

London Borough of Tower Hamlets

**ADDENDUM to Jesus Hospital Estate
Conservation Area Character Appraisal and
Management Guidelines Document**

Consultation Draft

November 2015

The additional guidance contained within this Addendum relates to non-listed houses within this Conservation Area



Purpose of this consultation

The purpose of this Addendum is to support residents who would like to make a planning application to extend their home in the Jesus Hospital Estate Conservation Area. It contains guidance covering extensions to the roof and to the rear of residential properties, in the form of an addendum to the existing guidance for the Conservation Area. Council officers have examined the Conservation Area in detail and have presented their recommendations in the form of this addendum, which should be read in conjunction with the Jesus Hospital Estate Conservation Area Character Appraisal which is available on the Council's website.

Along with Jesus Hospital Estate, the Council has prepared guidance for seven other Conservation Areas in the Borough, where it is considered that additional advice is also needed.

In order to further assist residents with the planning application process, officers have also prepared a Draft Mansard Roof Guidance Note. This contains information on the most relevant planning policies that the Council must consider when making decision on planning applications; the character of 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 in a conservation area; and finally, the document includes some helpful tips for you to refer to when making a planning application for a new mansard roof in a Conservation Area.

These new guidance documents are subject to consultation from 23 November 2015 and 18 January 2016. More information can be found via the links and contact details below.

How you can get involved

It is important that this Guidance Note is easy to understand and useful. If you feel that this document could be improved and the information better communicated, we would be grateful for your feedback during the public consultation.

The **consultation runs from 23 November 2015 until 18 January 2016** and we welcome your comments and feedback during this time.

The document is available on the Council's website at www.towerhamlets.gov.uk. Paper copies are also available in the Planning Reception at the Councils Offices at Mulberry Place.

Comments can be sent to placeshaping@towerhamlets.gov.uk

Comments can also be sent to:

The Place Shaping Team,
London Borough of Tower Hamlets,
Mulberry Place,
PO Box 55739,
5 Clove Crescent,
E14 2BY

Comments must be received by 5pm on 18 January 2016 to ensure consideration.

If you have any questions regarding the proposals you can call the planning hotline on 020 7364 5009.

Events

Six public exhibitions and drop in sessions have been organised to offer residents the opportunity to review and discuss the content with officers. Please attend the session relevant to the Conservation Area you are interested in.

Details of these sessions are as follows:

Conservation Area	Venue	Afternoon Session 2-5pm	Evening Session 5.30-8.30pm
Driffield Road Fairfield Road Medway Tredegar Square Victoria Park	St Pauls Church, Old Ford Road, Bow, E3 5JL	Thursday 3 December	Friday 11 December
Jesus Hospital Estate York Square	The Scott Room, Oxford House, Derbyshire St, Bethnal Green, E2 6HG	Tuesday 8 December	Friday 4 December
Chapel House	Canary Wharf, Idea Store, Churchill Place, E14 5RB	Friday 4 December	Monday 30 November

Jesus Hospital Estate Conservation Area Character Appraisal Addendum

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.

The guidance below is specific to the Jesus Hospital Estate Conservation Area. It 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. It is divided into two sections and relates to (i) roof extensions and (ii) rear extensions.

(i) Main roofs (i.e. the principle roof – excluding rear extensions / additions)

Jesus Hospital is notable for the consistent roofscape across much of the Conservation Area.

Map 1, appended to this Addendum forms an audit of the existing types of main roof (i.e. excluding the rear extension) which are located within the Conservation Area. The audit includes all roofs in the Conservation Area, including listed buildings, although this guidance specifically excludes listed buildings.

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.

Most of the terraces within the Conservation Area feature London (or Butterfly) roofs. These are an inverted 'V' in form with a central valley and ridges on the party walls between the individual houses of the terrace. These roofs are of low pitch and are concealed from the street (i.e. the front) behind parapets producing a hard, straight edged appearance and a strong silhouette. This visible lack of roof is an important architectural characteristic. At the rear, the parapet is nearly always omitted and the row of gently pitched gables is clearly evident. Chimney stacks are located along the party walls between houses (often in pairs); visible and silhouetted on the skyline to the rear and sometimes visible at the front, they are important Conservation Area features, and together with chimney pots and party walls form a significant part of the conservation areas character and appearance. The design and details of these features vary with changing architectural fashions, but their rhythm and consistency contribute significantly to the special interest of a terrace.

The area to the north of Columbia Road is an area of more mixed properties with a less consistent character than the majority of the Conservation Area.



Typical roofline, indicating a strong uniform parapet line within the Jesus Hospital Conservation Area (above).



