

London Borough of Tower Hamlets
Driffield Road Conservation Area:
Character Appraisal and Management Guidelines



Adopted 27 June 2017

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 document should be read in conjunction with the detailed guidance for facade enhancements for Driffield Road Conservation Area, adopted by Cabinet on 27 June 2017.



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

2.0 Character Appraisal

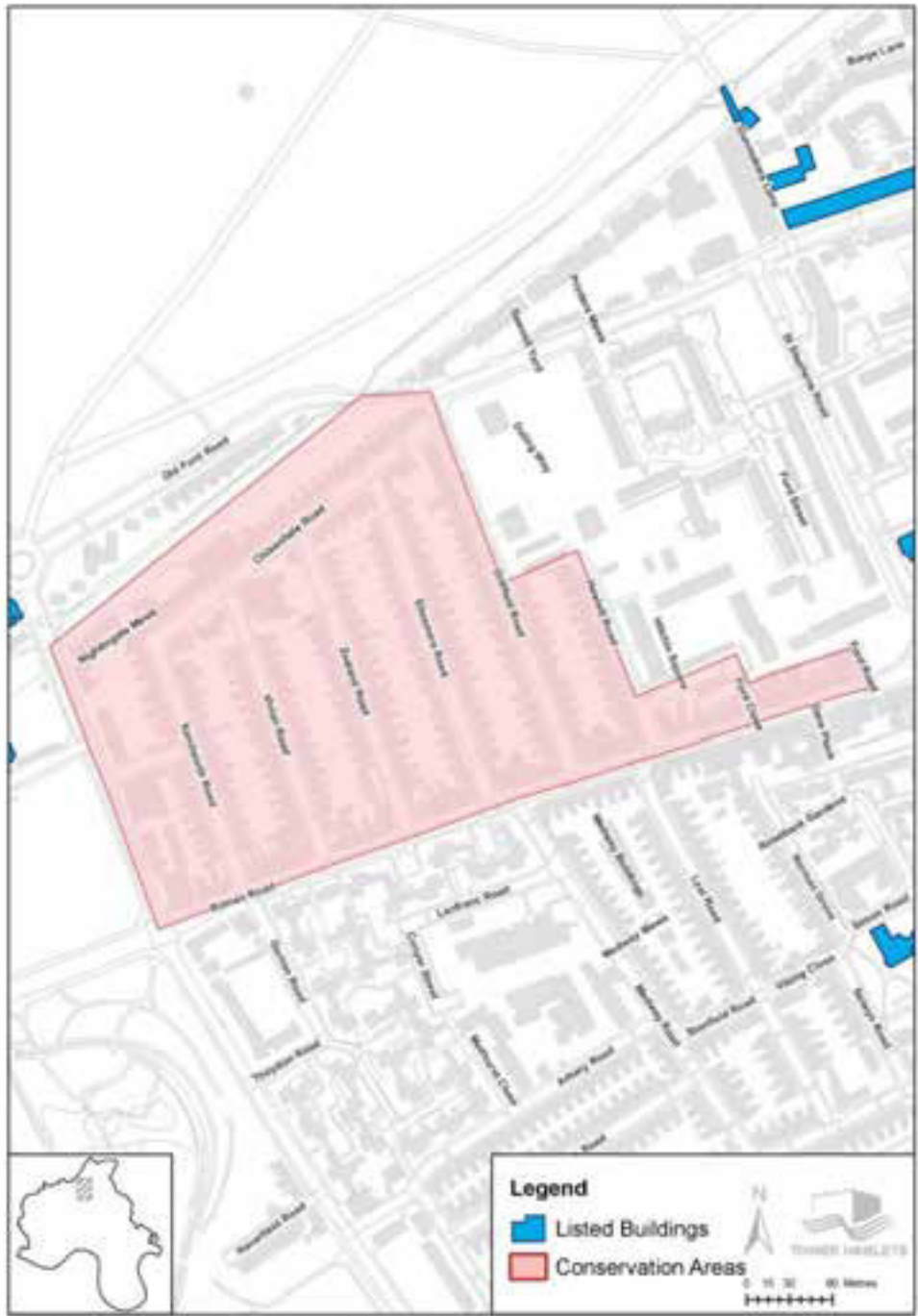
2.1 Location and setting

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

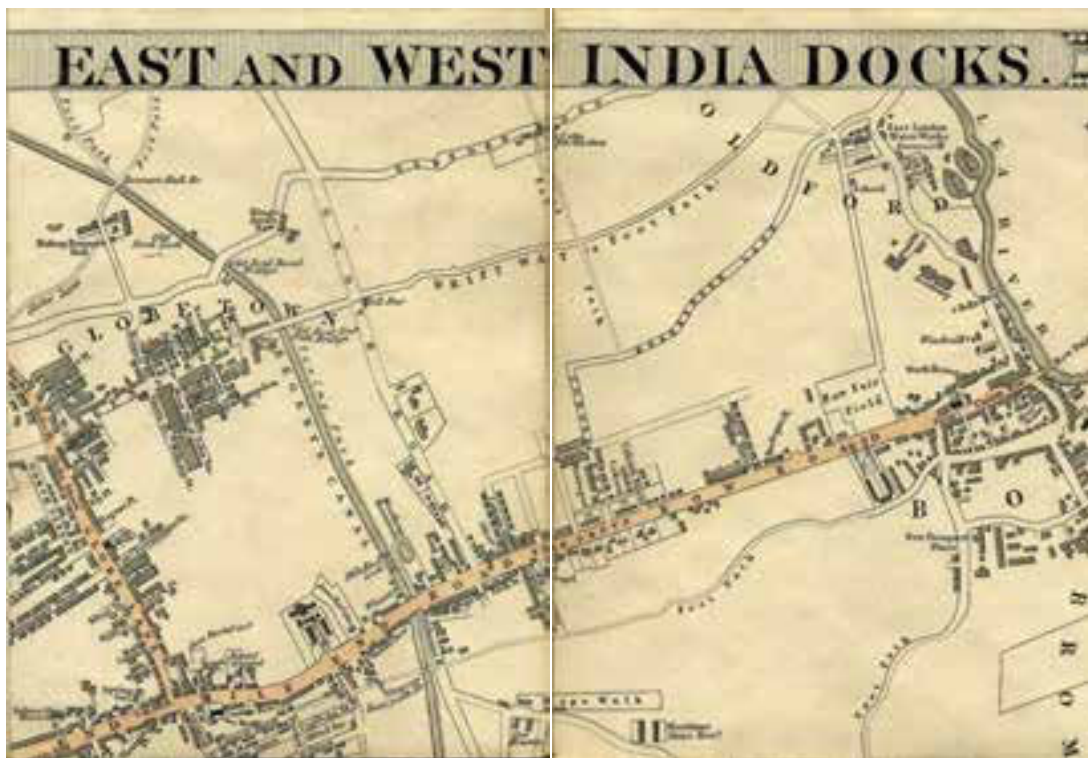
2.2.1 Archaeology

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

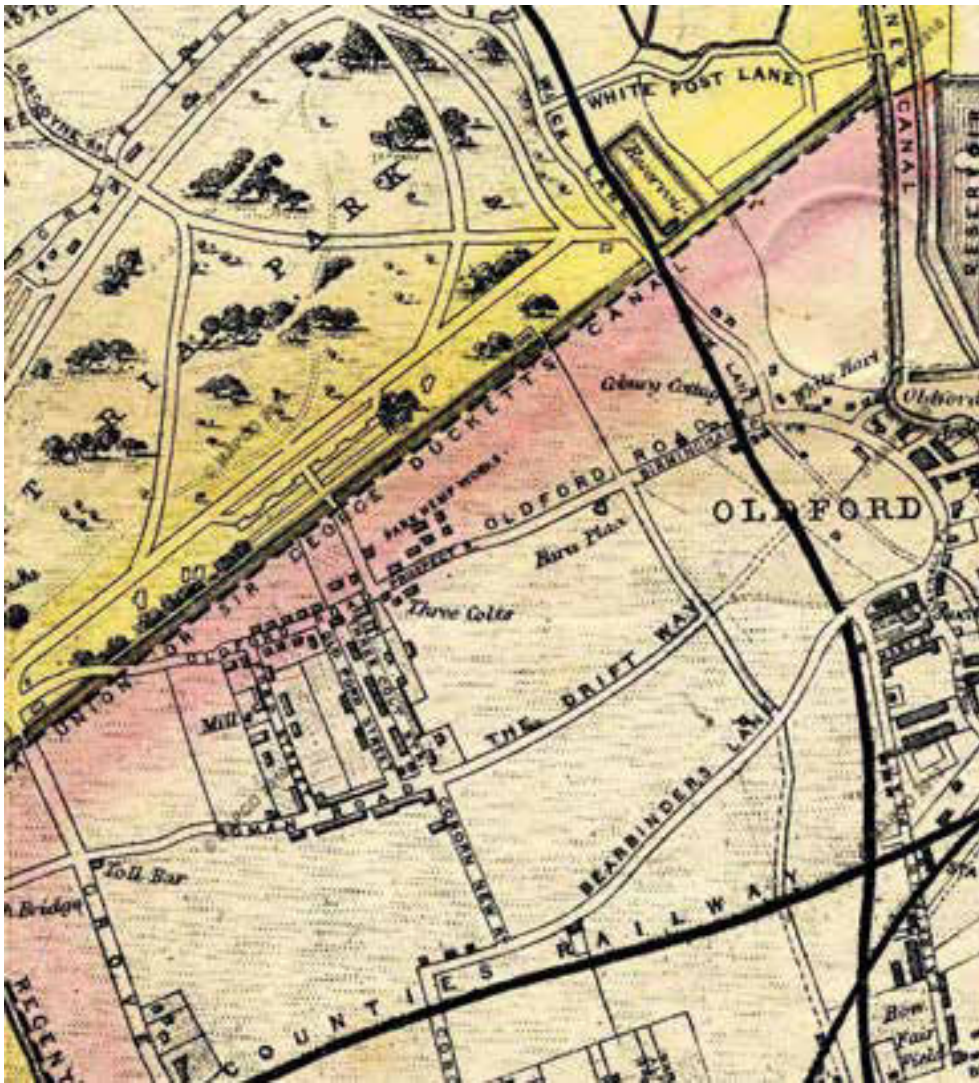
The Conservation Area consisted of woodland before 1285. Between then and the onset of development in the 1840s it was open land used for arable and pastoral farming, dissected by Old Ford Road and a driftway (now Roman Road).

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.



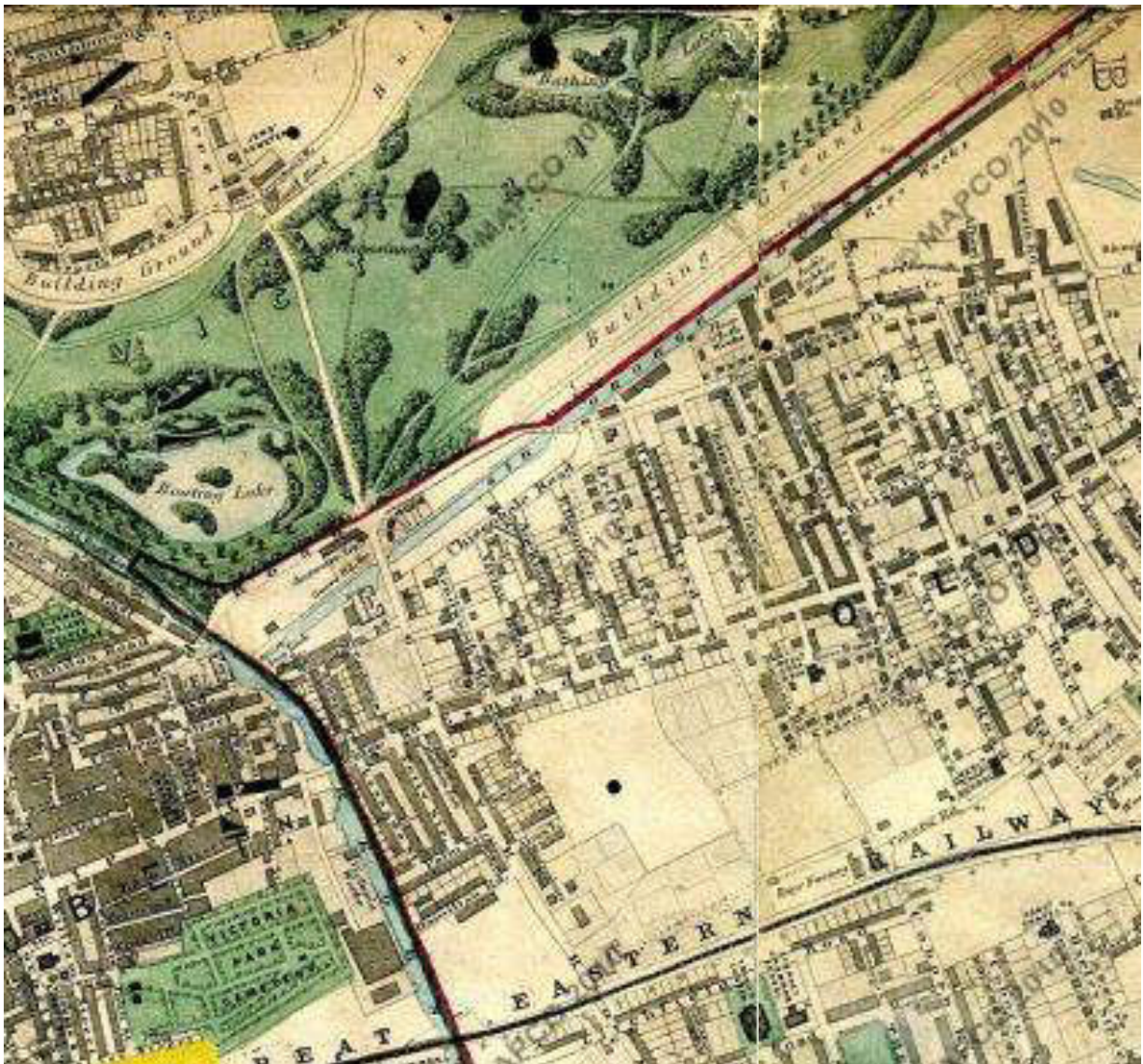
1857. Kelly's post office directory map of London. © Mapco.net.

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.



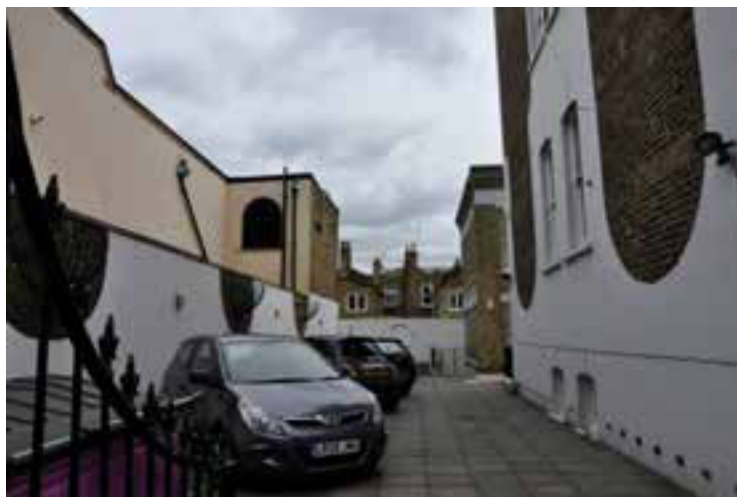
View of Chisenhale Primary School from top of Zealand Road.



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.

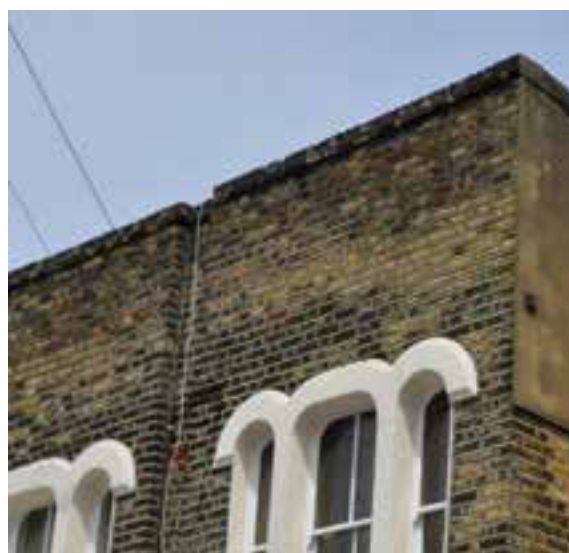
However, there are minor improvements that could be made to the existing terraces within the residential part of this Conservation Area. While the structures themselves are intact, the terraces require some attention and renovation. The Council supports the retention and reinstatement of architectural 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.historicengland.org.uk
The Georgian Group	www.georgiangroup.org.uk
Victorian Society	www.victorian-society.org.uk
20 th Century Society	www.c20society.org.uk
Society for the Protection of Ancient Buildings	www.spab.org.uk

Appendix 1: Roof types map

Conservation Area : Driffield Road - Roof Audit



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 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 downpipes
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

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

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. Reinstatement 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.



Streetscape in the Conservation Areas (Drifffield 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

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

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



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



Flat-topped mansard roof on Roman Road E3

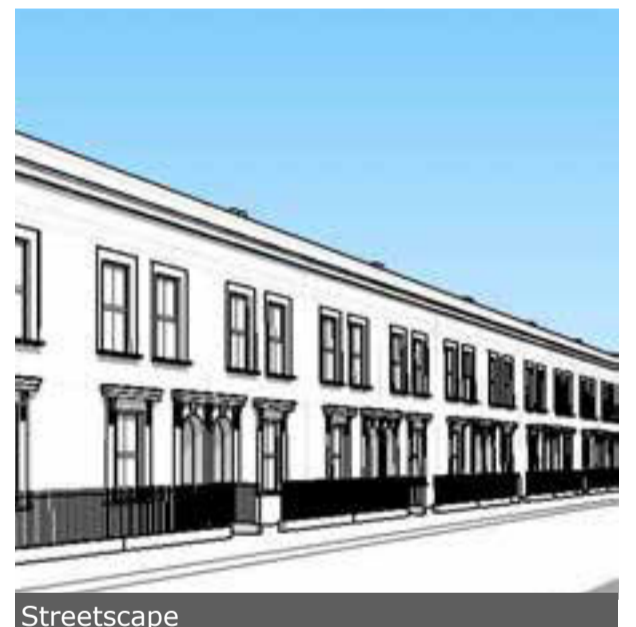
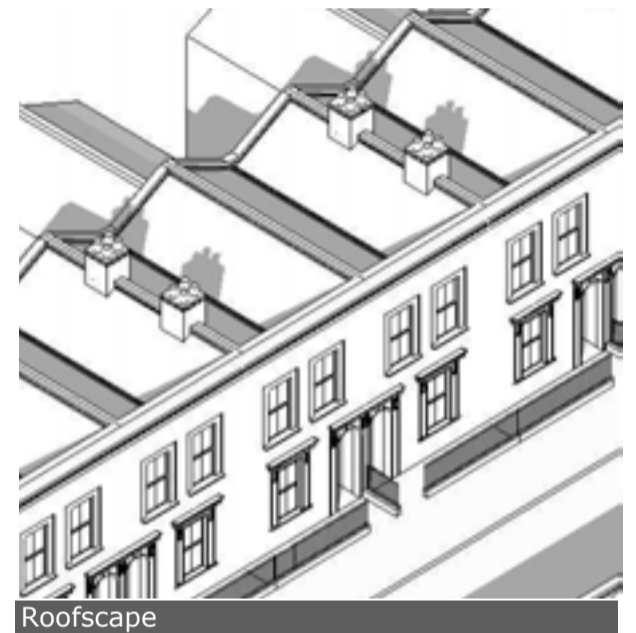
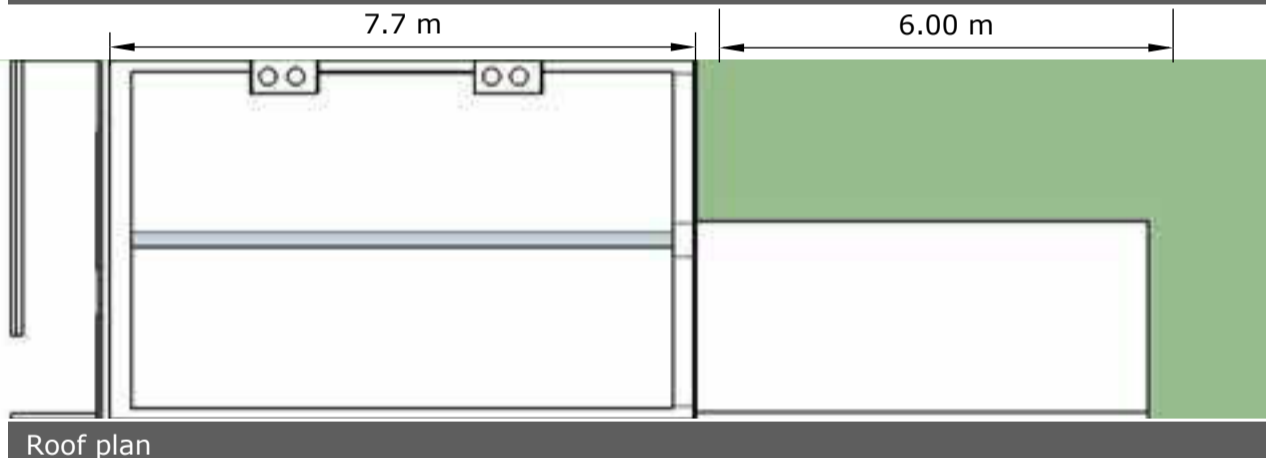
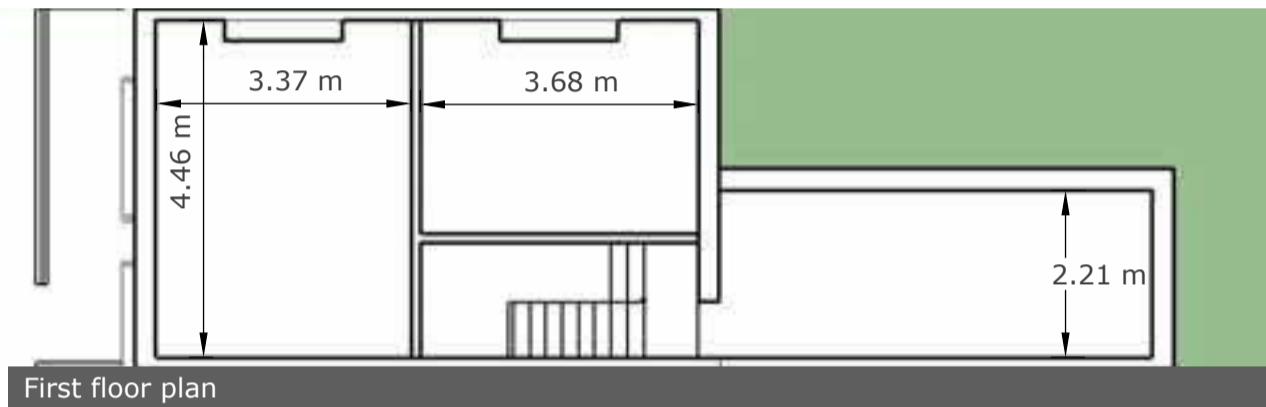
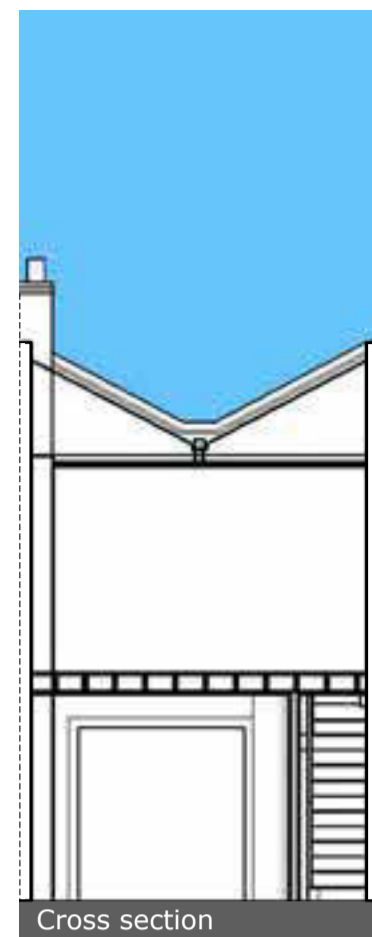
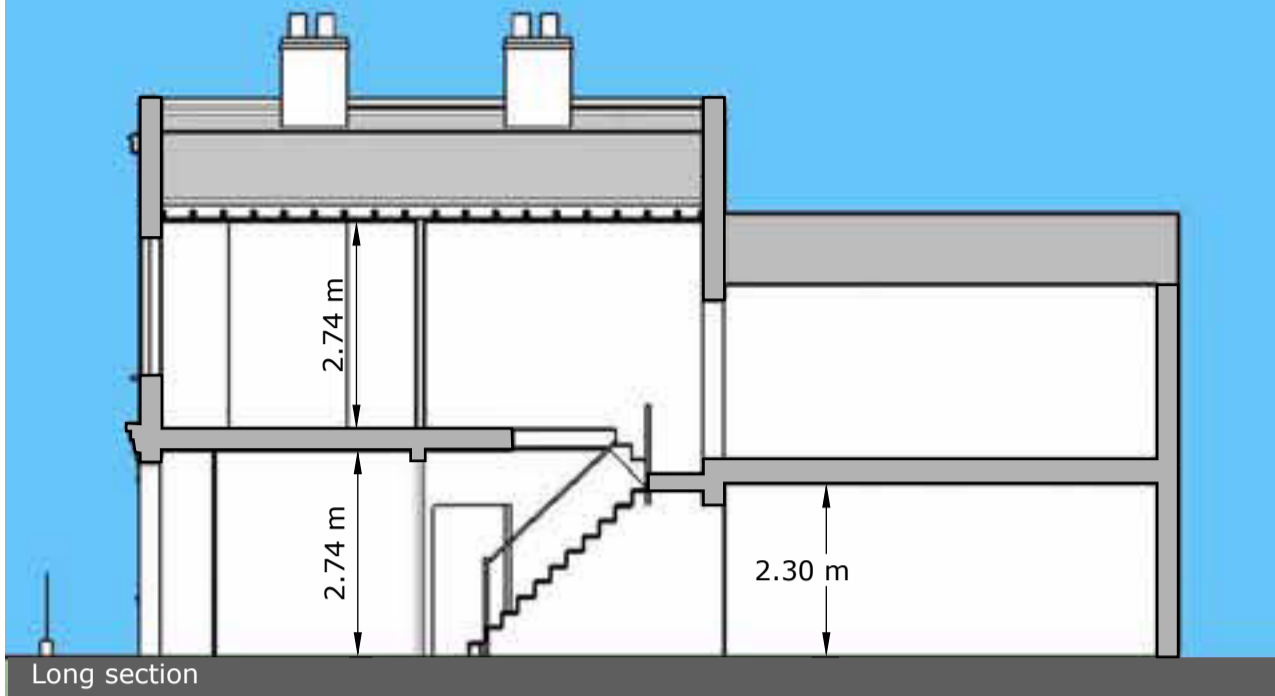


