TOWER HAMLETS

Tredegar Square Conservation Area

Design guidelines for mansard roof extensions

June 2025

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1. INTRODUCTION

This document provides guidelines on how to apply for planning permission for a mansard roof extension in the Tredegar Square Conservation Area. Mansard roof extensions are a useful way to add space to houses, helping to accommodate growing families or adapt to different ways of living.

The guidelines set out how mansard roof extensions can be designed to harmonise with the appearance of houses in the Tredegar Square Conservation Area. However, planning legislation and policy also require the council to consider the potential for harm to the historic environment when making planning decisions. For example, Local Plan Policy S.DH3 recognises the importance of protecting and enhancing the borough's conservation areas, while also managing change that retains their character and appearance.

Even a sensitively designed mansard roof that takes into account the principles set out in these guidelines can cause harm to the historic environment. This is because the lack of a visible roof and the continuity of the roofline are important characteristics of the Tredegar Square Conservation Area, which would be compromised by the introduction of a mansard roof extension. The National Planning Policy Framework requires that where development proposals, such as mansard roof extensions, would result in harm to conservation area, that harm must be weighed against public benefits arising from the proposal. Consequently, the council requires the harm arising from mansard roof extensions to be balanced with appropriate public benefits.

The guidelines set out how the reintroduction or repair of missing or damaged architectural details, and other improvements to the façade of the host building, can help to mitigate harm to the conservation area by improving the quality and consistency of the streetscene. The guidelines also set out how further mitigation can be achieved by making a financial contribution to a streetscape improvement fund, which will be used to introduce other measures that will enhance the character and appearance of the conservation area and its setting.

The guidelines have been prepared with the assistance of Kennedy O'Callahan Architects.

2. HOW TO USE THIS DOCUMENT

This document explains the three steps to preparing a planning application for a mansard roof extension.

2.1. Check your property is covered by the guidelines

These guidelines only apply to certain properties. Refer to the maps and schedules in section three to see which properties are covered.

2.2. Design your roof extension in accordance with the guidelines

Section four provides guidelines on how to design a mansard roof extension, so that it harmonises with the host building and helps to minimise harm to the conservation area.

2.3. Identify appropriate façade enhancement works

Planning applications must include proposals for façade enhancement works. Section five provides details of types of work that should be included.

2.4. Make a financial contribution to the streetscape improvement fund

Section six explains that planning permission will be subject to an agreement to make a contribution of £2,000, which will be used to help mitigate harm to the historic environment.

PLEASE NOTE:

For properties that are covered by this guidance, planning permission will only be granted for mansard roof extensions that are designed in accordance with the guidance and accompanied by a commitment to carrying out appropriate façade enhancement works. These enhancement works must be indicated on planning drawings submitted with your application. Should planning permission be granted, this will be subject to the applicant agreeing with the council to make a financial contribution towards measures to enhance the character and appearance of the conservation area and its setting.

3. PROPERTIES COVERED BY THE GUIDELINES

These mansard roof guidelines apply only to certain properties in the Tredegar Square Conservation Area. Typically, these are terraced houses with London roofs, which are concealed from the front by a parapet wall. The guidelines do not apply to properties with different roof types, such as pitched, hipped, or flat roofs. Additionally, some building footprints may be too shallow to accommodate a mansard roof extension, and these properties are also excluded from the guidelines.

The guidelines also do not apply to locally listed and statutorily listed buildings. These properties have an additional degree of heritage sensitivity that must be considered.

The plan below illustrates which properties in the Tredegar Square Conservation Area the guidelines apply to. It highlights the relevant building footprints but does not show the extent to which the mansard might cover the property. The addresses of the buildings that are covered, and those that are not, are also listed below.

Please note, there is no guarantee that planning permission will be granted for mansard roof extensions on properties covered by the guidelines. The guidelines only assess these buildings as being potentially suitable in design and conservation terms. If you are unsure whether a particular property is covered by the guidelines, please contact the council for clarification.

3.1. Properties covered by the guidelines

- 1 to 24 [consecutive] Alloway Road E3 5AS
- The Coborn Public House, 6 to 8 Coborn Road E3 2DA
- 43 and 45 Coborn Road E3 2DA
- 57 to 61 [odd] Coborn Road E3 2DB
- 1 to 7 College Terrace E3 5AN
- 8 to 48 [consecutive] Lichfield Road E3 5AT
- 51 to 76 [consecutive] Lichfield Road E3 5AL
- 80 to 89 [consecutive] Lichfield Road E3 5AL
- 90 to 93 [consecutive] Lichfield Road E3 5AU
- 3 to 9 [odd] Morgan Street E3 5AA
- 41A Morgan Street E3 5AA
- 1 to 9 [odds] Tredegar Terrace E3 5AH
- 2 to 14 [even] Tredegar Terrace E3 5AH

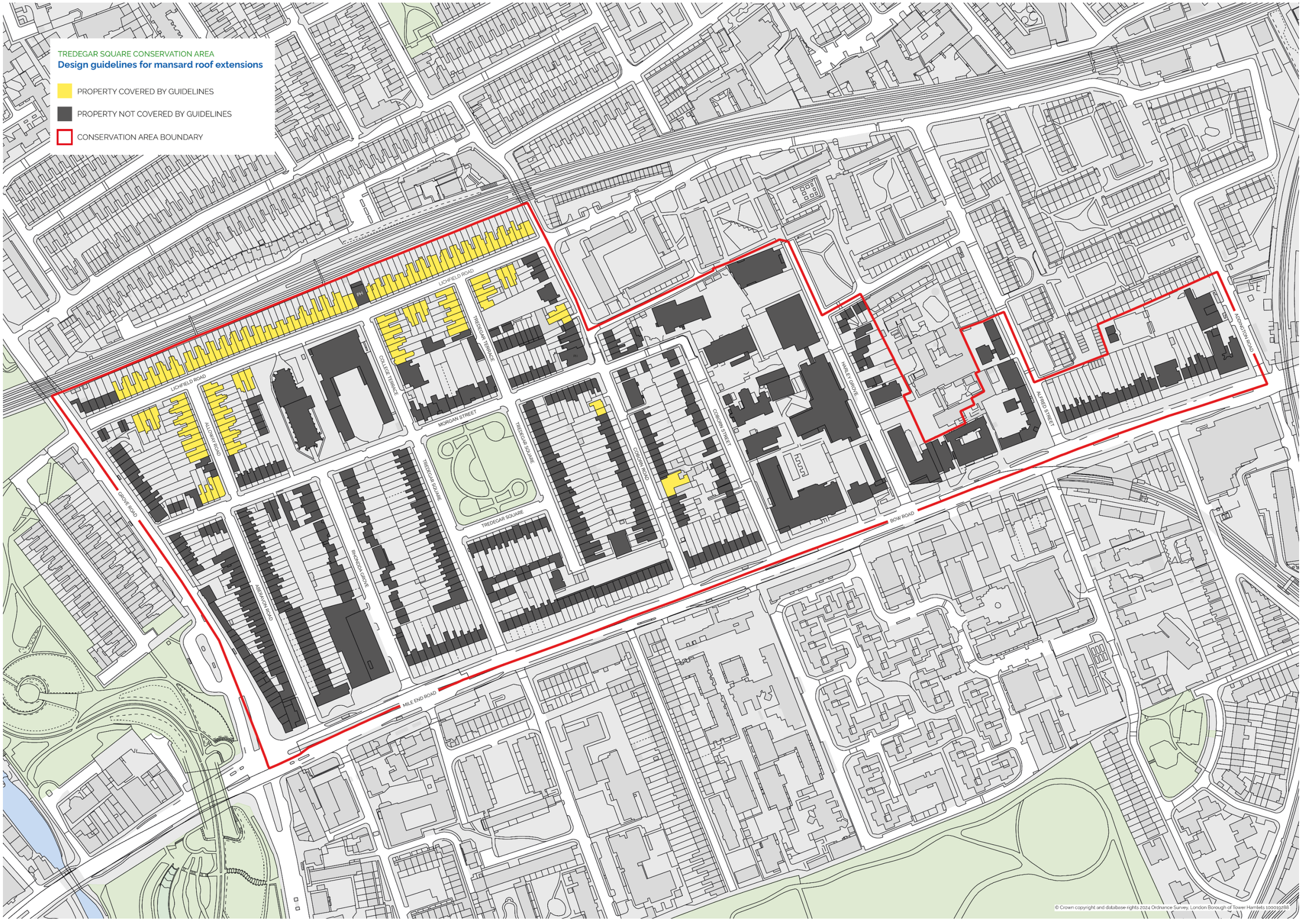
3.2. Properties not covered by the guidelines

- 1 to 45 [odd] Aberavon Road E3 5AR.