London (or Butterfly) roof - street elevations in Wimbold Street and Columbia Road (above): **This type of roof, concealed from the street behind a continuous parapet is highly characteristic of large parts of the Jesus Hospital Conservation Area. This consistency is important to the character and appearance of the conservation area.**



Uniform cornice line in Quilter Street (above).



This terrace on Wellington Row has a strong moulded cornice line (above).



London (or Butterfly) roof (above): rear elevation of Barnet Grove from Baxendale Street. The parapet is omitted from the rear elevation of houses with London roofs, exposing the distinctive pattern of gables and valleys to view.



Simple pitched roofs on Shipton Street (above): This type of roof is rare in the Jesus Hospital Conservation Area.



Columbia Road (above): simple pitched roofs with prominent chimney stacks incorporating red brick decoration.

Sensitivity to change (Significance)

Historic England in their guidance regarding alterations to the London terraced house note the need to retain the structure, character and appearance of a building, and note that proposals should not impair or destroy the overall shape and proportion of a house or detract from its historic character (*English Heritage 1996: London Terrace Houses 1660-1680*). This relates to a number of features but is particularly relevant when considering alterations to the roof form.

Map 1 indicates some areas where alterations to the main roof form could be considered to be less harmful to the significance of the roof, the terrace and the wider character and appearance of the conservation area. These locations are shown on the map as properties where roof alterations might be considered acceptable subject to a detailed planning application. Those locations shown on the map are based on a thorough assessment of the sensitivity to change of main house roofs within the Conservation Area. This assessment was undertaken in light of relevant national and regional guidance.

The degree of significance which was ascribed to main roofs took into account:

- *visibility and impact on the public realm*
- *historic integrity (degree of change);*
- *the historic 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.*

Map 1 indicates that there are few areas where changes to the main roofs would not harm the overall significance, character and appearance of the conservation area. In areas of less significance it is important to note that there is no 'one size fits all' approach; scale and design in relation to the host building and surrounding buildings, materials etc. are all important considerations.

(ii) Rear extensions

Most of the houses within the Conservation Area were built with rear extensions (sometimes referred to as 'back additions', 'outriggers' or 'closet wings') as part of the original building. Stefan Muthesius in *'The English Terraced House'* (1982 Yale University Press) states that "the back extension is the most varied and complicated part of the terraced house".

The extension to the Victorian terrace house had its origins in the grander houses of an earlier era, in the structural hierarchy of public and private space and in the greater differentiation of functions developing during the 19th century.

Historically rooms in the home had been used for a variety of purposes but they increasingly evolved to become rooms with distinct uses, and particular public or private characters; Public spaces such as the parlour were accommodated at the front of the house, whilst more private and support services such as the kitchen and scullery were located to the rear of the property.

With the need for cheaper more plentiful housing, the costly provision of a basement which was historically the location of the supporting rooms was abandoned and the more private spaces were accommodated within a back extension.

The terraces within this conservation area are modest in scale and size and do not have original basements. Additional service space is accommodated within the back extension. The form of the original extensions is generally consistent on those terraces with London roofs. They were of two storeys, built in pairs with a roof form that reflects the form of the main roofs (the ridge line of the extension being in line with, but lower than, the corresponding ridges of the main roof). The original form is largely unaltered and consistent above the ground floor but on the ground floor has been subject to change in many cases, with lightweight extensions to the rear and side. The rear gardens are particularly small.

The lack of visibility from the public realm offers some scope for a slightly more flexible approach to be supported with regard to rear additions but regularity and rhythm are important attributes which must be respected. The scale of the garden precludes substantial extensions in many instances, and the amenity of neighbouring properties is an important consideration.

Map 2, appended to this Addendum includes a thorough audit of the existing types of rear extension which are located within the Jesus Hospital Road Conservation Area. To gain a full picture the audit includes all rear extensions in the Conservation Area including listed buildings.

Sensitivity to change (Significance)

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 are considered to have less significance in terms of 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.

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

- *visibility from street and impact on the public realm;*
- *historic integrity (degree of change);*
- *the historic 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 important considerations when assessing proposals for a rear extension. An extension should always be subordinate to the main building. It is very important to note that all general planning policies apply as elsewhere in the Borough.

Generally an extension to infill the side return will be acceptable. These are largely concealed from public view and do not intrude into raking views along the rear of the terraces. 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.