Mansard roof extensions on Morgan Street E3



Mansard gable on Tredegar Terrace E3

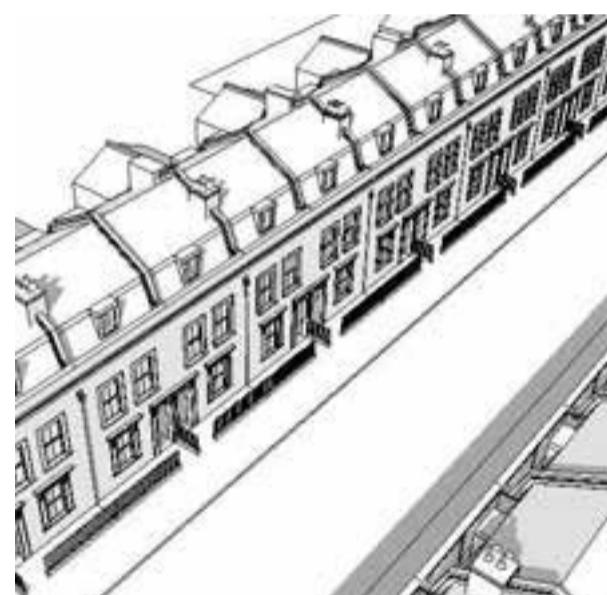
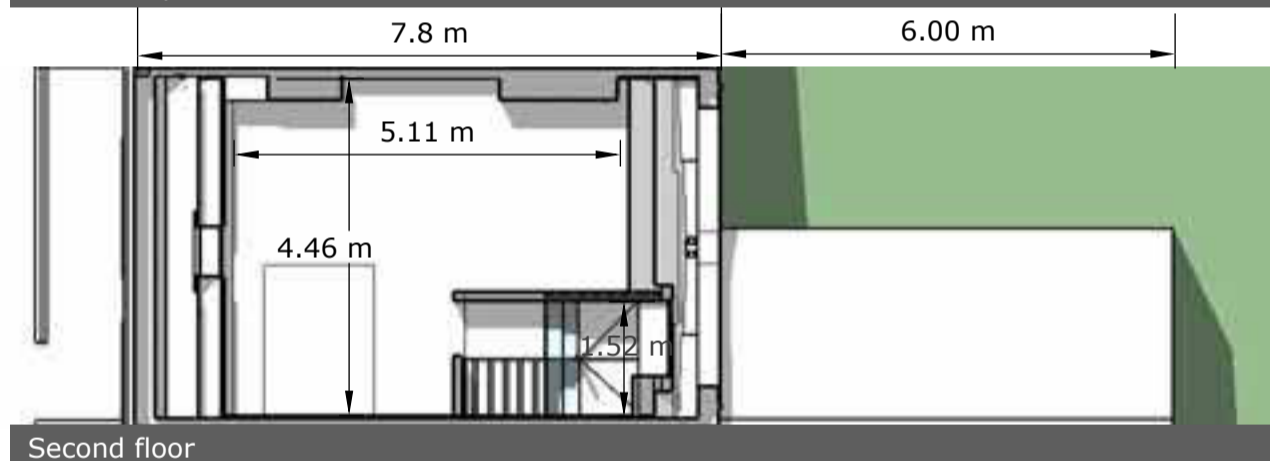
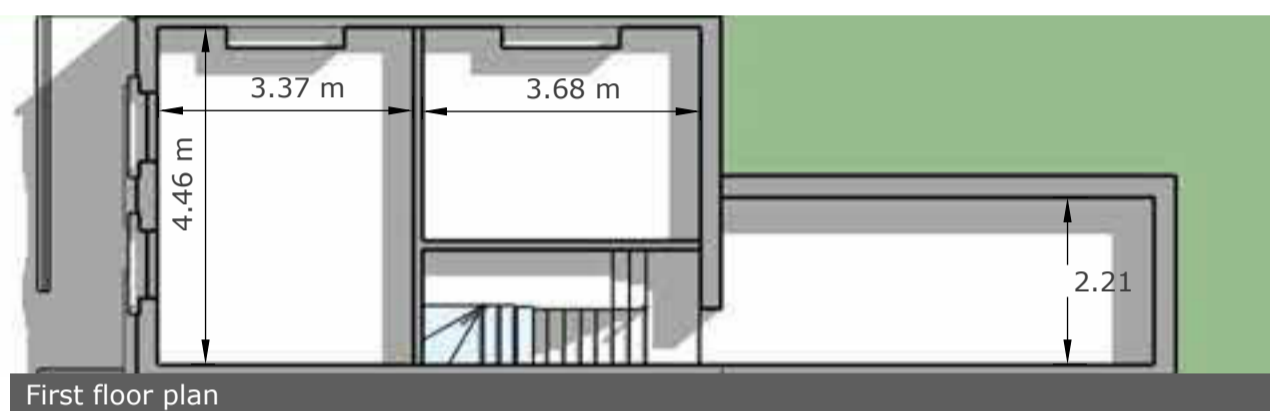
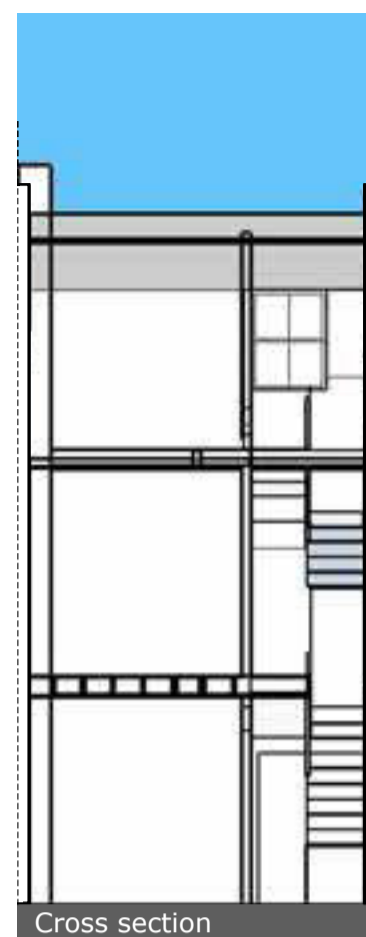
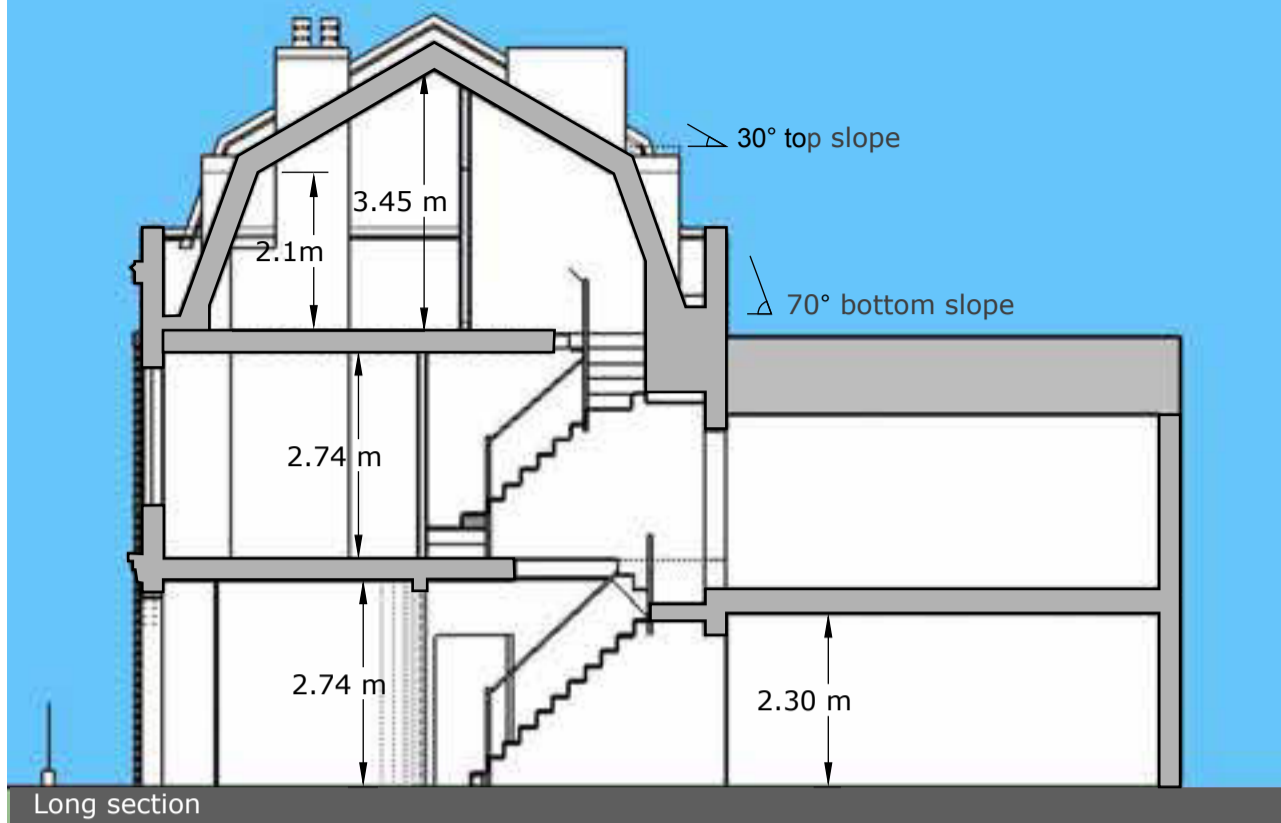
Typical house configuration



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')

Option 1 Double-pitch mansard roof



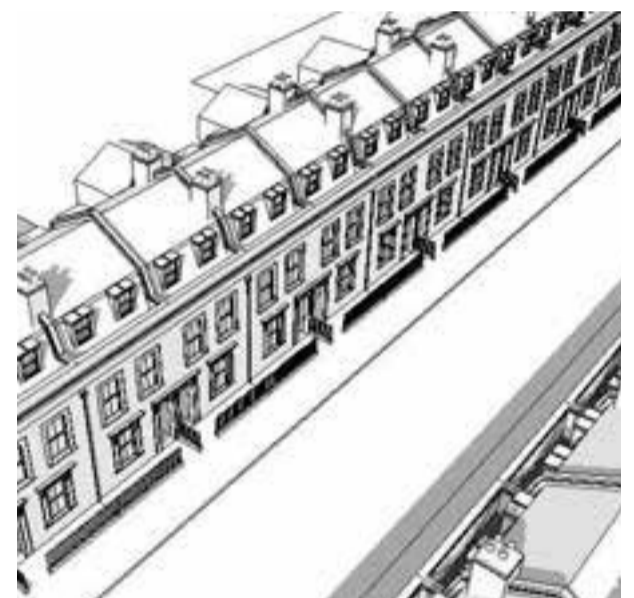
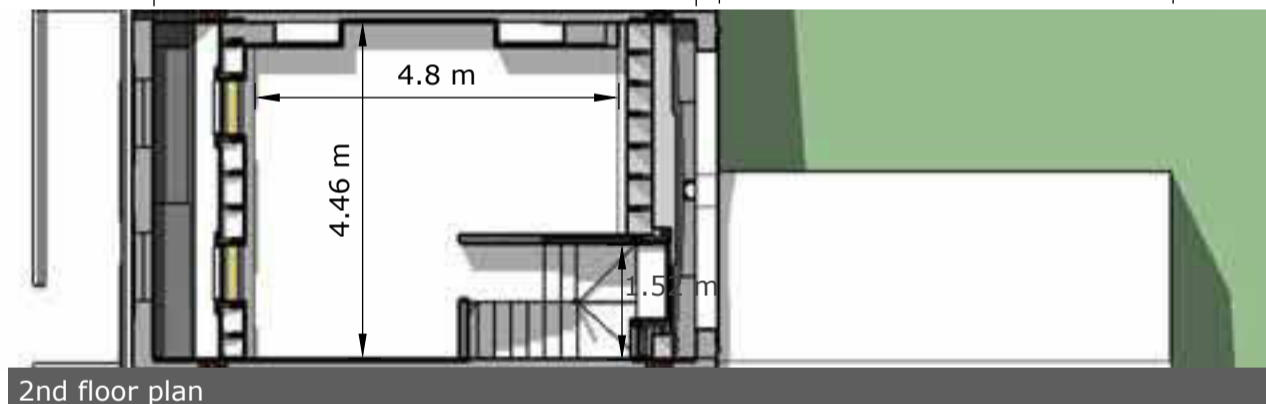
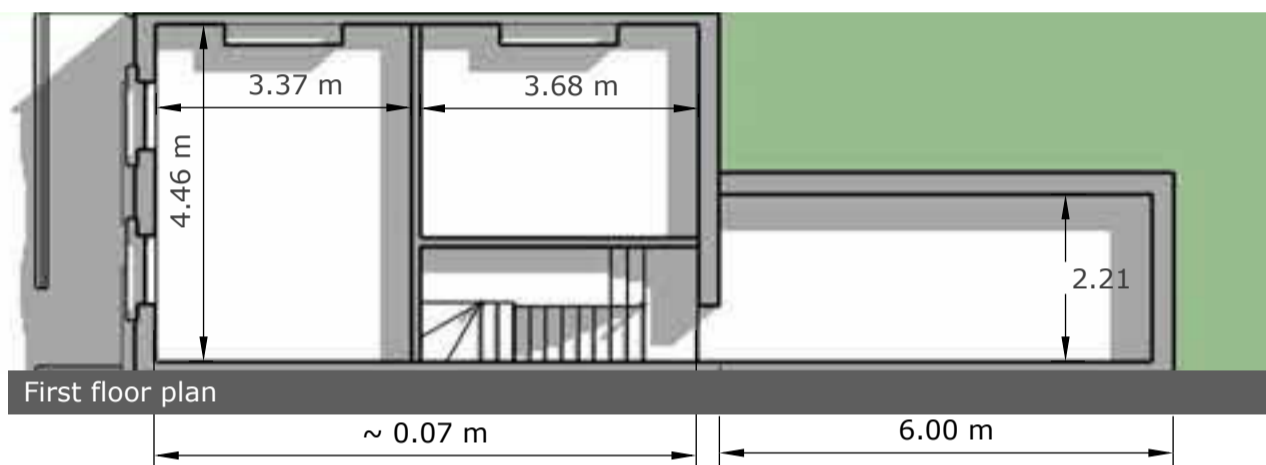
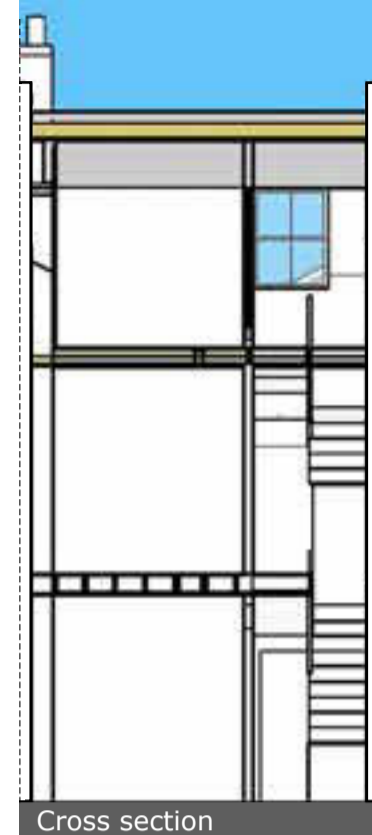
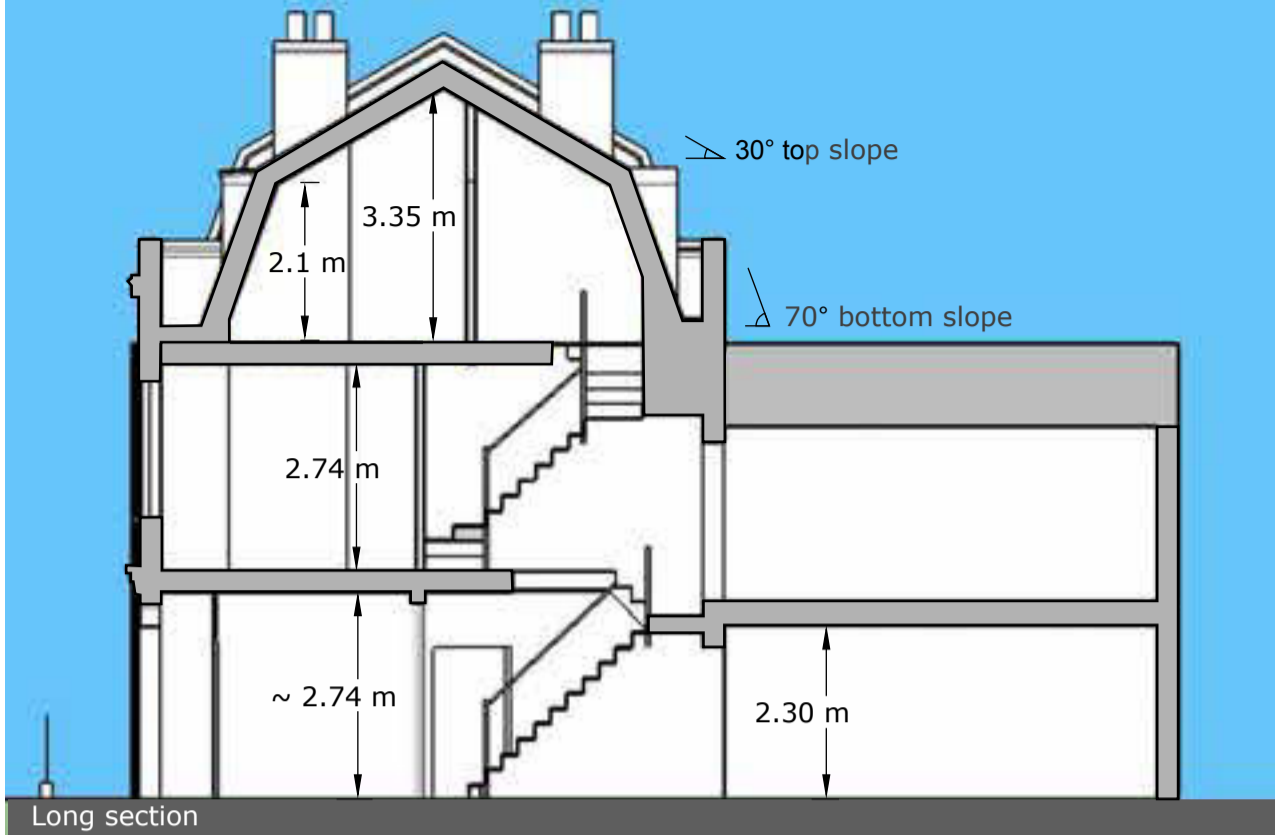
Assumptions:

- 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 chequed 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

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



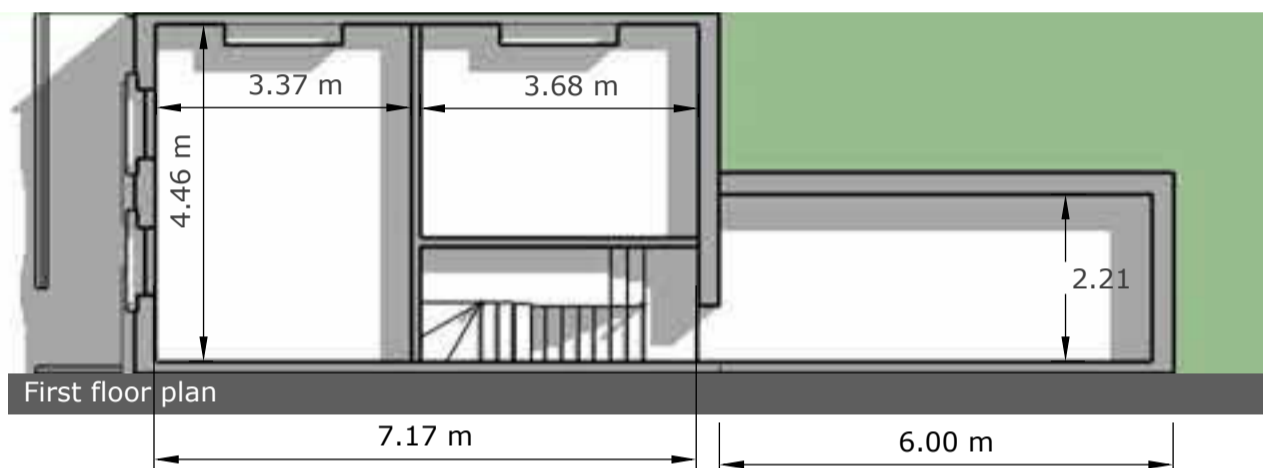
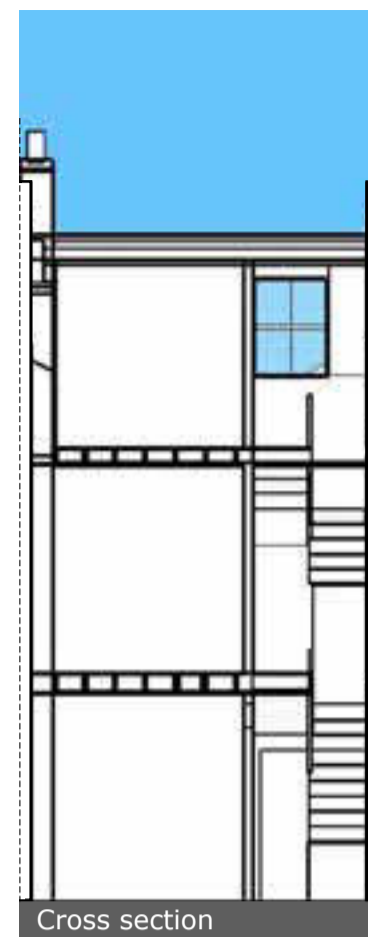
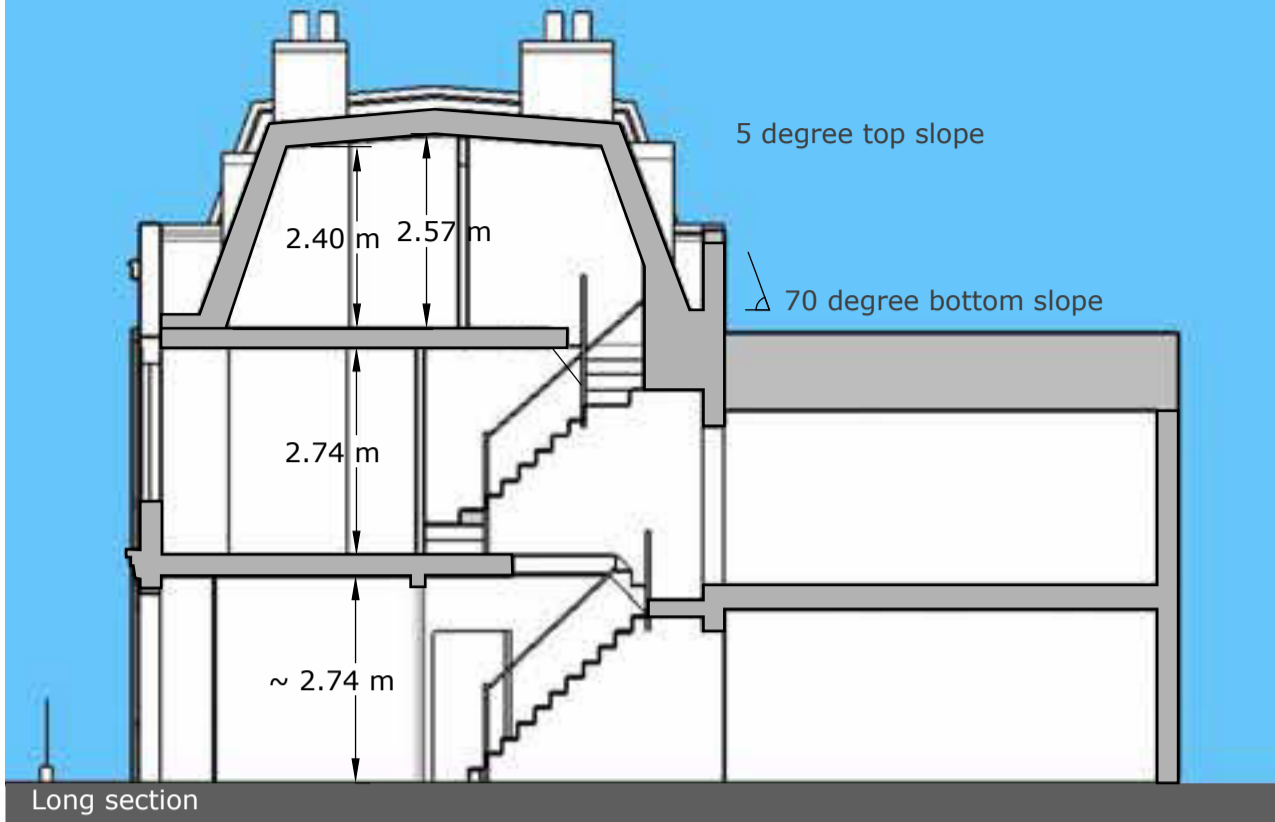
Assumptions:

- 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 chequed 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

Option 2 Flat-top mansard



Assumptions:

- Construct lower roof pitched at 70 degrees, construct upper roof pitched at 5 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 chequed 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)

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

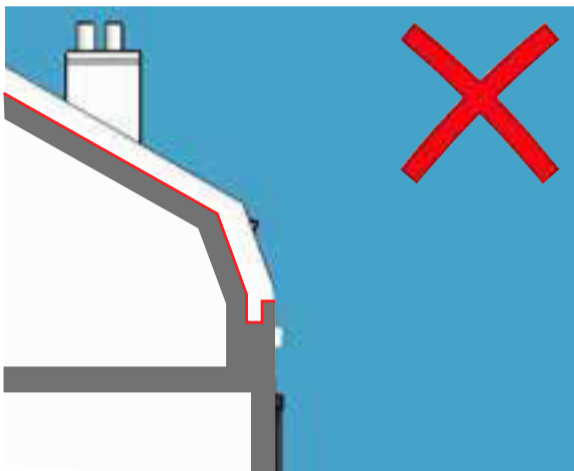
Option 2
Flat-top mansard
Front slope is higher and more prominent

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.