- 2 to 34 [even] Aberavon Road E3 5AR.
- 47 and 49 Aberavon Road E3 5AR.
- 1 and 2 Westwood Mews, Addington Road E3 2HL.
- 1A Addington Road E3 2AN. Grade II listed building.
- Marina Court, Alfred Street E3 2BE.
- Halesworth Court, 7 Alfred Street E3 2BE.
- 1a and 1b Alloway Road E3 5AS.
- 25 and 26 Alloway Road E3 5AS.
- 2 to 8 [even] Benworth Street E3 2AH.
- 1 Bow Road E3 2AD.
- 2 to 23 [odd] Bow Road E3 2AD.
- 35 to 37 [odd] Bow Road E3 2AD.
- George Lansbury House, 39 Bow Road E3 2AD.
- 41 to 47 [odd] Bow Road E3 2BS.
- 49 Bow Road E3 2AD.
- Lemon Tree House, 51 to 53 [odd] Bow Road E3 2AD.
- Electric House, 57 to 67 [odd] Bow Road E2 2AD.
- 69 to 95 Bow [odd] Road E3 2AN.
- Tredegar House, 97 to 99 Bow Road E3 2AN.
- 101 to 111 [odd] Bow Road E3 2AN.
- Tiverton House, 3 Coborn Road E3 5AD.
- 5 to 13 [odd] Coborn Road E2 2DA.
- 15 to 43 [odd] Coborn Road E3 2DA.
- 23 Coborn Street E3 2AB.
- 24 to 37 Coborn Street E3 2AB.
- 1 to 7 [consecutive] Regal Place, Coborn Road E3 7AB.
- 30 Coborn Road E3 2DA.
- 42 and 40 Coborn Road E3 2DA.
- 44 to 52 [evens] Coborn Road E3 2DG.
- 39 to 52 [consecutive] Coborn Road E3 2AB.
- 2A, 2B, 2C and 2D Coborn Road E3 2DA.
- 4 Coborn Road E3 2DA.
- 12 to 18 [even] Coborn Road E3 2DA.
- 20 to 18 [even] Coborn Road E3 2DA.
- 30 Coborn Road E3 2DA.
- Malmesbury Primary School, Coborn Street E3 2AB.
- The Kirtland Centre, 1-3 Coborn Street E3 2AB.
- 49 to 53 [odd] Coborn Road E3 2DB.
- 55 Coborn Road E3 2DB.
- 63 Coborn Road E3 2DB.
- 67 to 73 [odd] Coborn Road E3 2DB.

- Tutelage Court, College Terrace E3 5AN.
- 9 to 10 College Terrace E3 5EP.
- 1 to 16 Eaton Terrace E3 6AJ.
- Taverners Court, 30 Grove Road E3 5BD.
- 2 to 12 [even] [including 12 A, B and C] Grove Road E3 5AX.
- 14 and 14A Grove Road E3 5AX.
- 14B Grove Road E3 5AX
- 16 to 28 Grove Road E3 5AX.
- Taverners Court, 30 Grove Road E3 5BD.
- 32 to 50 Grove Road E3 5AX
- 52 Grove Road E3 5DU
- Central Foundation Girls School Upper School, Harley Grove E3 2AT.
- 6 and 7 Harley Grove E3 2AT.
- 8 Harley Grove E3 2AT.
- 9 Harley Grove E3 2AT.
- 10 and 11 Harley Grove E3 2AT.
- 13 Harley Grove E3 2AT.
- 15 Harley Grove E3 2AT.
- New Testament Church of God, Lichfield Road E3 5AT.
- 1 to 6 [consecutive] Lichfield Road E3 5AT.
- Lord Tredegar Public House, 49 to 50 Lichfield Road E3 5AL. .
- 1 to 3 Lyn Mews E3 1BJ.
- 399 Mile End Road E3 4BP.
- 395 and 395A Mile End Road E3 4BP.
- Onyx House, 401 Mile End Road E3 4BP.
- 405 to 413 [odd] Mile End Road E3 4BP.
- 415 to 437 Mile End Road E3 4BP.
- 439 to 455 Mile End Road E3 4PA.
- 457 to 527 [odd] Mile End Road E3 4PA.
- Edicule Square, Morgan Street E3 5SD.
- 1 to 3 [consecutive] St David's Mews, Morgan Street E3 5Az.
- 1 Morgan Street E3 5AA.
- 2 to 8 [even] Morgan Street E3 5AB.
- 8A and 8B Morgan Street E3 5AB.
- 8C Morgan Street E3 5AB.
- 10A, 10A and 10C Morgan Street E3 5AB.
- 10 to 20 [even] Morgan Street E3 5AB.
- 11 to 25 [odds] Morgan Street E3 5AA.
- 27 to 41 [odd] Morgan Street E3 5AA.
- Morgan Arms, 43 Morgan Street E3 5AA.
- 1 to 6 Pembroke Mews E3 5AW.

- 14 to 17 Rhondda Grove E3 5AP.
- 12 and 13 Rhondda Grove E3 5AP.
- 6 to 11 [consecutive] Rhondda Grove E3 5AP.
- 18 Rhondda Grove E3 5AP.
- 19 to 21 [consecutive] Rhondda Grove E3 5AP.
- 22 Rhondda Grove E3 5AP.
- 23 Rhondda Grove E3 5AP.
- 25 and 25 Rhondda Grove E3 5AP.
- 26 Rhondda Grove E3 5AP.
- 28 to 31 [consecutive] Rhondda Grove E3 5AP.
- 31A and 31B Rhondda Grove E3 5AP.
- 33 Rhondda Grove E3 5AP.
- 15 Tredegar Terrace E3 5AH.
- 15A Tredegar Terrace E3 5AH.
- 16 Tredegar Terrace E3 5AH.
- 23 to 32 Tredegar Square E3 5AG.
- 1 to 7 [consecutive] Montague Mews, Tredegar Terrace E3 5GW.
- 1 to 4 [consecutive] Tredegar Mews, Tredegar Terrace E3 5AF.
- 5 Tredegar Mews, Tredegar Terrace E3 5AF.
- 33 to 48 Tredegar Square E3 5AE.
- 1-14 Cavendish Terrace and 52 Tredegar Square E3 5AW.
- 53 to 64 Tredegar Square E3 5AE.
- 53E Tredegar Square E3 5AE.
- Xavier Cottage, 53G Tredegar Square, 65 Tredegar Square, 1 to 3 Zachary Mews and 1 to 3 Benbow Mews E3 5AE.
- 66 Tredegar Square E3 5AE.
- 1 to 22 [consecutive] Tredegar Square E3 5AD.
- 1B, 1C and 1D Tredegar Square E3 5AD.
- Clevedon House, 1A Tredegar Square E3 5AD.


