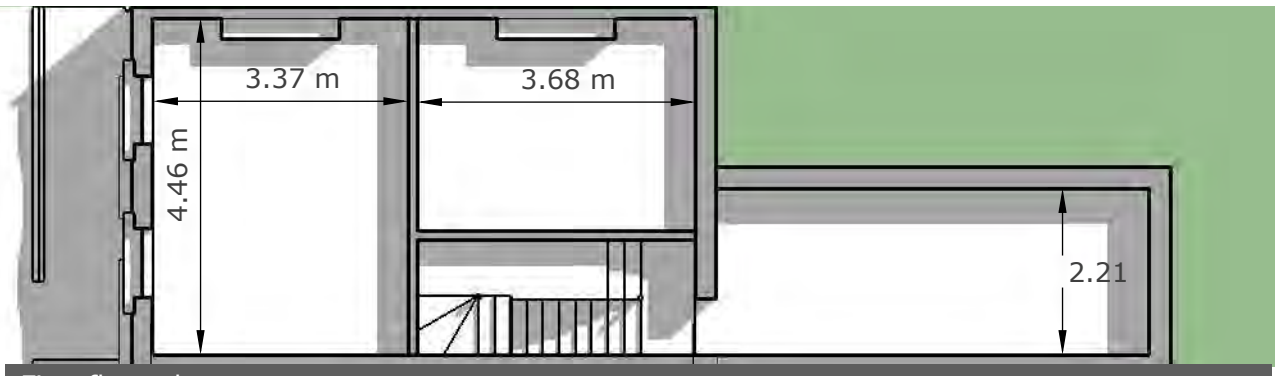
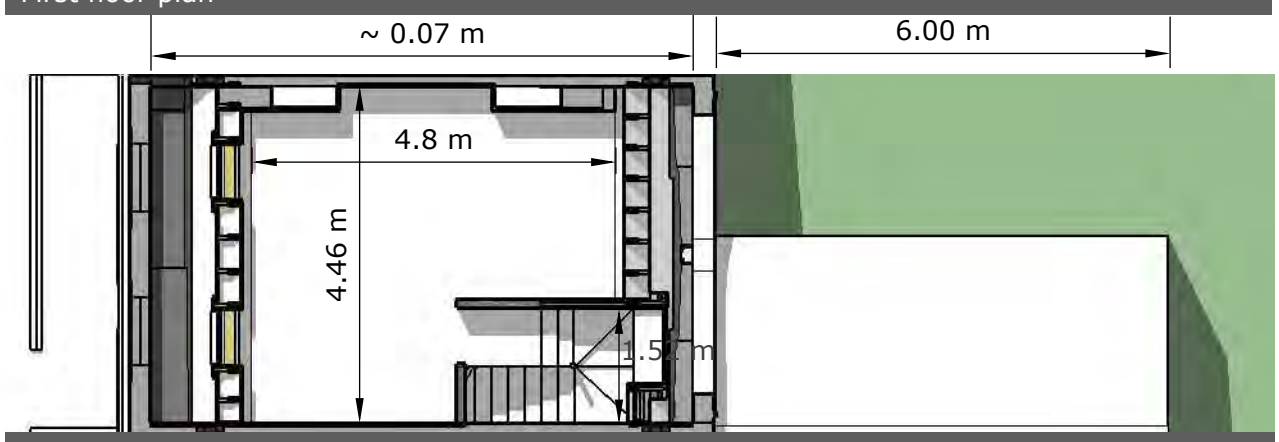
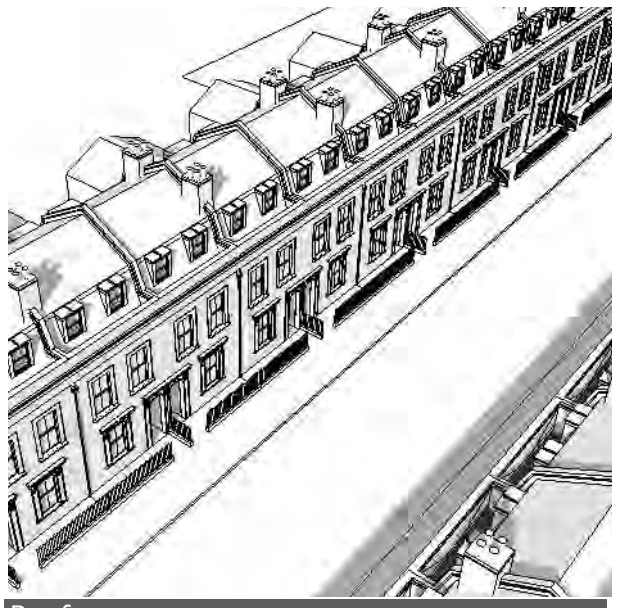


First floor plan



2nd floor plan


Roofscape


Streetscape


Skyline

Assumptions:

- Increase set-back (by 300mm compared to Option 1)
- Retain existing ceiling in first floor bedrooms (assuming temporary roof is installed)
- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 30 degrees
- Place gutters behind parapet walls at front and rear
- Install rainwater down pipes on front facade
- Construct staircase to comply with Part K of the Building Regulations with respect to pitch, going and headroom
- Construct lead cheeked dormers front and rear

Outcome:

- 2nd floor area = 17.3m² (186 ft²)
- Impact on streetscape: With the increased set-back the Mansard roof is less dominant in relation to the original building
- With an increased set-back double dormers may be appropriate as they still appear subservient to the host building whilst providing better amenity than a single dormer

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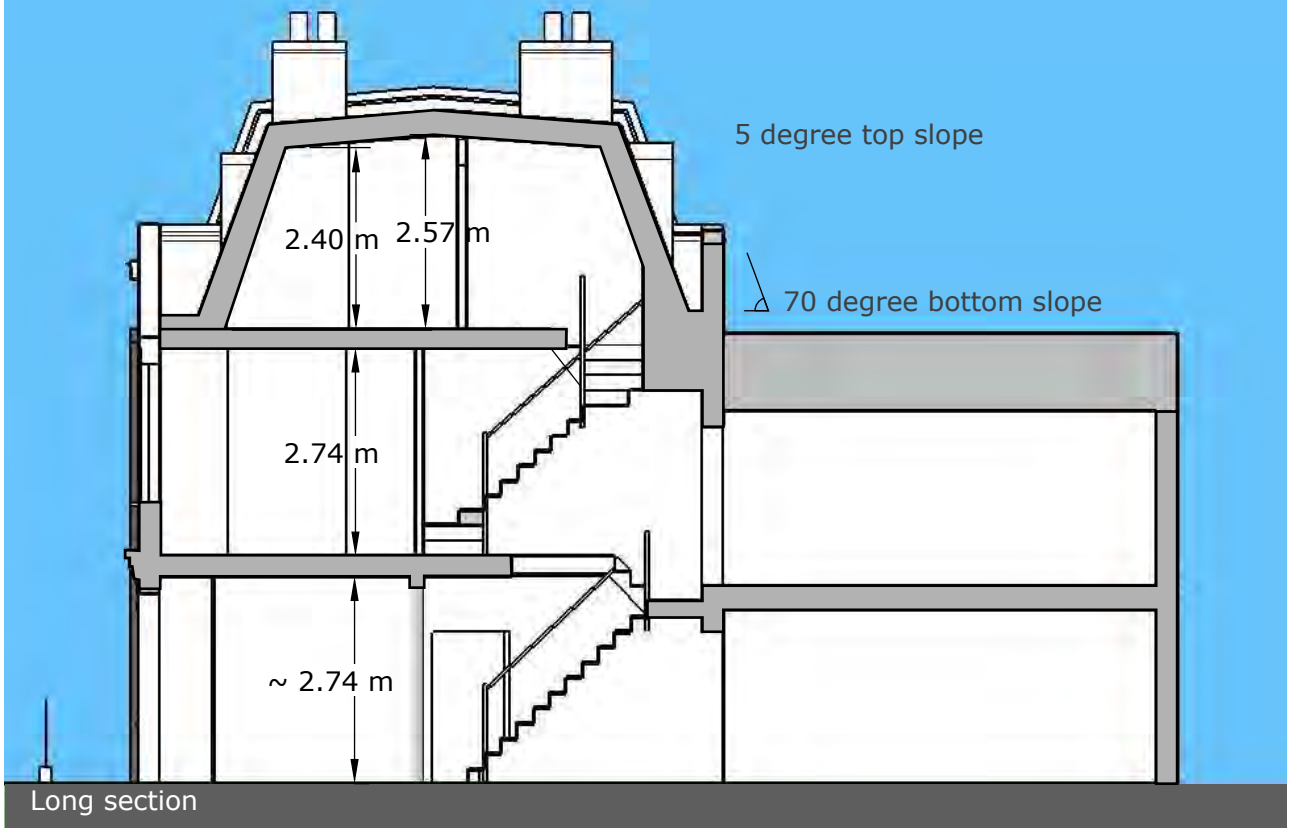
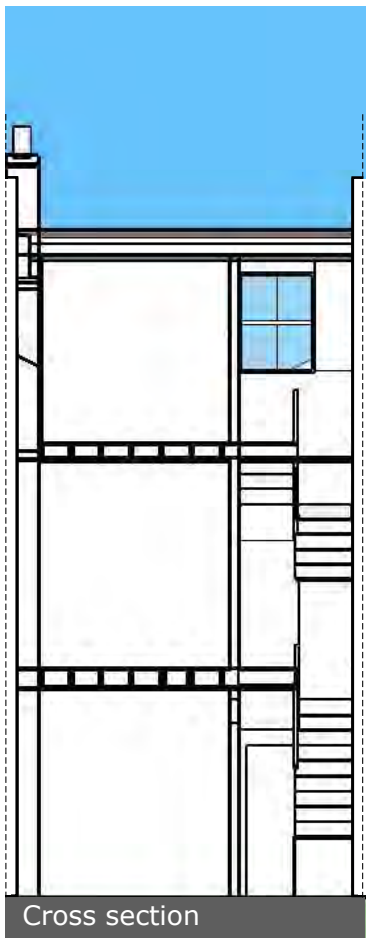
Option 2 Flat-top mansard



Long section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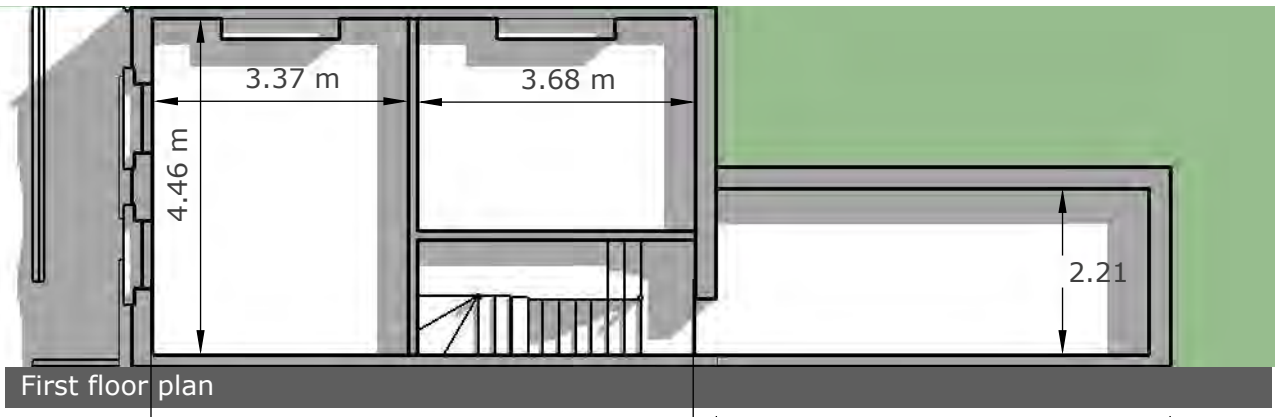
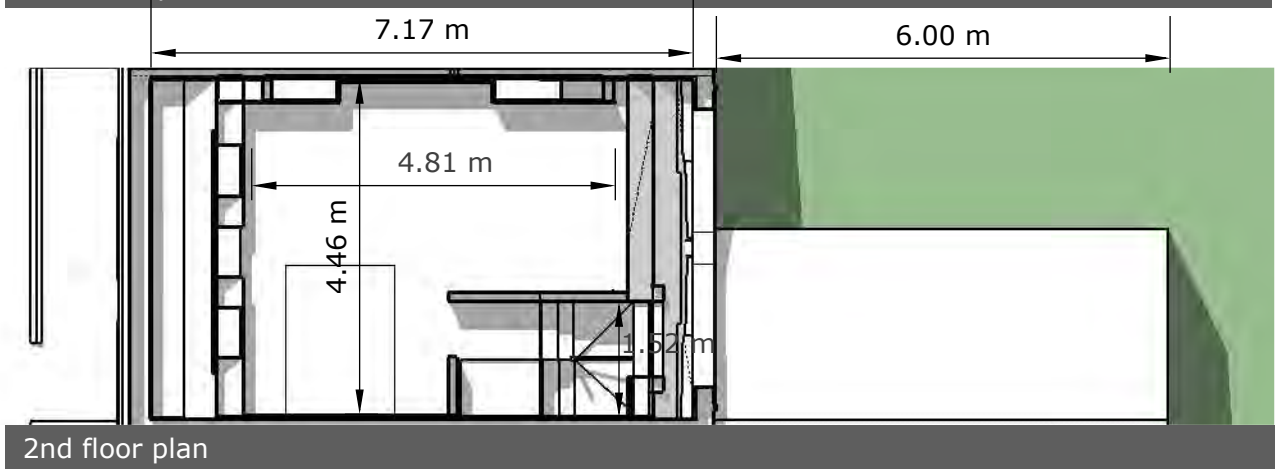
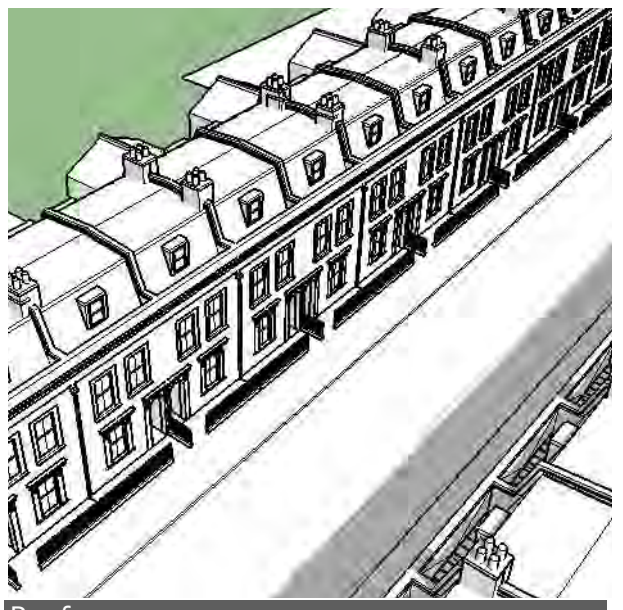