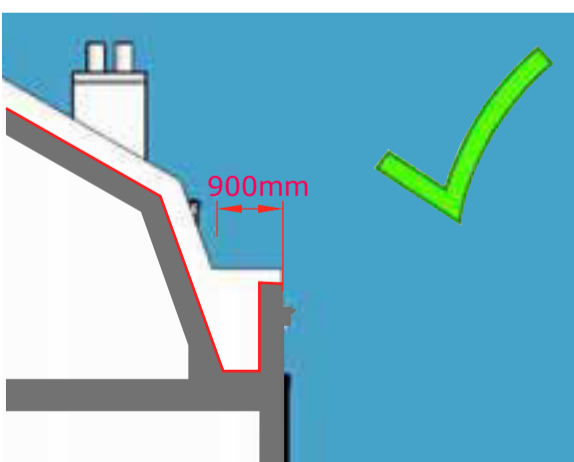
Mansard with minimum set-back



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 consistent set-back from the front facade to the pitch line of 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

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

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 reused where possible or renewed to match the original, set in flaunching and flashings should be stepped lead flashings to match the original detail.



Rear view of end of terrace



Mansard extension with capped off chimney stacks

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.



Chimney stacks visible from street



Mansard extension with raised chimney stacks

Design guidance Rainwater downpipes

The terrace houses in the Conservation Area are mirror imaged, with paired front 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



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



York Square E14

Co-ordinated design treatment for RWPs in York Square E14



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

Design guidance

Dormer windows



Guidance on single or double dormers:

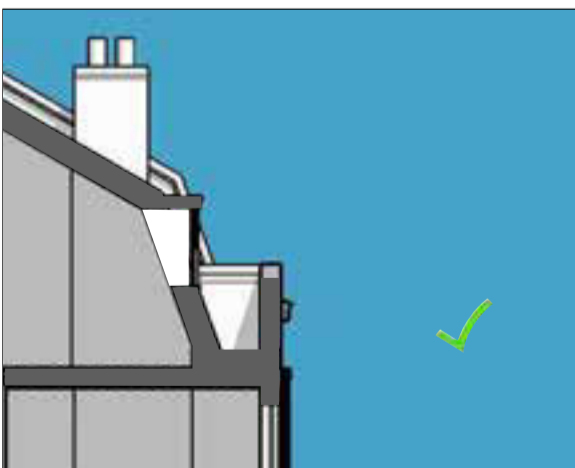
By virtue of there being just one window a single dormer can help to make the mansard roof extension subordinate to the original building.

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 constructed with a narrow profile



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.



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.



Rear view with mansard profiled gable - Outboard staircase

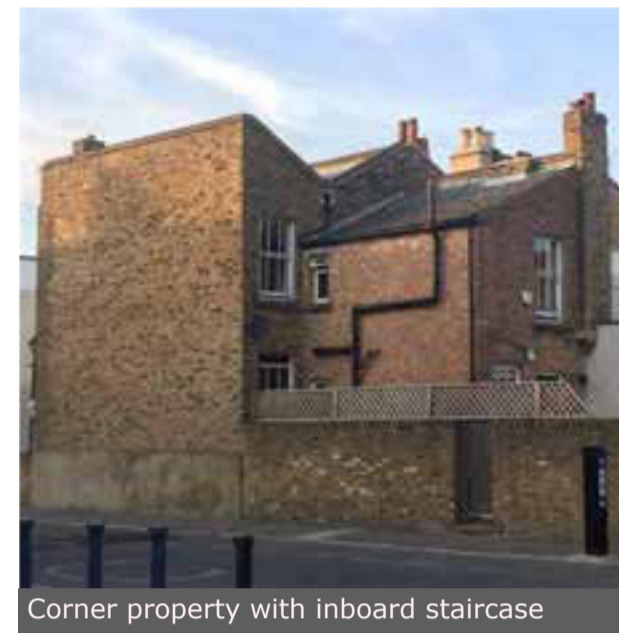
Design guidance End-of-terrace properties

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



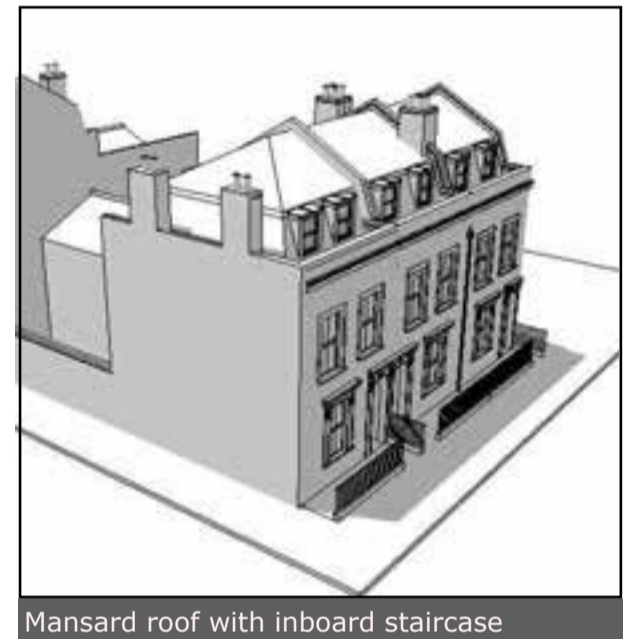
Corner property with inboard staircase

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



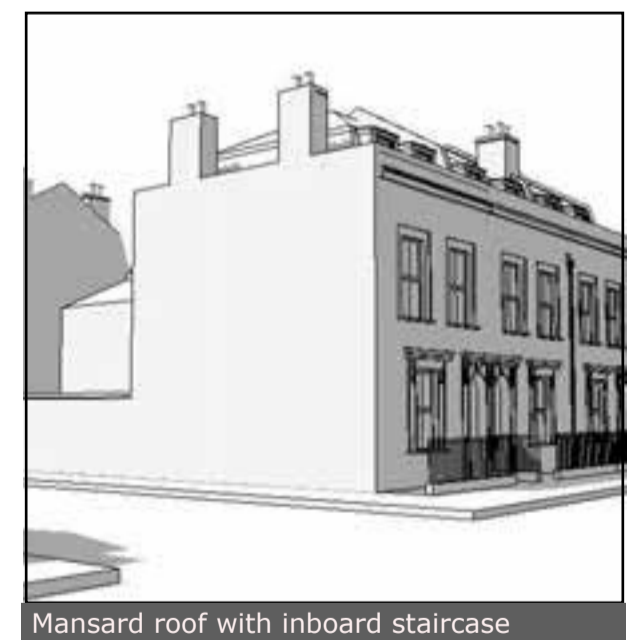
Mansard roof with outboard staircase



Mansard roof with inboard staircase



Mansard roof with outboard staircase

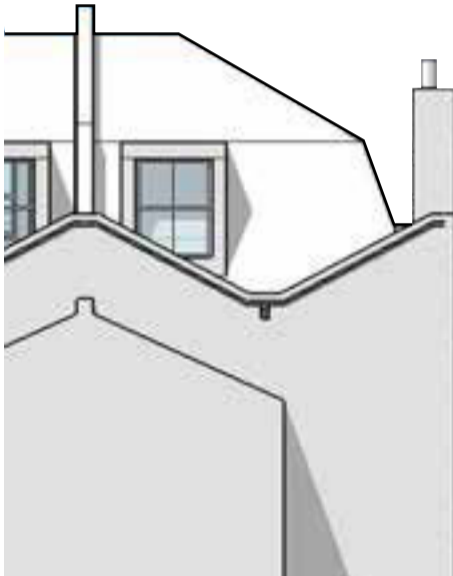


Mansard roof with inboard staircase

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.

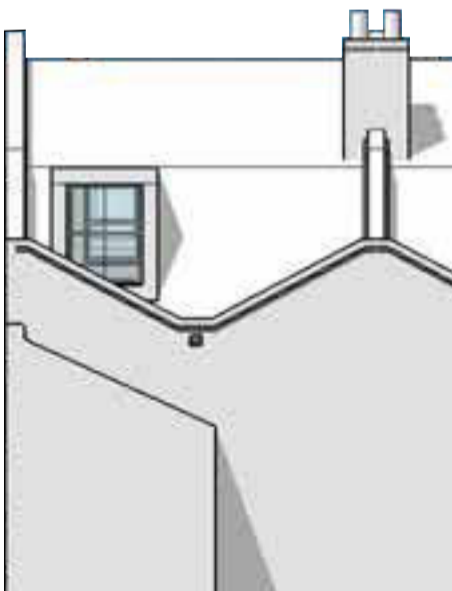


Rear parapet wall



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

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 Government's Feed In Tariff (FIT), through licenced electricity suppliers.
- 2) Solar thermal panels are available in several formats and are used to heat water for domestic use.

Orientation:

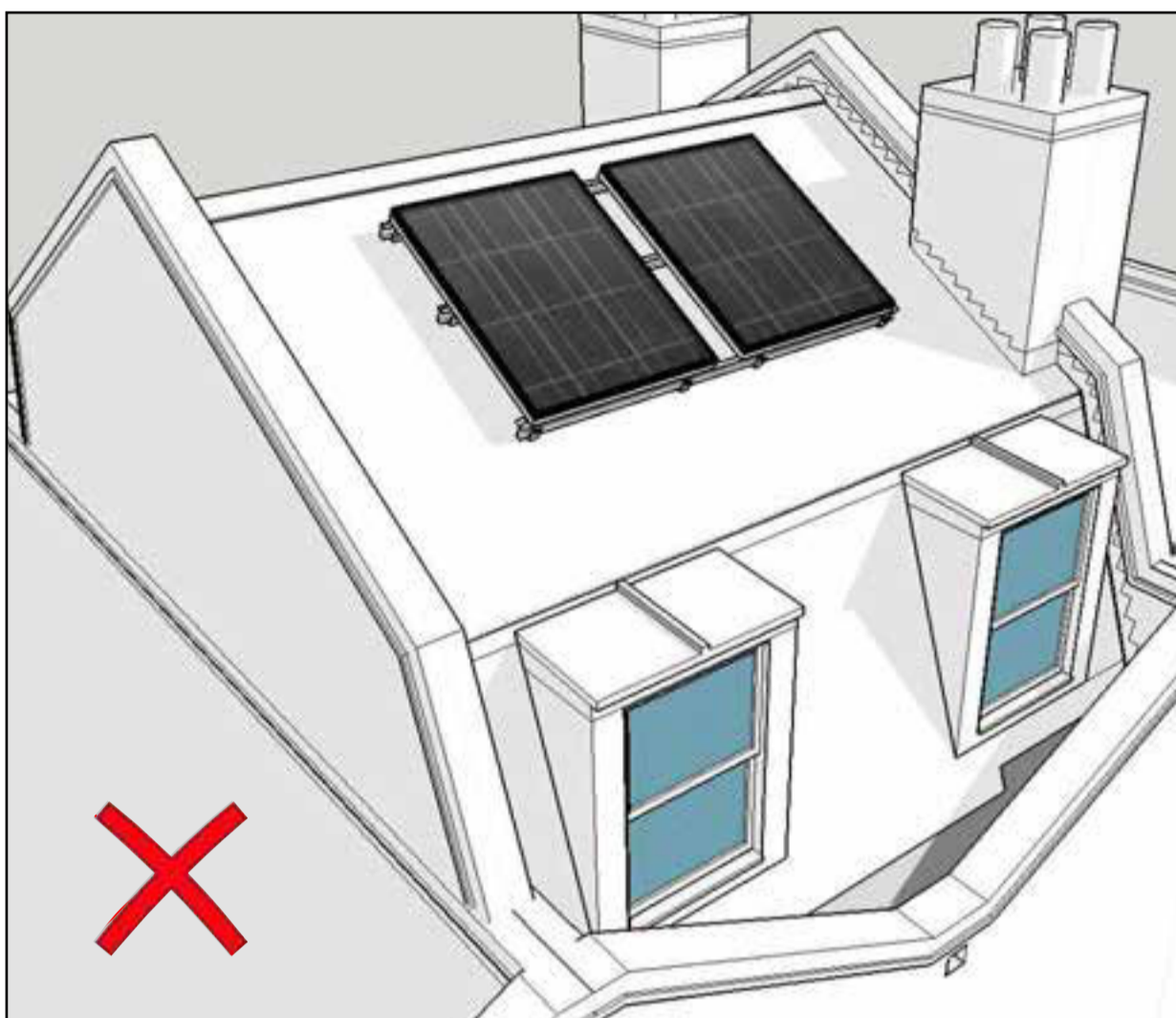
Photovoltaic panels perform best when they face south. According to BRE research the efficiency of photovoltaic panels reduces to 75% if orientated east/west.

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.



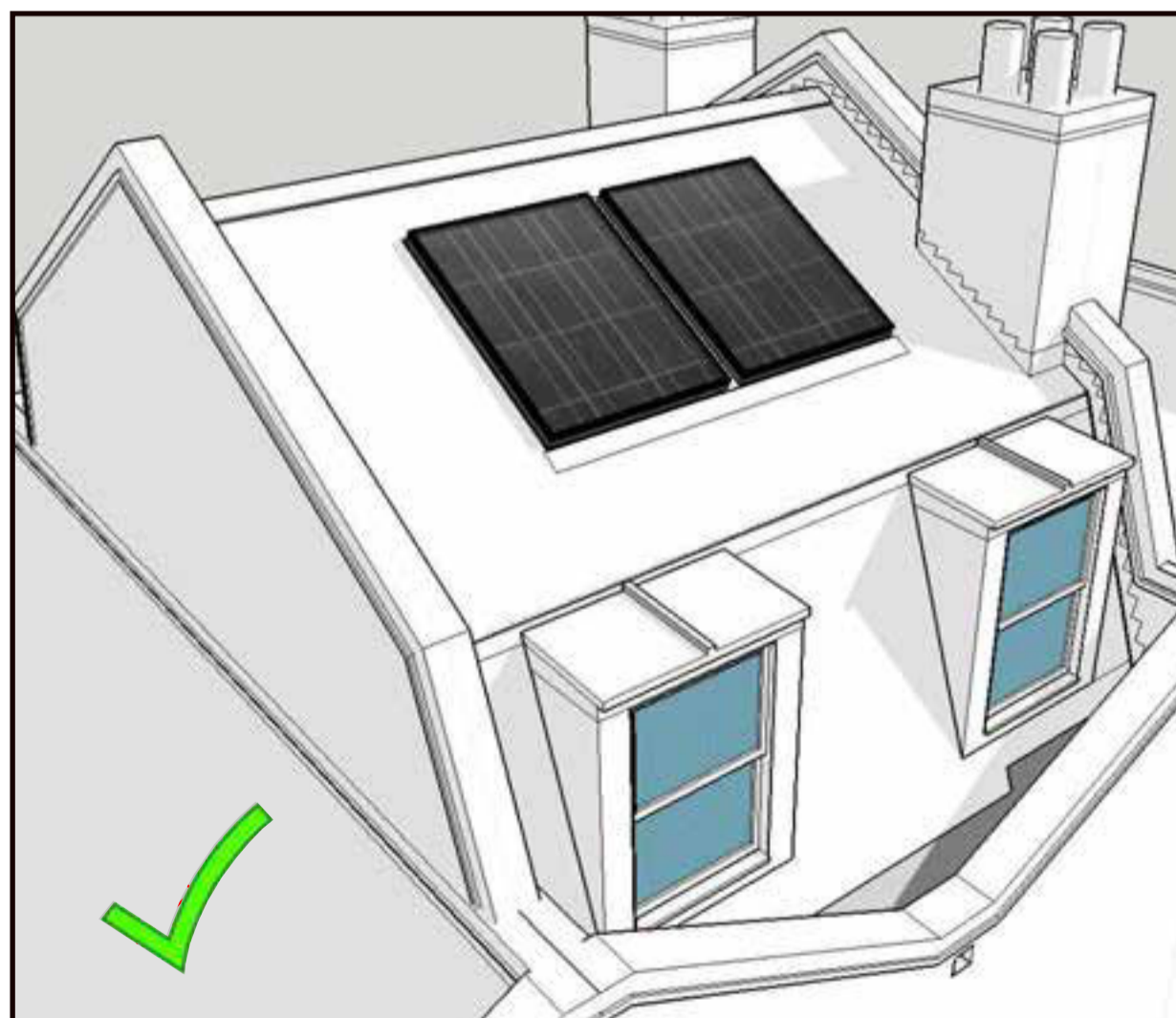
Mounted on brackets above the roof slates



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

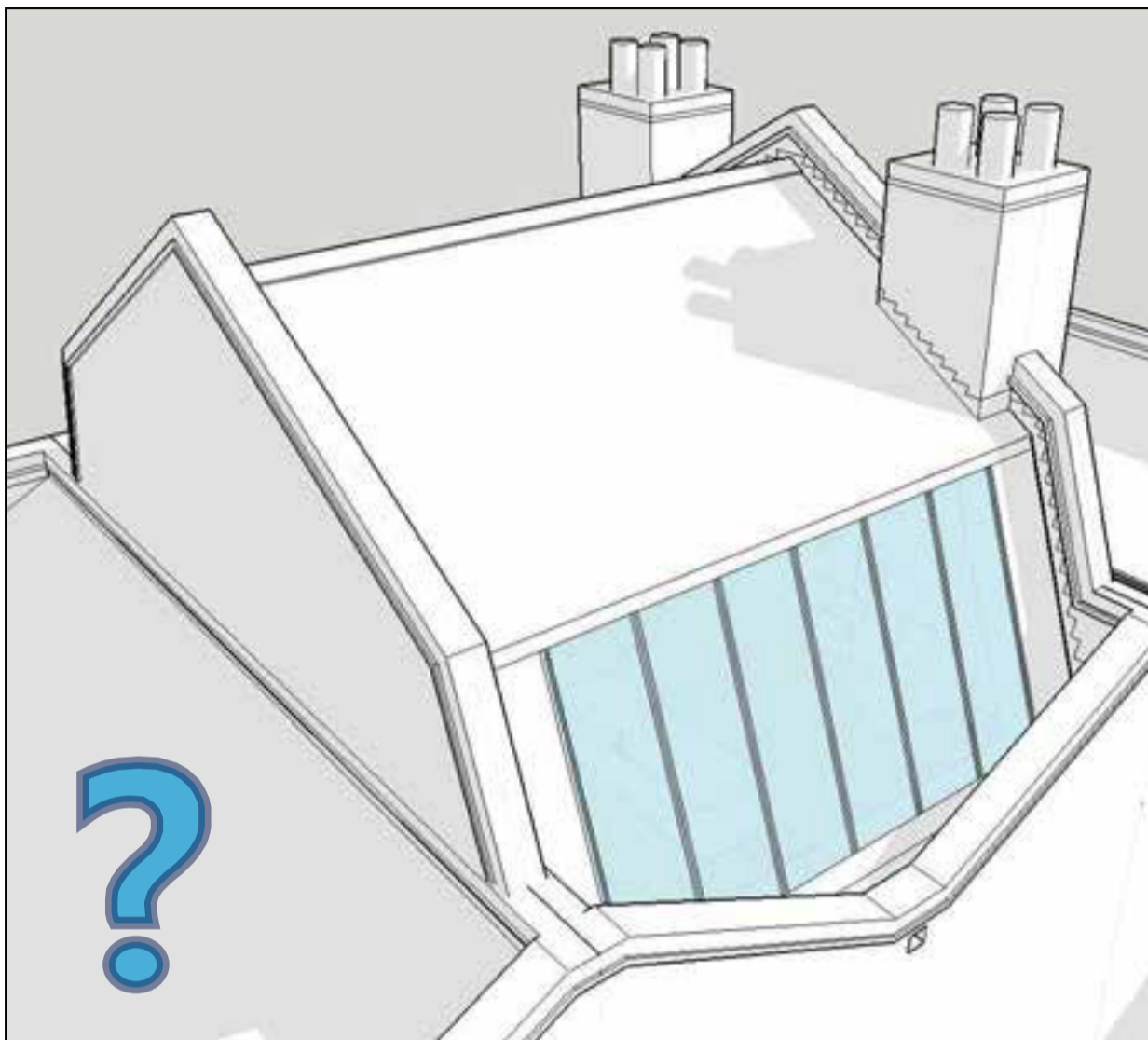
The design guidance is intended to provide a consistency of approach to mansard roof extensions. This is especially important on the front façade and where the properties can be seen from the Conservation Area.

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.

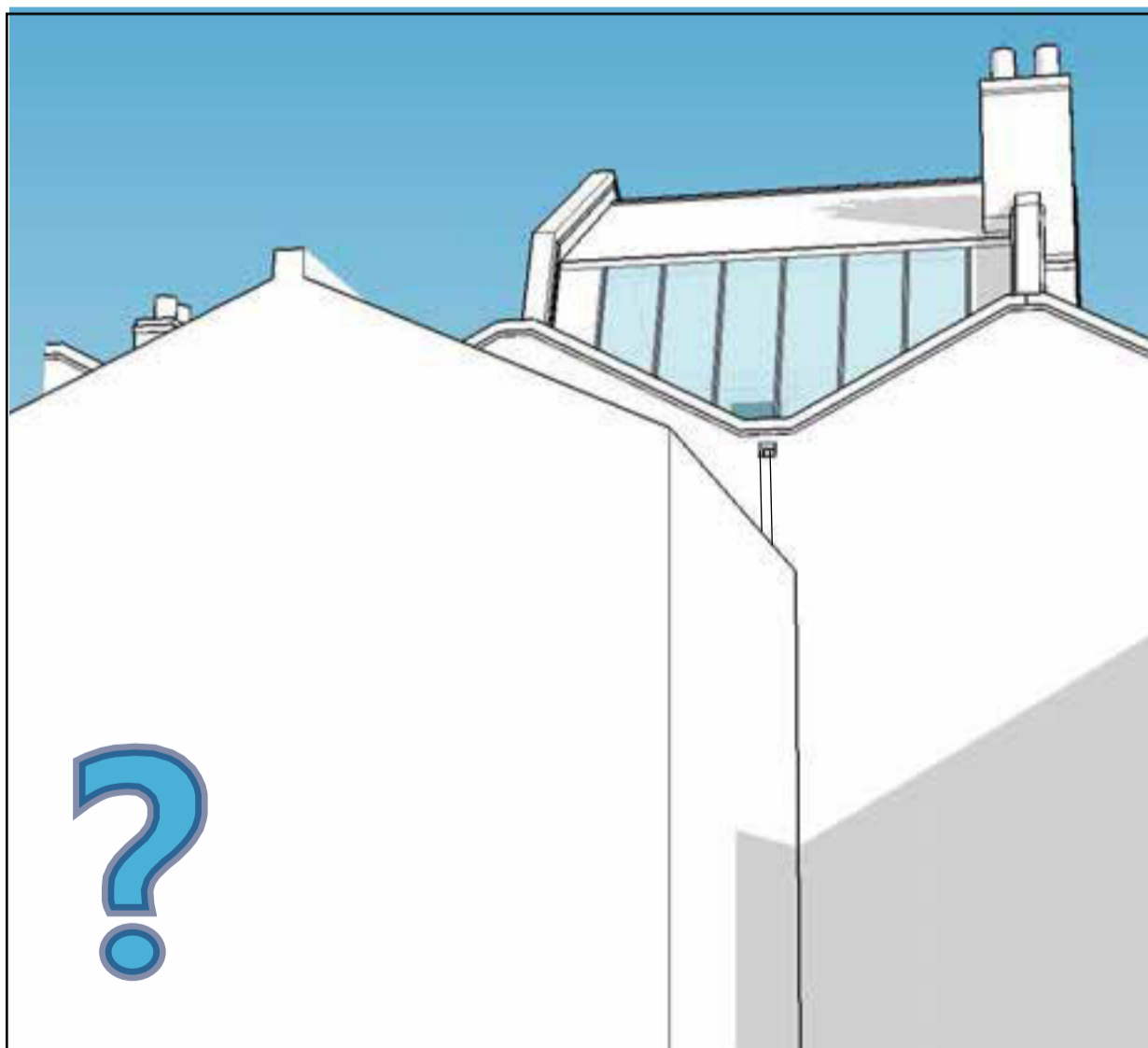
For example in some properties an in-line rooflight may provide adequate headroom over the staircase in lieu of a dormer window.