TREDEGAR SQUARE CONSERVATION AREA
Design guidelines for mansard roof extensions
PROPERTY COVERED BY GUIDELINES
PROPERTY NOT COVERED BY GUIDELINES
CONSERVATION AREA BOUNDARY
UCHFIELD ROAD
COLLEGE TERRACE
TREDEGAR TERRACE
MORGAN STREET
TREDEGAR SQUARE
CORBORN ROAD
CORBORN STREET
HARLEY GROVE
ADDINGTON ROAD
ALFRED STREET
BOW ROAD
GROVE ROAD
ALDRAVEN ROAD
RHONDDA GROVE
MILE END ROAD
PH
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4. DESIGN GUIDELINES FOR MANSARD ROOF EXTENSIONS

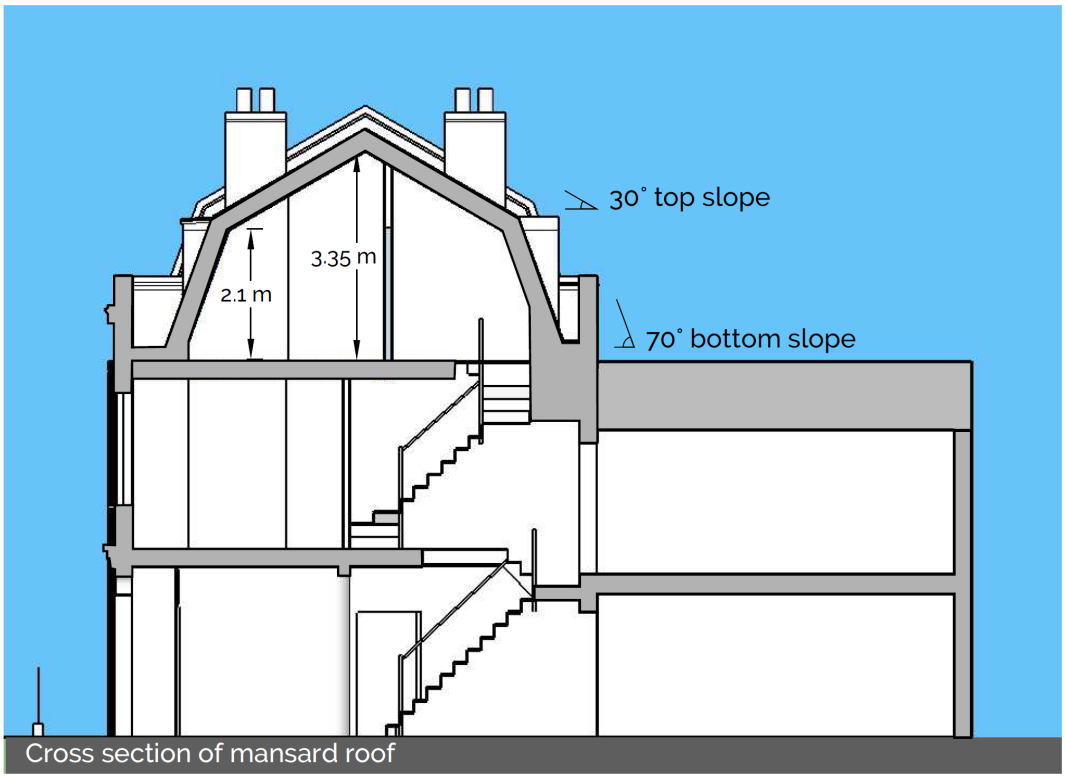
The National Planning Policy Framework states that planning policies and decisions should allow mansard roof extensions on suitable properties where their external appearance harmonises with the original building. This section explains how mansard roof extensions can be designed to harmonise with the appearance of houses in the Tredegar Square Conservation Area.

Removing the original London roof and adding a mansard roof extension is harmful to the character and appearance of the conservation area, especially if done in an ad-hoc manner. This harm can be partially mitigated by ensuring mansard roof extensions have a consistent design throughout the conservation area. If adopted over a group of houses or a whole terrace this cohesive look would change the character of the conservation area but not necessarily harm it. 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, positioning of rainwater pipes to the rear, chimney height and the quality of materials and craftsmanship used.

The guidelines have been developed using three-dimensional modelling to understand the potential visual impacts of introducing mansard roof extensions into the conservation area. The guidelines provide a prototype design that is based on a typical mid-terrace house along with additional guidance for dealing with end-of-terrace properties. Every house needs to be assessed individually and the guidelines are not exhaustive, but it is intended to provide background information and general information for key items that would need to be considered. The drawings in these guidelines are diagrammatic only and are used to illustrate the general principles. Older buildings need to be evaluated individually to assess the most suitable form of construction based on a wide variety of possible variables. Applicants are advised to carry out structural investigations before constructing a mansard roof extension. Building regulations approval must also be obtained. 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.

4.1. Mansard profile

Mansard roofs should be configured with two roof slopes. The upper slope should be thirty degrees, while the lower slope should be seventy degrees. Roofs should be finished in natural Welsh slate, with lead flashings. Flat top mansards tend to make the lower roof slope more prominent and must not be used.

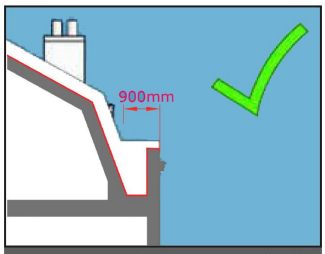


Cross section of mansard roof

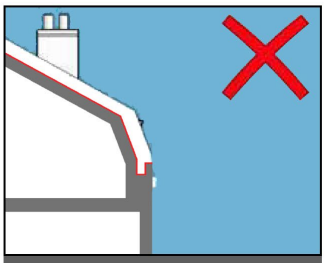
Double-pitch mansard with no setback | Double-pitch mansard with setback | Flat top mansard. The front slope is higher and more prominent

4.2. Mansard set back

The terraces in the conservation area were not designed with mansard roofs, therefore mansard roof extensions must be subordinate in size and scale to protect the design integrity of the original house. Setting the mansard roof back from the front façade will help to reduce its prominence and make it subordinate to the original building. It is required that the mansard is set back by at least 900mm.



Mansard with recommended 900mm set-back


Mansard without set-back


Mansard with 900mm set-back is less prominent


Mansard without set-back is too prominent

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 the next. This can be controlled by providing a consistent set back of 900mm from the front façade to the pitch line of the party wall and maintaining a consistent pitch and retention of the rear V-shaped parapet wall.

4.3. Retain V-shaped parapet at the rear

Most of the houses in the conservation areas were built with London roofs [also known as V-shaped or butterfly roofs]. 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 distinctive original roof form contributes to the character and appearance of the conservation area. Therefore, where a mansard roof extension is constructed the V-shaped parapet wall must be retained. In some cases, properties may not have a rear parapet, instead the roof over sails the V-shaped walls. Where a mansard is added to such properties, a parapet wall with traditional creasing tiles should be added.

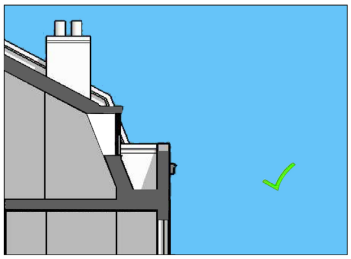
Mansard behind V-shaped parapet wall

Mansard roof on rear wall

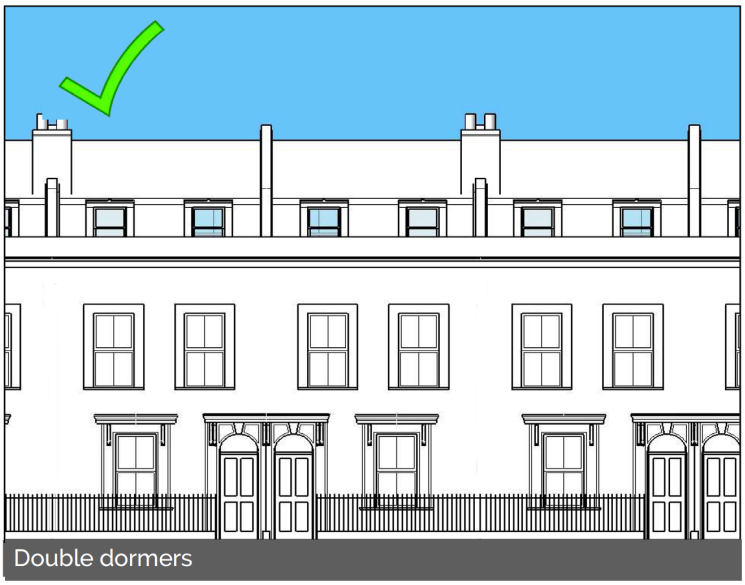
4.4. Dormer windows

It is important to have an architect draw the proposed dormers in plan and elevation to make sure that the setting out suits the individual property and the terrace.

Dormer windows contribute to the visual dominance of mansard roof extension, designing the extension with a single dormer would help to reduce this dominance. However, it is recognised that having two dormers would improve the quality of the accommodation. Provided that they are set back sufficiently from the façade and are appropriately designed, two dormers may be considered acceptable.