First floor plan



2nd floor plan


Roofscape


Streetscape


Skyline

Assumptions:

- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 5 degrees
- Place gutters behind parpaet walls at front and rear
- Install rainwater down pipes on front façade subject to checking feasibility
- Construct staircase to comply with Part K of the Building Regulations with respect to pitch, going and headroom
- Construct lead cheeked dormers front and rear with single dormer to front

Outcome:

- 2nd floor area = 17.3m² (186 ft²)
- With a flat-top mansard the height of the ridge is lower, while the front slope is higher, when compared to Option 1. This increases the apparent bulk when seen from the street or from the windows opposite (refer to comparative elevations, Sheet 9)

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Comparison: Option 1, Option 1a, and Option 2

Option 1 Double pitch mansard, single dormer	Option 1a Double pitch mansard, double dormer, +300mm set-back	Option 2 Flat-top mansard

Option 1 Double pitch mansard front slope and single dormer are more prominent	Option 1a Double pitch mansard front slope and double dormer are less prominent when set back further	Option 2 Flat-top mansard Front slope is higher and more prominent

Mansard Roof Guidance
Sheet 9

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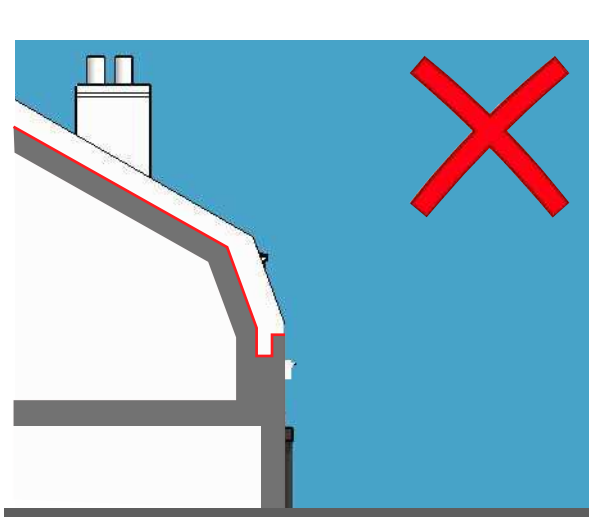
Design guidance
Mansard set back

The terraces in the Conservation Area were not designed with mansard roofs, therefore mansard roof extensions should be subordinate in size and scale so as to protect the design integrity of the original house.

Each property should follow the guidance to maintain consistency.

The mansard roof should be set back from the front facade to reduce its prominence and make it subordinate to the original building.

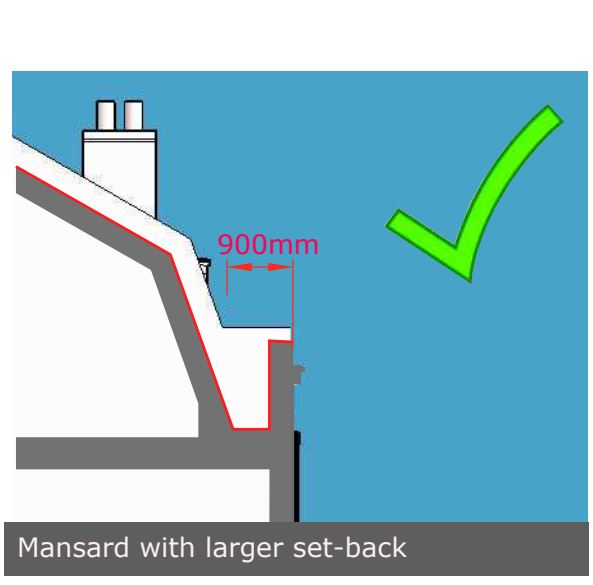


Mansard with minimum set-back

Mansard with minimum set-back to allow for gutter behind parapet wall

A notable and important feature of the Conservation Area is the consistency of the streetscape. This consistency would best be conserved if new mansard roof extensions were to follow the same set-back rules from one house to the next.

This can be controlled by providing a concistent set-back from the front facade to the pitch line of the the party wall and maintaining a consistent pitch. For further information on setting out see Sheet 26.



Mansard with larger set-back

Mansard with larger set-back behind parapet wall

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Integrity of the Conservation Area

There is precedence in Tower Hamlets for the addition of mansard roof extensions to a whole terrace of houses.

In Morgan Street E3 and York Square E14 a unified approach was taken to the design of the mansard roof extensions using traditional materials such as natural slate, lead, stock bricks and painted softwood sash windows.

Unified approach on Morgan Street E3

A unified approach to design was adopted when mansard roof extensions were added to York Square E14

The integrity of the Conservation Area can be retained if a uniform approach to construction is implemented, following a set of rules with respect to set-backs, roof materials and pitches, construction and placing of dormers, construction and sharing of rainwater pipes, chimney height and the quality of materials and craftsmanship used.

The design guidance for mansard roofs sets down the key issues and addresses constraints and opportunities for consistency, but it would need to be reviewed to check how it can apply to individual streets and groups of houses to cater for local variations.

Unified approach

The street would maintain a unified appearance if every roof extension followed the same design

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Design guidance
Chimney stacks

The chimney stacks make an important contribution to the character of the Conservation Area. They should not be capped off when constructing a mansard roof extension, they should be extended to match the original detailing.

Traditional clay pots should be re-used where possible or renewed to match the original, set in flaunching and flashings should be stepped lead flashings to match the original detail.

Mansard extension with capped off chimney stacks

Rear view of end of terrace

The existing chimney stacks make a subtle contribution when viewed from the street, except on the corners where the rear of end of terrace properties are clearly visible.

Chimneys will make more of a contribution to the streetscape with a mansard roof extension as the stack will need to be raised 1 metre above the line of the pitched roof to comply with building regulations. Flues and any existing flue liners or parging should be raised including those of neighbours where required. This work will require party wall consent.

Flues and vents should not be visible on the front slope.

Mansard extension with raised chimney stacks

Chimney stacks visible from street

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Design guidance
Rainwater downpipes

The terrace houses in the Conservation Area are mirror imaged, with paired font doors.

The guidance assumes that rainwater pipes would be on the front of properties to avoid internal pipework runs, but this is subject to checking feasibility of connecting to the existing drainage which would have to be checked by the designer.

Rainwater downpipes (RWPs) should be in cast iron, positioned on the boundary away from the front door. This is the only feasible location for properties with a basement area adjacent to the entrance door. Stucco mouldings would also complicate routing an RWP next to the front door, or where there is a decorative doorcase.

RWPs and hoppers should be shared to avoid doubling up on every other boundary and should align, to provide consistency on each terrace.

The construction of a mansard roof will require building owners to make alterations to the full thickness of the party wall. Owners should ask neighbours to provide written consent for alterations to the Party Wall and the introduction of rainwater pipes. The Party Wall Etc. Act 1996 grants rights to a building owner to carry out works to the party wall and provides a mechanism for neighbours and Party Wall Surveyors acting on their behalf, to agree to the scope of work. This scope should include agreement on sharing RWPs.

Individual RWPs for each property would look unsightly

Brokesley Street E3

York Square E14

Co-ordinated design treatment for RWPs in York Square E14

The street could maintain a unified appearance if neighbours shared a RWP

The guidance given above assumes that rainwater drainage can be provided to the front of the property but this would have to be checked with the water authority and the costs for drainage connections and all relevant permissions would have to be included in the cost of a mansard roof extension

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Design guidance
Dormer windows

Guidance on single or double dormers:

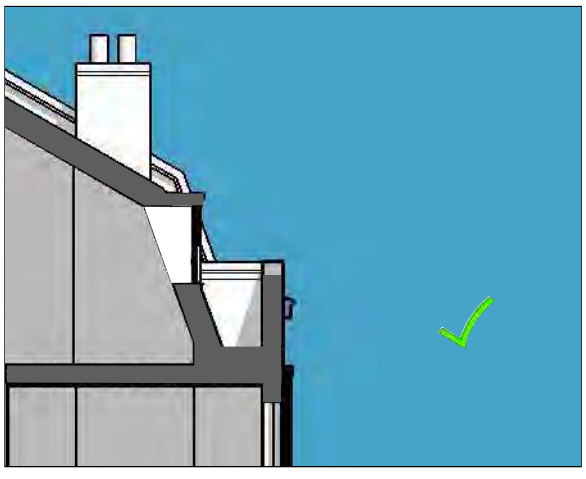
By virtue of there being just one window a single dormer can help to make the mansard roof extension subordinate to the original building.

Double dormers can also allow the mansard extension to be subordinate to the original building if set back sufficiently far from the facade. Refer to Sheet 10.

Dormers should be subservient to the first floor windows; the window and surround should be narrower.

In order to maintain consistency of design across the Conservation Area, dormers should be clad in lead on the roof and cheeks. The front face should have white painted timber surrounds of consistent thickness and the entire dormer cheek should not exceed 180mm as indicated on the images. In order to achieve the narrow profile it may be necessary to reduce the insulation on the dormer and increase the insulation in the roof to compensate, to meet building regulations.

Windows should be traditional timber sliding sash windows painted white. Metal or UPVC windows are not considered appropriate. Double glazed units can be appropriate for new mansard roofs provided that the glazing unit is slimline and the profiles should match the original windows as closely as possible with the box frame set into the dormer cheek so that the dormer windows appear subordinate to the first floor windows.



Double dormers would be subordinate when set back sufficiently and constructued with a narrow profile

Wide dormers

Double dormers

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Design guidance
Retain distinctive 'V' of London roof to rear

Most of the houses in the Conservation Area were built with London roofs (also called V roofs or butterfly roofs). Views of this original roof form can be glimpsed throughout the Conservation Area, and contribute to their character.

The London roof is concealed behind a parapet wall facing the street, however the form of the roof is expressed in the distinctive V-shaped parapet wall facing the rear. This is clearly visible at the rear of corner properties and can be seen through gaps. This makes a positive contribution to the character of the Conservation Area. Therefore where a mansard roof extension is constructed the V-shaped parapet wall should be retained.

Mansard roof set behind retained 'V' shaped rear wall

The London roofs are an architectural characteristic of the Conservation Area. The brick "V" should be retained to preserve the character and appearance of the area.

Mansard roof on rear wall

Rear view with mansard profiled gable - Outboard staircase

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Design guidance
End-of-terrace properties

In designing a mansard roof it is necessary to distinguish between end-of-terrace properties with either an outboard staircase (behind gable wall) or an inboard staircase (on other side of house adjacent to party wall).

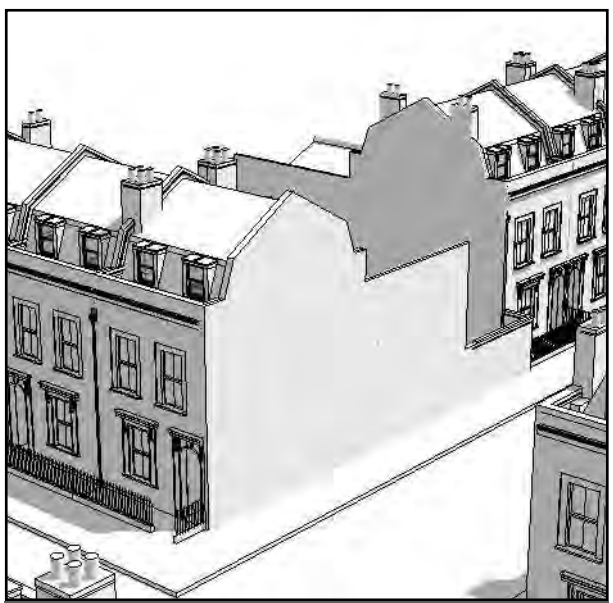
In end-of-terrace properties a hipped mansard would reduce the impact on the Conservation Area, however this configuration only works for houses with staircases located inboard. In houses with an outboard staircase a hipped roof would encroach on headroom in the stairwell.

