



Victoria Park

Conservation Area

1. Character Appraisal

2. Management Guidelines

London Borough of Tower Hamlets

Adopted by Cabinet: 4th November 2009

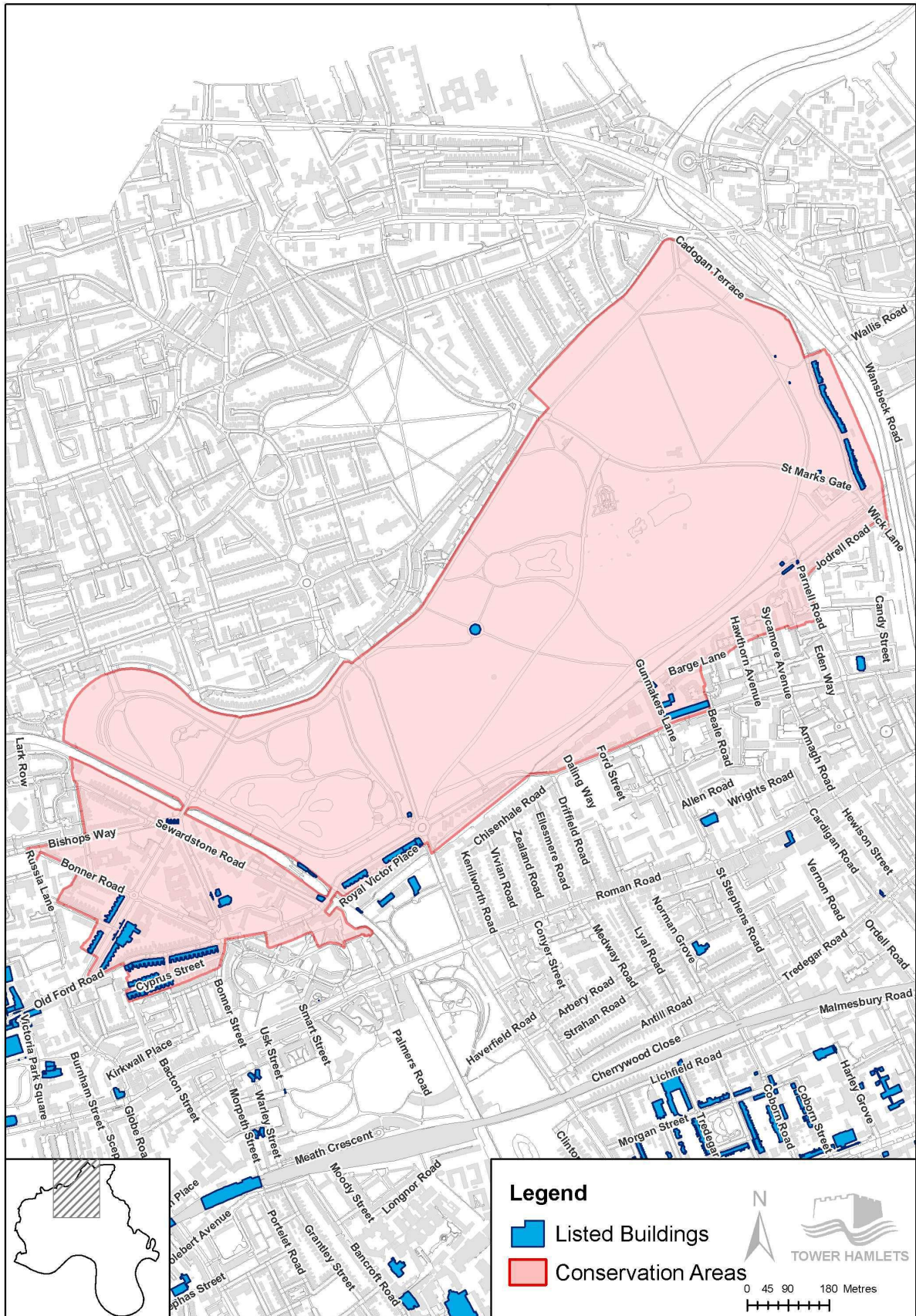
Link to and adoption of Addendum 26th July 2016

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.

This guide has been prepared for the following purposes:

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



VICTORIA PARK CONSERVATION AREA

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

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1. Character Appraisal

Overview

The Victoria Park Conservation Area was designated in March 1977, altered October 2008 to make way for the Regent's Canal Conservation Area and to expand Driffield Road Conservation Area. The Conservation Area includes the listed park, the formal axial road pattern to the south west and the Victorian terraces, many of which are listed.