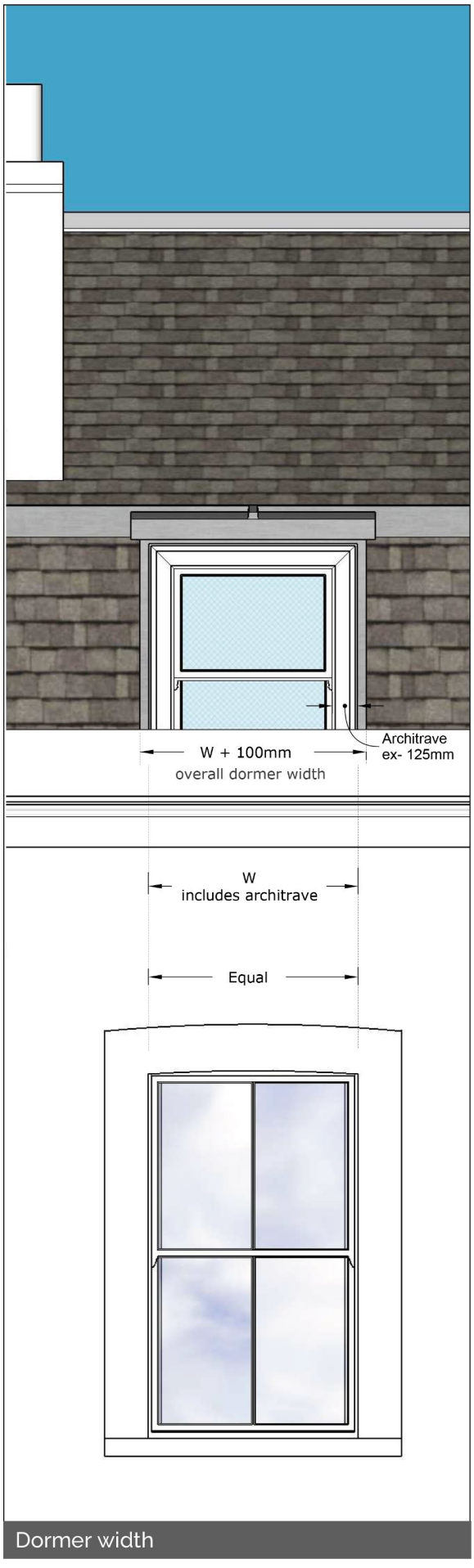


Double dormers would be subordinate when set back sufficiently and constructued with a narrow profile.



Double dormers

Dormers should be subservient to the first-floor windows, which means the dormer window including the architrave, should not exceed the width of the sash window below. The overall dormer width should be the window width + 100mm. If a property has uneven windows, both dormers may match the wider window and be equal in size. To maintain consistency of design across the conservation area, dormers must 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. Dormers must be aligned with the windows below, except where the windows below are arranged asymmetrically, in such cases the dormers should be spaced symmetrically on the roof to suit the terrace.



Dormer width

Dormers centred above asymmetrical windows

Traditionally dormer windows matched the width of the sash windows on the floor below and the dormer cheeks were slim. Compliance with contemporary building regulations with respect to Part L, Conservation of Heat and Power, requires the dormer cheeks to be insulated. Therefore, care should be taken when designing the dormer to prevent the structure from becoming too bulky. To achieve the narrow profile, whilst meeting building regulations, it may be necessary to reduce the insulation on the dormer and increase the insulation in the roof to compensate.

Slim dormer cheeks

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

Please note - uPVC is an inappropriate modern material not considered suitable for use anywhere in the historic environment as the details and appearance differ from traditional timber framed windows and doors. Poor precedents do not justify further use of unsympathetic materials.

4.5. Chimney stacks

Chimney stacks make an important contribution to the character and appearance of the conservation area. Traditionally chimney stacks are typically brick with clay chimney pots, approximately one metre above line of pitched roof and stepped lead flashings. When a mansard roof is constructed, chimney stacks should not be capped off but should be extended to match the original detailing. Therefore, stacks will need to be raised one 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. 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.

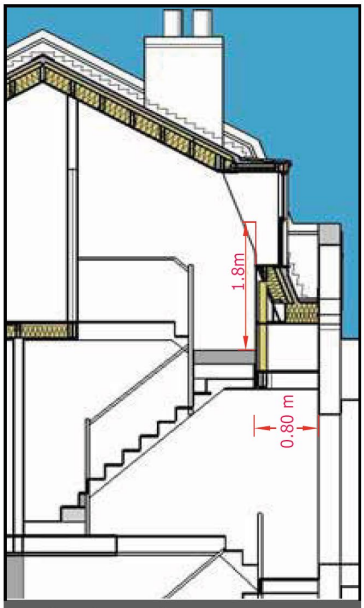
Raised chimney stacks

Capped off chimney stacks

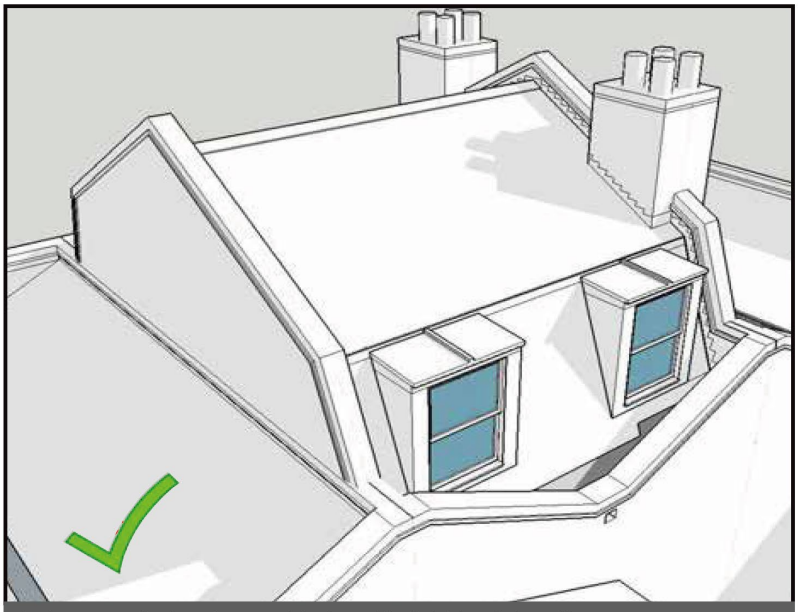
4.6. Head height in stairwell

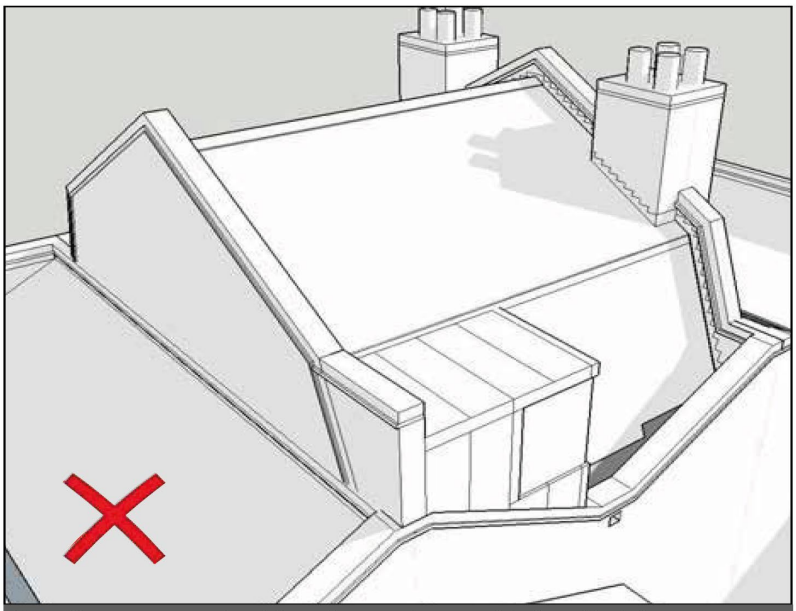
Mansard roofs should be designed to ensure that stairwells will provide adequate head height under the rear slope of the extension. This means that the staircase will need to be adequately set in from the rear façade. Head height can be improved by carefully positioning a dormer window. Box-like enclosures to provide head height to the stairwell are not acceptable.

Building regulations state that head height over a staircase leading to a loft extension can be reduced to 1.8 metres at the edge and 1.9 metres in the middle of the staircase above the string line.