Corner property with outboard staircase

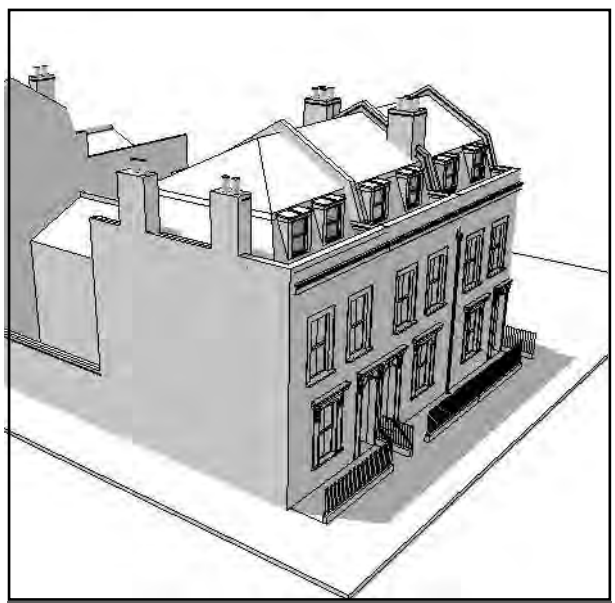
Corner property with inboard staircase

End-of-terrace properties with an outboard staircase can only access a mansard roof extension if the gable wall is extended to provide headroom.

There is precedence for this in Tower Hamlets on Morgan Street E3



Mansard roof with outboard staircase



Mansard roof with inboard staircase

Mansard roof with outboard staircase

Mansard roof with inboard staircase

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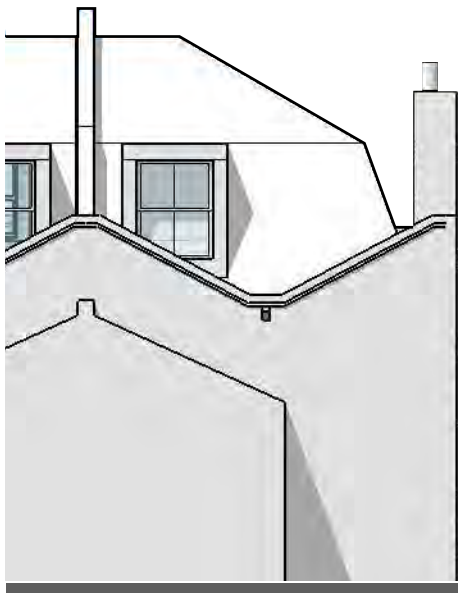
Design guidance
Rear of end-of-terrace properties

End-of-terrace houses on corner plots are more sensitive to development - they are more prominent within the Conservation Area.

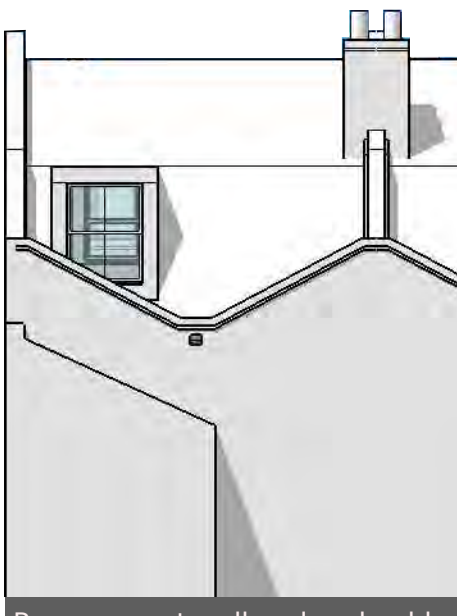
For corner plots with an inboard staircase a hipped mansard is appropriate, with retention of the V-shaped parapet on the rear wall, which would retain a memory of the London roof.



Rear parapet wall

Rear view of hipped mansard - inboard staircase

For corner plots with an outboard staircase, a mansard roof with a gable end wall is appropriate, with retention of the V-shaped parapet wall to the rear.



Rear parapet wall and end gable

Rear view with mansard profiled gable - outboard staircase

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Design guidance
Solar panels

Solar panels may be acceptable on the rear slopes of mansard roofs, where they would have less impact on the character of the Conservation Area.

There are two types of panels:

1) Photovoltaic panels generate electricity and can be eligible for the Goverment's Feed In Tariff (FIT), through licenced electricity sullpiers.

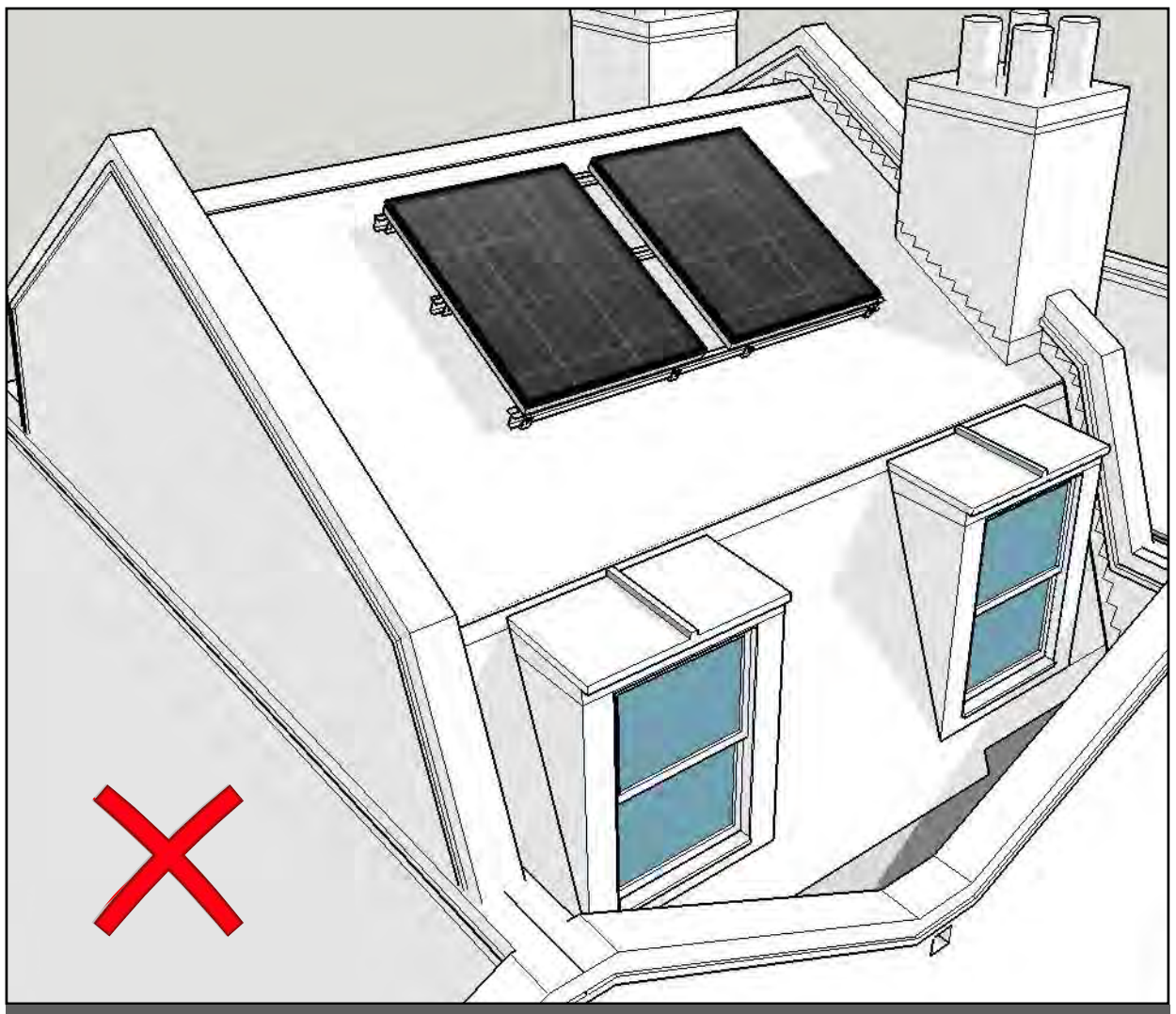
2) Solar thermal panels are available in several formats and are used to heat water for domestic use.

Orientation:
Photovoltaic panels perform best when they face south. According to BRE reseach the efficiency of photovoltaic panels reduces to 75% if orientated east/west.

Most of the properties in the Driffield Road and Medway Conservation Areas are orientated east-west, with the exception of properties on Chisenhale Road, Arbery Road, Strahan Road, Antill Road and Athelstane Road.

Fixing:
Solar panels are less intrusive visually if they are installed in-line with the roofing slate (see bottom image) as opposed to mounting them on a framework of brackets above the line of the slate.

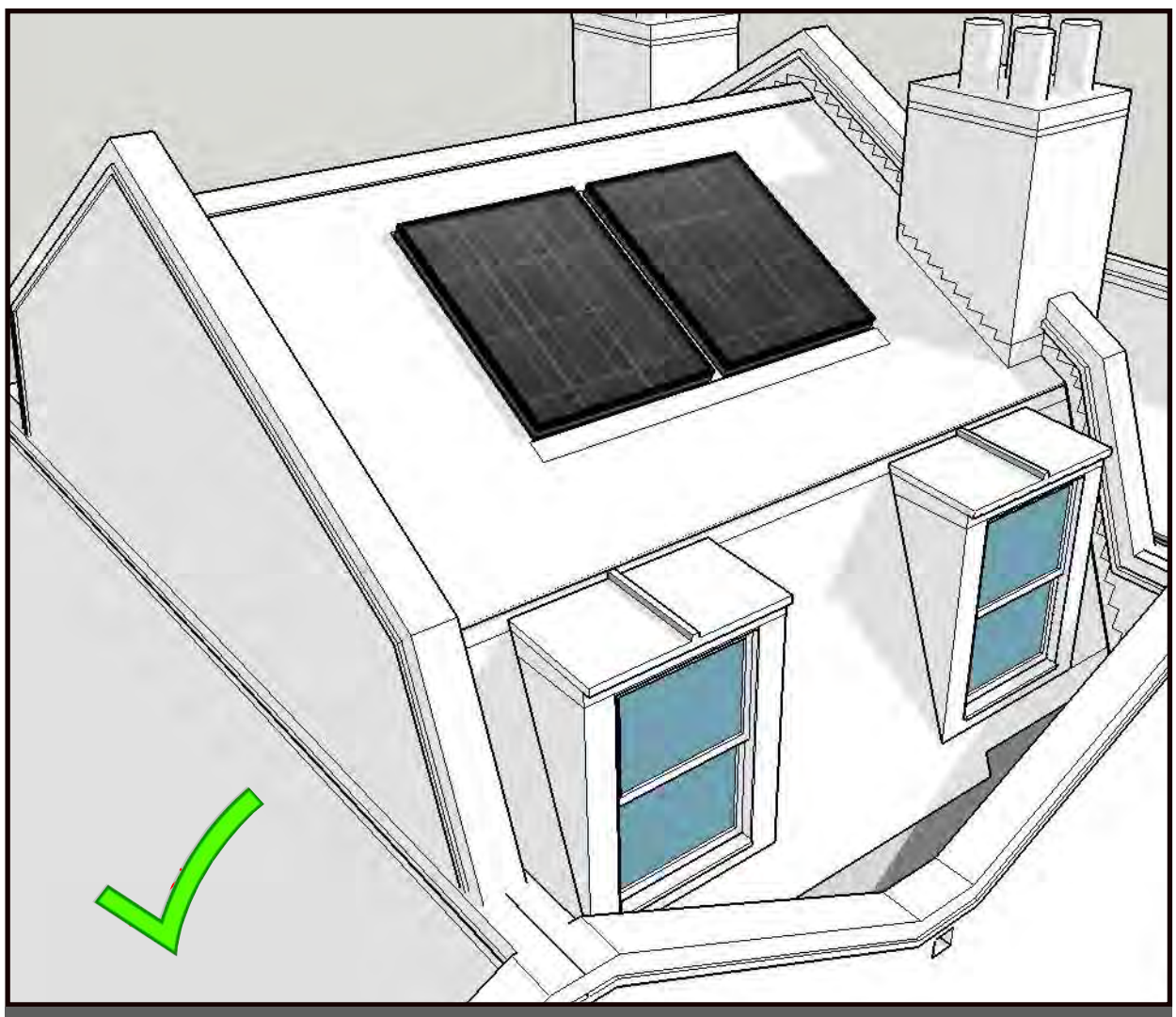
The similarity in colour of the panels and roof slates would help reduce the impact of the appearance of the Conservation Area.