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 the rear lower slope

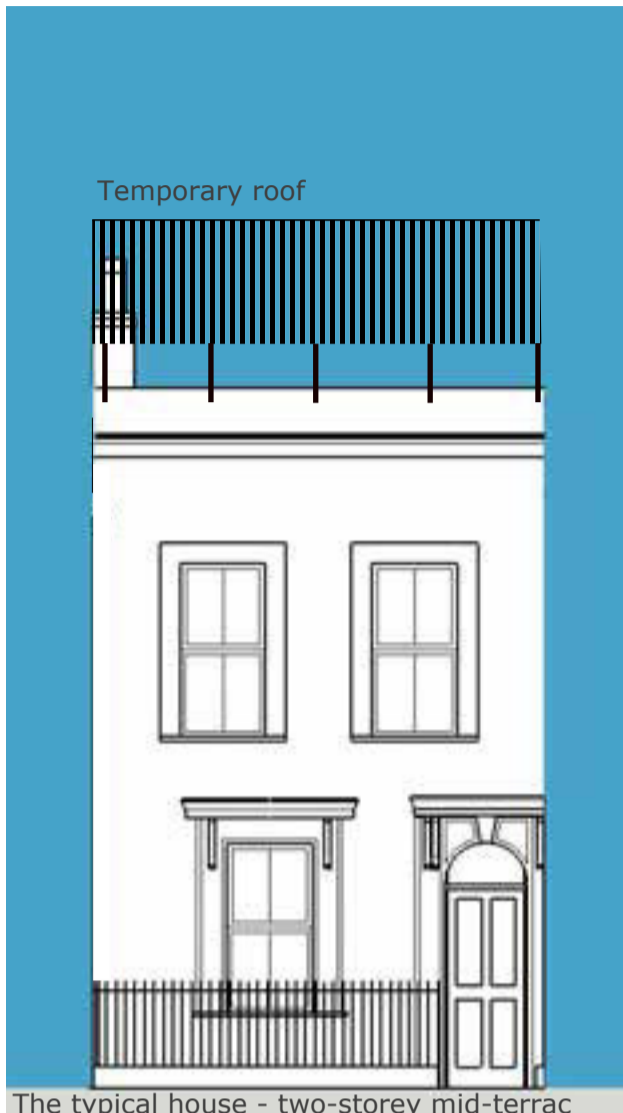


View from ground level

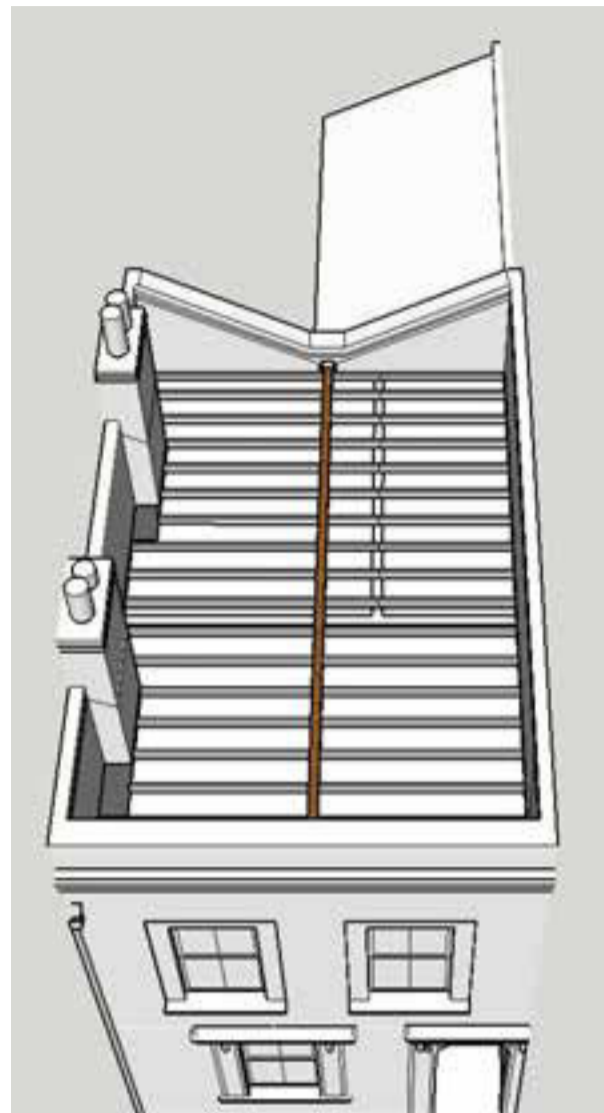
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Design guidance

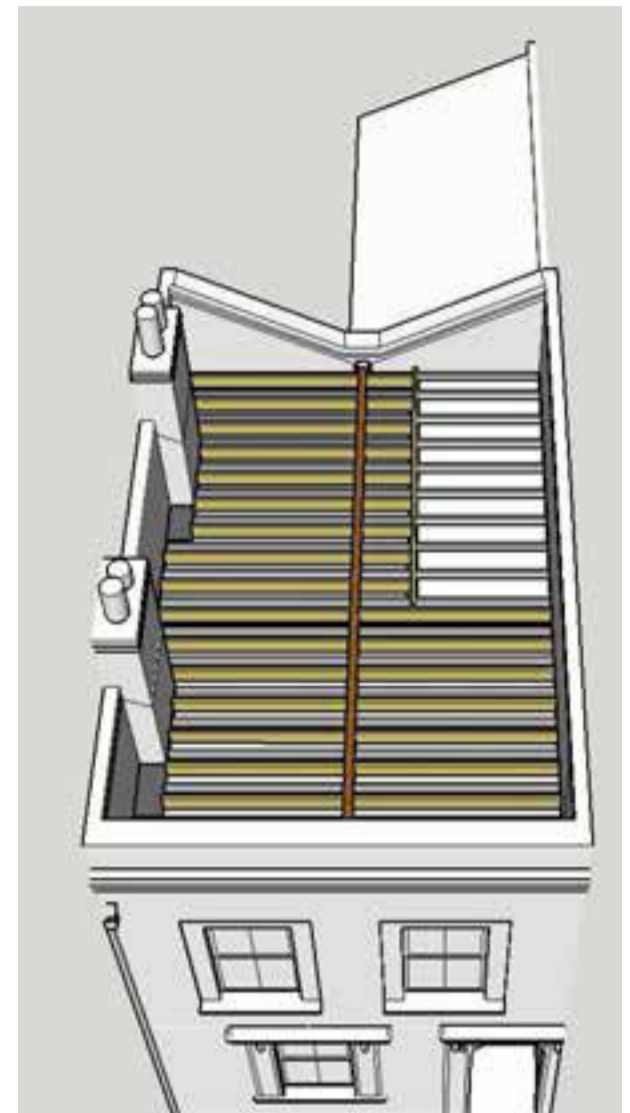
Construction steps 1



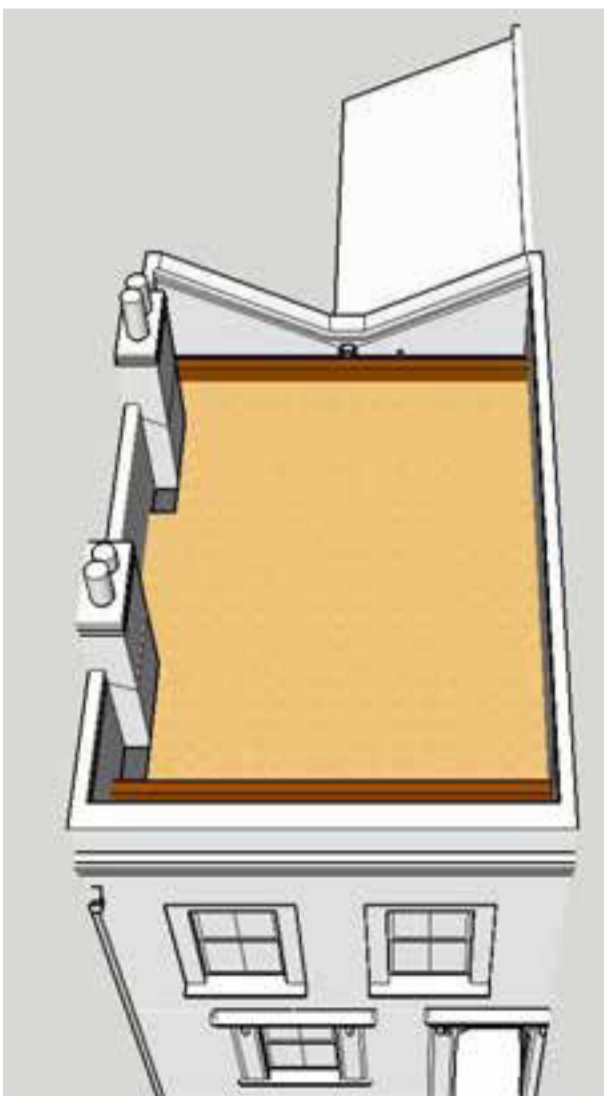
Each property would need a structural and measured survey prior to developing the design details. A mansard roof extension would require planning permission, building control permission and party wall consent



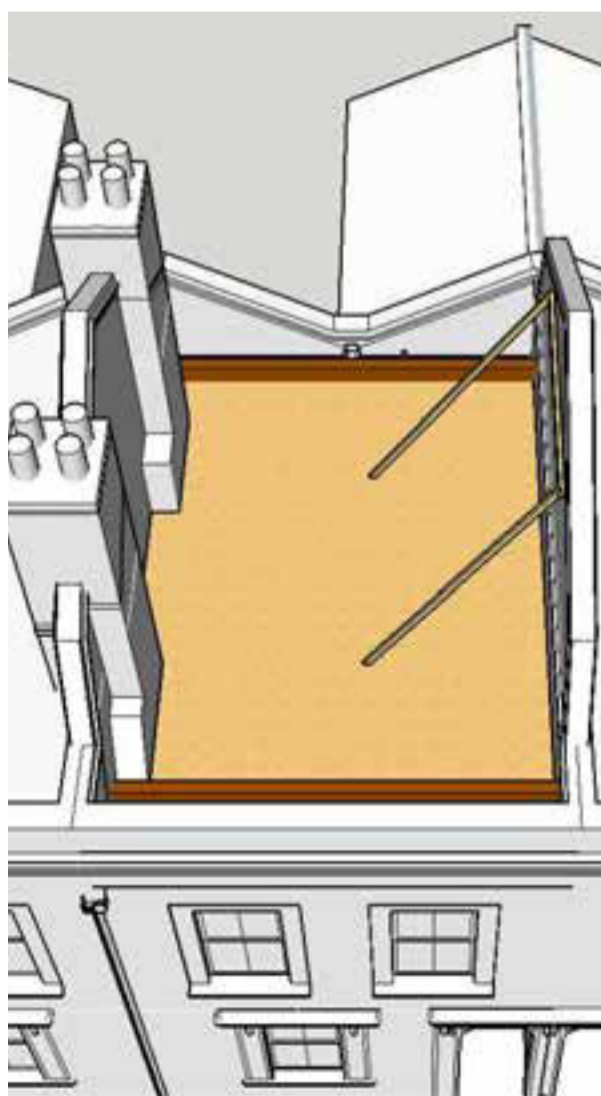
Provide temporary support and protection. Demolish the existing London roof. A structural engineer should inspect all structural elements. Repair and strengthen as required



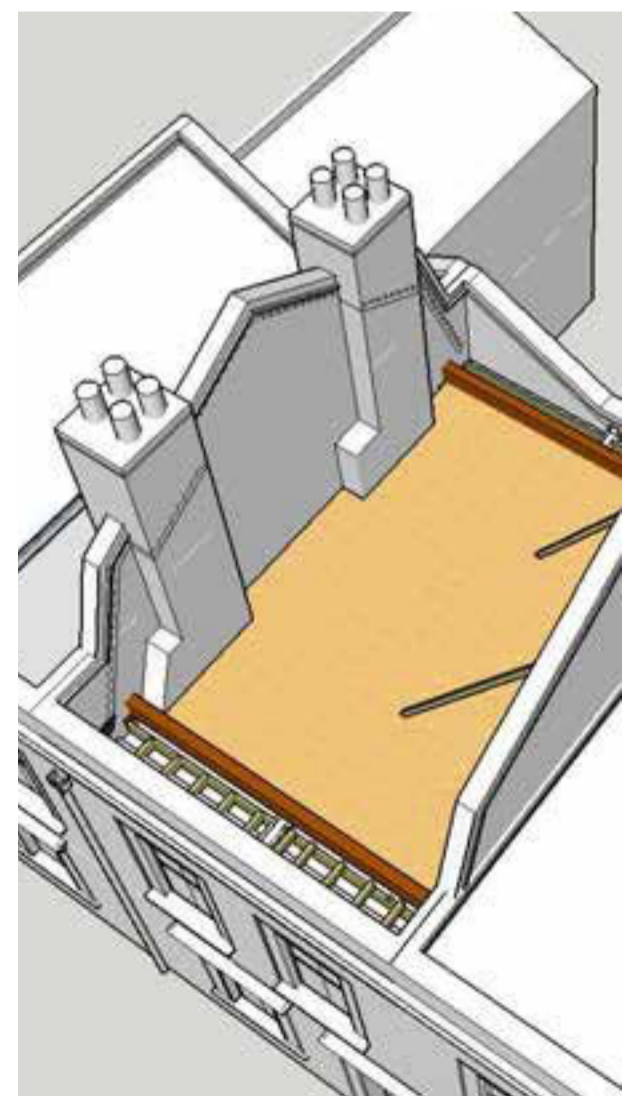
Fix new floor joists between ceiling joists supported on the bressemer beam and party walls. A structural engineer will need to design the roof framework to distribute the loads to the existing foundations



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



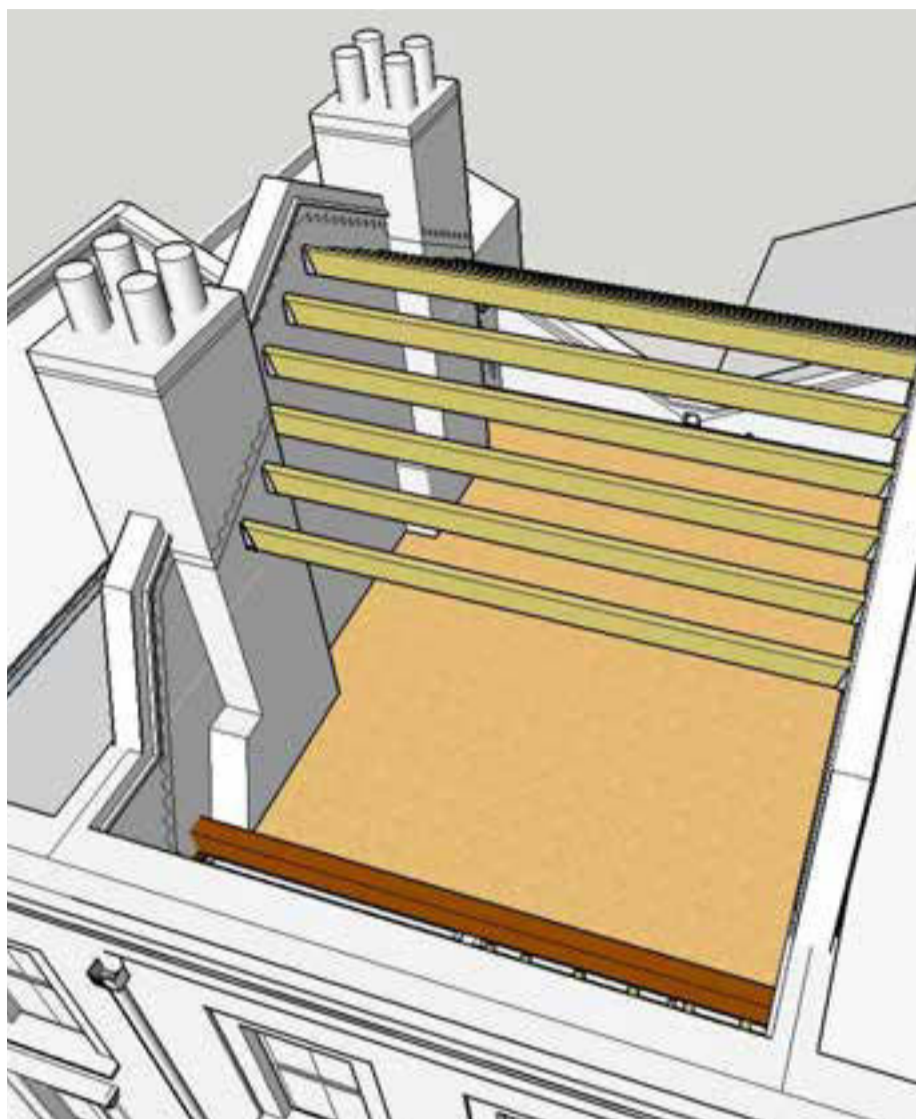
Raise the level of the party wall once temporary props are in place to restrain the party wall until the roof joists are tied in; the designer should consider all stages of work



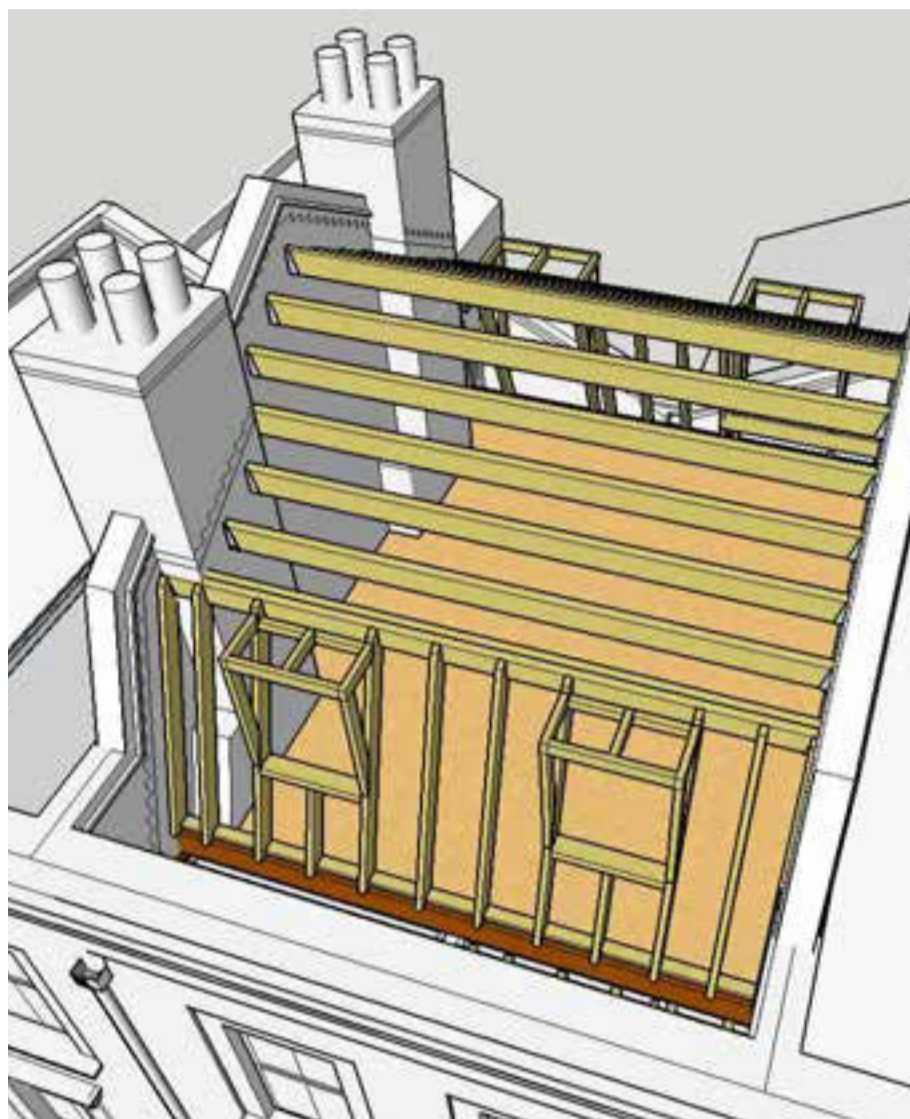
Chimney stacks make a strong contribution to the character of the Conservation Area. Stacks and flues will need to be surveyed and raised with pots reinstated

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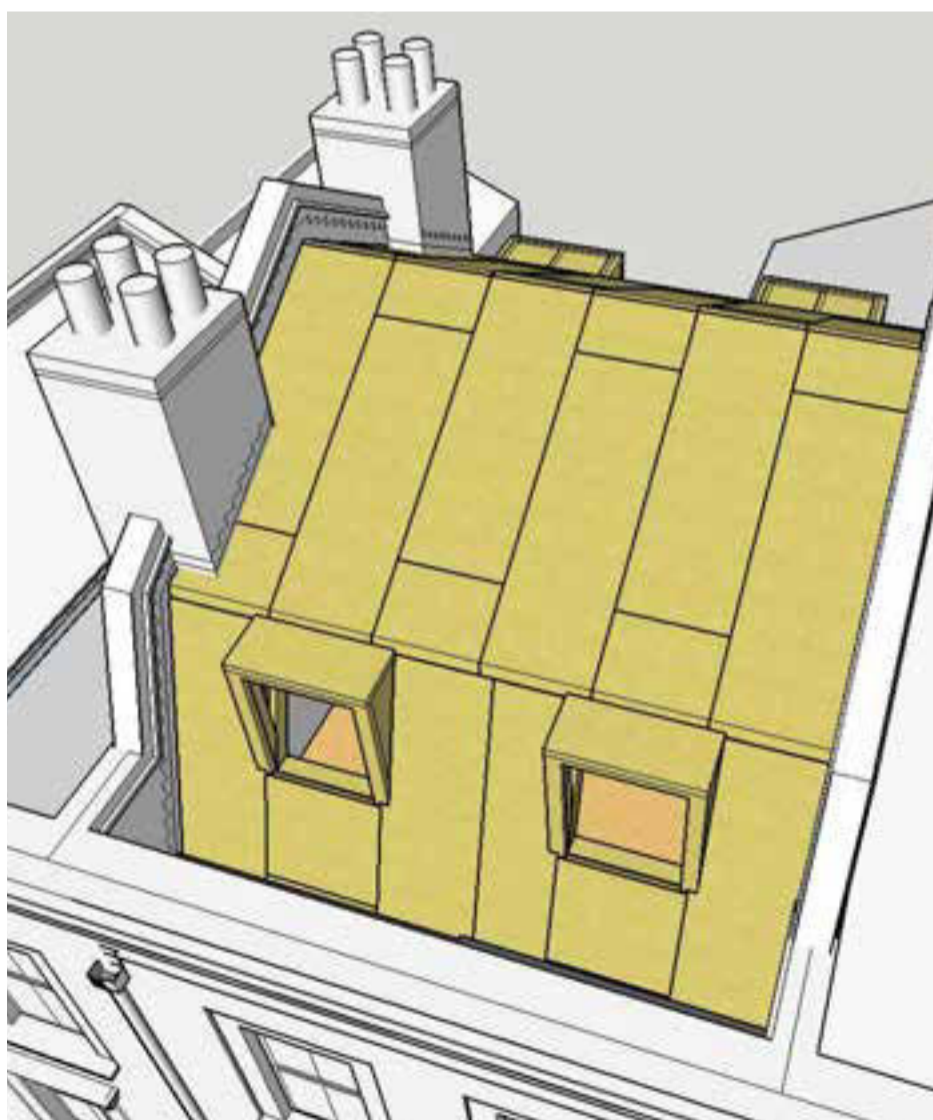
Design guidance Construction steps 2



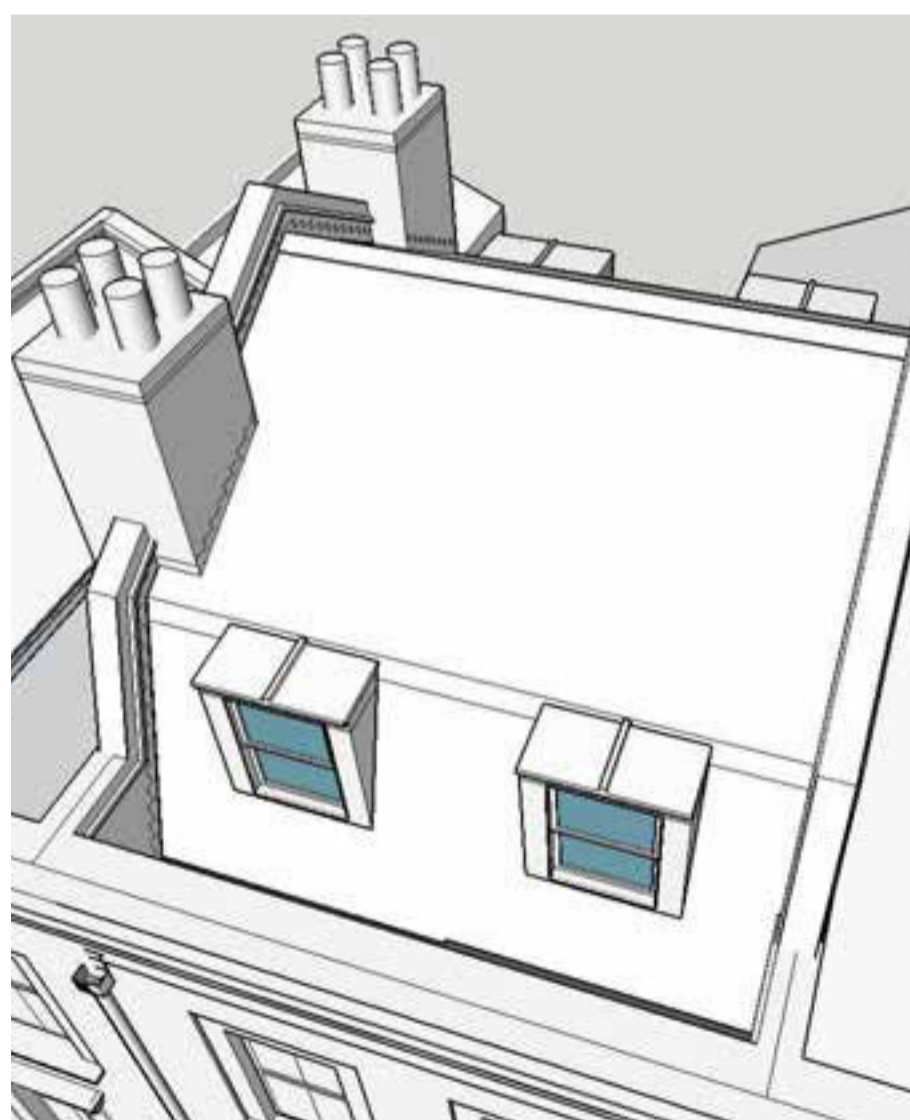
A structural engineer will need to design the roof framework to distribute the loads to the existing foundations. The load path and structure may vary from property to property, especially if internal walls have been removed. Refer to Guidance note Sheet 25: Structure