Indicative staircase configuration


A dormer window to provide head height in stairwell


Box-like structure should not be used to provide head height

4.7. End of terrace properties

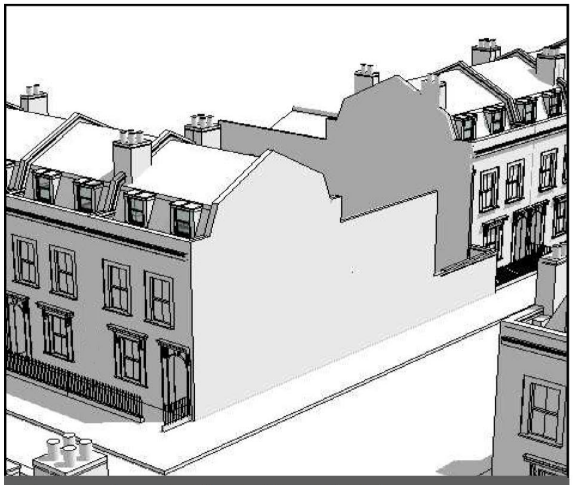
End-of-terrace houses on corner plots are even more sensitive to development as they are more prominent within the conservation area. End-of-terrace properties should have a hipped mansard, as this will help to reduce the visual impact of the roof extension on the character and appearance of the conservation area. However, this approach is only possible on houses with an inboard staircase [adjacent to the party wall]. In houses with an outboard staircase [behind the gable wall] a hipped roof would encroach on headroom in the stairwell. In this case, the gable wall may be extended to provide sufficient headroom. In both cases the V-shaped parapet wall at the rear should be retained, or reinstated where they are lost.

Rear view of hipped mansard [inboard staircase]

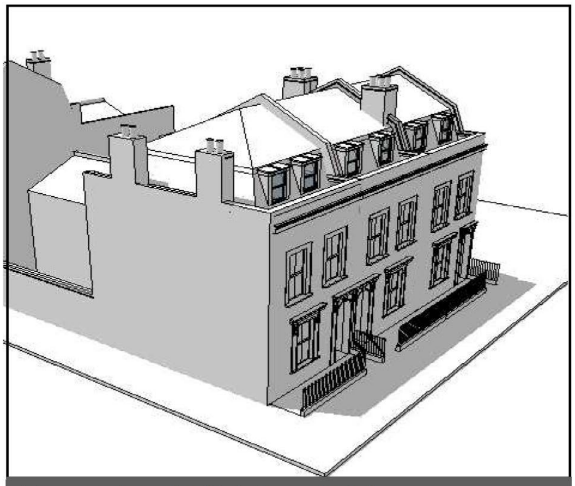
Rear view of mansard with extended gable [outboard staircase]

Corner property with outboard staircase

Corner property with inboard staircase



Mansard roof with outboard staircase



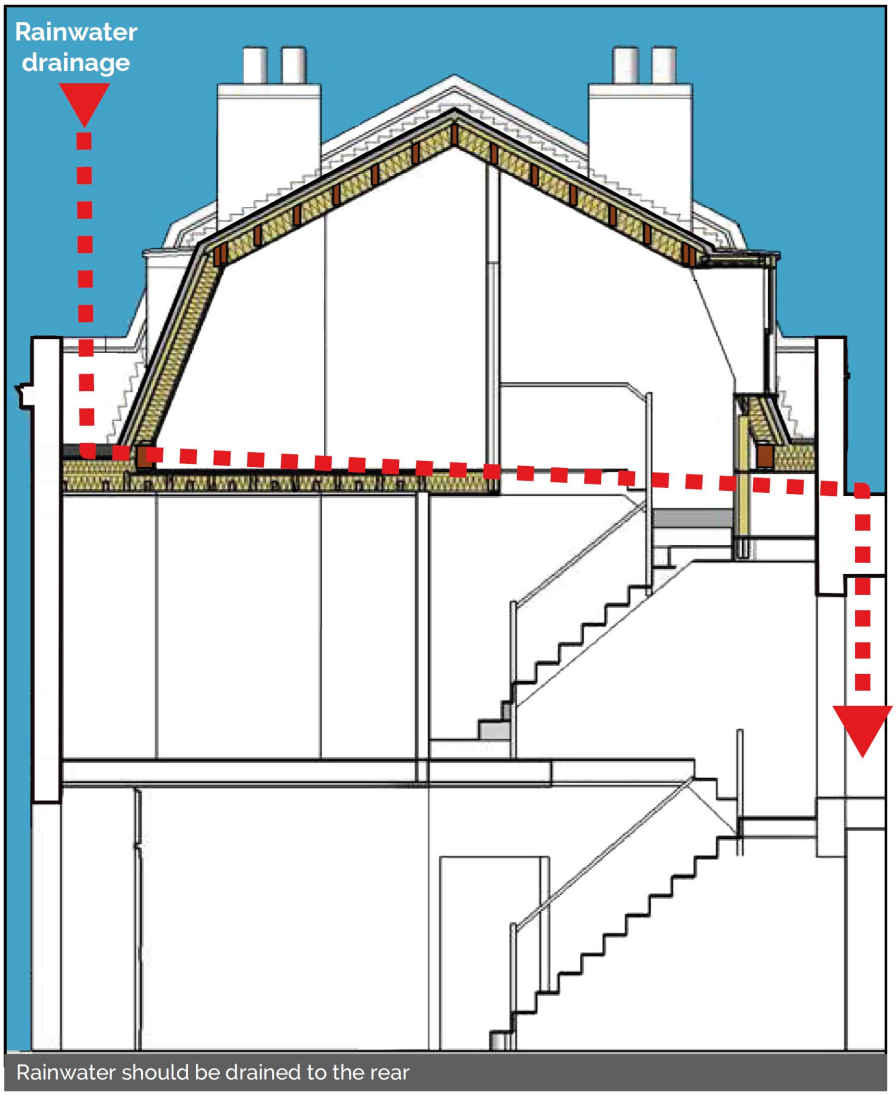
Mansard roof with inboard staircase

Mansard roof with outboard staircase

Mansard roof with inboard staircase

4.8. Downpipes

Careful consideration needs to be given to the routing of drainage and rainwater goods. The siting of rainwater goods and drainage to front elevations that don't already have these features will not normally be supported. Instead, both slopes of the mansard roof extension should be drained to the rear via valley gutters along both front and rear parapet walls. Rainwater drainage from the new gutter below the rear mansard can be connected to the existing centrally located external downpipe on the rear elevation, via the existing hopper. Rainwater can be drained from the terrace at the front of the extension via a concealed connection to an existing internal stack pipe. Access should be provided for future maintenance.



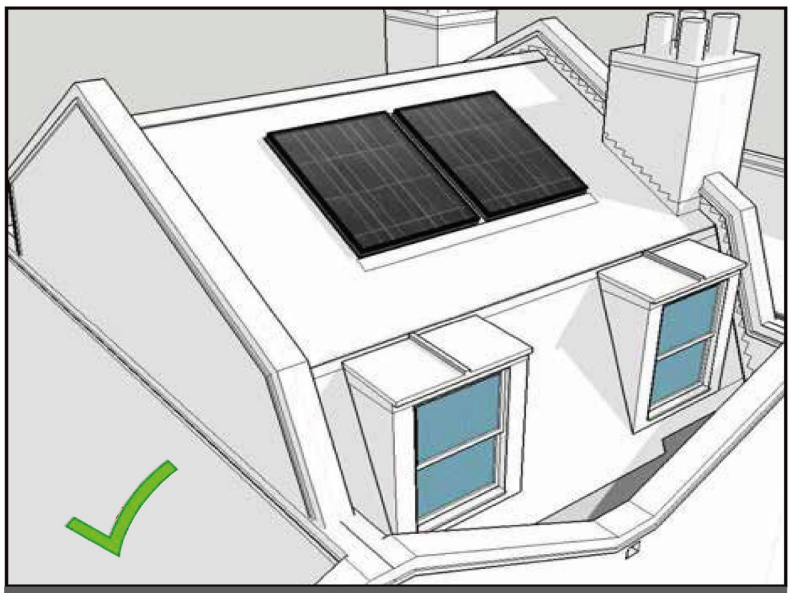
Rainwater should be drained to the rear

Rainwater goods are traditionally of cast iron and original elements should be retained whenever possible. Where replacement is unavoidable, new rainwater goods must be of cast iron or aluminium, with a traditional profile.