Mounted on brackets above the roof slates

Solar panels on brackets raise the panel above the roof, making them more obtrusive in views from rear gardens

In-line panels sit flush with the roof and look more like rooflights



Installed in line with roof slates

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Design guidance Individual treatment to rear slope of mansard

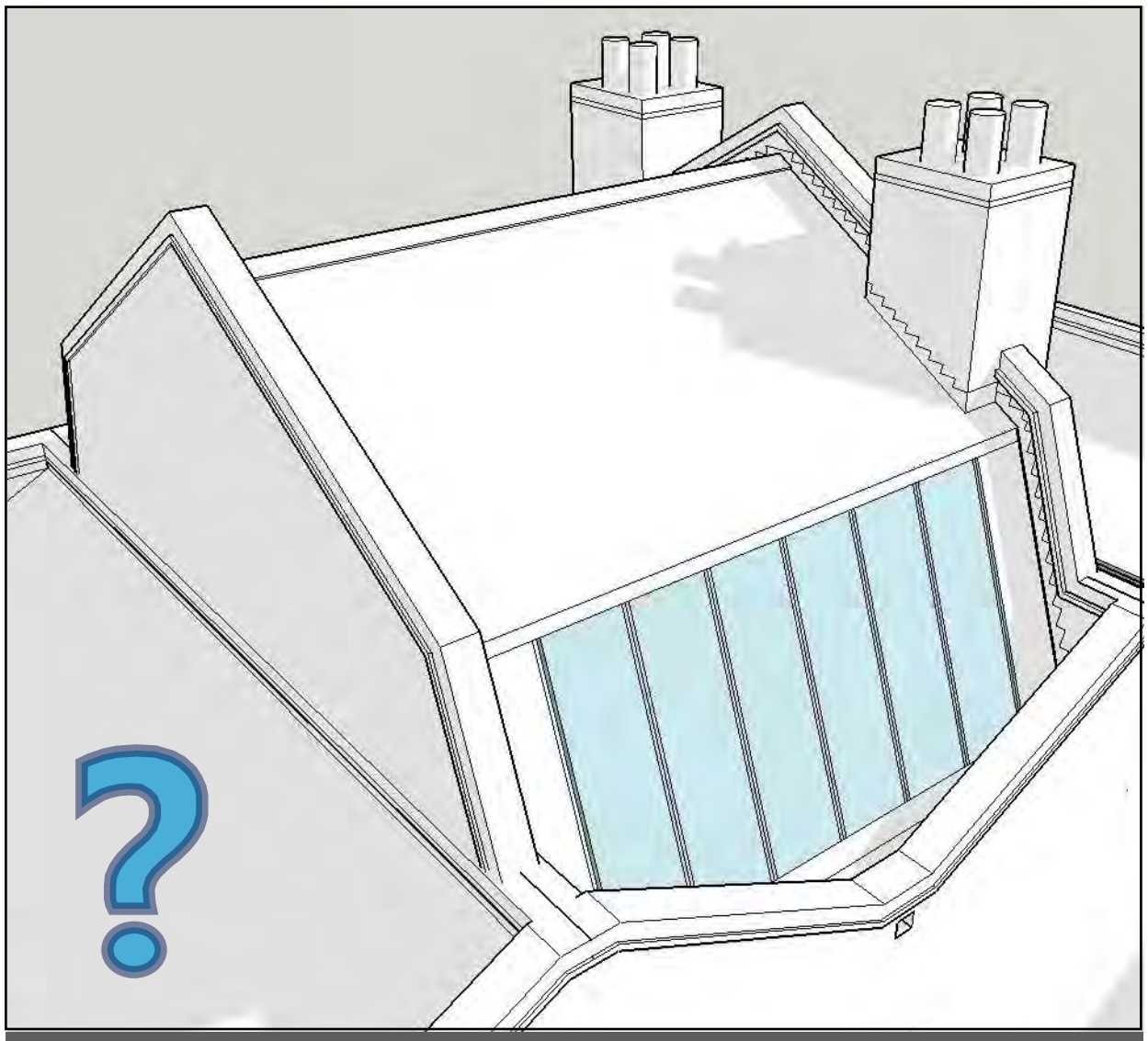
The design guidance is intended to provide a consistency of approach to mansard roof extensions. This is especially important on the front façade and where the properties can be seen from the Conservation Area.

To the rear where some properties cannot be seen from the street some owners may wish to take an individual approach to the design of the rear. This should be restricted to the lower slope of the dormer roof.

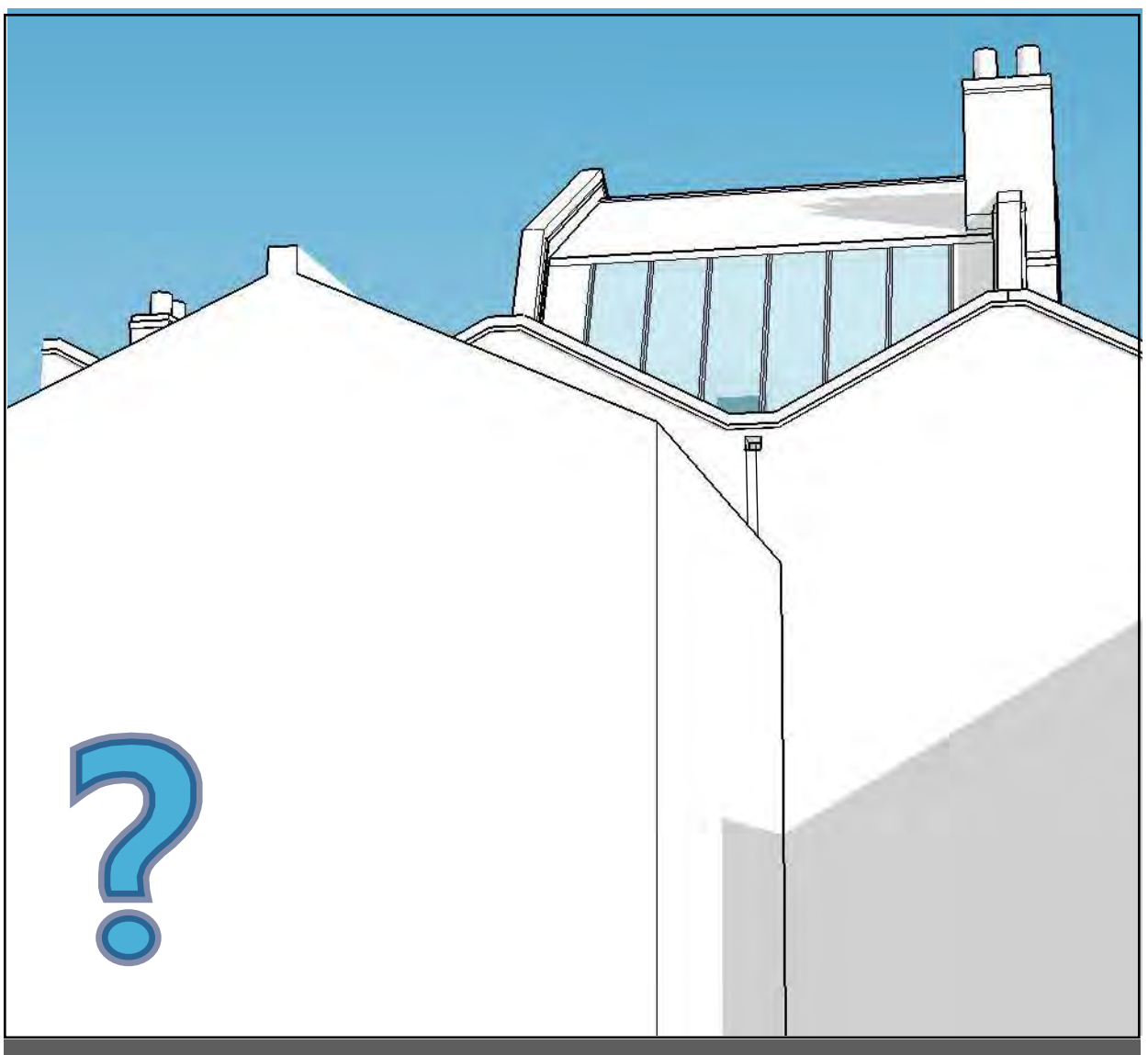
For example in some properties an in-line rooflight may provide adequate headroom over the staircase in lieu of a dormer window.

Some residents may like to gain an outdoor amenity space, although overlooking may be an issue.

This approach may not be permissible on the corner properties where they are visible from the street and where individual treatment of the rear slopes could have a detrimental impact on the Conservation Areas but each application would be assessed individually.



Indicative illustration of an alternative design approach to a the rear lower slope



View from ground level

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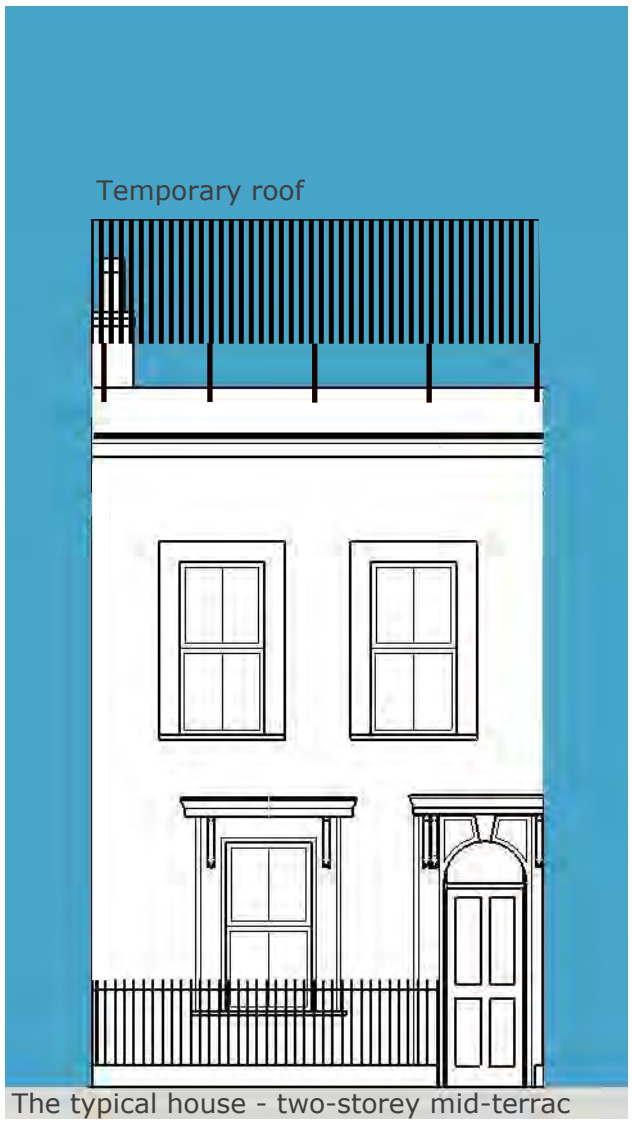
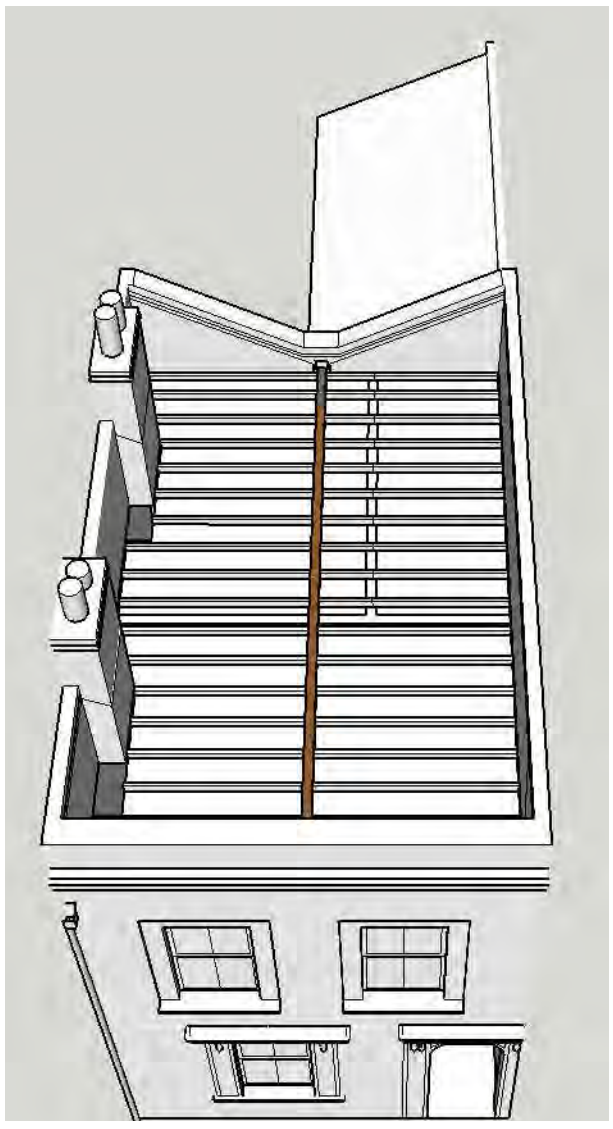
Design guidance
Construction steps 1