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



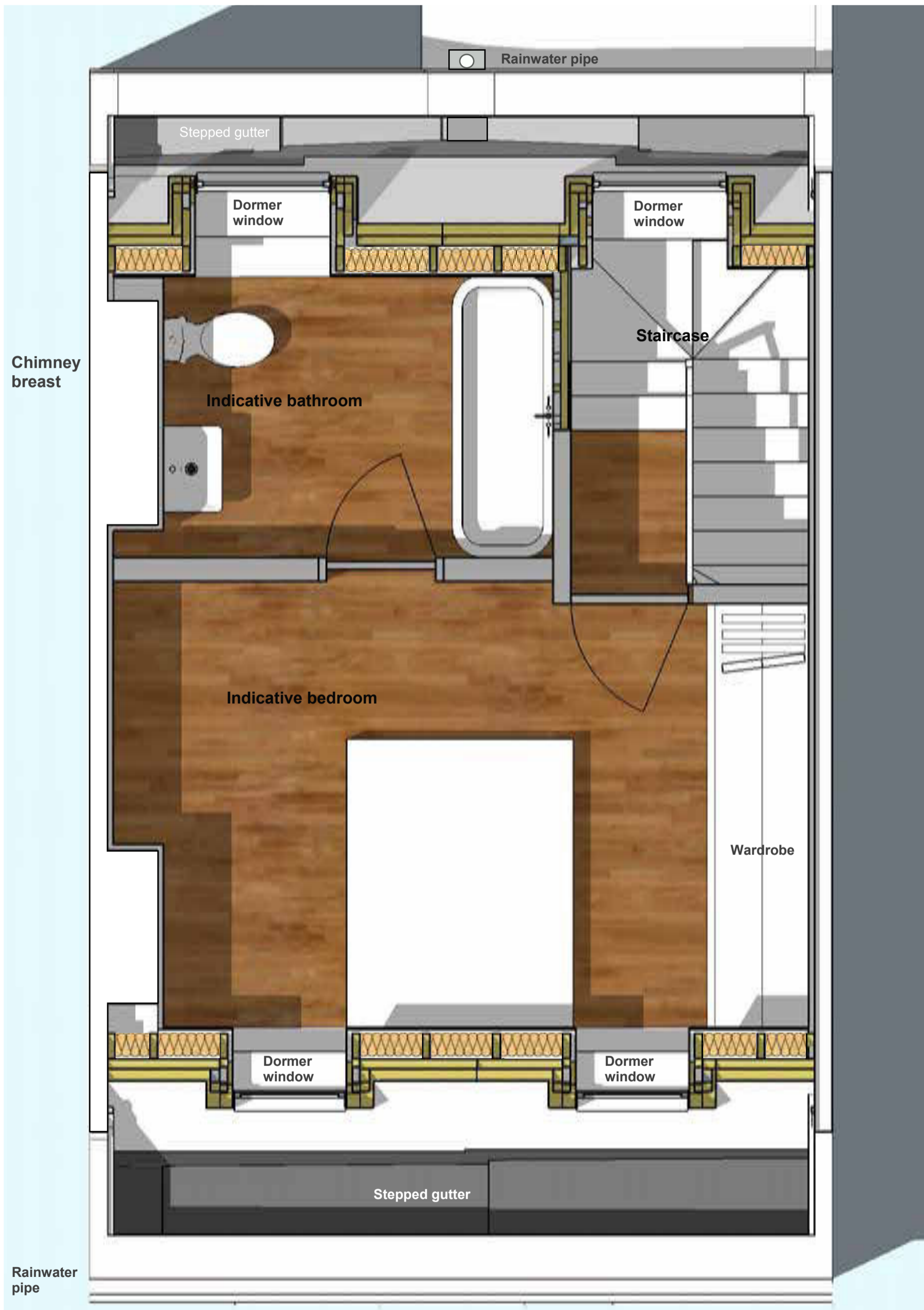
Fix racking boards over rafters. These can have insulation properties to reduce cold-bridging, heat loss and heat gain. Additional insulation will be required to meet building regulations



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



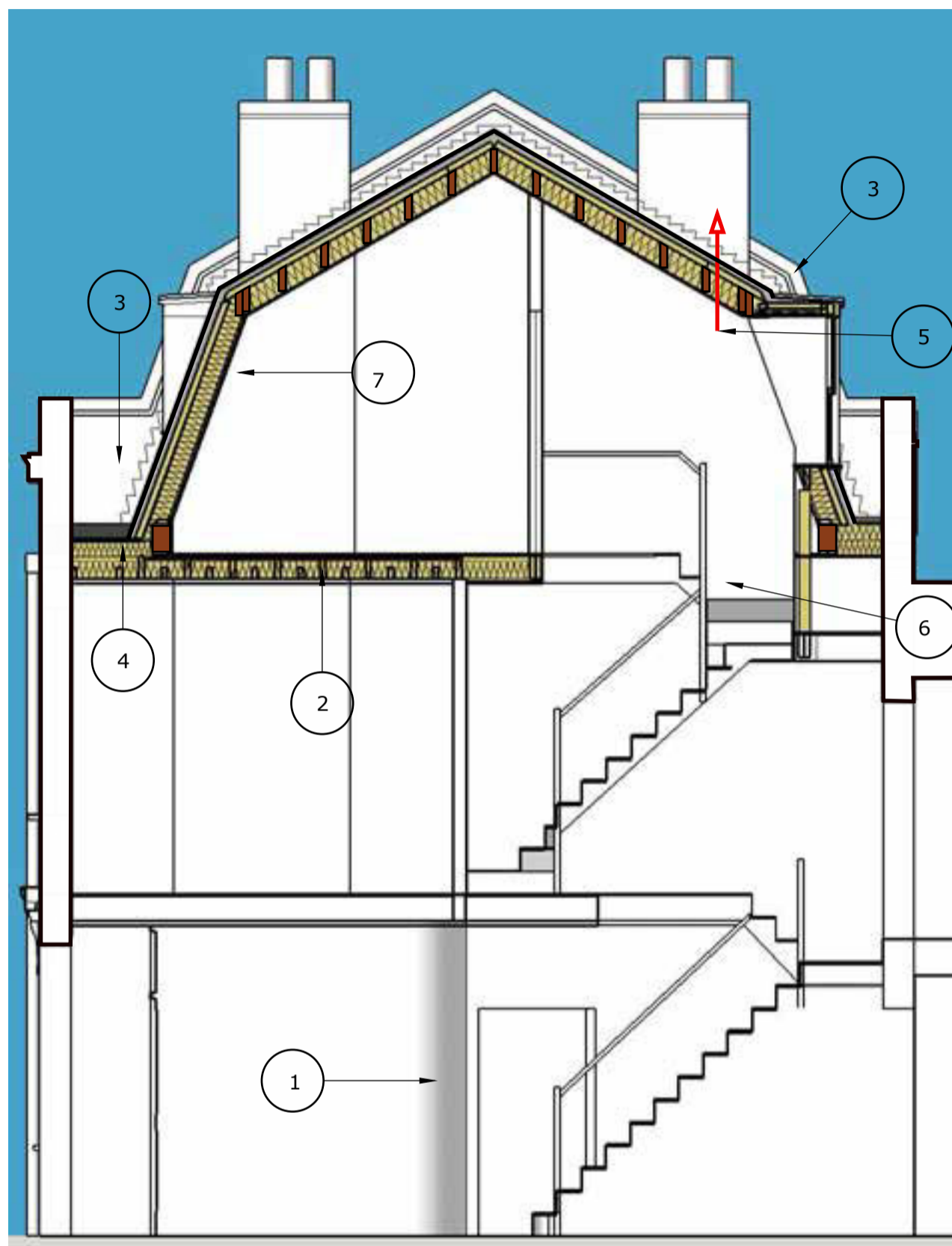
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Design guidance Building Regulations

- 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

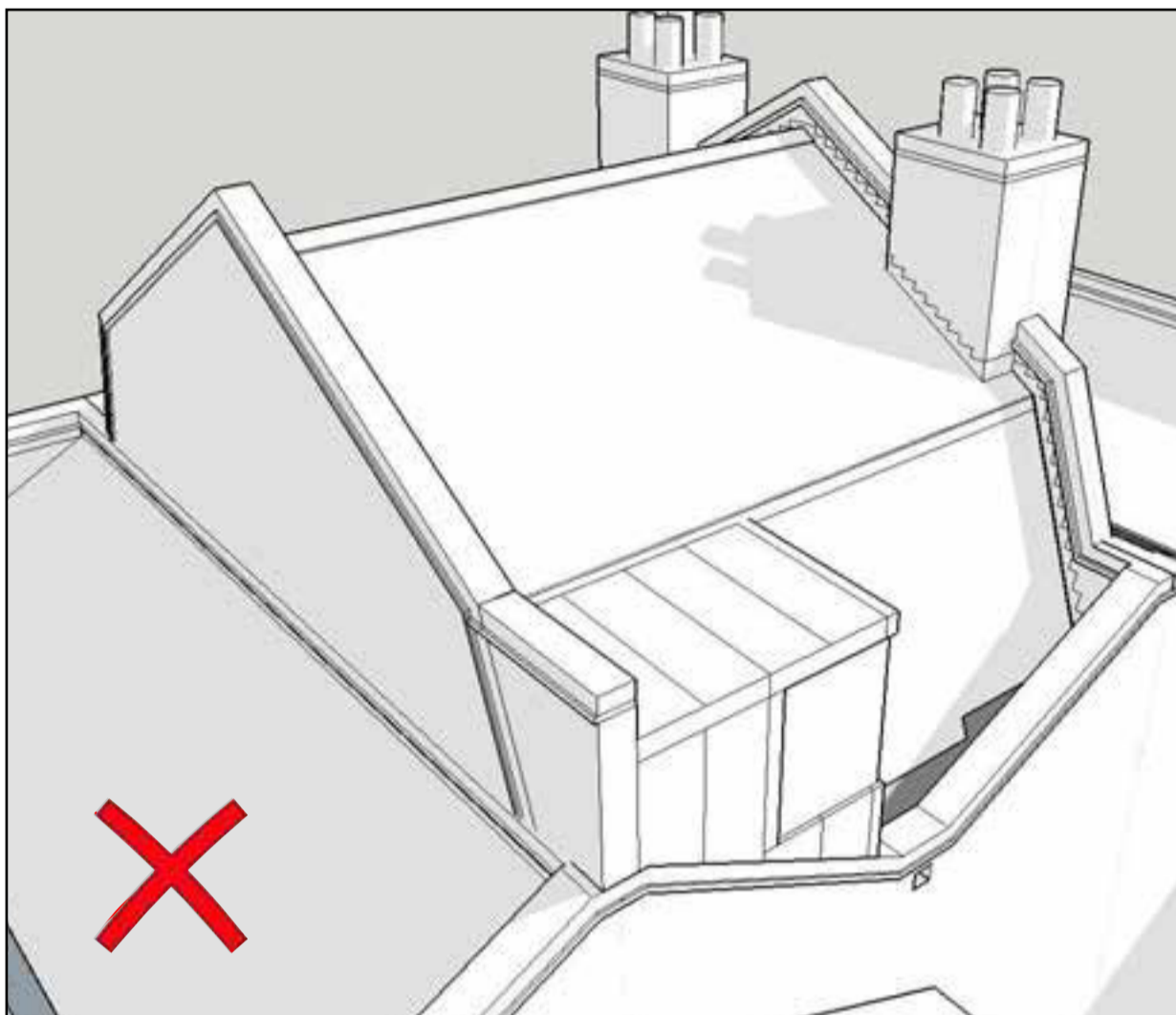
Head height in stairwell

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

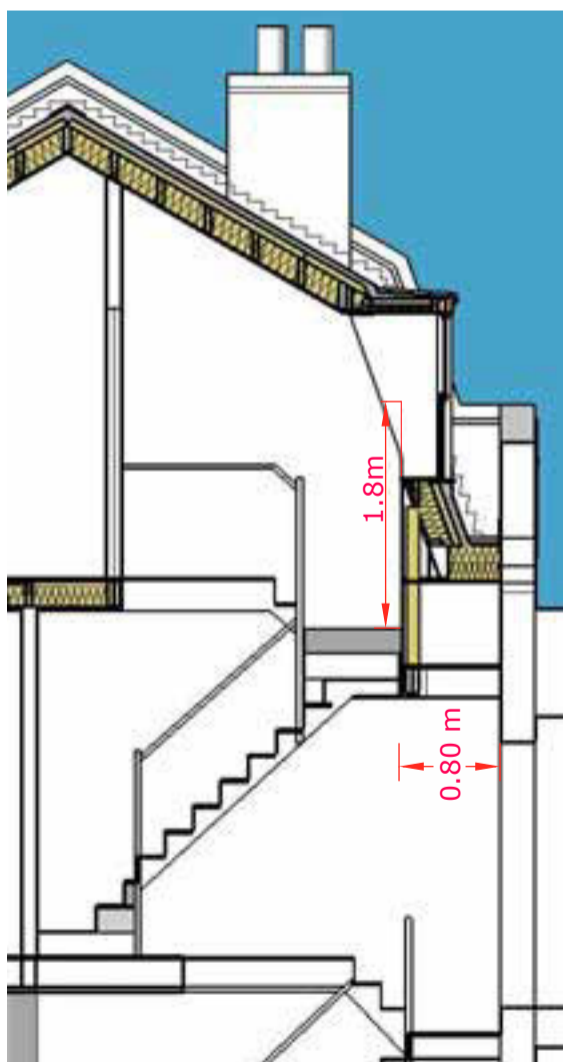
The section below illustrates an indicative design, however staircase configurations vary house by house.

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.

The information included in this guidance document is indicative only and is intended used to illustrate general principles. It is not intended to be used for 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, KO'CA and ABA do not accept liability for loss or damage arising from the use of this information.

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

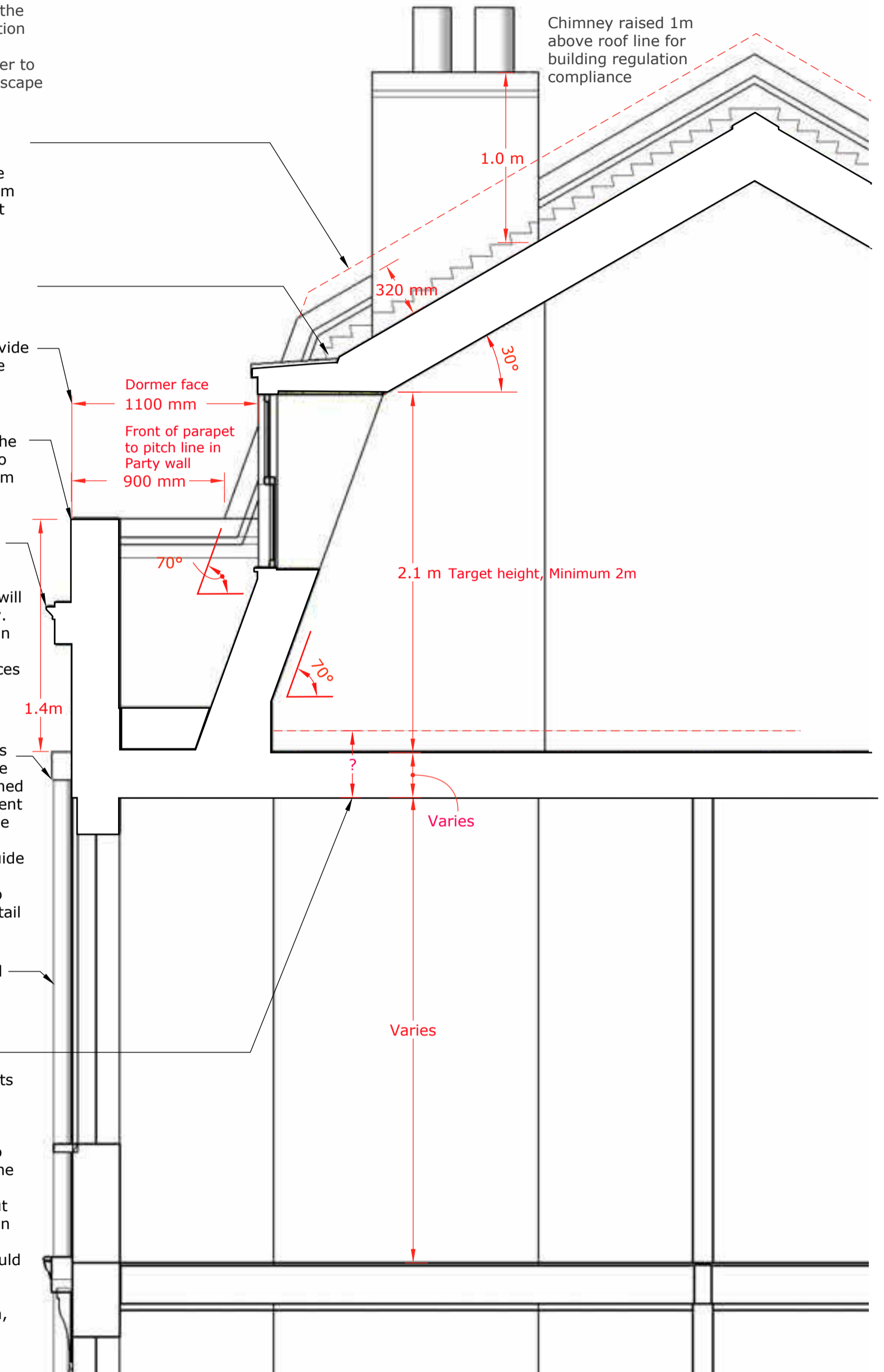
Parapet wall facing the street. The front of the existing parapet is to be taken as the setting out datum point

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



The drawings included in this guidance document are diagrammatic only and are used to illustrate general principles. They are not intended to be used as drawings for 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, KO'CA and ABA do not accept liability for loss or damage arising from the use of this information.

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

Reinstatement 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 flashing 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



The drawings included in this guidance document are diagrammatic only and are used to illustrate general principles. They are not intended to be used as drawings for 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, KO'CA and ABA do not accept liability for loss or damage arising from the use of this information.

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 parapet 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

Prepared by Victoria Bellamy and Susannah Brooke
Reviewed by Alice Eggeling
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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.

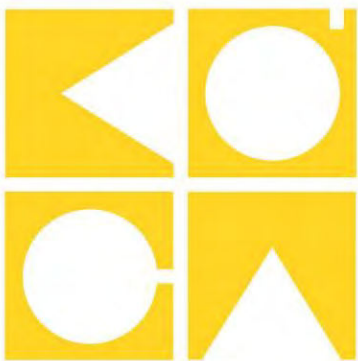
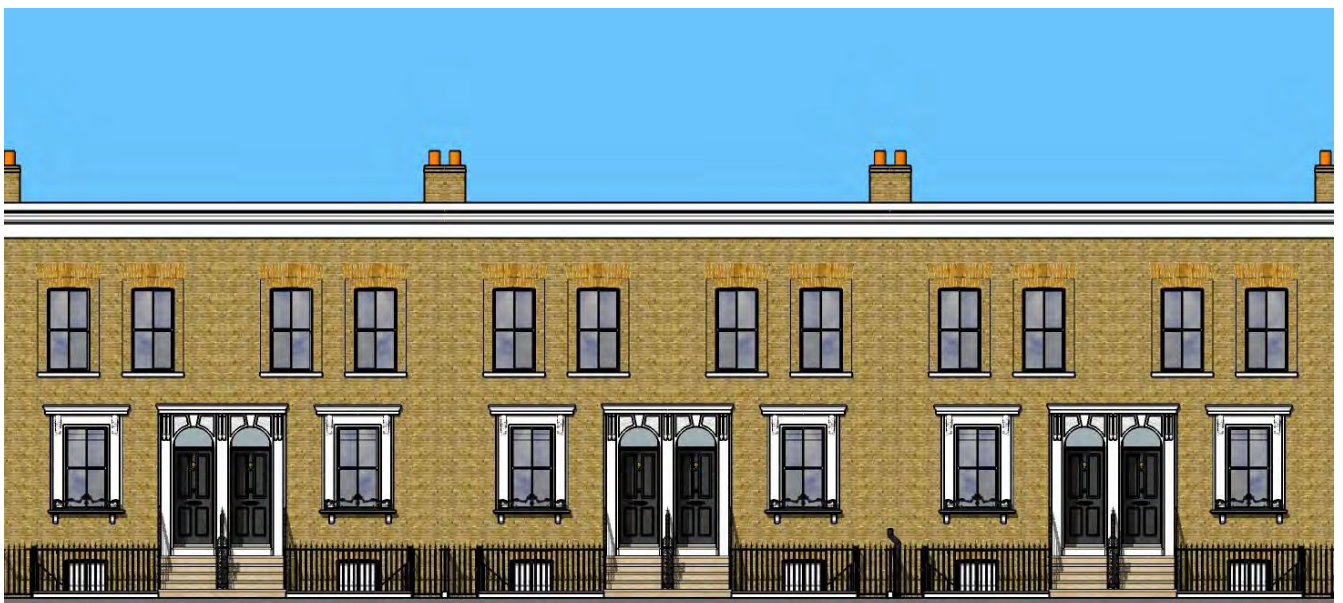
This document should be read in conjunction with the detailed guidance for facade enhancements for Driffield Road Conservation Area, adopted by Cabinet on 27 June 2017.

London Borough of Tower Hamlets

Driffield Road Conservation Area Detailed design guidance for façade enhancements

Adopted: 27 June 2017

To be read in conjunction with the Driffield Road Conservation Area
Character Appraisal and Management Guidelines adopted on the same
date



Kennedy O'Callaghan
A r c h i t e c t s



TOWER HAMLETS

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1.0 INTRODUCTION

This guidance sets out potential enhancements to building façades in the Driffield Road Conservation Area. Façade enhancements can help to improve the character and appearance of the conservation areas are considered necessary to help mitigate the harm that would be caused by the addition of a mansard roof extensions to a property. The document gives detailed advice regarding the type of enhancements which it is expected will accompany proposals for a mansard roof.

This document identifies, describes and illustrates the potential for enhancements to be made to individual properties that will help to improve the character of the conservation area by the reinstatement of lost features. If carried out to an appropriately high standard, these works could provide a public benefit that may mitigate the harm caused by adding a mansard roof extension. The guidance is intended to show the standards expected and to illustrate examples that would be appropriate. It explains why using materials and workmanship to match the original could uplift the quality of the street. Adopting a consistent design over a group of houses or a whole terrace could contribute positively to the character of the area and could be considered a public benefit that would help to mitigate harm.

This document should be read in association with the Driffield Road Conservation Area Character Appraisal and Management Guidelines. The appraisal document offers guidance about what is important in terms of the character and appearance of the conservation area and provides a design for a sympathetically detailed mansard roof.

Potential enhancements to the streetscape of the conservation area are explored in a separate document, which deals with both Driffield Road and Medway conservation areas. Planning applications for mansard roof extensions will need to demonstrate how they contribute to both types of conservation area enhancement (façade and streetscape) to deliver an appropriate level of public benefit.

2.0 POTENTIAL FOR ENHANCEMENT – TERRACED HOUSES

2.1 CORNICES AND PARAPETS

Illustrated Sheet 2 indicates the parapet wall, coping, cornice and stucco band and illustrates the contribution of the stucco mouldings to the character of the streetscape.

The guidance explains how it could be possible to achieve consistent parapet details even when they are carried out piecemeal across different houses.

Appraisal

The Conservation Area Character Appraisal identifies the continuous line of the parapet wall and the stucco cornices to the parapet as features of special interest, making a positive contribution to the character of the Conservation Area.

Most of the terraces in the Driffield Road Conservation Area were designed to have a consistent parapet line with a rendered band course and cornice. Many of the cornices have been removed, resulting in an irregular, broken parapet line. Some have already been successfully renewed where previously missing and this can enhance the terrace substantially contributing positively to its character and appearance.

The maintenance, conservation and reinstatement of cornices is encouraged by the Council.

Parapet stucco band and cornice repairs

Repairs should be carried out by specialist contractors with experience of using lime mortar. The parapet brickwork should be checked for damaged bricks or loose or missing mortar. The coping should be checked to make sure that it is stable and there is no plant growth. Gutter cleaning and removal of all organic growth should be carried out regularly. Care should be taken when removing damaged render and when preparing surfaces for redecoration because they are likely to be coated in lead-based paint, which is toxic.

The stucco or render band on the face of the brickwork and the cornice should be checked for cracks and tapped with a metal tool to establish if there are any hollow areas where it may have come un-keyed. Where damaged, areas should be replaced in stucco to match the original mix (often containing lime putty with sand and stone dust but sometimes with other additives), or lime render. Lime products can only be applied if the temperature is at least 5 degrees and rising and it may require protecting with hessian to allow controlled drying, so these requirements need to be considered when the works are planned. Cement renders are not considered appropriate, as they can damage the brickwork because they do not allow for movement and water can get trapped behind hairline cracks and migrate to the inside of the wall. When any trapped moisture freezes it expands and can cause cracking.

Cornice replacement

If replacing the cornice the contractor would need to establish the moulding profile by taking a template from an adjacent property, accessed by ladder, by prior arrangement

and the agreement of the householder. Ideally, property owners in adjacent houses would liaise to facilitate reinstatement of lost mouldings at the same time, as this is likely to be cost-effective, would have the greatest visual benefit, and would allow the greatest consistency of detail.

Repairs to the brick parapet and coping may be needed before implementing cornice reinstatement. The parapet surface should be prepared and cleaned. The area to receive the cornice should be roughened to provide a key for the cornice.

There are two common methods of replacing cornices: run on site, or fabricated off site, as described below.

Run on site method

For short videos on running mouldings on site see <https://specialistplastering.com/blog/>¹

The specialist contractor should make a template to match the original cornices in the terrace and make up a runner and guide. Brass fixings are installed at approximately 30 centimetre centres, drilled in with resin. Non-ferrous wire is fed through the brass fixings to provide a framework to prevent the cornice from blowing. The temporary guide needs to be set up carefully to prevent damage and to ensure the moulding is aligned with the moulding on adjacent properties and adjustment may be required to take into account any settlement or changes in height across the terrace. The cornice will then be run freehand on site using the template as a runner, typically with a stucco mix of sand, cement and hydrated lime. Once dry this can be painted. (If a self-coloured finish is required to reduce future maintenance, a pre-mixed stucco of Portland or stone can be used but this approximately doubles the cost. Samples of the finish should be obtained in advance, so that colour and texture can be reviewed.)

Off-site method

Cornice mouldings can be fabricated from a template in a purpose-made mould and cast, typically using Fibrocem or Jesmonite² or similar materials made to look like stone and suitable for painting. Fixings are cast into the mould to allow fixing on site. Moulds can be re-used and therefore it may be a cheaper method for use over several properties at a time, but normally the specialist subcontractor would assess the best method for each application.³

¹ This is included for information only; we cannot vouch for the suitability of the work by the company or the contents of this blog.

² We cannot vouch for the suitability of these materials but specialist suppliers would provide advice on appropriate methods and materials for each situation.

³ The technical guidance has been compiled with the assistance of local plasterers listed below but their work has not been inspected and we cannot vouch for their suitability.

- KEVRYAN@londonrepointingandrestorationltd.co.uk, Kev Ryan Tel: 07830911177

www.londonrepointingandrestorationltd.co.uk

- cornicerepairs@gmail.com St. James' Plastering Services, James Lawlor Tel: 07970 308 825 / 0208 648 9173 www.cornicerepairslondon.co.uk

A list of specialist suppliers, consultants and craftsmen in traditional building conservation, refurbishment and design can be found in The Building Conservation Directory by Cathedral Communications Ltd, www.buildingconservation.com. All suppliers in the Directory pay a fee to be included and while Cathedral Communications does not formally 'approve' or 'recommend' them, they do screen out inappropriate suppliers and products to maintain the established integrity of the

The Council does not wish to be prescriptive about the method of installation of replacement mouldings provided that the appearance of profile and surface is appropriate and that it is adequately secured to the building.

However, products that are self-finished with a plastic appearance, such as fibreglass mouldings, would not be considered acceptable as they do not have the character and appearance of the traditional mouldings.

Corners and edges

Where only one house in a mid-terrace property is installing a replacement cornice, care should be taken to finish the ends neatly so that the next door neighbour could extend it seamlessly in the future. A movement joint may be necessary, especially where jointing to an existing neighbouring cornice; this should be profiled and coloured to match the cornice. Where adjoining properties do not align in height and at the end of terrace, care should be taken to return the moulding at 90 degrees to provide a neat edge.