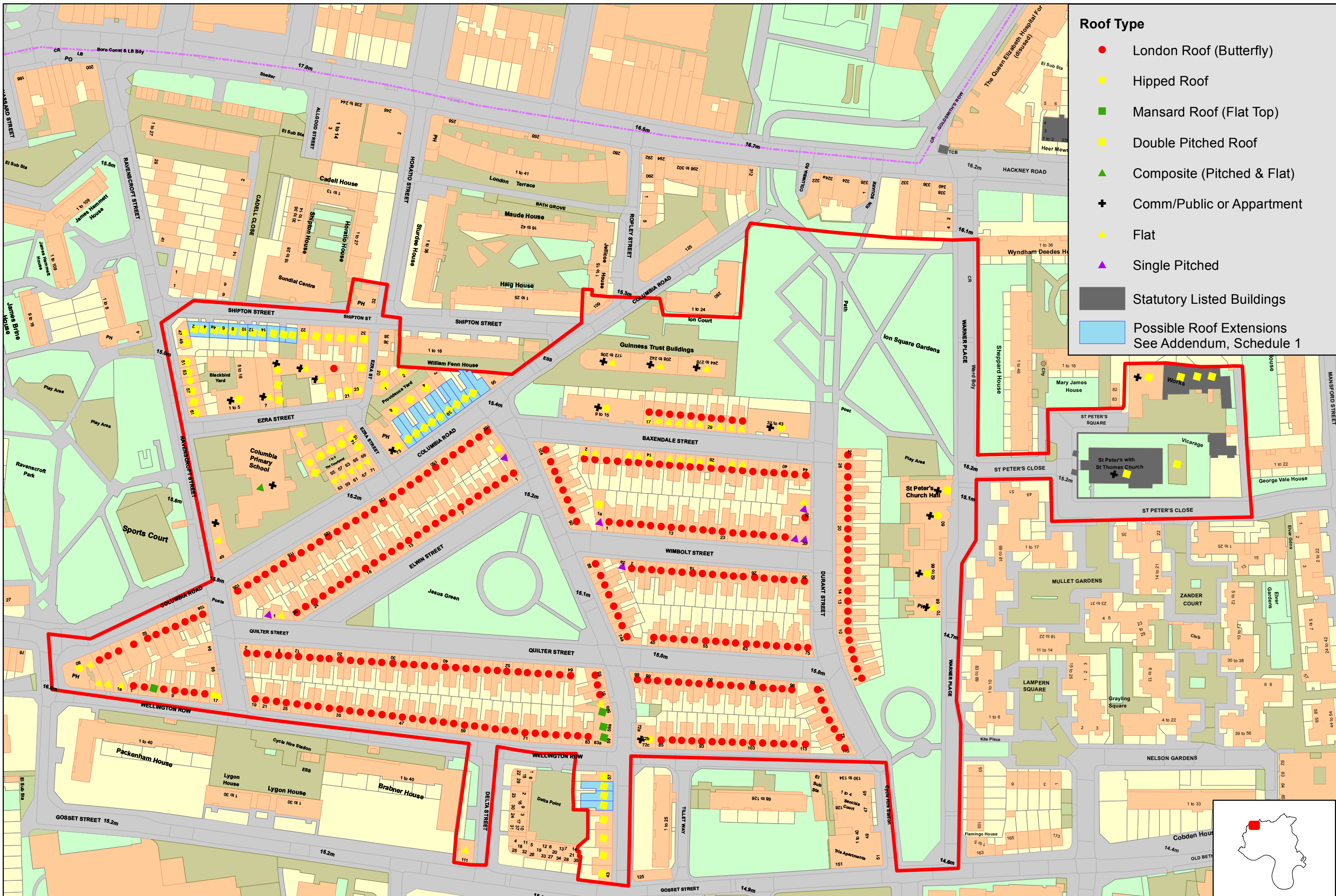
A common form of extension requested is a wrap around extension. This might also be acceptable, where the garden is of a suitable size, and where it is not visible from the public realm. It is important that the elements of the extension reflect the scale of the historic building

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

MAP 1: ROOF AUDIT

Study of Main Roof forms of existing residential dwellings, including identification of roofs which are considered less sensitive to change.