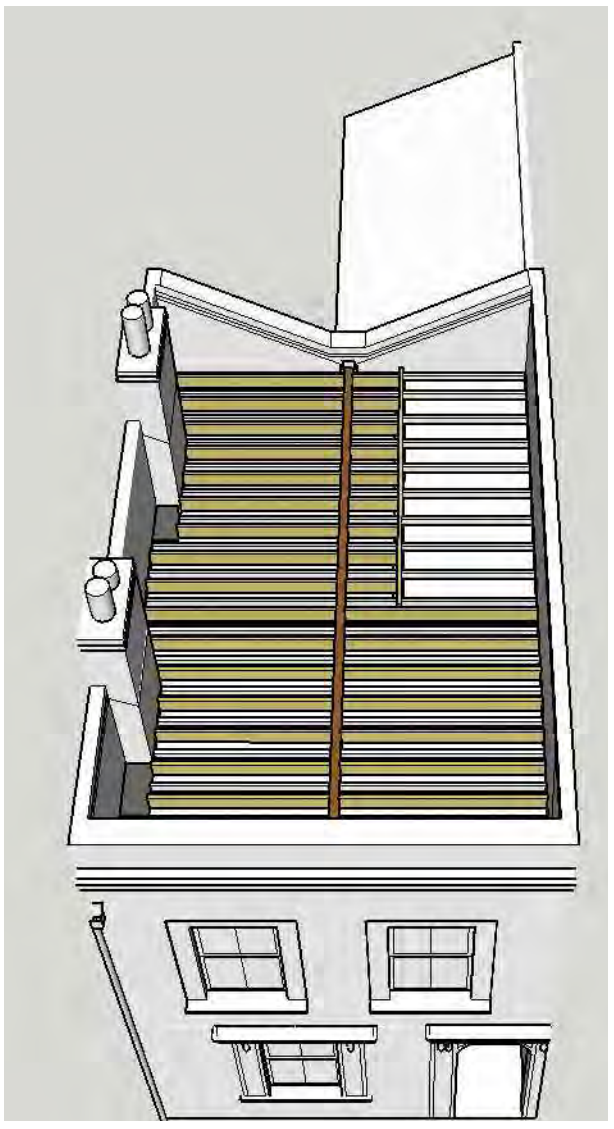


The typical house - two-storey mid-terrac

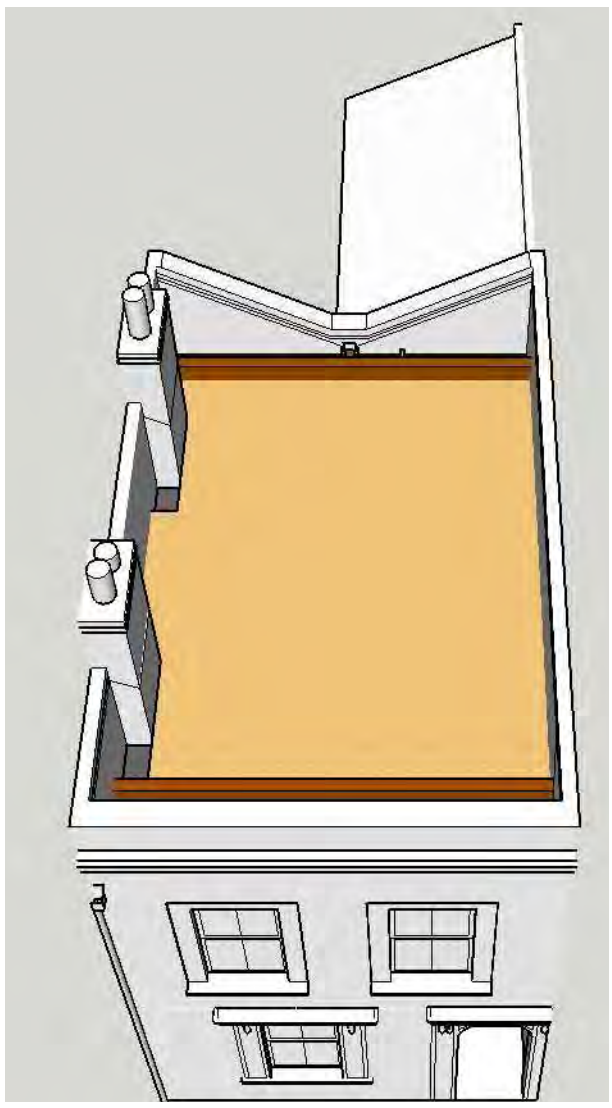
Each property would need a structural and measured survey prior to developing the design details. A mansard roof extension would require planning permission, building control permission and party wall consent



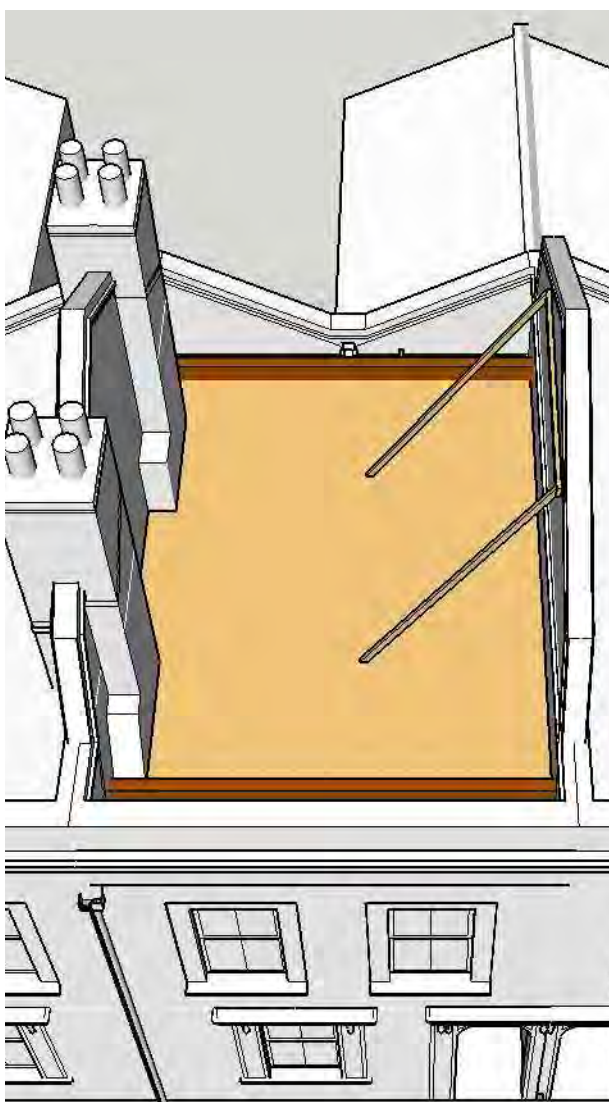
Provide temporary support and protection. Demolish the existing London roof. A structural engineer should inspect all structural elements. Repair and strengthen as required



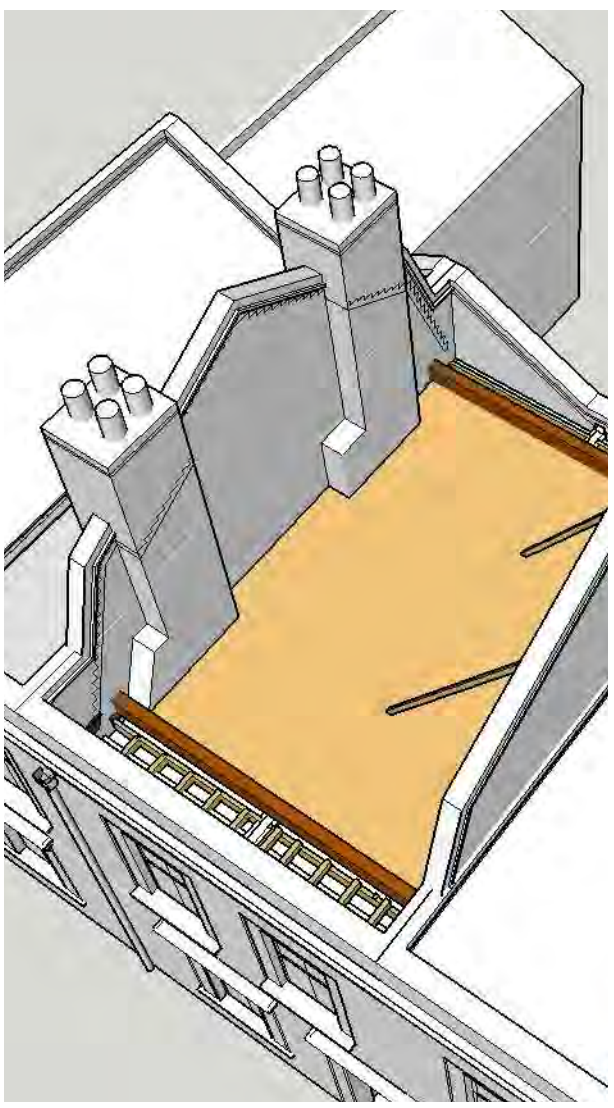
Fix new floor joists between ceiling joists supported on the bressemer beam and party walls. A structural engineer will need to design the roof framework to distribute the loads to the existing foundations



Install a roof framework which may include steel beams to support the mansard roof. The designer should consider how they will be lifted into place and installed



Raise the level of the party wall once temporary props are in place to restrain the party wall until the roof joists are tied in; the designer should consider all stages of work



Chimney stacks make a strong contribution to the character of the Conservation Area. Stacks and flues will need to be surveyed and raised with pots reinstated