Most of the south-eastern park boundary is clearly defined by the Hertford Union Canal and includes a narrow built up strip on the south side of the canal. The northern boundaries of the Conservation Area follow the boundary of the park itself. The south-western boundary encloses an area of Victorian domestic townscape on the south-western side of the Regent's Canal, which extends along Approach Road and south of Old Ford Road. The Regent's Canal is bridged by a Victorian cast-iron bridge, which is a Scheduled Ancient Monument.

The Grade II* listed Victoria Park remains one of the East End's greatest civic assets.

History

Historically, the area to the north of the Borough was occupied by a few scattered dwellings in open fields. Of these, Bishop's Hall (also known as Bonner's Hall) was significant as the Manor House for the Manor of Stepney, which belonged to successive Bishops of London until 1550.

During the 18th century, the open pasture land increasingly gave way to market gardens, which supplied the City of London with fresh produce, and brick kilns supplying the construction needs of an expanding city. By the 19th century, the population of London had doubled and the fields, orchards and market gardens were rapidly urbanised as the city expanded eastwards. Overcrowding was accompanied by the poverty and squalour associated with the industrial revolution.

In 1840, a petition signed by 30,000 residents was presented to Queen Victoria, requesting that a green space be made available for the 'healthful recreation' of the East End. In 1841, the Government sold York House in Westminster to raise money for the acquisition of 77 hectares of land, for the purposes of laying out a park to meet these needs.

Sir James Pennethorne, a protégé of John Nash and architect of Battersea Park, prepared plans for Victoria Park and it was finally laid out in the early 1840s. By 1845, the remaining fruit trees had been removed and replaced by 5000 ornamental trees and shrubs. The park was not formally opened, but was taken over by the people in 1845. About 24 acres were added to the park in 1872, more or less bringing it to its present 217 acres.

At the time, it was hoped that the area would become fashionable with the middle classes and eventually lead to a reduction of social problems caused by poverty. This did not prove to be the case. The depression and general antipathy towards the area meant that properties were not as marketable as expected. The envisaged extension of Approach Road, through Bethnal Green Gardens to Cambridge Heath Road was never realised.

In 1845, Bonner Hall was demolished. Cross's New Plan of London (1847) indicates that substantial development of the area had been completed by that time. Property around the park began to develop rapidly throughout Queen Victoria's reign, establishing an attractive and coherent residential area.

Character

The character of the area is principally defined by Victoria Park – a fine example of the English landscape park tradition, set out with sweeping lawns, informal tree plantings and irregular lakes. The formal axial road pattern adopted on the park's western periphery drew inspiration from the more formal terraces fringing the royal parks of West London. Roads in the area are broad and tree-lined, or fringed with the landscaped front gardens, all reflecting and contributing to the park setting.

The 19th century residential terraces have largely retained their traditional joinery details, slate roofs and stock brickwork. A uniform cornice line and surviving historic decoration, typical of the Victorian architectural style, contribute to a coherent and distinctive character in the area.

Landmark institutional buildings generally sit within their own landscaped grounds, in keeping with the open character and setting of Victoria Park. The London Chest Hospital, opened in 1855, is the most significant of these buildings, in terms of its presence in the urban environment. Other important institutional buildings include the Raines Foundation School.

The Regent's Canal and the Hertford Union Canal run through the Victoria Park Conservation Area and many of the historic industrial buildings associated with these waterways make a significant contribution to the townscape. The hard built edge fronting the canal creates a clear sense of definition. This was acknowledged by the separate designation of the Regent's Canal Conservation Area.

Pockets of post-war development exist where terraces have been lost and redevelopment has occurred. The largest of which is Park View Estate, constructed in the late 1950s to early 1960s. Set in its own park-like grounds, the mature plantings and overall uniformity of the estate is sensitive to the Conservation Area. The special character of the Victoria Park Conservation Area has however been compromised by past unsympathetic development.

Land Use

The open parkland of Victoria Park covers most of the Conservation Area. The character of the developed part of the Conservation Area is mainly residential, with some commercial, industrial and institutional uses. Small-scale local shops and public houses continue to support the residential community, generating street-level activity. This was a characteristic of the Victorian street scene.