Paint for cornices and rendered band courses

The original paint is likely to have been off-white to resemble stone. Traditional paint contained white lead and linseed oil which yellowed and dulled down over time. Care should be taken when removing damaged render and when preparing surfaces for redecoration because lead is toxic. Lead paint is no longer permitted except on some listed buildings. Redecoration paint should be in cream, off-white or a light stone colour. RAL 9001 is suggested. Matt or semi-gloss paints are considered to be appropriate. On lime render it is important that a breathable paint should be used.

2.2 WINDOW AND DOOR SURROUNDS

Illustrated Sheet 3 shows typical details of the original stucco window and door surrounds.

The council supports the repair and reinstatement of original features where missing, using traditional techniques and materials wherever possible.

Appraisal

The decorative mouldings around doors and windows make a positive contribution to the character of the Driffield Road Conservation Area. The details vary from terrace to terrace, from simple brick detailing to ornate stucco surrounds with foliate embellishments. Many properties have recessed front doors with an embellished stucco surround, often featuring vermiculated or reticulated stucco panels over the door, and projecting mouldings with stucco console brackets. These details require regular maintenance and redecoration.

Repair

Each property should be assessed individually, to establish which features are original and if details are missing which details of neighbouring properties are the most appropriate to

Directory. Users should seek more detailed information and advice from suppliers before undertaking any project.
Specialist trades may be members of the Craft Plasterers Guild or the League of Professional Craftsmen

be copied. Most houses are paired with their neighbour ie they are halls adjoining houses, but in some cases the features of the neighbouring property are not original. Where decayed, original mouldings should be repaired before they become dangerous. Embellishments should be carefully recorded and repaired before the original details are lost. Missing door hood mouldings in paired houses should be replaced to match the adjacent original existing and so it may be necessary to get permission from a neighbour to allow a template to be made. Some of the projecting mouldings can be seen to be supported by brick or tile slips, but the construction details are likely to vary from house to house. The Council does not wish to be prescriptive about the method of repair or installation of replacements provided that the appearance of the profile and surface is appropriate and that the moulding is adequately secured to the building. This guidance recommends that repairs should be carried out by specialist contractors with experience of replicating traditional mouldings to match the original and experienced in the application of lime render or stucco (refer to Cornices footnotes above). The choice of colour is also important as a terrace looks more cohesive where consistency is achieved. As with the painting of the cornice, a cream, off white, or light stone colour is the most appropriate. RAL 9001 is suggested.

Replacement console brackets

Console brackets can be made off site, by plaster specialists (refer to Cornices footnotes above) or specialist suppliers of cast stone using products such as Fibrocem or Jesmonite⁴, using moulds of the original, or using 3-d software to provide laser cut templates. This becomes more cost effective if the reproduction moulding templates can be re-used and costs are likely to decrease if a large number were required for several properties at once.

Bay windows

Refer to illustration Sheet 3. Some of the properties in Driffield Road Conservation Area have bay windows, for examples properties in Chisenhale Road and Ellesmere Road; these are fairly consistent in appearance but vary slightly from street to street. However, incremental changes such as loss of console brackets, mouldings, sash windows or leadwork can alter their appearance such that their historic character is substantially eroded.

Bay windows require maintenance and should be inspected and maintained periodically, including the roof. From time to time bay windows require structural repair, especially if they have not been adequately maintained. If they are visibly sagging or cracks appear on or near to the bay, a structural engineer's advice with experience of historic structures should be sought. A site inspection will be required and possibly some opening up for further investigation may be needed before the repair can be specified.

Paint for window and door surrounds and bay windows

Refer to guidance for 'paint for cornices and rendered band courses', on page 4.

⁴ We cannot vouch for the suitability of these materials but specialist suppliers would provide advice on appropriate methods and materials for each situation.

Lead flashings

Traditionally the bay windows are likely to have been roofed in lead. However, the depths of flashings were small and the visibility of the lead limited. In some cases the leadwork over bay windows has been removed, or painted over.

The original door and window hood mouldings and some of the shallower projecting mouldings formed in stucco were laid to fall and do not appear to have originally had lead cappings, although some have been added to protect them over the years.

Leadwork that is of adequate thickness and with suitable laps and flashings generally has a life-span of in excess of 70 years. Some of the leadwork has been renewed with good quality replacement leadwork, whilst in other cases it has been removed, over-painted or poorly installed, dumbing down the original quality of workmanship and detail.

Lead can be toxic and it needs to be specified and laid correctly; by specialist leadworkers using details approved by the Lead Development Association. A list of leadworkers and further information is available from www.leadcontractors.uk, email: info@lca.gb.com.

2.3 TIMBER SASH WINDOWS

Illustrated Sheet 1 indicates the contribution of the traditional windows to the streetscape and Sheet 4 indicates the components of a typical sash window in the Driffield Road Conservation Area.

The Council seeks to preserve and enhance the character of the streetscape by conserving the original windows, and replacing inappropriate windows.

Appraisal

The Victorian terraced houses typical of the Driffield Road Conservation Area, had timber boxed sash windows of varying shapes and sizes, many of which remain intact, and these are features of special interest which make a positive contribution to the character of the Conservation Area. However some have been replaced with inappropriate alternatives such as plastic or metal framed windows or casement windows.

Historic England states⁵:

“in conservation areas, surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible”

“Replacement plastic (PVC-u) windows pose one the greatest threats to the heritage value of historic areas”

“Traditional windows can be simply and economically repaired, usually at a cost significantly less than replacement. For timber windows this is largely due to the high quality and durability of the timber that was used in the past (generally pre-1919) to

⁵ <https://content.historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows.pdf/>

make windows. Properly maintained, old timber windows can enjoy extremely long lives.”

Repairing traditional windows rather than replacing them is not only more sustainable but makes better economic sense, particularly when the use of shutters or secondary glazing to improve their thermal performance is taken into account. Crucially, retaining historic fabric, including traditional windows, is fundamental to good conservation.”

“Estate agents suggest that using poor facsimiles of historic features can actually reduce the value of a property. A survey of UK estate agents carried out by English Heritage in 2009 showed that replacement doors and windows, particularly PVC-u units, were considered the biggest threat to property values in conservation areas. Of the estate agents surveyed, 82% agreed that original features added financial value to homes and 78% thought that they helped houses sell more quickly.”

In the late C19th sash windows with relatively large panes of glass were fashionable and the windows in Conservation Area are typical of their period, with timber box sliding sash windows with horns. The intermediate glazing bars were typically 19mm or slimmer.

“The introduction of cheaper and stronger plate glass in the 1830s removed the need for glazing bars, thus allowing uninterrupted views to the outside. However, the weight of the glass and the absence of any internal supports necessitated the introduction of ‘sash horns’ on the upper frame, extensions of the stiles that helped to strengthen the vulnerable frame joints at either end of the meeting rail”

The C19th glass had more character than modern float glass, retaining smaller bubbles and wavers. Where original glass still exists, it should be retained.

Many of the original windows also incorporate internal shutters, which significantly improve draught exclusion and solar shading when closed and their retention is encouraged.

Window Repair

Timber repairs should be carried out by a specialist. There are many specialist joiners who can undertake refurbishment including discrete draught exclusion using brush systems and repairs using precise replication of original moulding profiles.⁶ They will assess whether the windows can be repaired in situ or if they need to be taken to the workshop.

Paint removal

Paint accumulation can clog up the drips and anti-capillary grooves and should be removed carefully. All accessible paint should be removed using wet abrasive paper. The original paint would be lead-based, which is toxic if inhaled, so masks and finger protection should be worn and the wetting reduces dust. Avoid stripping by immersion in an “acid bath” as this will deform the timber and weaken the joints ultimately leading to faster deterioration of the window. The paint removal will reveal the original mouldings.

⁶ A list of specialist suppliers, consultants and craftsmen in traditional building conservation, refurbishment and design can be found in The Building Conservation Directory by Cathedral Communications Ltd, www.buildingconservation.com. All suppliers in the Directory pay a fee to be included and while Cathedral Communications does not formally ‘approve’ or ‘recommend’ them, they do screen out inappropriate suppliers and products to maintain the established integrity of the Directory. Users should seek more detailed information and advice from suppliers before undertaking any project.

Timber repair

Damaged components should be retained and repaired to match the existing (where original). Modern off-the-shelf replacements are often less crisp than the original moulding profiles and samples may be needed to ensure an exact match and for quality control.

Further information on windows and glass and their conservation is available from Historic England.

SPAB Technical Pamphlet 13 describes and illustrates typical joinery repairs and explains how to repair loose joints and carry out other repairs⁷.

Sealing

Weather stripping and acoustic sealant can be applied by creating a groove in the frame and/or replacing the timber beads at the edge of the window (sash beads parting beads). There are various methods, some of which are highly visible, and others which are equally effective but more discreet because they are inserted behind the timber bead. Replacement beads can incorporate draught seals. These can make a significant improvement to the thermal comfort of the room reducing draughts.

Double glazing

If householders are considering replacement of glazing with double glazing then detailed proposals should be submitted for consultation and approval as double glazing is considered to be a material alteration requiring planning permission in the Conservation Area.

Installation of double glazing can damage existing glass and mouldings, and is not encouraged in the Conservation Area. However where original glass is no longer present, it may be acceptable to install a thin sealed double-glazed unit (such as Histoglas⁸ or others) with coloured spacers, but this is not encouraged as it is all too easy to lose original mouldings and dumb down the fine detailing. Wide profiled double-glazed units with silver spacers are not appropriate for use in the Conservation Area because they are highly visible and often require replacement glazing bars with deeper profiles.

Secondary glazing

Secondary glazing, sometimes referred to as storm windows can be considered. As the properties are not listed, internal secondary glazing that is separate from the external window does not require planning permission. A sheet of glass or perspex can provide a good level of acoustic insulation, draught exclusion and security, although it should not be considered if this would result in damage to shutters or original mouldings and the contractor should assess whether secondary glazing could be installed without damage. It is necessary to consider how the room will be ventilated and how the windows will be cleaned.

⁷ www.spab.org.uk/bookshop

⁸ We cannot vouch for the suitability of this product but specialist joiners should be able to provide advice on appropriate methods and materials for each situation.

Redecoration

The windows should be primed and painted with a minimum of one undercoat and one top coat, but this will need to be done in stages if the windows are repaired in situ. The junction of the sash window pulley stile and sash stile should be waxed instead of painted to allow the window to slide open.

Window replacement

If a property has windows that have been replaced in the past with plastic or metal windows or casement windows, then replacement with timber sash windows to match the original is encouraged. Original windows may still be intact on neighbouring properties and these may be appropriate for basing the details on; professional guidance might be needed but illustrated Sheet 4 provides guidance on the typical components of the traditional Victorian windows to facilitate identification of the original features. There are many joiners who specialise in providing traditional timber sash windows to match original Victorian details and who should be able to provide advice on thermal and acoustic performance. It is important that detailed site dimensions are taken for every window as Victorian properties are often out of plumb and sizes may vary.

Changing windows within a single family house does not require planning permission unless it is considered to be a material alteration such as a change to upvc (plastic) , to double glazing, to the size of the window, or to the method of opening, whilst in a flat within a terraced house changing windows is something which needs planning permission. Upvc is not likely to be acceptable as the details and appearance differ from traditional timber framed windows. Double glazing would require careful detailing to maintain a traditional appearance (see Double Glazing above).

2.4 FRONT DOORS

Illustrated Sheet 5 shows photos of typical doors and Sheet 6 identifies typical original details for design guidance.

The council supports the repair and reinstatement of original features where missing, using traditional techniques and materials wherever possible.

Appraisal

Many of the properties in the Conservation Area retain their original front door and architraves. Their details and quality enhance the character of the Conservation Area. The typical door in Driffield Road Conservation Area is a four panel door. The top has two vertical glazed panels with timber beads, the bottom two solid shorter panels. Some of the doors have leaded lights with stained glass, some have plain glazed panels which may have etched or sandblasted glass for privacy. Some replacement doors have solid timber panels with beaded surrounds. Most doors do not have a weather bar projecting at the base as this is not required due to the depth of recess, so driving rain is not an issue. The doorways have plain glazed over-lights (or fanlights) above the front doors, sometimes with the house number applied to the glass. Some doors retain their old glass, but others have been replaced, sometimes with laminated glass to enhance security.

The doors are typically set well back from the façade behind the stucco surround, which provides shelter and modulates the terraces. In some cases doors have been repositioned at the front of the reveal and in some houses metal gates have been added, but these interventions have a detrimental effect on the character of the terraces.

Repairs to doors

Repair using traditional methods is favoured wherever possible, and many joiners offer this service. If the original door is in place, this should be regularly maintained and overhauled. Specialist conservation joiners may upgrade the draught resistance and security by concealing seals and bars within the frame and replacing the hinges. Leaded lights can be temporarily removed for restoration and cracked panels can be re-glazed.

Sometimes even if the original door has been lost, the original frame is still intact and can be retained. Conservation joiners are usually able to determine the most appropriate method for repair. Previous grooves for locks can be in-filled using pieced in timber. In some cases a two-part filler may be used if this retains more of the original timber; conservation grade filler can allow planning and sanding whilst some products dry too hard and can lead to further timber decay.

Replacement doors

Victorian style doors to match the original style are considered to be the most appropriate. Quality timber door manufacturers can offer the best traditional methods of construction for durability, using sustainably sourced timber, together with combined with draught resistance, advanced paint systems and integral locks with high levels of security.

Replacement front doors can be inappropriate such as those with large panels of glazing, semi-circular top-lights within the door, applied plywood panels or flush doors. These are not traditional features of Victorian doors and are not considered appropriate. PVC (plastic) doors are not appropriate in the Conservation Area because they do not follow traditional patterns or details adequately closely.

Doors should be positioned set back in the opening in their original location, to retain the depth and modulation of the streetscape.

Glazed panels

Original glass should be retained where possible. Replacement glass may be clear, etched, sandblasted, stained glass or obscured with film. A variety of glazed panels adds character to the area. Glazed panels may be laminated for improved security.

Door colour

Doors were traditionally painted in different colours, using oil based paint with natural pigments. Historic colour charts are now available from many paint suppliers, offering Victorian and Edwardian paint colour ranges. These colours are the most appropriate. Gloss or semi-gloss finishes are both considered acceptable.

Door ironmongery

Traditional doors generally had a central letter-box, a knocker and knob, an applied house number, and key holes protected by an escutcheon cover. Fittings would have been brass

or cast iron. Door bells often had a push button beside the door. Some properties retain their original ironmongery although in some cases this has been over-painted. The quality of ironmongery is now very variable throughout the Conservation Area. Where properties are divided into flats, large surface-mounted intercom boxes can be detrimental to the appearance of the front of the property. Ideally boxes should be discretely located within the recessed area. Good quality traditional ironmongery can enhance the character of the property and Victorian patterns are still available. Where missing, reinstatement of traditional style fittings is encouraged.

Metal door gates / grilles

Some properties now have a metal grille in front of the front door, presumably added for fashion or to enhance the sense of security, especially where garden gates have been lost. These are not an original feature of Victorian properties and detract from the character of the Conservation Area, because they reduce the modulation of the facade provided by the recessed front doors. Planning permission is required for the introduction of a metal gate and would not be granted if permission were sought. The removal of gates in door openings is encouraged.

2.5 BRICKWORK AND POINTING

The guidance on illustrated [Sheet 13](#) alerts residents and contractors to the harmful effects of cement pointing and illustrates appropriate and inappropriate pointing.

Appraisal

The original soft London stock bricks provide a consistent appearance to the Conservation Area. The brickwork would have been bed and pointed using lime mortar. The pointing (the visible finished surface of mortar) can be susceptible to damage, particularly when bricks are cleaned, and needs periodic replacement. Many properties have suffered from inappropriate pointing in hard cementitious mortar. Most of the properties in the Conservation Area have been re-pointed with mortar that projects beyond the face of the brick. This does not match the original pointing, which was more recessive and therefore less visible than projecting mortar. This detracts from the delicate character of the original brickwork.

Re-pointing

The pointing should be set back from the edge of the brick to expose the arris (the edge of brick) to provide a crisp appearance. Some of the Victorian properties had a “struck” joint but the modern version of this (“weatherstruck pointing”) is far too visible and great care must be taken to avoid the mortar projecting in front of the face of the bricks.

Re-pointing in lime mortar

The use of traditional lime mortar for re-pointing is encouraged. Natural lime products must be applied when the temperature is above 5 degrees and rising and so this needs to be taken in to consideration when programming work. The existing pointing should be removed to a depth of about 20mm, carefully so as not to damage the corners of the soft brickwork. Re-pointing in lime mortar should be done by a specialist brickworker with experience of selecting and using lime mortar; pre-mixed lime mortars are available and

can assist in quality control but the appearance can vary from one batch to another. The choice of sand is important to the final appearance of the pointing and samples are useful to establish an agreed appearance.

The problem with cement mortar and pointing is that it is harder than the soft bricks and so any moisture absorbed by the bricks cannot evaporate out through the joints. Trapped moisture builds up behind the face of the brick and frost-thaw action can accelerate deterioration of the brickwork.

Brick cleaning

Brick cleaning is sometimes desirable for aesthetic reasons, but it is not often necessary if the brickwork has not had any coatings applied. Sometimes staining is uneven and local stain removal is required, such as cleaning off bird fouling or atmospheric particulates that build up unevenly beneath projecting mouldings, so each case needs to be assessed individually to determine the most appropriate method of cleaning. The removal of paintwork or cleaning of brickwork after removal of over-coatings requires specialist procedures.

The main methods of brick cleaning are water cleaning using cold or hot nebulous spray, chemical cleaning, or poultice application. Brick cleaning should only be done following a trial sample area, using specialist methods with skilled specialist brick cleaning contractors with proven experience, as it can have a harmful effect on brickwork and decorative mouldings. The contractor will need to know the main factors of brick cleaning i.e. water contact time, water pressure, associated rinse procedure, pre-wetting procedure, etc. Aggressive sand blasting, high pressure water or harsh chemical cleaning are not generally accepted conservation methods because they can damage the surface, removing the fireskin (the outside hardened face) of the brick, leading to premature decay. This is can sometimes only become evident after the damage is done so close site control and a great deal of skill is necessary.

2.6 RAILINGS

The illustrated guidance starting at [Sheet 7](#) identifies the features of existing railings in the Conservation Area and points out the features that are traditional. Some railings provide a safety function to guard the edge of a light-well, whilst on properties with no basement the function of the railings is to demark the property's boundary, provide security and enhance the character of the streetscape.

Railing repair and reinstatement, where missing, is encouraged by the Council and the design guidance identifies the elements, methods and materials to consider. It may not be appropriate to install railings in all streets and in all properties, but the guidance is generic.

Appraisal

The original railings that still exist contribute a great deal to the streets of London and this is especially true of the Driffield Road Conservation Area, where there are several patterns of cast iron railings that characterise the area and enhance the streetscape. These tend to be robust, with generous rail heads and ornate scrolls, as illustrated in the guidance

sheets. Most of the railings that have been retained are used to guard the drop to the basement light-well and for this reason they were not removed during the war.

Where proposed, each property should be assessed individually to establish which pattern would be most appropriate. In most cases this will be the replication of the original style nearest to the property.

Cast iron

The traditional railings of the late 19th century were of cast iron. Ornate rail heads and finials on gate posts were cast from moulds and mass produced in foundries using sand casting. Over 200 patterns are still available for re-casting. The rail head was forged to the bar, which was typically $\frac{3}{4}$ -inch (20mm) diameter, or profiled in a fluted or barley sugar patterns which were cast together with the rail head. Top rails to join the bars together were formed from flat iron bars supplied loose, drilled at six-inch (150cm) centres, and fixed on site, with the palings (vertical rails or bars) pegged and leaded to the rail, and the rails were joined together with traditional lap joints. At the base, each bar was installed into a recess in the stone plinth and secured using molten lead to caulk the joint, a technique which is still used today and is favoured by conservationists (see guidance on caulking below). At the end of the run and at gate posts, cast iron stays were installed to provide lateral restraint, often detailed with a scroll and sometimes with some further embellishment and boot scrapers were sometimes incorporated. These elements are common in Driffield Road Conservation Area. The embellished railings provided richness to the streetscape.

Steel

In the C20th mild steel became more commonly used as a cheaper alternative to cast iron. Steel is heavier than cast iron and modern steel railings are often much thinner than the originals and their details appear unsubstantial and less characterful than cast iron. However, it is possible to detail steel railings to have the same appearance as traditional cast iron, combining traditional craftsmanship with modern production techniques. To enable this, the traditional details need to be adapted to suit steel as described in the guidance below.

Steel rail heads were developed using the dye cast process which is a stamping method using hydraulic pressure applied to molten steel inside a box containing reusable templates. This method is quicker and more cost-effective than the cast iron sandblasting technique. Steel components are often supplied to the factory in 6 metre lengths and they need to be produced in lengths that are possible to deliver and erect easily on site and so railings are often produced in panels, which can lead to details that are not considered to be as appropriate as cast iron in the Conservation Area, railings as a panel often have a bottom rail and are not set into the plinth individually.

Where cost constraints drive the proposal for steel in place of cast iron, great care should be taken in the detailing to ensure that when painted, the railings resemble the traditional cast iron originals as closely as possible.

Details to avoid

Thin bars, railings without decorative rail heads or with rail heads that are too small are not considered to be appropriate in the Conservation Area as they are not traditional and are not a close match to the original. Welded joints visible on the surface should be avoided as they can be unsightly. Some modern finials are screwed to the rail, but if the screw remains accessible these are unsightly and can be prone to theft, so all fixings should be concealed. Some modern replacement railings incorporate a bottom rail but this is not considered appropriate as the traditional railings in the area were fixed directly to the base with lead caulking (see below for guidance on caulking). Householders should also be aware that steel can be galvanized for rust resistance, but galvanised railings are not considered appropriate because most galvanised railings are made in panels and factory finished and this technique does not lend itself to traditional detailing. Railings traditionally had an oil based painted finish and the appearance of a galvanised steel finish or a polyester plastic coated finish are at odds with a traditional appearance.

When considering a planning application for railings, the Council would require adequate drawings and illustrations or samples to ensure that the proposal would be appropriate for the Conservation Area. The bars, heads and finials should be as large as the original examples in the surrounding neighbourhood, and all details should be designed to the correct authentic design. Guidance is given below.

Railing Repair and Maintenance

The illustrated guidance starting on Sheet 7 provides illustrations and notes to facilitate identification of authentic railings in the Conservation Area and appropriate details for their repair or restoration.

If not adequately protected from the rain, over time cast iron rail heads can become brittle at the junction with the bar when rust leads to decay. Some properties have missing rail heads, some top rails have become loose, and many railings are in need of redecoration to maintain them before they decay further. Cast iron is durable provided that it is well protected by rust inhibiting metal primer and paint; both iron and mild steel will rust if not adequately protected. The original paint would have been lead based and adequate health and safety procedures should be taken when removing it. Cast iron railings were traditionally coated in a red lead base layer to provide rust resistance. Care therefore needs to be taken when carrying out repairs as lead is toxic and health and safety procedures must be followed. If the metal is rusting the affected areas should be rubbed down to bare metal or stripped using conservation approved paint stripper in a controlled environment, and re-protected using specialist paint systems, often using zinc phosphate as a rust prohibitor. See 'painting ironwork' below for further information on decoration.

Where original railings remain, even if they are in poor condition, it would be appropriate to repair them as follows:

“seek to retain and preserve as much original material as possible, using traditional materials and techniques in repairs, with minimal disturbance to the original work, and using reversible processes where possible”⁹

⁹ <http://www.buildingconservation.com/articles/historicrailings/historicrailings.htm>

“Regular inspections combined with cleaning back and repainting localised defects can extend the life of a paint system almost indefinitely. Historic railings should ideally be repainted using traditional paint systems¹⁰ but, where maximum longevity is required or the site is very exposed, the use of modern two-pack epoxy-based paints, which provide excellent protection for up to 25 years, may be considered”

If the existing railings are original or appropriate good quality cast iron railings, they should be repaired with missing components replaced to match existing, using traditional techniques, by a specialist contractor¹¹.

Missing rail heads can be replaced to match existing, either using castings from standard patterns where available, or from a cast made from an adjacent rail head. The replacement rail head can be wedged into place and fixed with a galvanised pin through the side, sheared off, sealed and decorated.

Regulations for guarding

If new railings form a balustrade guarding a change in level, the current building regulations require the gap between bars to be no more than 100mm to reduce the potential for someone getting trapped between railings or fitting through the gap. Guarding is required to be 1100mm high, or 900mm on staircases above the string line, and with a loading to restrain a minimum of 0.74 KN/m. In a Conservation Area a relaxation may be permitted to allow bars to match the traditional spacing, but where the railing provides protection from falling over a change in height of 600mm then the strength should be certified by the metalworker and the fixing details and component sizing must be selected to comply with the required loading and additional supports and brackets or back stays may be required. In some cases ‘dog bars’ were installed to provide additional bars at low level to reduce the gap, although there are not many examples of this in the neighbourhood.

For other gates and railings not acting as guarding, the spacing is not currently legislated, but safety should be taken into consideration and it is important that there are no sharp edges or loose bars or rail heads.

Replacement railings

If railings do not exist, it may be appropriate to install railings to a traditional pattern to complement the streetscape and enhance the conservation area. This would have the greatest benefit if the design is consistent with other houses in the terrace, but some variation is likely to be consistent with the original and can add to the character of the terrace. It is important to establish which style is considered most appropriate as this will vary according to location.

¹⁰ Lead paint is not permitted except in some grade 1 and 2* buildings so would not be appropriate here.

¹¹ A list of specialist suppliers, consultants and craftsmen in traditional building conservation, refurbishment and design can be found in The Building Conservation Directory by Cathedral Communications Ltd, www.buildingconservation.com. All suppliers in the Directory pay a fee to be included and while Cathedral Communications does not formally ‘approve’ or ‘recommend’ them, they do screen out inappropriate suppliers and products to maintain the established integrity of the Directory. Users should seek more detailed information and advice from suppliers before undertaking any project.

Non-traditional materials or features designed out of character with the existing buildings will not normally be acceptable. The replacement of existing non-traditional features with traditional alternatives will be encouraged.

There are several specialist ironwork companies that specialize in supplying and installing railings to closely match the traditional pattern and details and some provide a complete package of design, installation and decoration, including the stone base. They would be able to match the details and reproduce railings to match the original examples that remain in the neighbourhood. There would be an economy of scale if metalworkers were to produce the same design for multiple properties, especially if bespoke details were to be produced.

Finials and Rail heads

Finials are the decorative feature sometimes used on the top of gate posts and on the wider bars supporting railings providing guarding of a change of level. Between finials are rail heads, often more simply and modestly detailed.