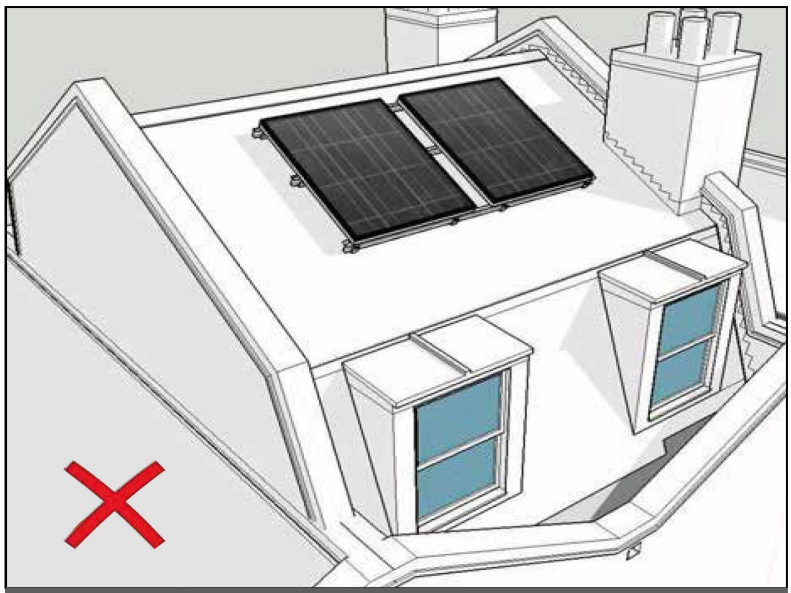
4.9. Solar panels

Solar panels may be acceptable on the rear slope of a mansard roof extension, where they would have less impact of the character and appearance of the conservation area. Solar panels should be installed in-line with the roofing slate, as opposed to mounting them on a framework of brackets above the line of the slate. This approach helps the panels to be less visually intrusive and have less of an impact on the character and appearance of the conservation area.

If solar panels are being installed with the mansard roof they must be included on the plan and elevation drawings and submitted with the planning application.



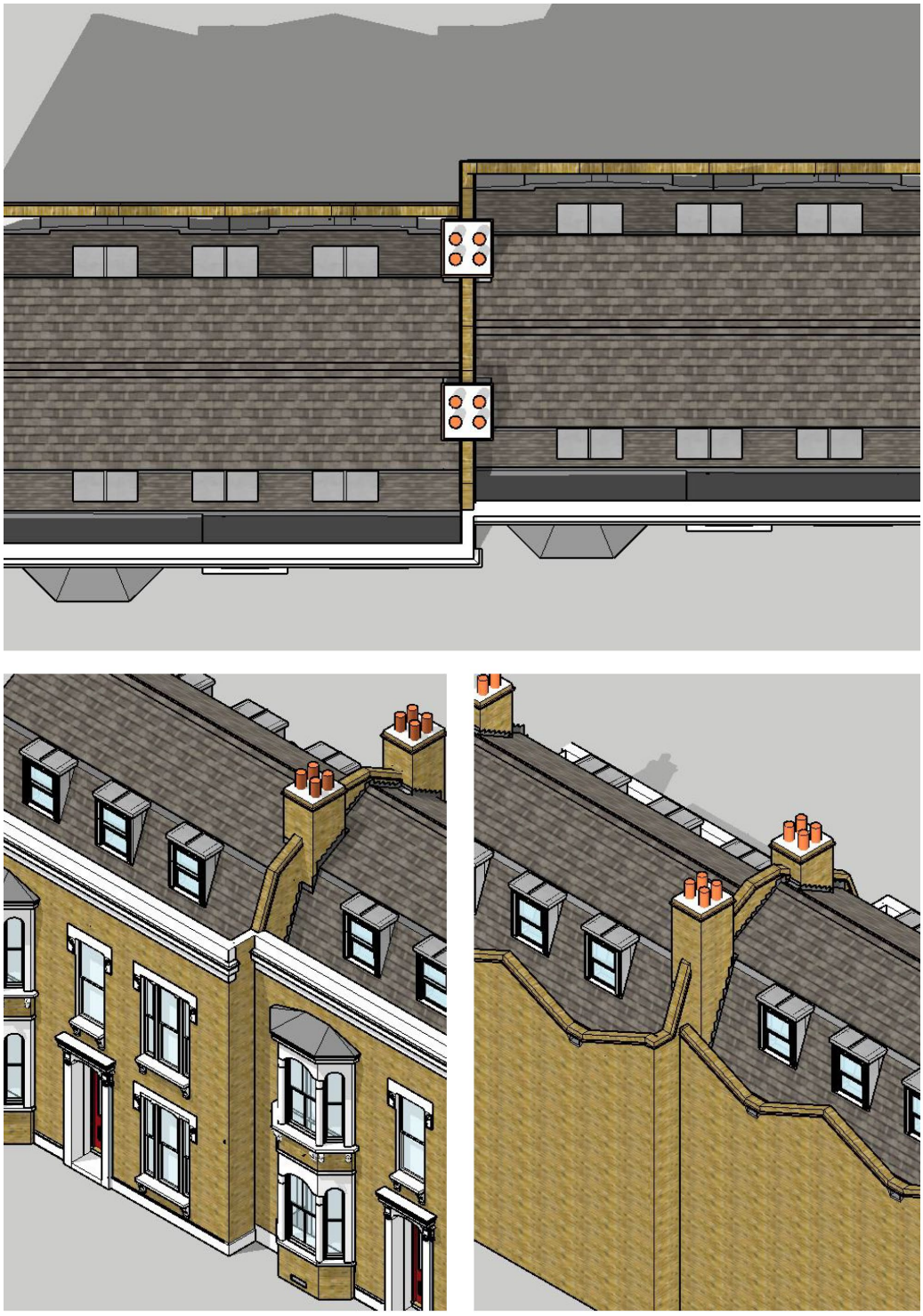
Installed in-line with roof slates



Mounted on a framework of brackets

4.10. Solar panels

Where properties have a stepped building line the addition of a mansard roof extension will result in a stepped ridge line. This can be resolved by constructing a flat section of party wall between the ridges, as illustrated below.



Indicative arrangement of mansards on a stepped building line

4.11. Summary

The following is a summary of the recommendations for designing a mansard roof extension:

- Mansard roof extensions should be subordinate in size and scale to the host building.
- A double pitched mansard roof with 900mm set back is recommended.
- The lower roof pitch should be constructed at 70 degrees and upper roof pitch at 30 degrees.
- The V-shaped parapet wall at the rear must be retained.
- Slim profile lead-cheeked dormers to front and rear are required.
- Chimney stacks should be retained and raised.
- High quality materials should be used include natural Welsh slate for the roof covering, lead flashing, lead dormer cheeks, timber framed widows and clay chimney pots.
- Stairwell head clearance should be accommodated in a rear dormer, rather than a box structure.
- End of terrace properties should feature a hipped mansard, where the staircase position allows.
- Rainwater pipes should be installed to rear of the property and run through the property ensuring future access is possible.
- If solar panels are included, they should be on the rear slope of the mansard and installed in-line with the roof slates.

5. FAÇADE ENHANCEMENT WORKS

Even a sensitively designed mansard roof that takes into account the principles set out in these guidelines can cause harm to the historic environment. This is because the lack of a visible roof and the continuity of the roofline are important characteristics of the Tredegar Square Conservation Area, which would be compromised by the introduction of a mansard roof extension. Planning legislation and policy require that the council consider the potential for harm to the historic environment when making planning decisions. For example, Local Plan Policy S.DH3 recognises the importance of protecting and enhancing the borough's conservation areas, while also managing change that retains their character and appearance. The National Planning Policy Framework requires that where development proposals, such as mansard roof extensions, would result in harm to conservation area, that harm must be weighed against public benefits arising from the proposal. Consequently, proposals for this type of development must also provide public benefit to help mitigate the harm caused.

Façade enhancements help to improve the character and appearance of the conservation area and are considered necessary to help mitigate the harm that would be caused by the introduction of mansard roof extensions.