Open Space

Victoria Park is designated as metropolitan open space and is the most significant piece of parkland in the London Borough of Tower Hamlets, retaining much that is characteristic of Victorian parks and gardens.

Mature plantings and landscaping in both the public and private gardens create the high-quality open character of much of the area. Many individual trees are protected within the Victoria Park Tree Preservation Order Area.

Part of the area also falls within the Lea Valley Park, this is a linear section along the Hertford Union Canal. The Regional Park was established in 1966 by an Act of Parliament to provide specifically for the recreational and leisure needs of Londoners and people living in Essex and Hertfordshire.

Scale

The scale and density of development varies across the area. The prevailing height is 3-4 storeys for Victorian terraced housing. Generally, the development of tall buildings would be considered inappropriate, as its dominance in the residential area would impact on the quality of views within the park.

Views

The landscaping of the park creates several vistas along the axes of the park, as well as more general panoramic views across open grass. Many streets and buildings in the area are oriented towards the park, creating local views of the parklands. Elsewhere, terraces frame long views towards local landmarks.

Summary

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 19th century and earlier. The

character and appearance of the area, as described in this appraisal, define its special qualities. There are a few gap sites and some minor inappropriate buildings in the Conservation Area, but overall these have little impact on the qualities that led to its designation.

Please also see associated addendum which was adopted on the 26th July 2016

2. Management Guidelines

Overview

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 Development Design and Conservation Team operates within the context of the Development and Renewal Directorate of the Council, alongside Major Projects, Development Control, Strategy 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.

Conservation Areas also promote sustainability in its widest sense. The Council is committed to this in the Core Strategy of its Local Development Framework (LDF). The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats global warming.

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.

The area is on the border with the London Borough of Hackney and a coordinated approach is required to conservation.

Who is this document for?

This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives. It is aimed primarily 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 will be reflected in these documents after the consultation process.

The document has also been prepared to align conservation objectives within different parts of the council, and 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.

Outline Guidance on Applications

Before carrying out any work in this area, you will need to apply for consent even for minor work such as replacing railings. These consents include planning, listed building and Conservation Area consent, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the planning authority will pay special attention to whether the character of the area is preserved or enhanced. The character of Victoria Park is described in detail in the Appraisal in the first part of this document.

In Victoria Park, 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. When applying for listed building consent, please note that all parts of the building, including its interior walls, ceilings and all other internal features, are protected. Some buildings are nationally (statutorily) listed, and some are locally listed by the Borough to indicate buildings that the Borough wishes to protect.

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

- A clear design statement explaining the reasons behind the various architectural, masterplanning or other 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.
- 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 listed 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.

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 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 policy for planning and the historic environment is set out in Planning Policy Guidance 15 (PPG15).
- At the regional level, policy 4B.1 of the London Spatial Development Strategy (or London Plan) states that ‘The Mayor will seek to ensure that developments ... respect London’s built heritage.’
- At the local level, the new Local Development Framework (LDF) of Tower Hamlets states that ‘the Council will protect and enhance the historic environment of the borough’. The Core Strategy states as an objective that we

will 'Protect and celebrate our history and heritage by placing these at the heart of reinventing the Hamlets to enhance local distinctiveness, character and townscape.

- Victoria Park is listed as a Historic Park, and as Metropolitan Open Land.
- Victoria Park is designated as an area of importance for nature conservation.
- The Blue Ribbon and Green Chain network run along the canals in the area.
- Routes on the Strategic Cycle Network, and the London Cycle Network Plus run through the Conservation Area from west to east.
- The triangular site between Bishop's Road, Bonner Way and St. James's Avenue is identified as an area which can accommodate some new development.

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 Londons 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".

Listed Buildings in the Conservation Area

Scheduled Ancient Monuments

- Bonner Hall Bridge, Regent's Canal

Grade II*

- Baroness Burdett Coutts Drinking Fountain, Victoria Park
- Three Colts Bridge, Hertford Union Canal
- Parnell Road Bridge, Hertford Union Canal