Finials are generally more substantial than rail heads and are still formed in cast iron as the pressed steel method is not suited to finials. Timber templates were formed and sometimes the cast had to be made in several sections to allow the removal of the template from the cast. Modern templates can be made in resin using 3-d laser cutting using computer aided design. Existing original finials should be maintained and may be suitable as a template for reproduction. The guidance sheets illustrate examples of original styles of finial and rail head. If possible, liaise with owners who have original railings so that the railings contractor can measure the originals and if this is not a standard pattern they could take a cast of a rail head to use as a template for reproduction. This would mean that the sizes can be matched an important element of the historic character of railings. Taking a cast does not normally create any damage but any damage should be made good.

In streets with no precedence for original railings, a standard pattern of rail head as indicated in the guidance is considered to be appropriate and other styles may be acceptable although in order to maintain a locally distinctive vernacular, copies of original details from the area are encouraged. It is important that the rail heads are adequately substantial as small rail heads are not characteristic of the C19th railings in the area.

The rail head may be produced complete with the bar, or should be fixed to the bar without visible welds or fixings. The combined rail head and bar can be fed through the holes in the top rail with a 0.5mm gap all round that must be fully filled with paint to avoid degradation.

Finials should be fixed to the bar without visible welds or fixings and the joint should be neat and well decorated.

Balusters / Bars / Palings, top rails and backstays

The paling is the vertical rail, or baluster, in a railing. Some of the original railings in the Driffield Road Conservation Area are round with a minimum diameter of 20mm, whilst

others have a barley twist pattern and others are cast with a fluted profile. They were typically spaced six inches apart (150mm centres).

The top rail is typically 50x10mm, but may be larger on some of the original railings with wide bars. The rail should be traditionally jointed with a lap joint. This was traditionally wedged and leaded but non-ferrous screws may be used if countersunk, filled and painted. Visible welds are not traditional and should be avoided.

Brackets and back stays are used to support the railings and gate posts. These were often formed with scrolls and embellishments, adding character to the railings.

New railings may be produced in panels, provided that the panel has no bottom rail and that the supports and joints between panels are traditionally detailed. A typical railing assembly may be supplied in 2 panels with a lap joint in the top rails, with the bars pre-assembled to the top rail, and with a temporary angle clamp at the base to maintain the spacing and facilitate site installation. At the base the bars should be caulked as described below.

Gates

Traditional Victorian railings often incorporated a gate to provide security and to demark the property boundary. Properties with no basement often had a front gate facing the door and those with a basement had a second gate providing access to the steps down to the basement area. Gates were fabricated to match the railings, so that the railing centres were maintained hung from a pin and supported at the base. Some examples have gate posts with ornate finials and decorative scrolled stays, whilst others are a simpler design to match the pattern and spacing of the railings. Traditional gates can still be made to match the railings. Gates should be inward opening as they must not encroach on the pavement.

Plinth Details

Traditionally the plinth, or base, was stone. In the C20th concrete was used as a cheaper substitute, sometimes painted, and cast stone is now available.

To establish whether an existing base is of stone or concrete, look for visible joints and if there are joints it is likely to be stone. Paint removal can reveal the surface but beware the possibility of lead-based paint and take adequate precautions such as wearing a mask and gloves and wet down the surface prior to rubbing with damp abrasive paper.

Cast stone plinth blocks are available in pre-cast units made of a composite of cement, stone dust and other additives. They are typically 600mm long in order to be handled on site and the joints are typically 5mm wide, and are filled on site with a mortar containing stone dust to match the cast stone, so they do not need site painting. The units are pre-cast to include the recess for the railing bars and any gate posts and stays that are incorporated in the design. Sometimes deeper recesses are formed to increase the strength especially for railings that are for guarding. The coordination for setting out for of the plinth is usually done by the metalworker, who provides detailed drawings using computer aided design which are then used by the manufacturer of the plinth. The company responsible for design, structural calculations and detailed coordination should hold professional indemnity insurance.

On some of the properties in the Driffield Road Conservation Area the railings had a curved cast iron plinth capping, several of which have been retained and refurbished, providing an attractive local characteristic detail. Where these exist it is important that they are retained or replicated. Replica curved metal plinth cappings can still be reproduced at specialist foundries. The originals are likely to have been produced with holes set out to house the palings and stays at 6-inch (150mm) centres, and used a template for the recesses to be cut into the stone prior to fixing the railings (see caulking below).

Caulking

Railings were caulked into the stone plinth / base. Pockets were cut into the top of the base to form a square or circular recess. This is still the preferred method of installation and whilst today many of the bases are formed in reconstituted stone as a substitute for stone, this method can still be used. Once each bar (or paling) is in place, molten lead (or caulking) is poured in carefully, and is finished flush with the stone to ensure moisture run off, or filled with stone dust mix. In properties with the curved metal capping, the base would have been caulked in the same way and the lead would be installed flush with the capping.

Staircase feature panels, or 'flat backs' and boot scrapers

The Driffield Road Conservation Area has examples of decorative cast iron panels at the bottom of the staircase, between properties, known as *feature panels* or *flat backs* if the sand casting was only figured on the front face and the backs were flat. Several of these remain in good condition in Driffield Road and enhance the character of the area. These are ornate and incorporate boot scrapers at their base. Boot scrapers add character and should be retained. Their paintwork should be regularly maintained as cast iron is vulnerable to decay if it is not continually protected by paint. For guidance on decoration see 'painting ironwork' below.

We have not managed to locate any pattern-book standard casting pattern that matches the remaining panels, but casts could be made from the originals, or similar standard patterns are available and would be acceptable in principle, subject to approval of detail. It is still possible to get these reproduced in foundries using a sand casting method from a template. The template can be cast from an original or from 3-d laser scanning developed using computer aided design. If a template were made then this could potentially be re-used again and again.

Handrails

The original staircases up to the front doors did not have handrails but the finials were continued up the stairs. In some cases handrails have been added. Where a handrail is required, black steel handrails can be designed to be discrete and in keeping with the railings. Guidance on height and setting out is given in Building Regulation Approved Document K.

Painting ironwork

Most railings in the area are painted with black gloss or semi-gloss. In Victorian times railings were not always black, but black has now become characteristic of the Conservation Area and is considered appropriate. If householders have original railings it is possible to establish the original colour using paint analysis techniques, provided that

the paintwork has not been previously stripped away. Exposing old paint by chipping the surface may not provide accurate results and may expose earlier undercoats. Gold or gilded railings are not considered appropriate, as this was only traditionally used for prestigious buildings.

Beware early paint coatings contained lead so precautions should be taken, and cast iron was often protected by red lead as a rust inhibitor. Most modern paint systems for metal include red oxide or zinc phosphate primer as the base coat. Suppliers should provide guidance for safe application and some systems are guaranteed for up to 15 years but ongoing maintenance is required. If well maintained, cast iron and steel railings should last for at least 150 years.

For rusted railings it is necessary to remove all coatings back to bare metal and to treat the rusted area and coat it in protective coatings. Surrounding paint coatings should be removed back to a firm sound edge and then feathered over a distance of 50mm in the region of the affected area. All gaps should be filled, primed and decorated as if water can get into the metalwork, rusting will lead to decay. To redecorate railings it is necessary to rub them down to get a key. It is important to ensure that the work is dry, clean, free from oil, rust and mill-scale, etc. For best results, mild steel or cast iron surfaces can be blast-cleaned or wire brushed thoroughly before painting. Degreaser should be used to remove oil or grease. This will help adhesion and give a longer life before any maintenance is required.

Some modern paints require specialist applications to allow adherence and manufacturers usually provide technical information and recommendations for surface preparation. It is good practice to carry out a trial before determining the specification for redecoration and to approve the finished appearance to use as a controlled approved area.

For painting over galvanised steel, please note that use of galvanised metal is not recommended in the guidance for replacement railings, but if redecorating existing railings that are galvanised, householders should be aware that on galvanised metal it is important not to damage the galvanised surface if removing paint and specialist preparations and paint systems are required to re-coat galvanised steel¹², following manufacturers' instructions for adequate preparation. For further information on galvanised steel see www.galvanizing.org.

For new railings, the ironwork suppliers often provide detailed guidance on coatings and many companies can include decoration in their supply and installation service.

2.7 CAST IRON FEATURES, GRATINGS AND GRILLES

Cast iron was used for ventilation grilles, coal hole covers and gratings sometimes a cast iron decorative railing was installed on the ground floor window sill. Typical examples are illustrated on Sheet 13 and 14.

¹² such as Vinylast® although we have not tried this product and we cannot vouch for it; metalwork contractors should be able to advise on appropriate coatings that are compatible with their manufacturing techniques.

The retention and reinstatement of traditional features, where missing, is encouraged.

Window crestings or pot guards

Some properties have decorative railings on the external ground floor window ledge sometimes known as 'crestings' or 'pot guards'. These are typical Victorian decorative elements that were made to provide a degree of protection from falling when cleaning windows. They were made from cast iron in foundries, using the sand casting method. They enhance the character of the area and their retention and repair is encouraged. A mark in the window sill may be visible where these features were fixed, and reinstatement of missing castings to match existing examples is encouraged.

Some traditional patterns that match those in the neighbourhood are still available and could potentially be used as a template subject to approval by house owners. A template could be cast from an original or formed in resin using 3-d laser scanning developed using computer aided design. If a template were made then this could potentially be re-used again and again.

Grilles

Properties with semi-basements or coal holes were typically ventilated by a cast iron grille, and floor voids were also ventilated with cast iron grilles. The casting pattern was sometimes decorative. These details are characteristic of the area and their retention and refurbishment is encouraged. If cast iron features have been lost there may be an opportunity to reinstate appropriate grilles based on the traditional style. Existing examples from adjacent houses should be matched where possible. Specialist metalworkers may hold matching patterns that can be cut to fit and primed in the workshop, with the top coat applied on site. Templates can also be made from original patterns. Alternatively, laser cut steel is now available and traditional patterns can be replicated using computer aided design.

Coal hole covers and gratings

Cast iron coal hole covers and gratings are characteristic of Victorian properties and are still intact in several properties in the Conservation Area and their character enhances the streetscape. They are varied in pattern as illustrated on Sheet 14. Their retention is encouraged. Replacement castings are available in standard patterns and could also be made from a mould of the original castings in the area.

2.8 PAVING AND STEPS

The guidance on Sheet 13 includes photos of typical traditional steps in the area. Conservation of the original paving is encouraged, and re-use of traditional materials and detailing is encouraged where the original has been lost.

Appraisal

Many of the houses have steps up to the front door, and this is characteristic of some of the streets in the Conservation Area, but nearly all of these have lost their original detailing or it has been covered over during property maintenance and refurbishment. The original

paving and steps are likely to have been faced in Yorkstone. The steps would have had a projecting bullnose nosing and a brick or stone riser. The top riser in some cases was an iron ventilation grille as described previously in this document. The door threshold often had a stone sub-sill with a timber sill over, sometimes covered with brass and some examples of this detail remain. For step railings see item 2.6.

Repair of steps

The Building Regulations Approved Document K sets out the key dimensions that are permitted for new steps, risers, balustrades and handrails. If the existing staircases are retained and re-surfaced, the regulations for new work do not apply, but the existing condition should not be made worse. In order to avoid any trip hazards it may be necessary to adapt the levels to make the risers equal in height. In case of doubt householders should check with Building Control to confirm whether the regulations apply for the proposed scope of work.

Waterproofing beneath the steps

If the space under the steps is enclosed for internal use, the waterproofing layer should be installed under the stone wearing layer, so that the stone is visible on the surface for a traditional appearance. This is illustrated on [Sheet 6](#).

Stone paving

The flagstones inside the entrance porch, paving the entrance area and on the steps were very large slabs of Yorkstone and sourcing replacement slabs today can be problematic, but it is still possible but smaller slabs are considered to be acceptable. Stone can be either new or reclaimed, from a reliable source. When selecting stone or reconstituted stone it is important to ensure slip resistance in dry and wet conditions; traditional Yorkstone paving had a riven finish and on steps the front surface was dressed to form a rounded nosing, but square edged nosings would also be acceptable.

When maintaining stone surfaces avoid using household detergents and solvents as these can encourage growth of moss and lichen that can become slippery. Surfaces can be scrubbed with a bristle brush and water; specialist stone cleaning products can be used if health and safety precautions are followed.

Stairs down to basement

The traditional stairs down to the basement were built in stone, with a simple iron railing and handrail; only a few examples remain in the area. Some replacements have been installed with steel timber or concrete staircases. If renewing a staircase, staircases with Yorkstone treads are preferred, but simple steel stairs painted black are also considered to be acceptable.

3.0 DELIVERY OF FAÇADE ENHANCEMENTS

The enhancement works set out in this document are intended to identify public benefits that will help to justify the harm caused by a mansard roof extension. In order to meet the government's definition of a public benefit for this purpose, the enhancements should arise as a result of the proposed development. That is, they should be delivered alongside the proposed roof extension as a single development scheme. Unfortunately, if enhancement works have already taken place they cannot be said to arise as a result of a proposed mansard roof extension and cannot be used to mitigate any harm that they will cause.

Planning applications will be expected to demonstrate that, as well as featuring an appropriately designed mansard roof extension, they will also provide sufficient façade enhancements to effectively mitigate the harm caused. The guidance in this document provides advice about what enhancements could be included to mitigate harm. Each case will be different, and it is not possible to say exactly which façade enhancements will be required to mitigate the harm caused by the proposed addition of a mansard roof extension. Much will depend on the existing condition of the property and whether any recent façade enhancement works have already been carried out. This should be discussed on a case-by-case basis with the council's Development Management and Place Shaping officers through the pre-application process. Details of this service can be found on the council's [website](#).

In order to ensure that harm is properly mitigated, the council will use planning conditions to ensure that the proposed enhancement works are delivered alongside mansard roof extensions. This means that planning permission for a mansard roof extension will be granted, but once constructed, the extension cannot be occupied until the enhancement works have been satisfactorily completed.

In some cases, buildings have been subdivided into flats, and it would only be the upper flat that would benefit from a mansard roof extension. Where this is the case, the planning applicant in the upper flat will need to identify enhancement works that could be undertaken to the whole building façade. If the enhancement works do not directly relate to parts of the property that are within the applicant's ownership, the applicant will be encouraged to work with the owner of the other parts of the building to deliver a comprehensive façade enhancement scheme.

As well as demonstrating how they will deliver façade enhancements, planning applications for mansard roof extensions will also be required to help to deliver off-site streetscape enhancements through a financial contribution.

Note on guidance documents

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. The Conservation Area Map on page 40 indicates which properties have been excluded from the guidance as they are atypical. Every house will need to be assessed individually. The guidance is not exhaustive, but 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 for the purposes of construction. Older buildings need to be evaluated individually to assess the most suitable design and form of construction based on a wide variety of possible variables and safety considerations should be addressed for each project. **The London Borough of Tower Hamlets and Kennedy O'Callaghan Architects do not accept liability for loss or damage arising from the use of this information.**

4.0 ILLUSTRATED ENHANCEMENT SHEETS

Sheet 1

Architectural characteristics of the Driffield Road Conservation Area

The following features are positive attributes of the Conservation Areas -

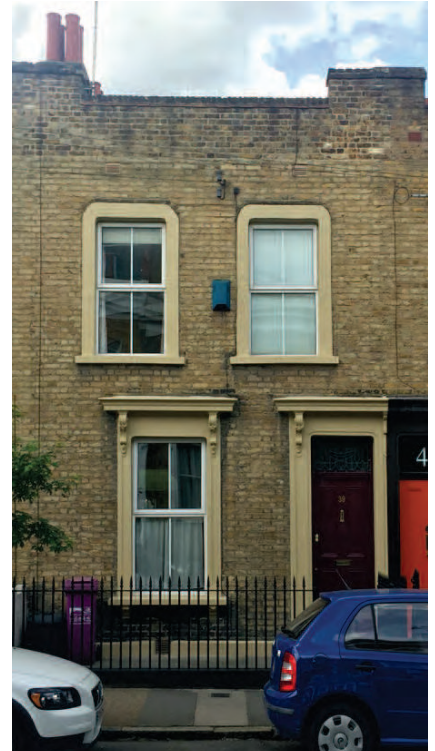
- Continuous line of parapet wall to conceal London roofs
- Cornice (decorative horizontal moulding on parapet)
- Mouldings or brick borders to first floor windows
- Timber sash windows with delicate glazing bars
- Embellished stucco surround to recessed front doors
- Decorative mouldings or bay window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

The photographs illustrate where one or more of these characteristics has been lost from each of the properties

There is an opportunity to reinstate lost features when proposing a mansard roof extension as illustrated on the following sheets



Loss of original cornice, windows, window mouldings and railings



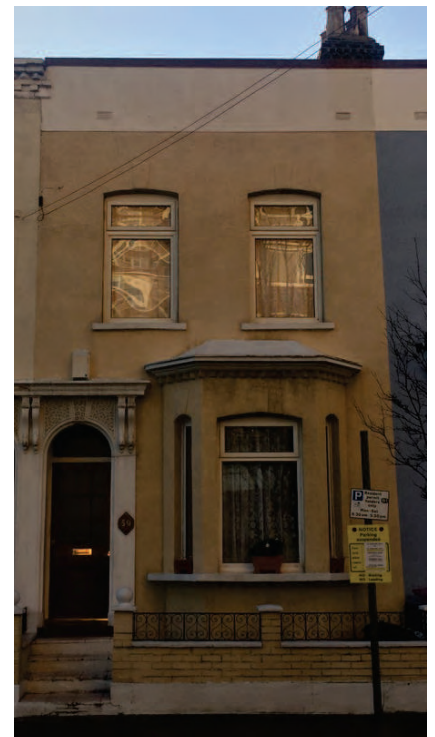
Loss of cornice, timber sash windows and recessed door



Removal of features and rendering the facade can result in significant loss of character



Property with original features intact



Loss of cornice, windows, railings and door and rendering brickwork all reduce the character

Sheet 2

Enhancement of cornices and parapets in Driffield Road Conservation area

Definitions

Refer to first photo for numbering

1. Coping

The Coping is the top course of the wall. It usually sits on a damp proof course

2. Parapet

The Parapet is the portion of the wall above the roof or concealed gutter

3. Cornice

The Cornice is the horizontal decorative moulding made from stucco

4. Stucco band

The stucco or render band is the flat surface applied to the front of the parapet, originally made from stucco or lime render and painted

Maintenance and repair

Parapet

Parapets are exposed on both sides and are prone to weathering. It is common to see rebuilt parapets in Victorian terrace houses.

Stucco band

Stucco and render require regular redecoration (normally every 5 years) to prevent water penetration and a breakdown of the surface or bulging. The stucco or render should be checked for cracks and tapped to make sure that it is not loose. Repairs should be carried out and gaps should be filled prior to any work to the cornice.

Cornice

If running a new cornice on a new render band, the render should include a scratch coat on the line of the cornice to provide a key. Cornices can be repaired or reinstated where missing by running a moulding on site. The profile should match the original and the top surface should be sloped to allow water run-off. A template can be made from an adjacent property with an original moulding by mutual arrangement between owners, by a specialist contractor, who then makes up a runner. Fixings are resin fixed into the brickwork at regular intervals and runner guides are temporarily fixed. The moulded profile is run using the guide and is built up in several layers. The ends should be neat enough for a neighbouring property to continue the moulding in the future. Ends of terrace and changes of level require 90-degree angles. Once sufficiently dry, the moulding is painted.

Gutter

Gutters should be swept regularly and biological growth should be removed and treated. Flashings should be checked.

Pointing mortar

Repairs should use lime mortar to allow the bricks to move and breathe and the pointing should not project beyond the face of the brick. See Sheet 13.



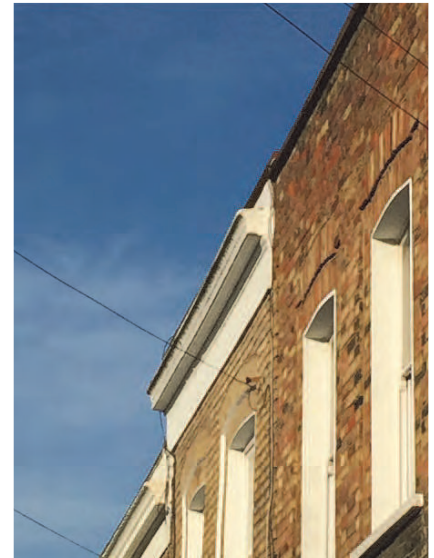
Cement coatings and lack of mortar can reduce the life of the brickwork



Loss of cornices reduces the rich character of the streetscape



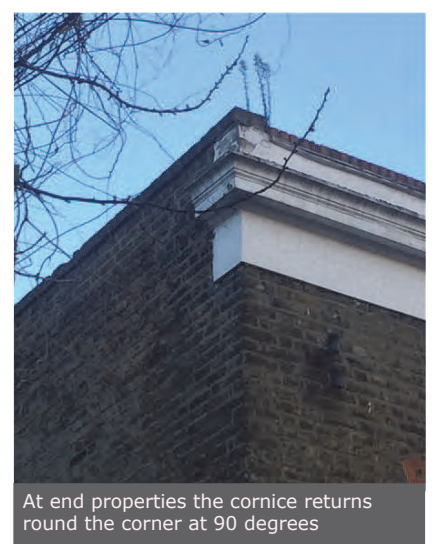
All render requires regular maintenance and redecoration; cracks lead to decay



Cornice and render band could be extended



At changes in level the moulded corners of the cornice return at 90 degrees



At end properties the cornice returns round the corner at 90 degrees

Enhancement Guidance

Sheet 3

Window and door surrounds in Driffield Road Conservation Area

Characteristics

The photographs indicate some of the common characteristics of the Driffield Road Conservation Area. There is a strong characteristic of paired doors with stucco hood mouldings and embellished surrounds, and moulded console brackets. The doors are recessed in the openings, providing depth and visual interest. The profiles vary from terrace to terrace as the construction of the properties in the Conservation Area spanned over 3 decades (c.1860-1893). The detailed embellishment enhances the character of the Conservation Area.

Maintenance

Stucco architectural features require maintenance and redecoration to protect them from rain and frost. Signs of staining or plant growth are indicators that excessive moisture is present. This can lead to bulging, cracking and premature failure.

Repair

Stucco features can be repaired or re-run to match the existing by specialist contractors. Casts can be made from nearby mouldings by mutual consent with neighbours.

Horizontal surfaces on mouldings were slightly angled to shed water.

Restoration

Where mouldings have been lost, their restoration is encouraged. Like-for-like reproduction can be achieved using materials to match the existing. Specialist contractors may need to investigate the original details and may need to take a cast of original mouldings from an adjacent property, by mutual consent.

The cornices over doorways were often formed over projecting tile courses to provide support but the detail may vary from property to property.

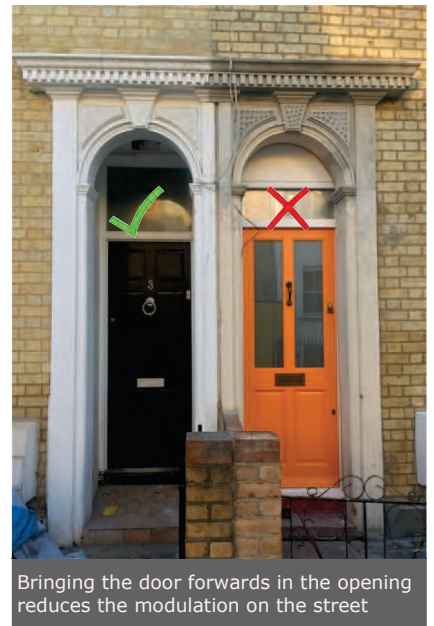
Modern replacement mouldings usually use metal straps epoxy fixed into the brickwork and non-ferrous wire to provide support for mouldings that are run on site.