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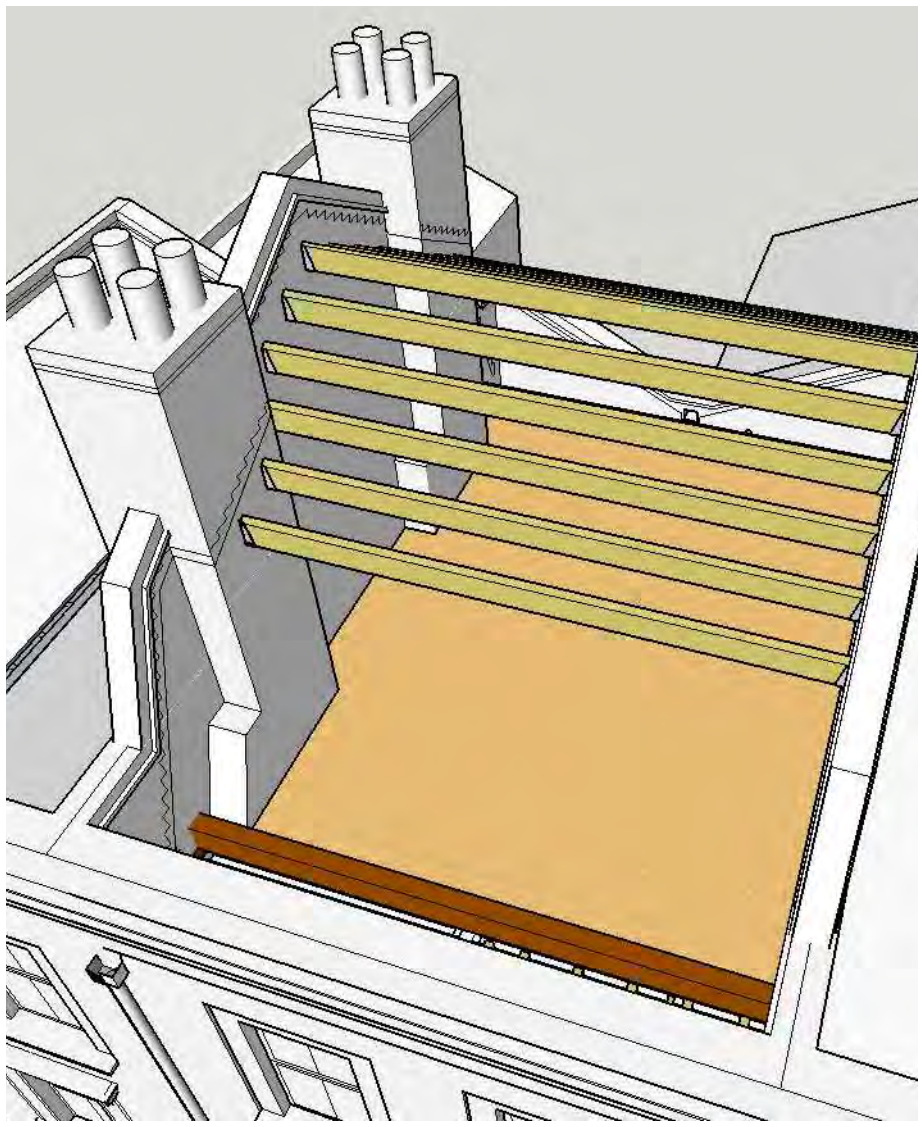
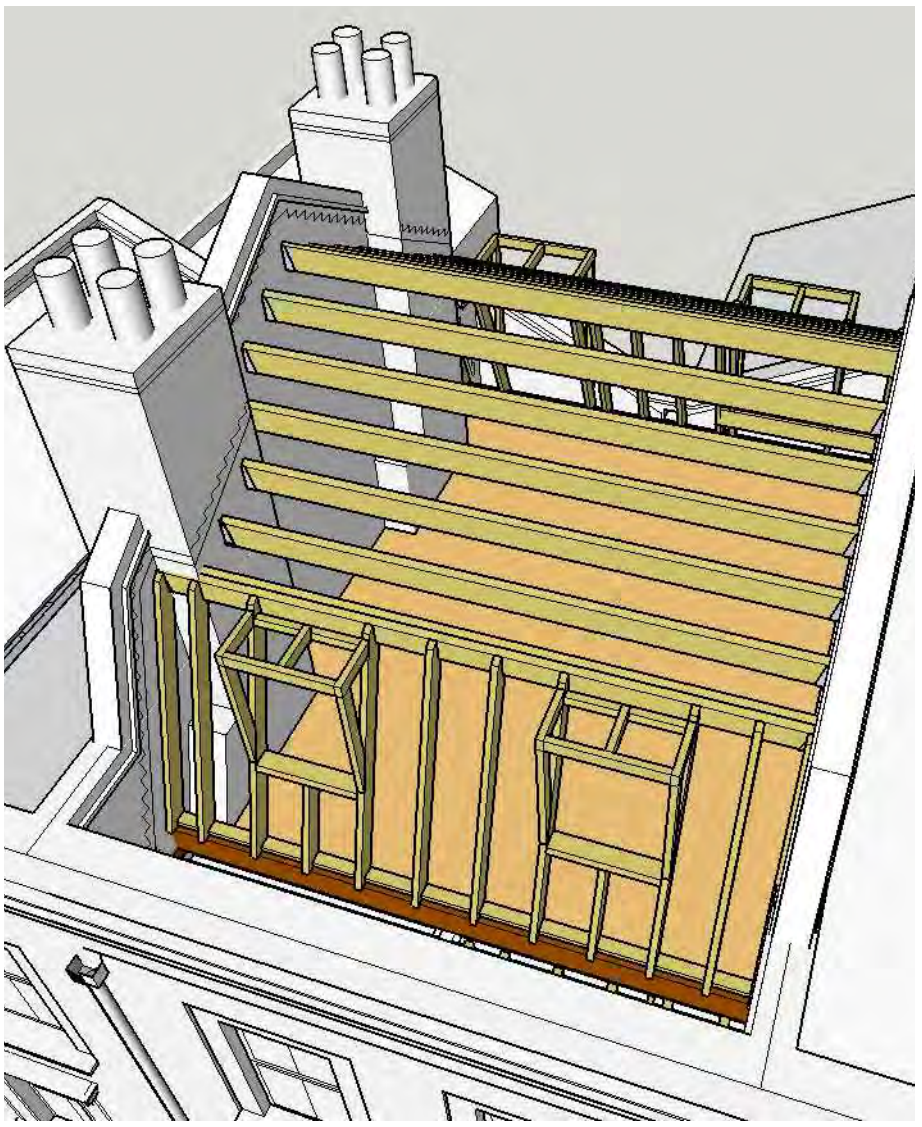
Design guidance
Construction steps 2

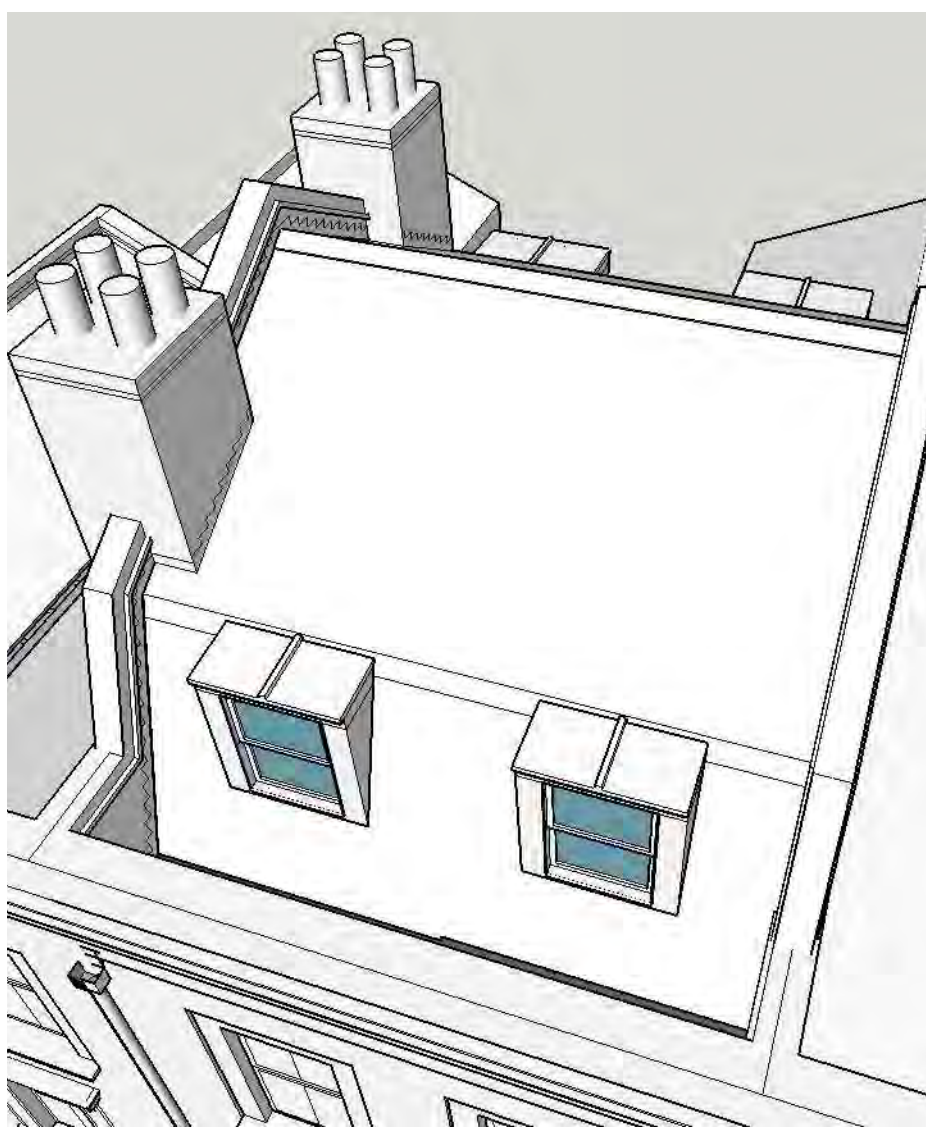


A structural engineer will need to design the roof framework to distribute the loads to the existing foundations. The load path and structure may vary from property to property, especially if internal walls have been removed. Refer to Guidance note Sheet 25: Structure



Set out the roof to allow finished surfaces to be set out in accordance with Guidance note Sheet 26. Install rafters and framework for dormer windows and the stepped gutters behind the parapet walls. If drainage to the front is feasible form outlet on line of party wall

Fix racking boards over rafters. These can have insulation properties to reduce cold-bridging, heat loss and heat gain. Additional insulation will be required to meet building regulations



Form any vents as required. These should not be visible on the front slope. Fix slate to pitched roofs with lead lining to gutters, dormers and flashings

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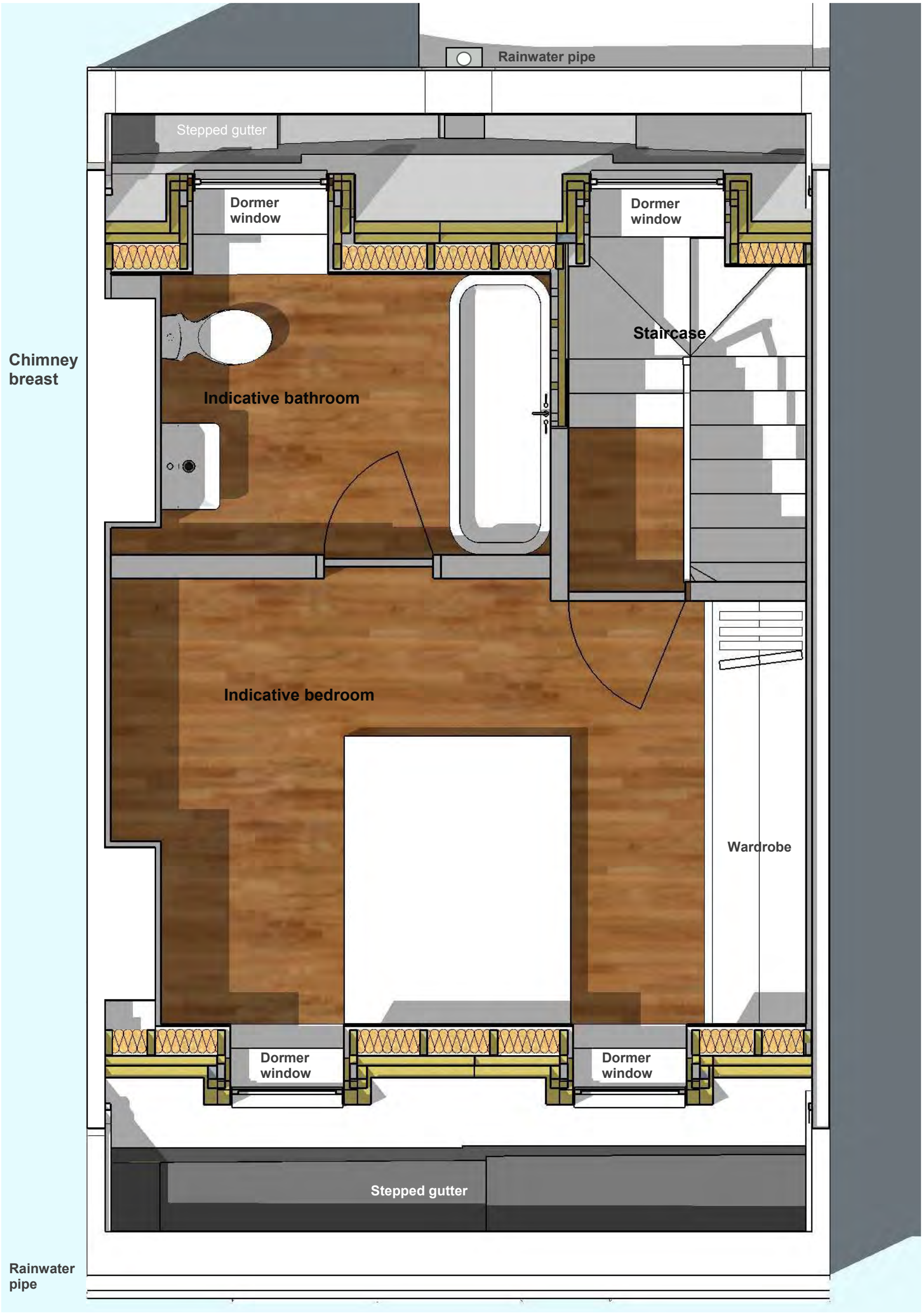
Typical Second Floor Plan



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Design guidance
Building Regulations

- A survey should be undertaken on each individual property before considering a mansard extension in order to identify key areas of risk. This would include a structural assessment and a risk assessment for all items that might have an impact on feasibility and cost

- A measured survey would also be needed to allow the designer to assess the detailed dimensions, especially the feasibility of adding a staircase in compliance with the regulations