Grade II

- 40-80 Cyprus Street (even, south side)
- 47-73 Cyprus Street (odd, north side)
- 92-124 Old Ford Road (even, south side)
- 2-24 Approach Road (even, east side)
- Parmiters School, Approach Road (east side)
- Railed Wall and Gate Piers at Parmiters School, Approach Road (east side)
- 27-45 Approach Road (odd, west side)
- Gate Piers at Bonner Hall, between park and Sewardstone Road
- St James Vicarage, St James Avenue
- Railings, Gate and Gate Piers, St James Vicarage
- 236-256 Old Ford Road (even)
- 274-302 Old Ford Road (even)
- 223 Grove Road
- Llanover Lodge, Victoria Park, Old Ford Road
- No 3 Lock Cottages, Top Lock, Hertford Union Canal
- Top Lock, Hertford Union Canal
- Stone Alcove, Victoria Park
- Stone Alcove, on east side of southern drive and south-west of Cadogan Gate

Ecclesiastical Grade C (equivalent to Grade II)

- St James The Less Church, St James's Avenue

Locally Listed Building

- 126-168 Old Ford Road (even, south side)
- 49-71 Approach Road
- Royal Cricketers Public House, 211 Old Ford Road
- Gate House, 9 Gunmakers Lane, London
- Albany Works, Gunmakers Lane
- Connaught Works, 23 Gunmakers Lane
- Morpeth Lodge, St Marks Gate
- 106-128 Cadogan Terrace (even)
- 70-102 Cadogan Terrace

Highways and Transportation Issues

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

The Conservation Area is very large, and contains a wide variety of streetscapes. Some streetscapes are one-sided, fronting onto the park, and others are clearly defined by continuous building lines on both sides.

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.

Opportunities and Potential for Enhancement

The park and its surroundings are worthy of the highest standards of preservation and enhancement. Original features on residential buildings such as these should be preserved where they exist and reinstated where there is evidence to suggest they have been removed.

In the south-western quarter around the Approach, expansion or intensification of non-residential uses is discouraged as this would be likely to harm the residential character of the Conservation Area.

Most houses in the area were built for single family occupation. Where buildings have been subdivided, the restoration of residential buildings to their original form as large houses would enhance the character of the area.

Within all development sites identified in the Local Development Framework, designs and masterplans should respect the character of the immediate context and the Conservation Area as a whole, as described in the Appraisal.

Trees, Parks and Open Spaces

The Victoria Park Restoration, Development and Management Plan was commissioned by Tower Hamlets in 1989, responding to a general decline in the condition and use of the park, and has since informed a series of improvement works implemented by Council that have dramatically transformed the area. We will aim to achieve Green Heritage Site status for these gardens.

The Conservation Area is not an inhibition to improving community facilities in the park, nor to appropriate development around Olympic sporting events. The continued maintenance and improvement of the park is important, with emphasis on renovating sports facilities and amenities.

All trees in Conservation Areas are protected, and some trees are also covered by Tree Preservation Orders (TPO's). 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.

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
- 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.

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.

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.

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 5 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, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

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.

If listed buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase, if necessary to protect Listed Buildings.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions to remove Permitted Development Rights where appropriate.

Further Reading and Contacts

- Victoria Park – Restoration, Development and Management Plan. Tower Hamlets 1989.
- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.

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: dr.majorprojects@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:

English Heritage	www.english-heritage.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

Listed Buildings at Risk:

Bonner Hall Bridge, Regent's Canal

Priority – A (New Entry)

Designation – Scheduled Ancient Monument

Condition - Poor.

Ownership - Local Authority

Summary

Early Victorian bridge (1842-1845) over Regent's Canal. Arched bridge in red brick with stone voussoirs. The balustrade on the west side has collapsed taking the cast iron panels and granite setts into the canal.

Action Proposed to Secure:

- A programme of repairs to Bonner Hall Bridge is being formulated.

Any other threats to the Conservation Area

- The 'green' processing plant to the south-east of the Conservation Area should be developed in a way that carefully considers its setting, and should be screened if necessary.

Priorities for Action (1-5)

1. Repair of Bonner Hall Bridge.
2. Condition Survey and General improvements to historic structures in the park.
3. Introduce Article 4 Directions to remove permitted development rights.
4. Prepare Conservation Plan in advance of 2012 Olympics.
5. General improvement to street surfaces, lighting and furniture in the area.

London Borough of Tower Hamlets

**ADDENDUM to Victoria Park Conservation
Area Character Appraisal and Management
Guidelines Document**

Adopted July 2016

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



Purpose of this Addendum

The purpose of this Addendum is to support residents who would like to make a planning application to extend their home in the Victoria Park 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 Victoria Park Conservation Area Character Appraisal which is available on the Council's website.