Conservation Area : Jesus Hospital Estate - Roof Audit

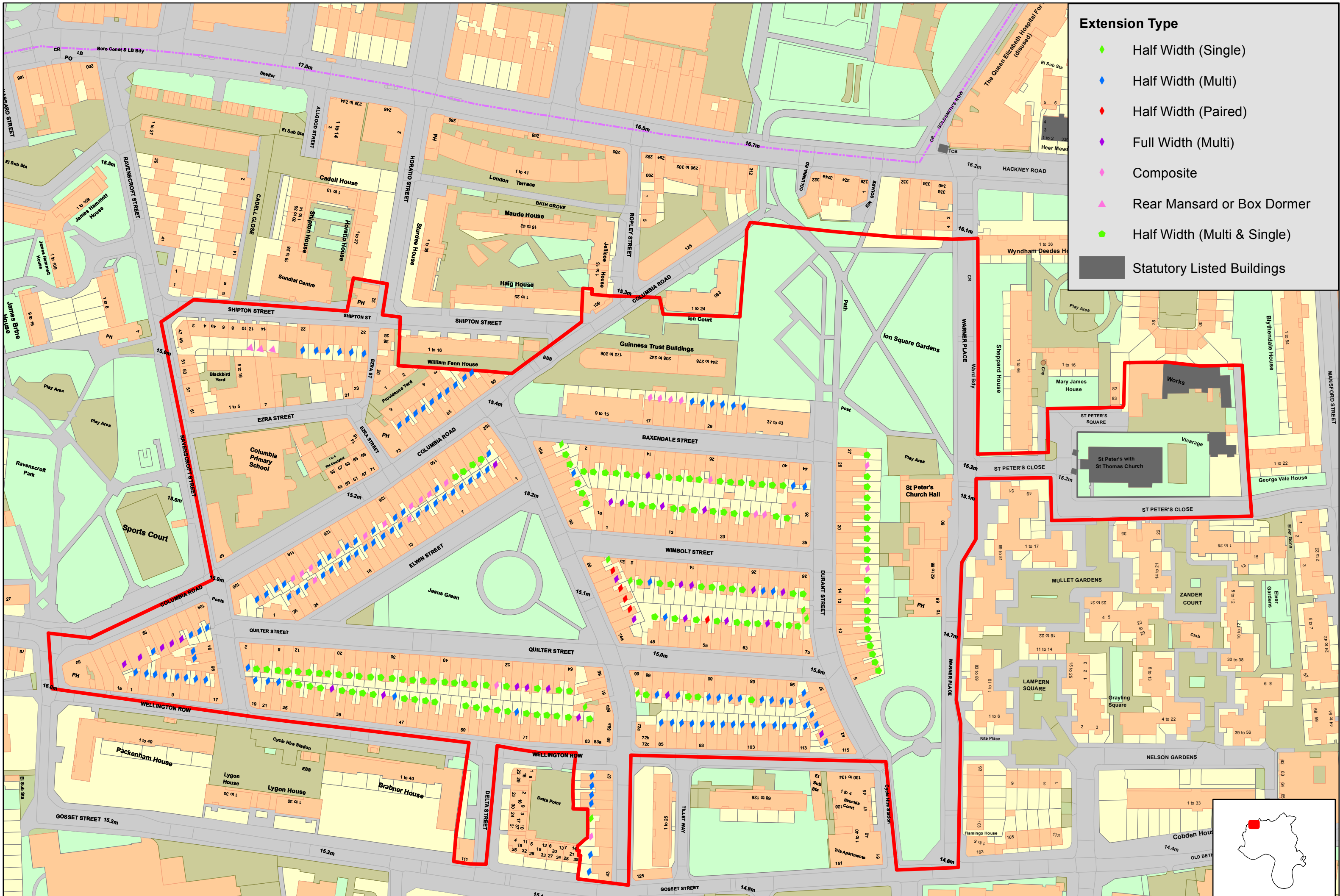


- Roof Type**
- London Roof (Butterfly)
 - Hipped Roof
 - Mansard Roof (Flat Top)
 - Double Pitched Roof
 - ▲ Composite (Pitched & Flat)
 - ⊕ Comm/Public or Apartment
 - ▲ Flat
 - ▲ Single Pitched
 - Statutory Listed Buildings
 - Possible Roof Extensions See Addendum, Schedule 1

MAP 2: EXTENSIONS AUDIT

Study of existing rear projections and extensions.

Conservation Area : Jesus Hospital Estate - Rear Extensions Audit



SCHEDULE 1: JESUS HOSPITAL CONSERVATION AREA

Properties where roof extension / alterations might be considered acceptable (subject to a planning application)*

ADDRESS

2 Shipton Street, London. E2 7RU

4 Shipton Street, London. E2 7RU

4A Shipton Street, London. E2 7RU

6 Shipton Street, London. E2 7RU

8 Shipton Street, London. E2 7RU

10 Shipton Street, London. E2

12 Shipton Street, London. E2

14 Shipton Street, London. E2 7RU

16 Shipton Street, London. E2 7RU

17 Shipton Street, London. E2 7RU

18 Shipton Street, London. E2 7RU

51 Barnet Grove, London. E2 7BH

53 Barnet Grove, London. E2 7BH

55 Barnet Grove, London. E2 7BH

75 Columbia Road, London. E2 7RG

77 Columbia Road, London. E2 7RG

79 Columbia Road, London. E2 7RG

81 Columbia Road, London. E2 7RG

83 Columbia Road, London. E2 7RG

85 Columbia Road, London. E2 7RG

87 Columbia Road, London. E2 7RG

89 Columbia Road, London. E2 7RG

91 Columbia Road, London. E2 7RG

93A Columbia Road, London. E2 7RG

***Inclusion on the list does not mean that a full mansard is acceptable.
Where appropriate alterations may simply be a small traditional dormer.**