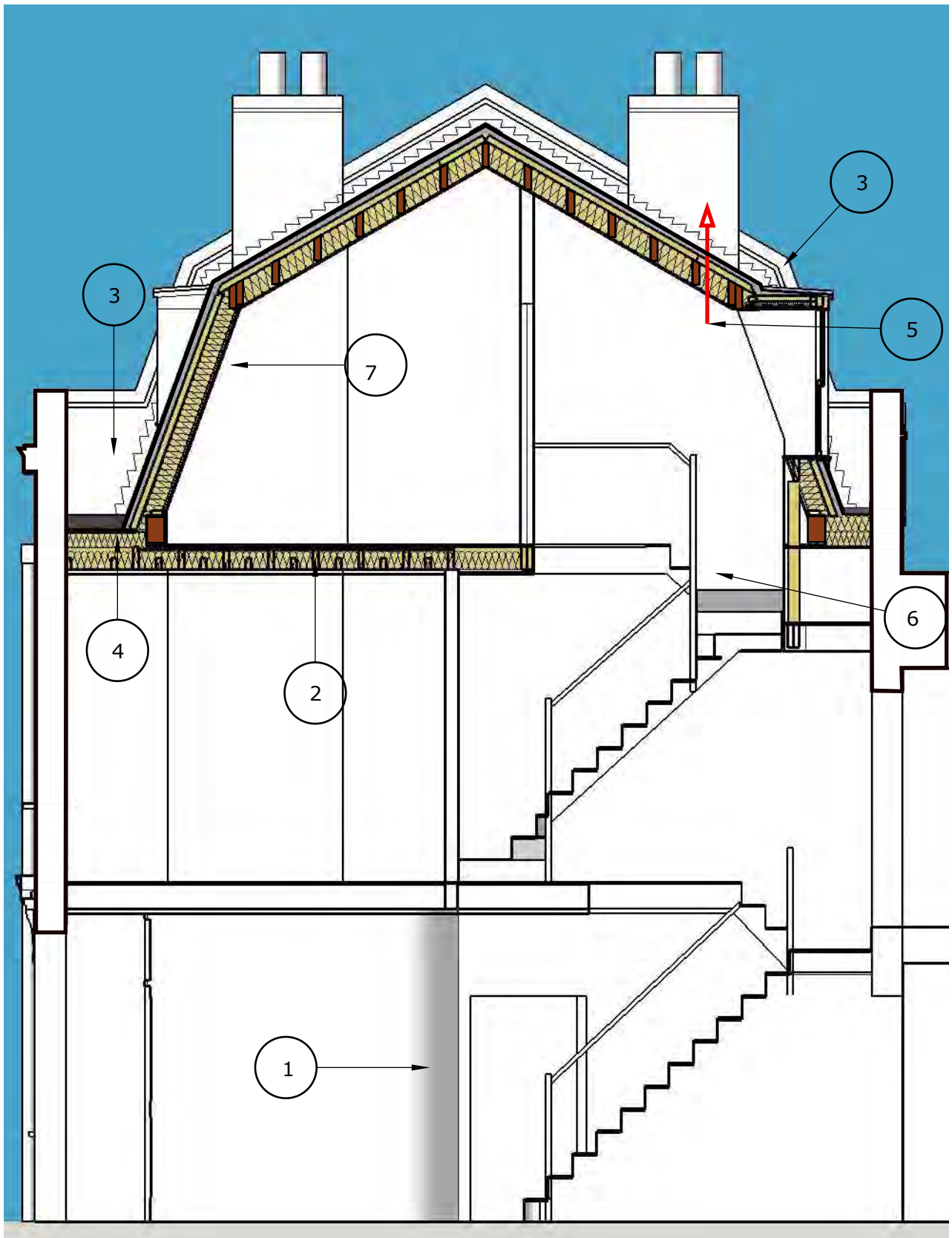
- Properties that have been altered previously may require additional measures to ensure fire regulation compliance is met

- Previous work may not have been done in accordance with building control or may have pre-dated building control if carried out prior to 1985. It may be possible to get previous work regularised. This is not mandatory but it is advisable

- Older properties do not necessarily comply with current codes and may benefit from measures to upgrade them

- Owners must be aware of their obligations to comply with CDM (health and safety legislation). Temporary propping and support are normally the responsibility of the principal contractor, who would have to assess the risk, plan the project operations and determine provisions for temporary work, propping, scaffolding, etc.

Structure
A structural engineer's design would be required for each property in order to assess the structural stability and assess risk of any weak spots in the existing structure and take into account lateral stability and bearing capacity. If existing properties have been altered through the removal of partitions it may have a bearing on the structural design and the load path from extension to foundation.



Building regulations approval will be required for the addition of a mansard roof extension. The following points summarise the main points to consider but are not exhaustive

1) The new floor will need a protected means of escape including 20-minute fire doors and an integrated smoke detection system. Open plan houses may require additional measures

2) The floor will need to be designed to provide sound insulation and 30 minutes fire protection

3) The raised party wall can provide fire resistance between properties

4) Box gutters rely on high quality workmanship and regular maintenance to prevent leaks and blockages

5) Provide ventilation to habitable rooms and bathrooms. Careful planning is required for bathrooms to integrate pipes and ducts into the structure so they are not visible on the front facade or roof slope

6) The staircase will need to be carefully considered to provide adequate head height under the rear mansard slope. A dormer window or in-line rooflight would provide additional head height

7) Insulate the roof to comply with the regulations. The designer should advise on ventilation and vapour barriers. Mansard roofs of 70 degree pitch are considered to be walls for purpose of insulation and thermal performance

8) Electrical work should be self-certified by the installer

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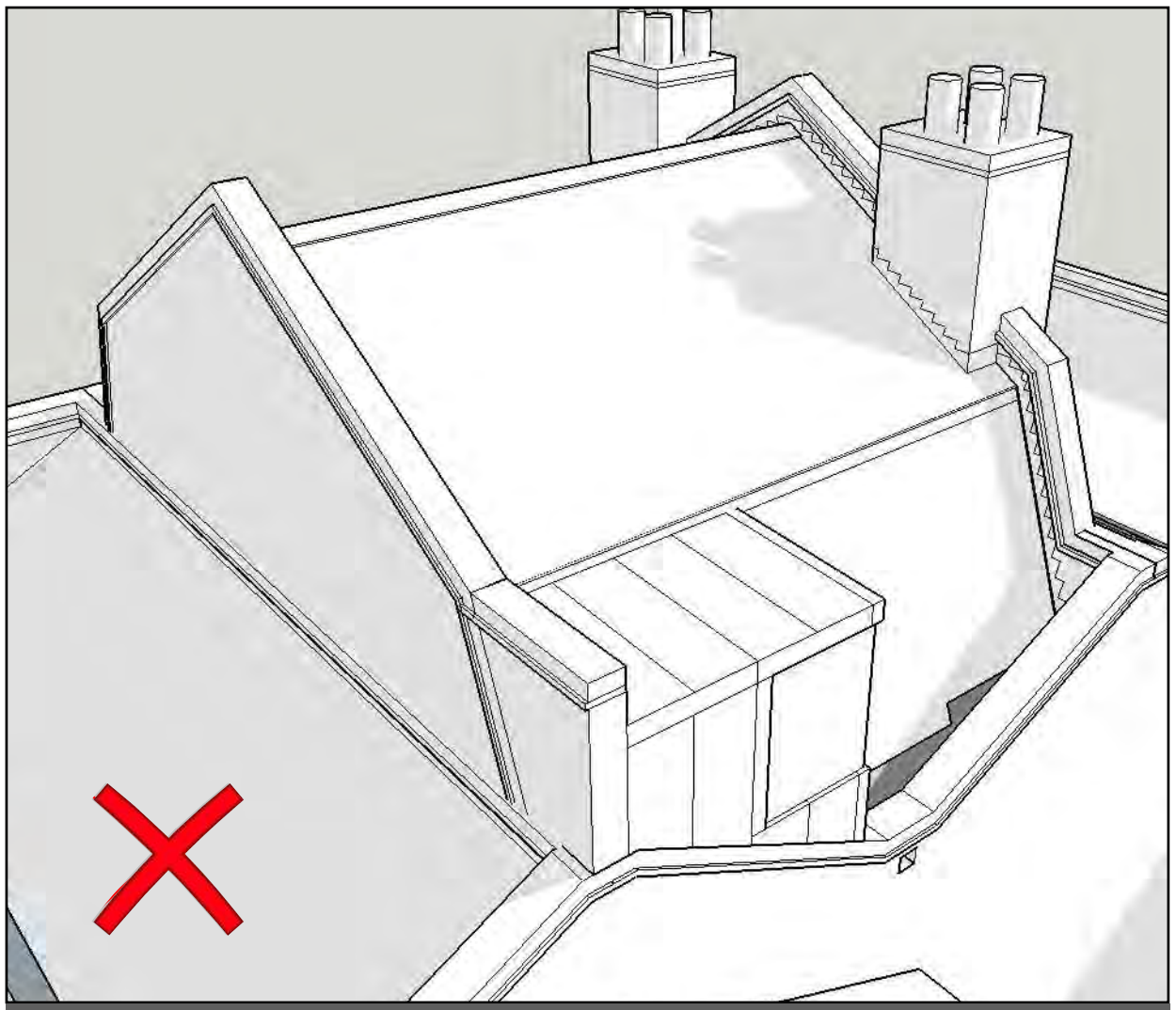
Design guidance
Head height in stairwell

Careful consideration will need to be given to the design and construction of the staircase leading to the the mansard roof extension to make sure there is adequate head-room.

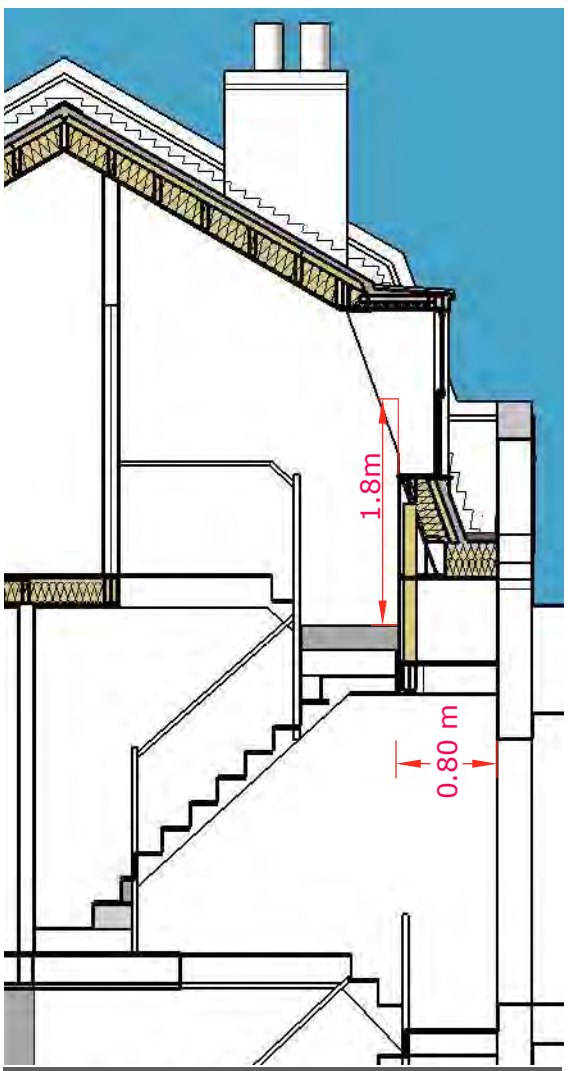
The section below illustrates an indicative design, however staircase configurations vary house by house.

The staircase will need to be set in from the rear facade to provide adequate head height under the rear slope of the mansard roof. Head height can be improved by carefully positioning a dormer window or an in-line roof light over the staircase.

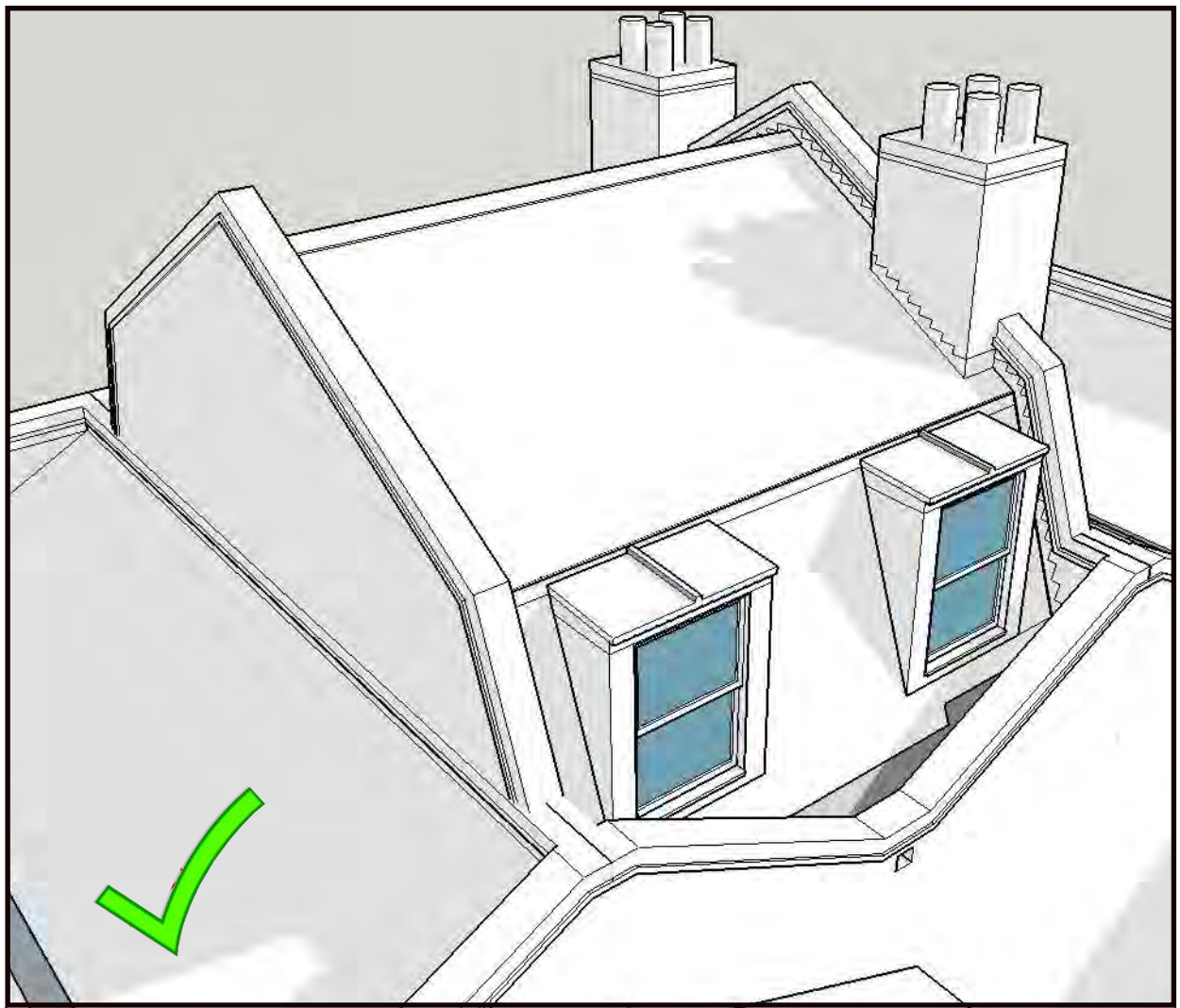
The building regulations state that head height over a staircase leading to a loft conversion can be reduced to 1.8 metres at the edge and 1.9 metres at the middle of the staircase above the string line. Tower Hamlets Building Control will allow this guidance to be followed for new mansard roof extensions.