In order to further assist residents with the planning application process, officers have also prepared a 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.

The document is available on the Council's website at www.towerhamlets.gov.uk.

Victoria Park 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 Victoria Park 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)

The Conservation Area is largely composed of a series of mid nineteenth century residential terraces. The houses were built in terraced groups and these vary in scale with the grander terraces being those leading up to the park on Approach Road and those in close proximity to the park; the houses on adjoining roads being slightly smaller in scale.

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 Victoria Park Conservation Area.

The audit includes all roofs in the Conservation Area, including listed buildings, this guidance, however, applies expressly to unlisted 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.

Roof profiles across the area vary, there are good series of London roofs with chimneys against party walls, there are pitched roofs with eaves, and there are also examples of a combination of the two, with a front to rear pitch set behind a parapet, however each terrace is generally consistent within itself in terms of overall scale and roof profile. There are pitched roofs with eaves on the south side of Sewardstone Road, whilst to the north side are London roofs. The continuity of the roof line is an important feature of the terraces.

London (or Butterfly) roofs are common within the Conservation Area. An inverted 'V' in form with a central valley and with the ridge and chimney stacks on the party walls between the individual houses of the terrace, examples of this roof form can be seen on Approach Road and Sewardstone Road. 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 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 continuity of the roof line is an important feature of the terraces, irrespective of the roof itself, giving them an overall character. For example, the gently pitched roofs with eaves on the south side of Sewardstone Road. These are modest buildings and this gives a rustic cottagey feel to the terrace. On the north side of Sewardstone Road, the roofs are London roofs to the rear of a parapet and whilst of a similar scale to those opposite, they have a more urban feel.

Whilst on many of the side roads the roof types are consistent, some properties along Cadogan Terrace have been subject to a roof extension, these are small box dormers to the rear of the existing roof. Whilst the rear of the roof is invisible from the street, any alteration on the front slope would be very visible in longer views from the park opposite.



Bonner Road (above): the moulded cornice emphasises the strong parapet line.



London (or Butterfly) roof (above): note the strong parapet to Old Ford Road and the rising and falling gables on the rear elevation of the houses to the right. Chimney pots are the only historic element to break the strong silhouette created by the parapet. This consistency is important to the character and appearance of the Conservation Area. 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 Old Ford Road (above)

Sensitivity to change (Significance)

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 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 1660-1860*). This relates to a number of features but is particularly relevant when considering alterations to the roof form.

Map 1 includes some areas where change 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. This is based on an assessment of sensitivity to change of the main house roofs within the Conservation Area. This 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' 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 as time went on they were increasingly evolving to become rooms with distinct uses, and particular public or private characters; parlours, dining rooms, kitchens, scullerys and bathrooms all became common place as the century progressed. Space was ordered according to a structural hierarchy. The public entertaining spaces being accommodated at the front of the house the support services within the basement or to the rear of the property.

With the need for cheaper more plentiful housing that the Victorian era invoked, rather than the costly provision of a basement as had historically been the case, these services were increasingly accommodated within the back extension at ground level. So at the front of the property was the parlour used to entertain guests whilst to the rear the scullery was the room which accommodated the washing and cleaning. In between was the dining room and kitchen, depending upon the scale of the terrace.

The form of extensions varies quite a lot, and this can be seen within the Victoria Park Conservation Area. Whilst initially they seem to be built as single units (there are examples of this within Bonner Road) as the century progresses they become paired under one roof with extensions varying in width, height and length, many coming in two parts with a kitchen on the ground floor and bedroom above, and beyond this a scullery in a single storey with perhaps a lean- to roof. This arrangement can be seen on Robinson Road where paired two storey extensions sit just below the rear roof line following the pitch of the roof slope with a single storey extension beyond this. Whilst generally regular within a terrace, the variety between terraces is noticeable.

There are a variety of types of extension across the Conservation Area, however in terms of each terrace there is a fair degree of consistency. This

may be as a result of the fact that many of these terraces are part of the crown estates portfolio, the less fragmented ownership means that a more standardised approach to the care and alteration of properties has been taken.

Where there is a lack of regularity and rhythm, together with a lack of visibility from the public realm there is the opportunity for a slightly more flexible approach to be supported.

Map 2, appended to this Addendum includes a thorough audit of the existing types of rear extension which are located within the Victoria Park Conservation Area.