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

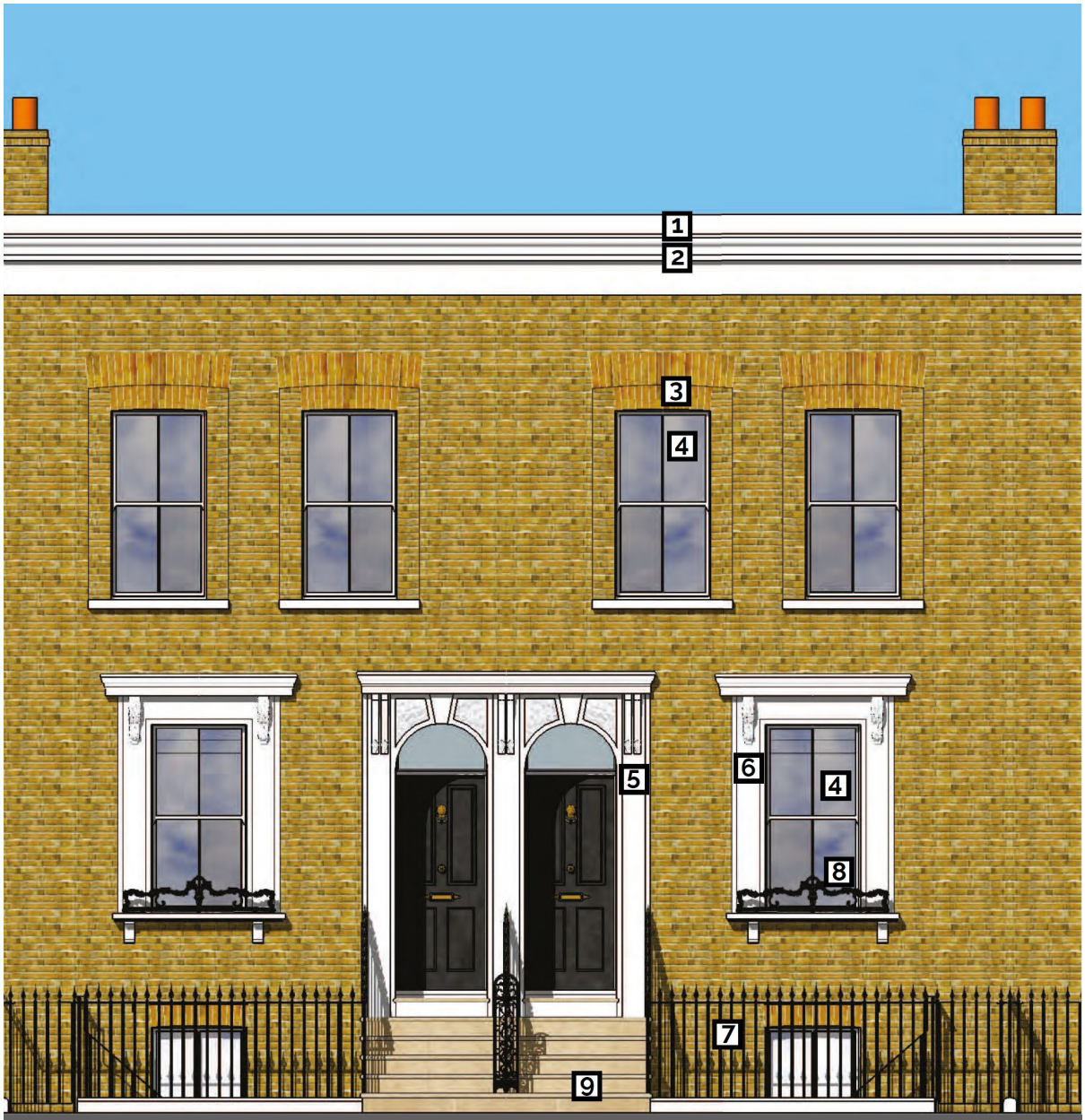
Each planning application for a mansard roof extension must be accompanied by plans that clearly illustrate which façade enhancement works will be carried out alongside the construction of a roof extension. Planning applications must be accompanied by a commitment to deliver at least one façade improvement, and this should be the one that makes the most significant improvement to the façade. This will usually be the reinstatement or repair of the front parapet wall and cornice, where these is damaged or missing.

The following is a summary of the recommendations for façade enhancements:

- Façade enhancements are a requirement where there are damaged or missing architectural features to improve the character and appearance of the conservation

area. They are considered essential to help mitigate the harm that would be caused by the introduction of mansard roof extensions.

- It is expected that as much original material as possible is retained and preserved.
- Façade enhancements include, but are not limited to, the repair or replacement of cornices and parapets, window and door surrounds, window and door replacement, railings, cast iron features, gratings and grilles, brickwork and pointing and paving and steps.
- Façade enhancements should be carried out by specialist contractors.
- It is expected that enhancement proposals will accompany the planning application for a mansard roof.



Typical property with original features

1. Parapet to conceal London roof
2. Cornice [the decoractive moulding on the parapet]
3. Mouldings or brick borders to first floor windows
4. Timber sash windows with delicate glazing bars
5. Embellished stucco surround to rcessed front door
6. Decorative stucco surround to ground floor windows or bay
7. Cast iron railings on stone plinth
8. Cast iron pot guard on window sill
9. Stone steps

5.1. Cornices and parapets

The continuous line of the parapet wall and the stucco cornices to the parapet are features of special interest that make a positive contribution to the character and appearance of the conservation area. Most of the terraces in the conservation area were designed to have a consistent parapet line with a rendered band course and cornice. However, many of the cornices have been removed, resulting in an irregular, broken parapet line which damages the appearance of the streetscape. Some have already been successfully renewed where previously missing and this can enhance the terrace substantially contributing positively to its character and appearance. Reinstatement or repair of the cornice should be carried out using traditional construction techniques. It can be beneficial to carry out this work while scaffolding is in place for mansard roof construction.

Planning applications for mansard roof extensions must be accompanied by a commitment to repair or reinstate the stucco cornice where it is damaged or missing, this should be included on elevation drawings and submitted with the planning application.

Buildings with continuous cornice on parapet wall

5.2. Window and door surrounds

The decorative mouldings around doors and windows make a positive contribution to the character of the 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, that provide depth and visual interest to the facades, with an embellished stucco surround, often featuring vermiculated or reticulated stucco panels over the door, and projecting mouldings with stucco console brackets. These decorative mouldings require regular maintenance and redecoration, or they become damaged, decayed or in need or replacement.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate the decorative mouldings around windows and doors where they are damaged or missing, this should be included on elevation drawings and submitted with the planning application.

Stucco console brackets

Arched moulding

5.3. Windows

The Victorian terraced houses typical of the conservation area had timber boxed sash windows of varying shapes and sizes, many of which remain intact. These original windows make a positive contribution to the character and appearance of the conservation area. However, some are in a state of disrepair or have been replaced with inappropriate alternatives such as plastic or metal framed windows.

Bay windows offer a positive contribution to the character and appearance of the conservation area. Where present, they are usually consistent in appearance but can vary slightly from street to street. Incremental changes, such as the loss of console brackets and leadwork, replacement of sash windows with inappropriate alternatives or more dramatic alterations such as the loss of the bay altogether, can substantially change the appearance of a property and result in the erosion of their historic character.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate traditional boxed sash windows where they are damaged or missing, this should be included on elevation drawings and submitted with the planning application.

In the rare case the bay itself has been removed, it is a requirement that this too should be reinstated at the same time, in a traditional style to match those in the street, this too should be indicated on plans and elevations submitted with the planning application.

Timber sash windows

5.4. Doors

Many of the properties in the conservation area retain their original front door and architraves. The details and quality of these make a positive contribution to the character and appearance of the conservation area.

The typical door in 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.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate traditional recessed front doors where they are damaged or missing and or remove metal gates, this should be included on elevation drawings and submitted with the planning application.

Recessed doors with stucco surrounds and console brackets

5.5. Railings

Historically, railings have contributed to the character and appearance of the conservation area, adding an additional layer of interest to the street scene. These railings would have been robust with generous rail heads and ornate scrolls.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate traditional railings where they are damaged or missing, this should be included on plans and elevation drawings and submitted with the planning application.

Cast iron railings

Cast iron railings

5.6. Brickwork and pointing

The original soft London stock bricks would have been bed and pointed using lime mortar, providing a consistent appearance to the conservation area. 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. Some 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 the modern projecting mortar. T his detracts from the delicate character of the original brickwork and harms the character and appearance of the conservation area.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate traditional brickwork and pointing where this is damaged or has been inappropriately altered, this should be included on elevation drawings and submitted with the planning application.