A box-like enclosure to provide head height in a stairwell



Indicative staircase configuration



A dormer window to provide head height in a stairwell

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Design guidance
Structure

The nineteenth-century terraces of traditional brick and timber houses in Tower Hamlets were mostly built in stretches of a few houses at a time, by small builders rather than as large-scale comprehensive schemes. Their quality of construction can vary, as can the builder's approach to foundations. Some areas were open fields before construction, others may have been backfilled gravel or clay pits, so it is always beneficial to know about the original nature of the street and the individual house, and the geology of the area.

The first questions to ask are whether the house is well founded and well built, and whether previous alterations have affected the integrity of the building. Alterations may have been done to a low standard, creating difficulties now.

Then, the extent of any structural changes to the house during its lifetime should be investigated and understood.

The third area for investigation is the general condition of the building. Decay from damp and leaks or timber infestation can weaken the structure; it should be assessed whether or not the existing fabric is well maintained.

Desk study and investigations should be undertaken to explore the above considerations. These should include the following:

- The ground conditions on the site and the nature of the footings,
- The history of alterations to the site, the building, and its neighbours,
- The condition of the timber roof structures,
- The bonding of the cross-walls to the front and rear elevations,
- The bond of the facing brickwork on the external elevations to the internal face of masonry,
- The verticality of the walls,
- The condition of the masonry in the existing chimney breasts,
- The flue routes should be surveyed and all flues identified before any demolition/alterations are carried out,
- Any cracks or historic movements should be recorded.

An appraisal of the existing building should be carried out by a chartered structural engineer. This should then inform a review of the proposed alterations and the resultant changes to the load paths, and the design of new structural elements.

Where defects are discovered, these should be addressed prior to commencement of the proposed works to extend roofs. In situations where the robustness of the existing building is poor, further provisions to improve the robustness should be added into the building before undertaking any alterations.

The design and execution of the works should consider the effects the alterations will have on similar works being carried out by the neighbours in the future. Party Wall Awards will be required in all instances.

The following is a summary of considerations that are to inform the design of the structural alterations:

1. Existing roof structure
    - The proposals should be developed to retain and reuse the existing structure and original finishes where possible.
    - An assessment of the strength and stiffness of the existing roof level structure should be undertaken and its capacity to support the increased loads should be checked. It is possible that the new floor loads may be supported on the existing fabric, although some strengthening may be required to achieve this. Any strengthening should be carefully designed to mitigate damage to finishes and the design should mitigate the extent of intrusion into the existing fabric.
    - Where necessary, a separate, independent floor structure should be provided.
2. Chimneys/chimney breasts
    - New beams are not to penetrate into chimney flues – fixing to the face of chimney breast may be possible, depending on the loads.
    - Chimneys are to be extended upward, using brick, mortar, and workmanship to match the existing.
3. Foundations
    - The existing condition should be assessed and recorded, in particular the foundations' depth and the bearing strata. Any signs of movement should be investigated.
    - The foundations should be checked to see whether they can support the increased loads – in particular the party wall footings may be affected, considering the possibility that additional loads may be applied from both sides.
4. New structure
    - The new construction should be robust and should tie together the front, rear and cross-walls at all levels, including the roof level.

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Design guidance
Height constraints

The design guidance for height constraints is intended to ensure that any new mansard roofs in the Driffield and Medway Conservation Areas would be consistent in design and setting out in order to provide coherence to the streetscape

The height of the parapet may vary and therefore the roof and Party Wall may need to increase in height to achieve the minimum headroom under the dormer but the angle and set-back should remain as indicated.

Dormer lead roof to be set just below change in roof pitch

The guidance is intended to provide consistency in set-back from the parapet to the front face of the dormer

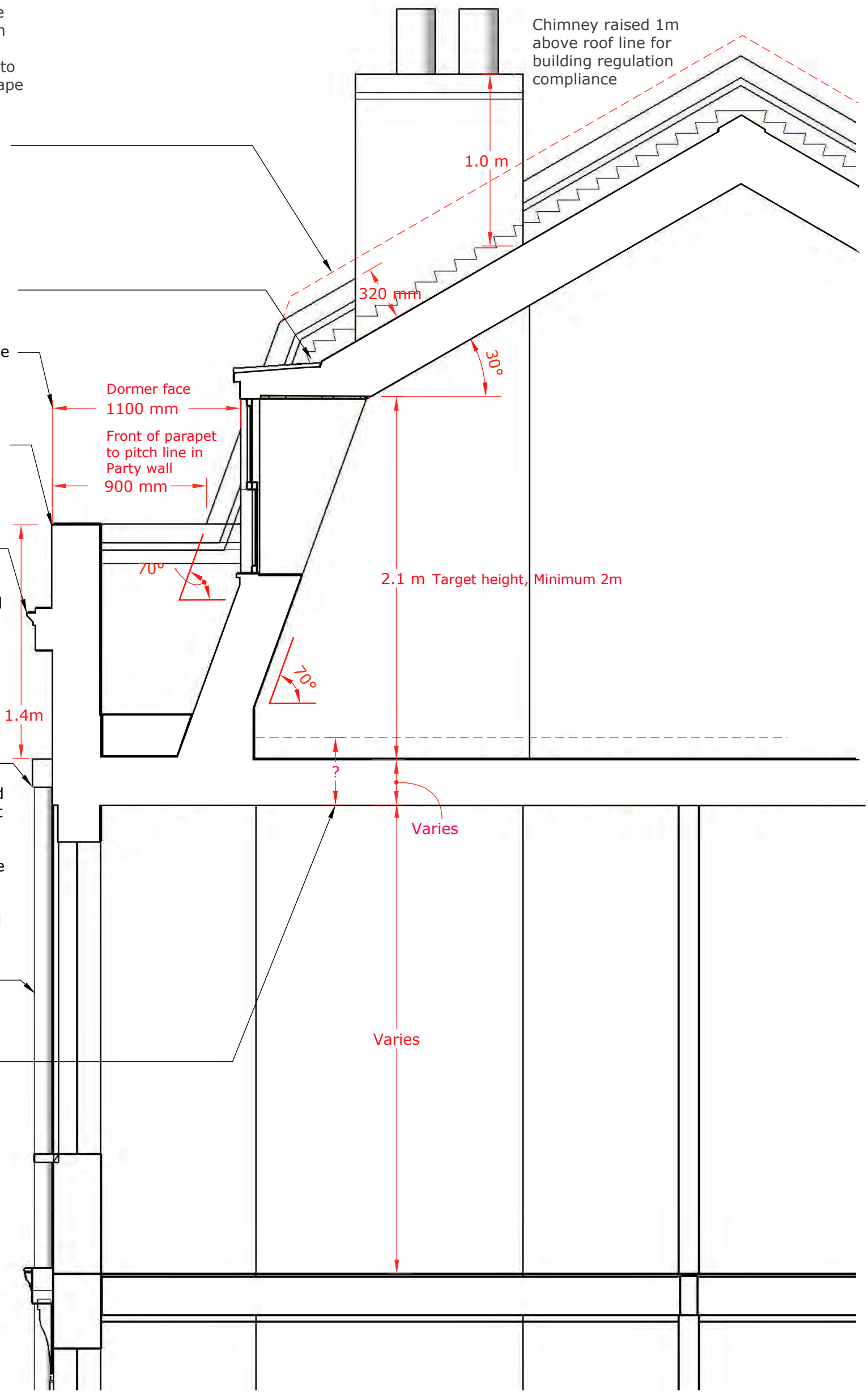
Parapet wall facing the street. The front of the existing parapet is to be taken as the setting out datum point

If the cornice is missing reinstatement is encouraged. This should be in the original position and in most cases this will align with the adjacent property. In some streets there is a step in height from one property to another in which case the cornices may also step

Rainwater hoppers should be installed on the party wall line as illustrated in the design guidance The cast iron hopper and lead lined outlet should be set at a consistent height along the street. Even one brick difference can result in an inconsistent appearance. The guide height indicated might need to vary from street to street due to discrepancies in construction detail in the existing properties

Rainwater pipe on the party wall line subject to survey of street drainage and confirmation of viability

The first floor ceiling should be retained if possible especially if its lath and plaster and if there are original cornicing or ceiling mouldings at first floor level. Consideration should be given to whether it is possible to install the new floor structure in between existing ceiling joists and set out the proposed mansard roof within the guidance dimensions. Any deviation from the guidance should be explained and justified in the design and access statement in support of a planning application, so that the implications on the streetscape can be assessed



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Design guidance
Materials

The design guidance for materials is intended to ensure that any work to properties in the Driffield and Medway Conservation Areas is carried out using appropriate materials
The addition of mansard roofs in the Conservation Areas would benefit from consistency of design and materials with careful detailing and workmanship in order to provide coherence and quality

Reinstatment of lost features is encouraged, to match the original
Reinstatement of lost cornices would help to reduce the impact of the mansard roof

Traditional clay chimney pots
Re-use existing if possible, set in flaunching mortar to match existing

Chimney and flues extended in line with the existing, in bricks to match existing (nb these are likely to be imperial sized bricks), with sulphate-resisting mortar flush with bricks

Brick party wall extended up with traditional soldier course coping on creasing tiles and stepped lead flashing

Traditional dormer with lead cheeks and lead roll roof, timber faced surround to windows painted white, traditional timber sliding sash window with slimline double glazing

Reinstatement of missing stucco cornices and rendered parapet painted white, to match the original, is encouraged

Cast iron hopper and downpipe pre-finished or painted in suitable black bituminous paint on line of party wall. Lead flashing at outlet

Reinstatement of missing stucco window and door surrounds is encouraged, to match the original, painted white

Any re-pointing should be in traditional lime mortar with slightly recessed joints that expose the edge of the bricks.
"Weatherstruck" pointing should be avoided

Reinstatement of lost mouldings is encouraged, to match existing, painted white

Reinstatement of panelled timber doors is encouraged where the original has been replaced

Reinstatement of missing cast iron railings with stone plinth is encouraged, to match the original

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Appendix 4: Map showing properties where design principles are not applicable

Medway Conservation Area
Properties where the Prototype Design Guidance is not applicable

Guidance is suitable for terraced properties with London roofs and parapet walls to reduce the visual bulk of a mansard roof extension. The following properties differ and the guidance is not applicable

1. 19-27 Antill Road: 20th Century double pitched roof with overhanging eaves

2. 54-62 Strahan Road: 20th Century double pitched roof with overhanging eaves

3. Schoolbell Mews: Victorian school

4. 1-24 Roth Court: Late 20th Century hipped double pitched roof with overhanging eaves

5. 37-55 Medway Road: Victorian terrace double pitched roof with overhanging eaves

6. Mainly 20th Century infill development with double pitched (some hipped) roofs with overhanging eaves

7. Stanfield Road on corner of Lyal Road: 20th Century double pitched roof with overhanging eaves

8. Viking Close on corner with Lyall Road: 20th Century double pitched roof with overhanging eaves

9. 1 Norman Grove: Redeveloped property with flat roof structure unknown

10. 17-23 Norman Grove: Victorian terrace double pitched roof with overhanging eaves

11. 470-480 Roman Road: Redeveloped property with flat roof structure unknown

12. 1-9 Saxon Lea Court: Victorian property double pitched roof with overhanging eaves

13. 1-5 Selwyn Road: 20th Century double pitched roof with overhanging eaves

14. 109-127 Antill Road: 20th Century double pitched roof with overhanging eaves

15. Antill Road on corner with Coborn Road: 20th Century double pitched roof with overhanging eaves

16. 102-106 Coborn Road: 20th Century double pitched roof with overhanging eaves

17. 2-28 Tredegar road: Victorian terrace double pitched roof with overhanging eaves

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