Exposed services

Services should not be run on the front facade and care should be taken to avoid penetrating through original features



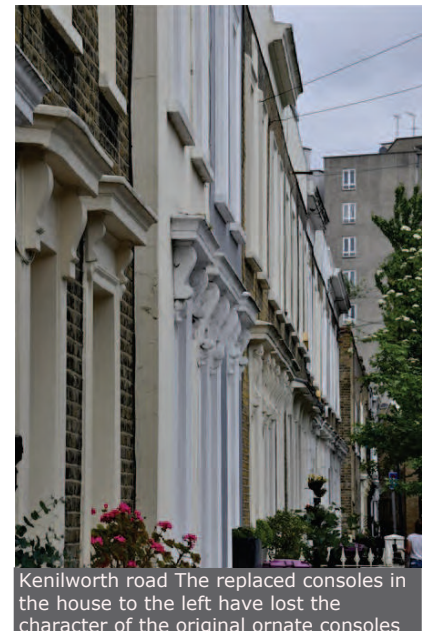
The paired doorways with painted stucco surrounds are characteristic of the area



Bringing the door forwards in the opening reduces the modulation on the street



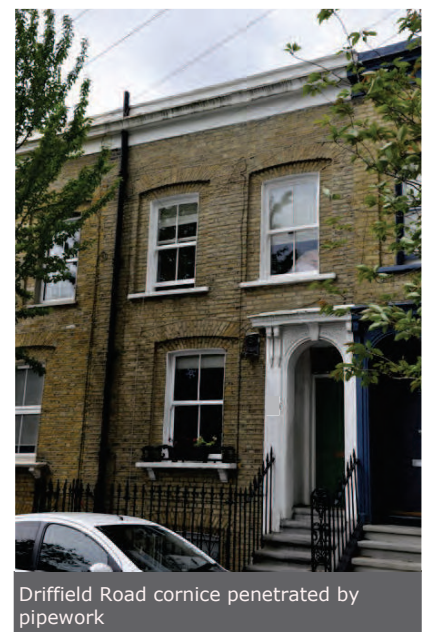
Zealand Road loss of sash windows and stucco console brackets



Kenilworth road The replaced consoles in the house to the left have lost the character of the original ornate consoles



Hewlett Road first floor window with characteristic rope moulding with grapes



Driffield Road cornice penetrated by pipework

Enhancement Guidance

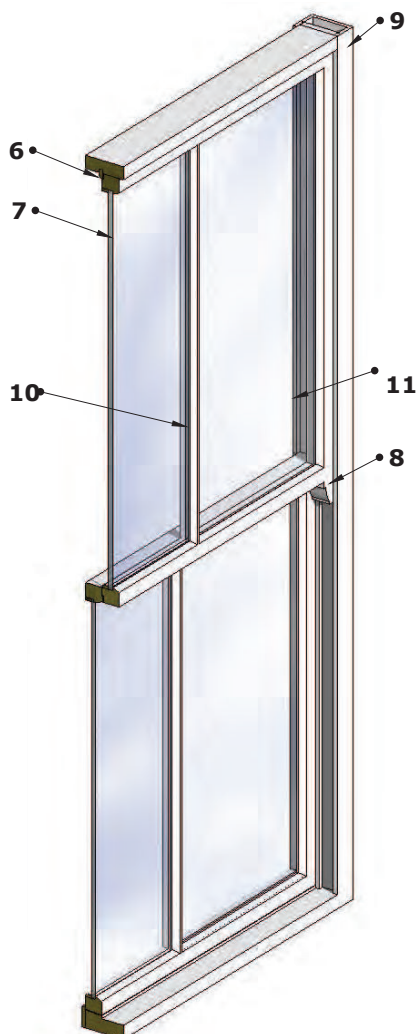
Sheet 4 Timber sash windows in Driffield Road Conservation Area

Window surround components

1. Cornice made of stucco with sloped top surface
2. Console (bracket) made of stucco
3. Stucco window surround
4. Pot guard window casting made of cast iron
5. Cill bracket likely to be made of stone if structural or stucco if purely decorative (this may depend on the projection of the window cill); sometimes they were made in timber

Timber boxed sash window components

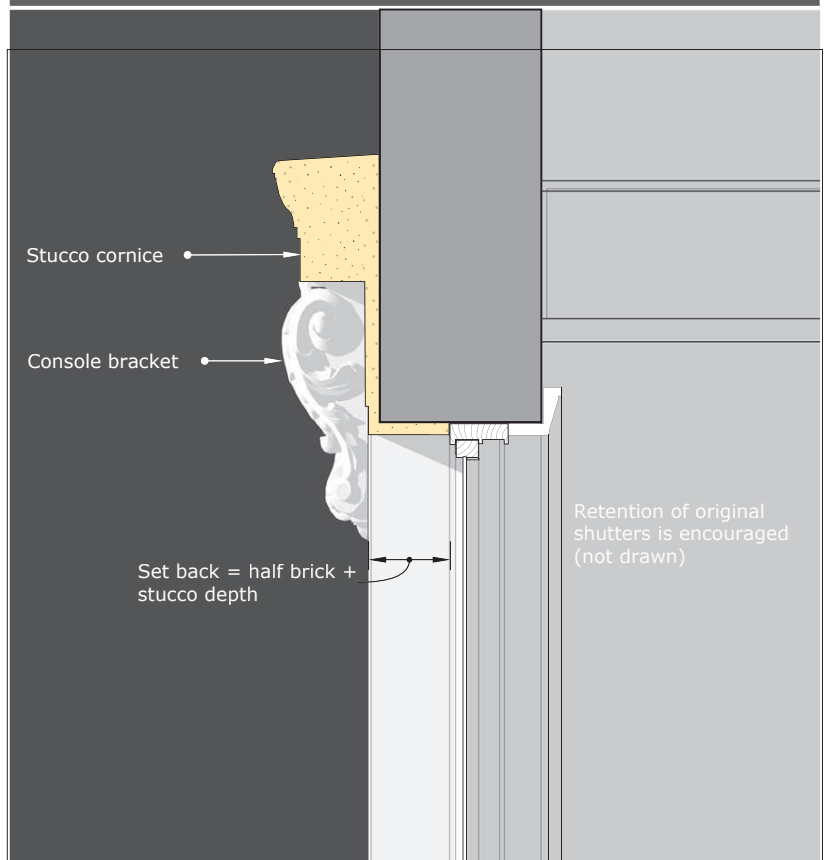
6. Staff bead & parting bead may be replaced with timber bead incorporating a concealed draught excluder brush or rubber strip
7. Original glass looks uneven and should be retained
8. Horns provide strength; these are characteristic of late C19th windows and were often curved
9. Box sash timber frame with lead weights the weights may need adjusting to suit the weight of glass.
10. Victorian style glazing bead with linseed oil putty externally
11. Concealed sash locks can be fitted to the internal frame (not illustrated) Internal shutters and heavy curtains provide good thermal and acoustic performance



Typical timber sash window components



Typical timber sash window in Driffield Road Conservation Area



Section through window showing position of window in reveal

Enhancement Guidance

Sheet 5 Doors in the Driffield Road Conservation Area

Appraisal

The original Victorian doors were characteristically recessed in behind ornate stucco surrounds.

The stucco is likely to have originally been painted off-white to resemble stone.

The original doors had two glazed panels and one or two solid panels. The threshold was often Yorkstone.

The ironmongery is likely to have been brass or cast iron.

Loss of character

Some of the replacement doors have lost their original characteristics.

Bringing doors forward in the surround can lose the depth and modulation of the street.

Adding steel grills or gates in front of the door alters the character of the street by reducing the modelling of the facade.

Repairs

Original doors should be retained and repaired. If glass is broken it can be replaced with laminated glass for added security. Damaged timber can be patched with new timber pieced in. Hinges can be upgraded for improved security. Draught seals can be installed within the frame where they cannot be seen.

Replacement

If an inappropriate door is to be replaced, traditional Victorian style timber doors that match the original surviving doors are most appropriate.

If the original frame and architrave remain they should be retained. Recesses for old locks can be in-filled with timber if required.

The architrave is an important feature of the door assembly and timber mouldings can be reproduced to match the original.

New doors can be made to suit the site dimensions and to match the original architectural details.

Traditional Victorian style ironmongery in brass or cast iron would be the most appropriate.



The dark colour is not characteristic of the area



The deep door recess enhances the character of the streetscape



These refurbished properties retain the original streetscape characteristics



Bringing forward the door reduces the depth of modelling on the facade



Gates, flush doors and unpainted wood are not characteristic of Victorian doors



Bringing forward the door reduces the depth of modelling on the facade

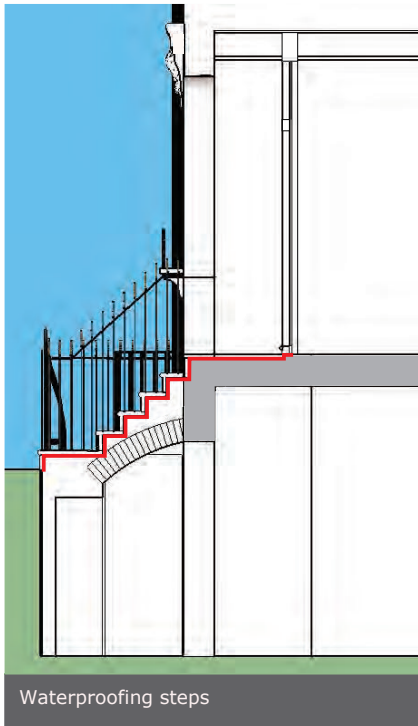
Sheet 6 Doors in the Driffield Road Conservation Area

Characteristics of typical doors

1. Stucco console bracket (see Sheet 3)
2. Glazed fanlight (may be plain or stained glass)
3. Timber architrave (many of the original architraves that remain have a moulded profile that enhances the character of the doorway)
4. Timber or glazed panel with timber beads (glass may be laminated for enhanced security)
5. Traditional Victorian style ironmongery (originally brass or cast iron)
6. Timber panels may be flush or recessed. Some original doors survive with ornate mouldings around the panel whilst some had a simpler profile
7. Timber or brass threshold
8. Yorkstone treads

Waterproofing steps

If the space under the steps is enclosed for internal use, the waterproofing layer should be installed under the stone wearing layer, so that the stone is visible on the surface for a traditional appearance. See Sheet 13 for photos of typical traditional steps.



Sheet 7

Railings in the Driffield Road Conservation Area

Definitions (refer to numbers on photos)

1. Plinth made of stone (some replacements are in cast stone or concrete)
2. "Flat Back" feature panel in cast iron
3. Vertical bar or palisade railing
4. Rail head or finial
5. Top rail
6. Gate stay (supporting bracket or scroll)
7. Boot scraper

Appraisal

The original railings that still exist contribute a great deal to the streets of the Driffield Road Conservation Area. In some properties the railings have been replaced with masonry walls which detract from the character of the conservation area.

There are several patterns of cast iron railings that characterise the area and enhance the streetscape.

These tend to be of high quality, with generous finials and ornate scrolls. Most of the railings that have been retained are used to guard changes in level and for this reason they were not removed during the war.

The original cast iron railings are typically more robust and ornate than the post-war replacements, which are often in mild steel with thinner bars and smaller finials.

Traditional features

- thick, widely spaced cast iron bars
- ornate cast iron rail heads and finials
- bars led into the stone base with no bottom rail
- cast iron gates with rail heads
- Some gates had gate posts with ornate finials and /or decorative scrolled supporting brackets
- 'flat back' cast iron panels at staircases
- boot scrapers incorporated into the design
- wide round bars typically 22 - 25mm or fluted bars or twisted bars
- top rails let into the stucco and not surface-mounted
- metal handrails to basement steps

Repair and maintenance

Cast iron is durable provided that it is protected from moisture.

Cast iron is still produced. Standard patterns are still available or moulds can be made to match existing profiles. Repair of existing railings and reproduction of the original details where missing could greatly enhance the Driffield Road conservation area.

Mild steel is a cheaper substitute, but it has to be detailed very carefully to achieve the same character and so cast iron using traditional techniques is encouraged.



Loss of original railings and gates



Traditional cast iron railings and gates



Restored traditional cast iron railings



Cast iron plinth casing



Characteristic boot scraper and railings



Characteristic boot scraper and railings

Enhancement Guidance

Sheet 8

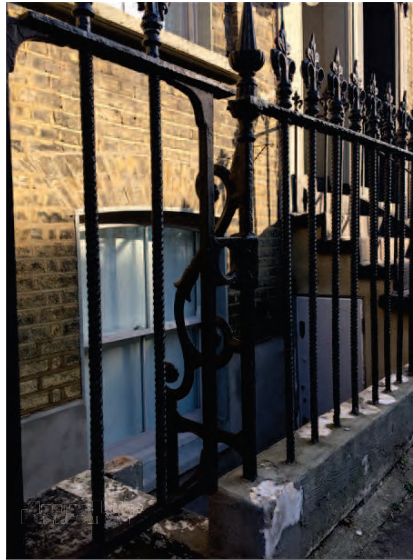
Railings in the Driffield Road Conservation Area

Boot scrapers

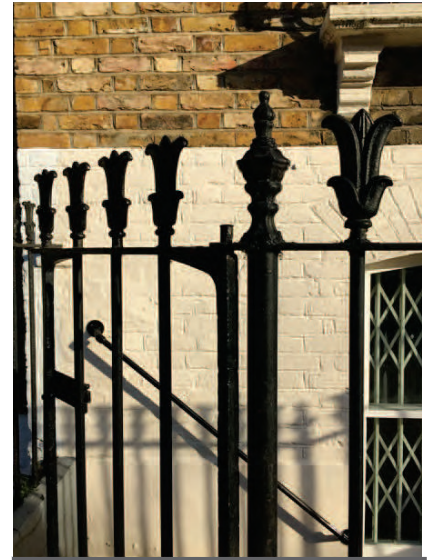
These were often incorporated into the gate post stays or flat backed feature panel dividing properties on shared staircases to the front doors.

Gates

Gates were often hinged with simple pins fixed through the top rail and into a pocket in the stonework paving. Reinstatement of missing gates with traditional gate detailing is encouraged. The gate post often had an ornate cast iron finial and decorative support brackets.



Gate posts often had more ornate finials



Gate posts often had different finials

Lead caulking

Bars were caulked into the stone plinth / base. Pockets were cut into the stone to form a circular recess. This is still the preferred method of installation and whilst today many of the bases are formed in concrete as a substitute for stone, this method can still be used. Once each bar (or paling) is in place, molten lead (or caulking) is poured in carefully, and is left 3mm proud of the base to ensure moisture run off. In properties with the curved metal capping, the railings would have been caulked in the same way and the lead would be installed flush with the capping or filled with a stone dust mix to allow moisture run-off.



Bars lead caulked into stone base



Bars lead caulked into stone base

Rail heads

Rail heads in standard patterns that match the original are available from suppliers such as Metalcraft, Britannia, James Hoyle and Son and others. If an existing pattern is not available, templates can be made from the existing. They can be cast together with the rail or welded from underneath in the factory so that the joint cannot be seen.



15/6/1
BD
H150
W100
B55X40
1.15KG



7/6/205
H240+43
W92
B23DIA
1.15KG



Cast iron rail head



Cast iron rail head

Sheet 9

Railings in the Driffield Road Conservation Area

If the existing railings are original or appropriate good quality railings, they should be repaired with missing components replaced to match existing. Some property owners have restored their railings using traditional methods.

If railings do not exist, it may be appropriate to install railings to a traditional pattern to complement the streetscape and enhance the Conservation Area. This would have the greatest benefit if the design and quality is consistent with other houses in the terrace, but some variation is also characteristic. It is important to establish which style is considered most appropriate as this will vary according to location.

Non-traditional materials or features designed out of character with the original will not normally be acceptable. The replacement of existing non-traditional poor quality railings with traditional high quality railings is encouraged.

There are several specialist ironwork companies that specialize in supplying and installing railings to closely match the traditional pattern and details. They would be able to match the original pattern and reproduce railings to match the original examples that remain in the neighbourhood.

There would be an economy of scale if metalworkers were to produce the same design for multiple properties, especially if bespoke details were to be produced and installation were coordinated between householders.

16/PS55
Flat back
H1410
W270
23.00KG

'Flat back' or 'cresting'

Left: Extract from James Hoyle and Son catalogue
@jameshoyle@btconnect.com

Some properties have a cast iron 'flat back' panel between staircases, which incorporates a boot scraper. We have not identified a standard pattern number to match the original casting but the pattern on the left is the closest casting we have found, from James Hoyle and Son. Reproduction of an original would be possible by making a template of an original, by specialist metalworkers for casting by a foundry. Specialist castings may be available from Ballantine Castings, Britannia, Metalcraft, Topp & Co. or others; however we cannot vouch for any supplier or product.



Typical railing components at entrance steps

Prototype model Elevation

Sheet 10
Reconstruction of typical house
in Driffield Road
Conservation Area

Reconstruction of typical house

Original architectural features include:

- 1) Parapet wall to conceal London roof
- 2) Cornice (decorative horizontal moulding on parapet)
- 3) Mouldings or brick borders to first floor windows

- 4) Timber sash windows with delicate glazing bars
- 5) Embellished stucco surround to recessed front door
- 6) Decorative stucco surround to ground floor window (or bay window)
- 7) Cast iron railings on stone plinth
- 8) Cast iron pot guard on window sill
- 9) Stone steps



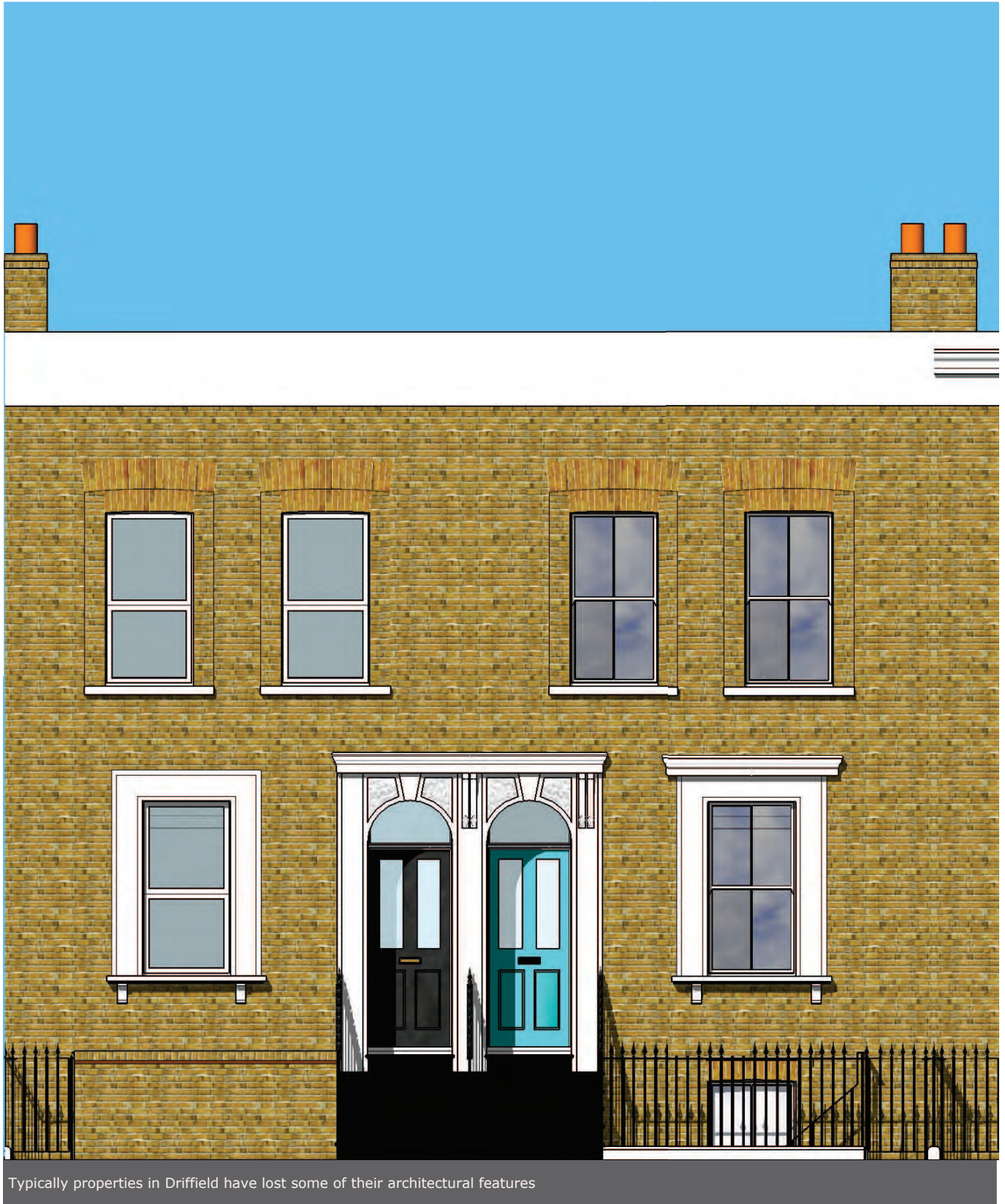
This is how a typical property in the Driffield Road Conservation Area might have looked when new

Prototype model Elevation Driffield road

Sheet 11 Typical contemporary elevations in Driffield Road Conservation Area

Over time many properties in the conservation area have lost architectural features due to lack of maintenance or changing fashion. Cornices need regular redecoration and if neglected they deteriorate quickly requiring extensive repairs. Many properties have lost the cornice and some have also lost the rendered panel behind the cornice.

Replacement windows did not always match the original timber sliding sash windows and frequently top hung or casement replacement windows in timber or plastic were installed, which detract from the character of the Conservation Area. In many properties the railings have been replaced with brick walls or fences. The cumulative effect of loss of original features reduces the character and integrity of the area.



Typically properties in Driffield have lost some of their architectural features

Sheet 12
Typical extended houses
with restored features
in Driffield Road
Conservation Area

When extending properties in the Conservation Area with a mansard roof, potential harm could be offset by restoring lost architectural features as illustrated below.

The Mansard Roof Design Guidance sets out design principles to be followed when designing a mansard roof extension, including guidance on appropriate materials and workmanship and technical considerations.



Prototype elevation of typical properties in Driffield Road Conservation Area with roof extensions and architectural features reinstated

Sheet 13

Miscellaneous features in Driffield Road Conservation Area

Pointing

The original soft London stock bricks would have been laid using lime mortar. The pointing can be susceptible to damage, particularly when bricks are cleaned, and needs periodic replacement. Most of the properties have been re-pointed using mortar that projects beyond the face of the brick. This does not match the original pointing, which was more recessive and therefore less visible than projecting mortar.

Avoid cement pointing! Many properties have suffered from inappropriate pointing in hard cementitious mortar. The problem with this is that it is harder than the soft bricks and so any moisture absorbed by the bricks cannot evaporate out through the joints. Trapped moisture builds up behind the face of the brick and frost-thaw action can accelerate deterioration of the brickwork.

Re-pointing should be in lime mortar set behind the face of the bricks.

Cast iron grilles and coal hole covers

The coal bunkers were ventilated by cast iron grilles and access covers were in cast iron. These details are characteristic of the area. Any original cast iron features should be conserved. Their retention, refurbishment, restoration and reinstatement where missing is encouraged.

Stairs down to basement

The traditional stairs down to the basement were built in stone, with a simple iron railing and handrail and a few examples remain in Driffield Road CA. Some replacements have been installed with steel or timber staircases. If renewing a staircase Yorkstone treads are preferred but simple steel stairs painted black are also considered to be appropriate.

Steps and paving

The numbers correspond with the numbers on the photos

1. Nosing
2. Tread
3. Riser

Many of the houses have steps up to the front door, but nearly all of these have lost their original detailing, or it has been covered over with asphalt to waterproof the steps, or they have been replaced with concrete. It is possible to waterproof the structure from beneath the stone and to expose stone treads and risers (refer to Sheet 6).

The original paving and steps are likely to have been riven Yorkstone with a projecting nosing. The top riser in some cases was an iron grille as described above. Conservation of original features is encouraged. The flagstones inside the front area and on the steps were large and sourcing replacements of a similar scale can be problematic, but it is still possible, and piecing in repairs can be carried out by stonemasons. Smaller slabs would be acceptable.



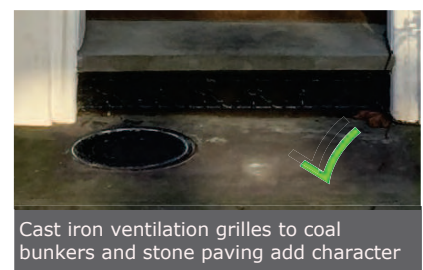
Weather-struck pointing is too dominant
Cement pointing can damage the bricks



Re-pointing should be in lime mortar
set behind the face of the bricks



Original cast iron and other Victorian
features should be conserved



Cast iron ventilation grilles to coal
bunkers and stone paving add character



Basement steps with Yorkstone
treads (2) with painted riser (3)



Yorkstone projecting nosing (1),
tread (2) and riser (3)

Enhancement Guidance

Sheet 14

An appreciation of cast iron coal hole covers in the Driffield Road Conservation Area



YHCC4
P77
Coal hole cover
320 DIA
50 DEEP
COLLAR
248 DIA
42 DEEP
5.20kg

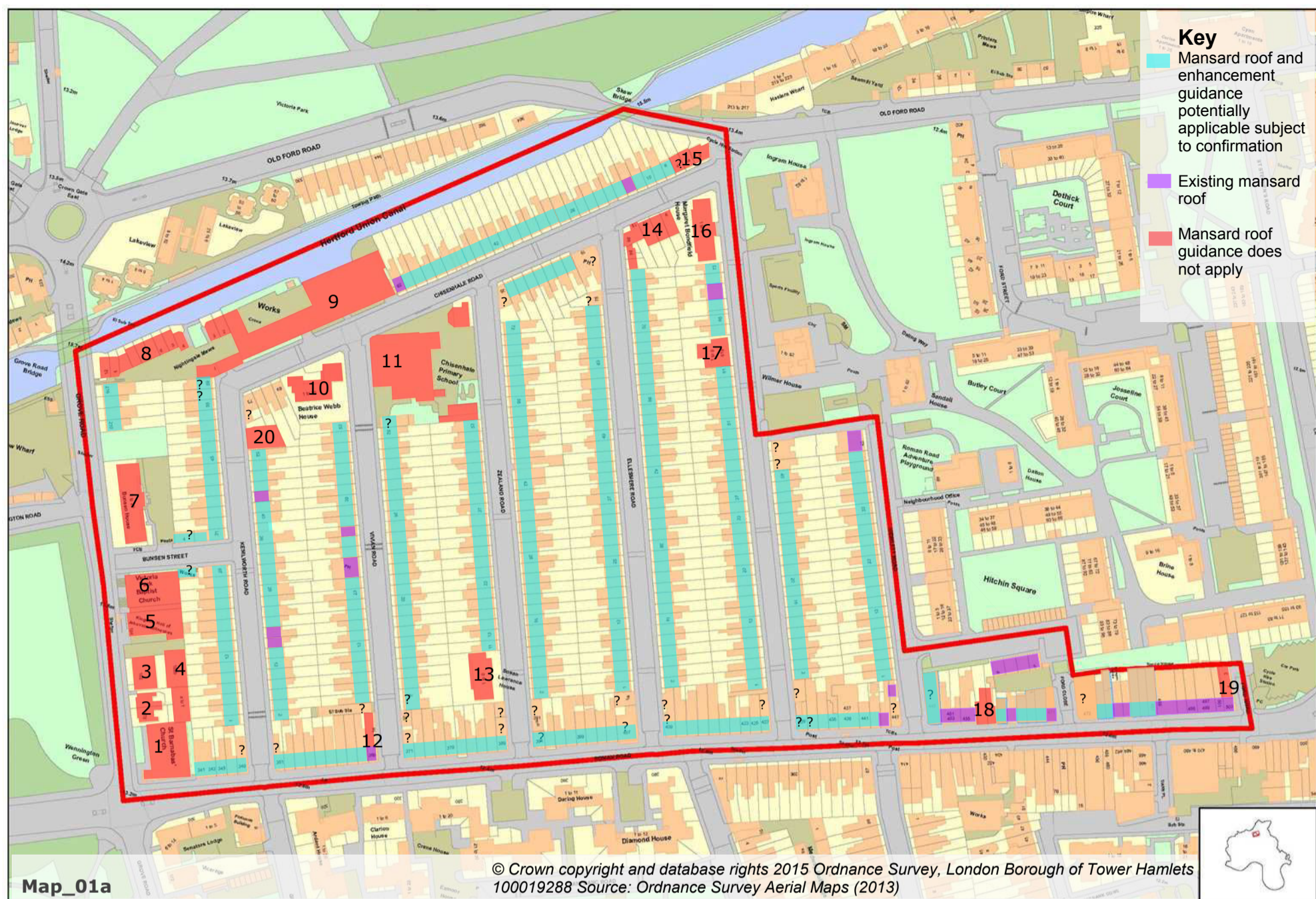
Above: Extract from James Hoyle and Son catalogue @jameshoyle@btconnect.com

Replacement castings can also be made from a mould of the original castings



Medway Road

5.0 CONSERVATION AREA MAP



Driffield Road Conservation Area Properties where the Mansard Roof and Enhancement Design Guidance is potentially applicable

Mansard roof guidance is suitable for terraced properties with London roofs and parapet walls, to reduce the visual bulk of a mansard roof extension. The design guidance for enhancements is likely to apply where indicated, but each property needs to be assessed individually. 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 parapet 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