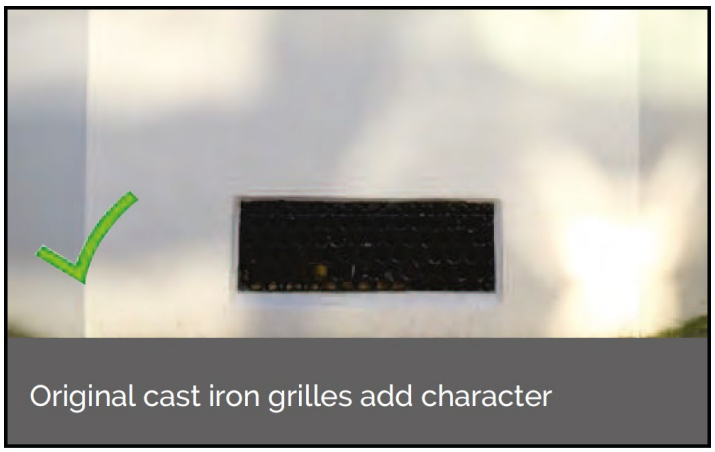
Re-pointing should be in lime mortar set behind the face of the bricks

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

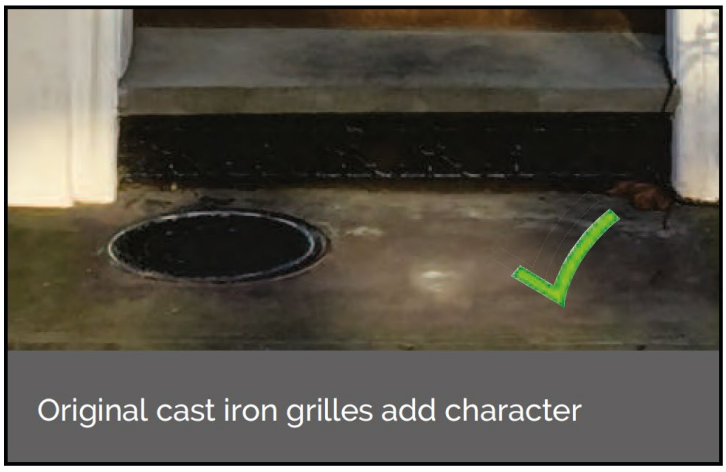
5.7. Cast iron features, gratings, and grilles

Cast iron was used for ventilation grilles, coal hole covers and gratings sometimes a cast iron decorative railing was installed on the ground floor windowsill.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate traditional cast iron features, gratings, and grilles where these are damaged or missing, this should be included on elevation drawings and submitted with the planning application.



Original cast iron grilles add character



Original cast iron grilles add character

5.8. Paving and steps

Front areas and front doorsteps were generally of York stone. Conservation of the original paving is encouraged, and re-use of traditional materials and detailing is encouraged where the original has been lost.

Where houses have steps up to the front door, and this is characteristic of some of the streets in the conservation area, 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 faced in York stone 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.

Planning applications for mansard roof extensions should be accompanied by a commitment to repair or reinstate traditional paving and steps they are damaged or missing, this should be included on elevation drawings and submitted with the planning application.

Yorkstone steps with projecting bullnose

6. STREETSCAPE IMPROVEMENT FUND

Even a sensitively designed mansard roof that takes into account the principles set out in these guidelines can cause harm to the historic environment. This is because the lack of a visible roof and the continuity of the roofline are important characteristics of the Tredegar Square Conservation Area, which would be compromised by the introduction of a mansard roof extension. Planning legislation and policy require that the council consider the potential for harm to the historic environment when making planning decisions. For example, Local Plan Policy S.DH3 recognises the importance of protecting and enhancing the borough's conservation areas, while also managing change that retains their character and appearance. The National Planning Policy Framework requires that where development proposals, such as mansard roof extensions, would result in harm to a conservation area, that harm must be weighed against public benefits arising from the proposal. Consequently, proposals for this type of development must also provide public benefit to help mitigate the harm caused.

The council seeks to obtain mitigation for this harm as part of the initial development proposal by requiring façade enhancement works to the host building, as described in section 5. However, additional mitigation is also required through what it called a planning obligation, which is a legal agreement to do something that will help to make development acceptable in planning terms. In this case, the agreement will be a financial contribution that will be used to help improve the character and appearance of the conservation area and its setting, which will help to offset the harm caused to the historic environment.

For properties covered by these guidelines, planning permission for mansard roof extensions will be granted on the condition that the applicant enters into an agreement to make a contribution of £2,000[1] towards improvement works and measures to enhance the character and appearance of Tredegar Square Conservation Area and its setting. The contribution will be secured through a unilateral undertaking and will be payable at the time the agreement is signed. The applicant will also be required to pay the council's legal costs for the preparation, negotiation and completion of the agreement.

[1]At time of publication. To be adjusted annually for inflation.

7. GLOSSARY

Chimney cap - installed at the top of the chimney to protect the flue against water and wildlife as well as prevent sparks from escaping. On brick chimneys the cap is installed directly onto the chimney crown.

Chimney stack - A chimney stack is the brick or stone part of a chimney that is above the roof of a building.

Conservation - The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Conservation area - an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation areas exist to manage the features that make it unique.

Coping – is the top course of the wall. It usually sits on the dampproof course.

Cornice - a cornice is generally any horizontal decorative moulding that crowns a building, for example, the cornice over a door or window, or along the top of walls. A projecting cornice on a building has the function of throwing rainwater free of its walls.

Creasing tile – a flat clay tile, that can be used as decorative and weatherproof top for a parapet wall.

Dormer - A dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.

Fabric - the construction of the building and the materials from which it is constructed, both in terms of its walling, roof, and roof structure, its
features and its decoration.

Façade - the front of a building, any face of a building given special architectural treatment.

Foliate embellishments - decorated with leaves or leaflike motifs.

Harm (to the conservation area) – Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage assets of a place.

Hipped mansard - A hipped mansard roof is a four-sided hip roof characterised by two slopes on each of its sides. Detached or end of terrace properties may have hipped mansard roofs.

Integrity – Architectural integrity means the architectural elements, materials, colour, and quality of the original building construction.

Interstitial condensation - is a type of condensation that occurs when the moist air vapour penetrates through the elements of a building's fabric, experiencing a temperature difference along the way, and condensing not on the surface but within the building fabric itself.

London roof – is a form of roof characterised by an inversion of a standard roof form, with two roof surfaces sloping down from opposing edges to a valley near the middle of the roof, as they were commonly used in Georgian and Victorian terraced house architecture in British cities, they became known as 'London' roofs. There are also known as a butterfly roof because its shape resembles a butterfly's wings.

Maintenance - means routine work regularly necessary to keep the fabric of a place or building in good order and to prevent further deterioration.

Mansard roof - A mansard or mansard roof is a hip roof characterised by two slopes on each of its sides, with the lower slope, punctured by dormer windows, at a steeper angle than the upper.

Mitigating harm - Wherever possible, repairing heritage assets is preferable to replacing them. Where replacement is necessary, harm could be mitigated by using materials or designs that are sympathetic to the original.

Parapet wall – A parapet wall is the extension of the exterior wall above the roof surface or may be a continuation of a vertical feature beneath the roof such as a fire wall or party wall. Parapet walls can serve several purposes, besides the aesthetic conceal rooftop equipment, one of them is fire protection. By extending the wall above the roof plane, a parapet wall prevents flames coming up the exterior of a building from immediately igniting a combustible roofing membrane. A parapet wall can also improve wind-uplift resistance.

Parging - A smooth layer of mortar applied on to of the bricks and mortar joints of a chimney smoke chamber.

Repair - Work beyond the scope of maintenance, to remedy defects caused by decay, damage, or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration.

Restore - To return to a known earlier state, on the basis of compelling evidence, without conjecture.

Reticulated - arranged or having a pattern like a net of lines and squares, or a structure of pipes and wires.

Rendered band course – A decorative horizontal row of rendered masonry that extends across the façade of an exterior wall.

Setting - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Streetscape - is the term given to the collective appearance of all buildings, footpaths, gardens, and landscaping along a street.

Stucco band – is the flat surface applied to the front of the parapet, traditionally made from stucco or lime render, and painted.

Vermiculated - arranged or having a pattern made with sinuous or wavy lines.