Paired rear extensions of houses on Old Ford Road (viewed from Cyprus Street) (above).



Single storey rear extensions on Approach Road (viewed from Robinson Road) (above).

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 minimised.

However, where there is considerable consistency, the appropriateness of allowing change needs to be carefully considered. 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 etc.

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 even within the identified areas all general planning policies apply as elsewhere in the Borough.

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 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.

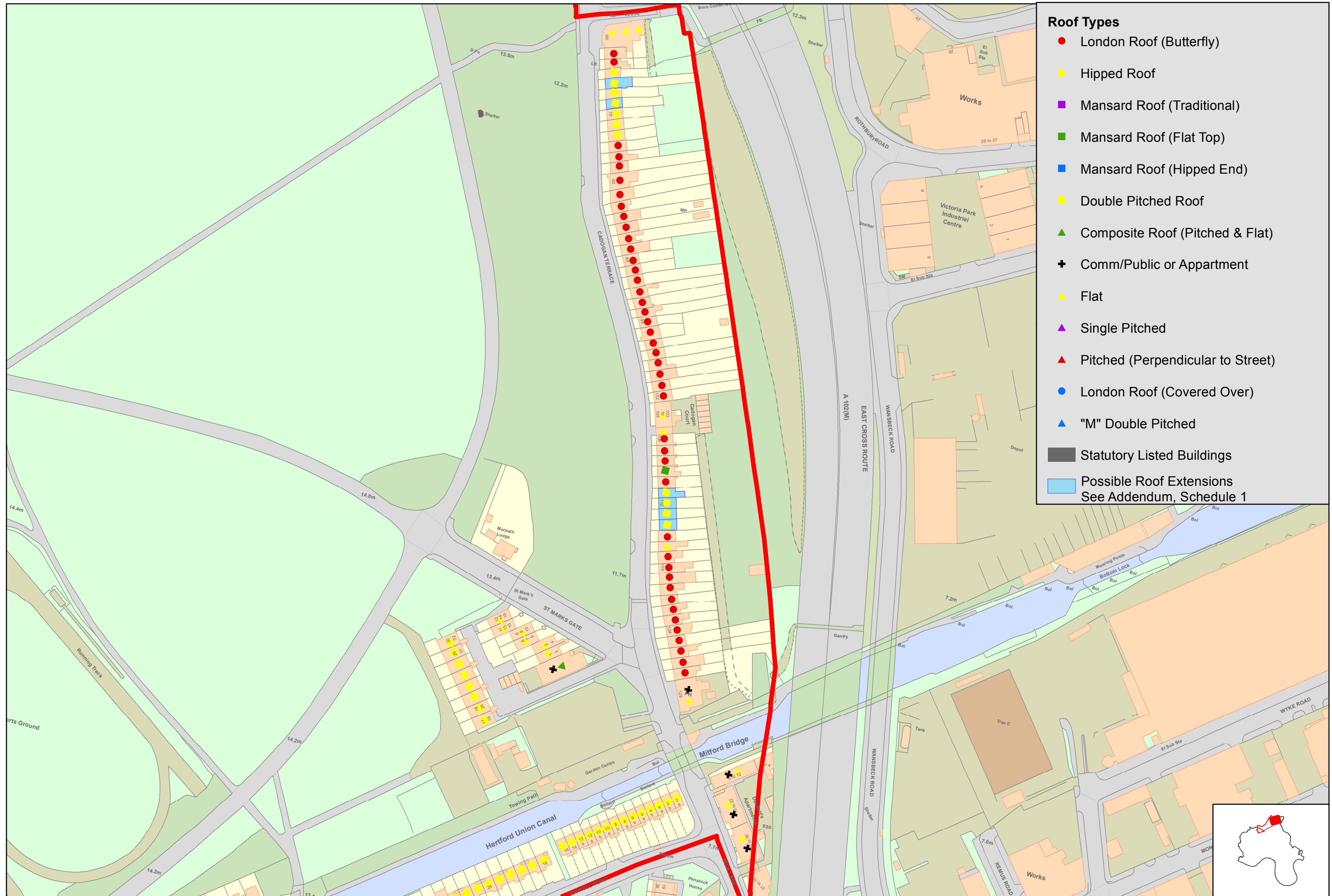
Map 2, appended to this Addendum includes a thorough audit of the existing types of rear extension which are located within the Victoria Park Conservation Area.

MAP 1: ROOF AUDIT

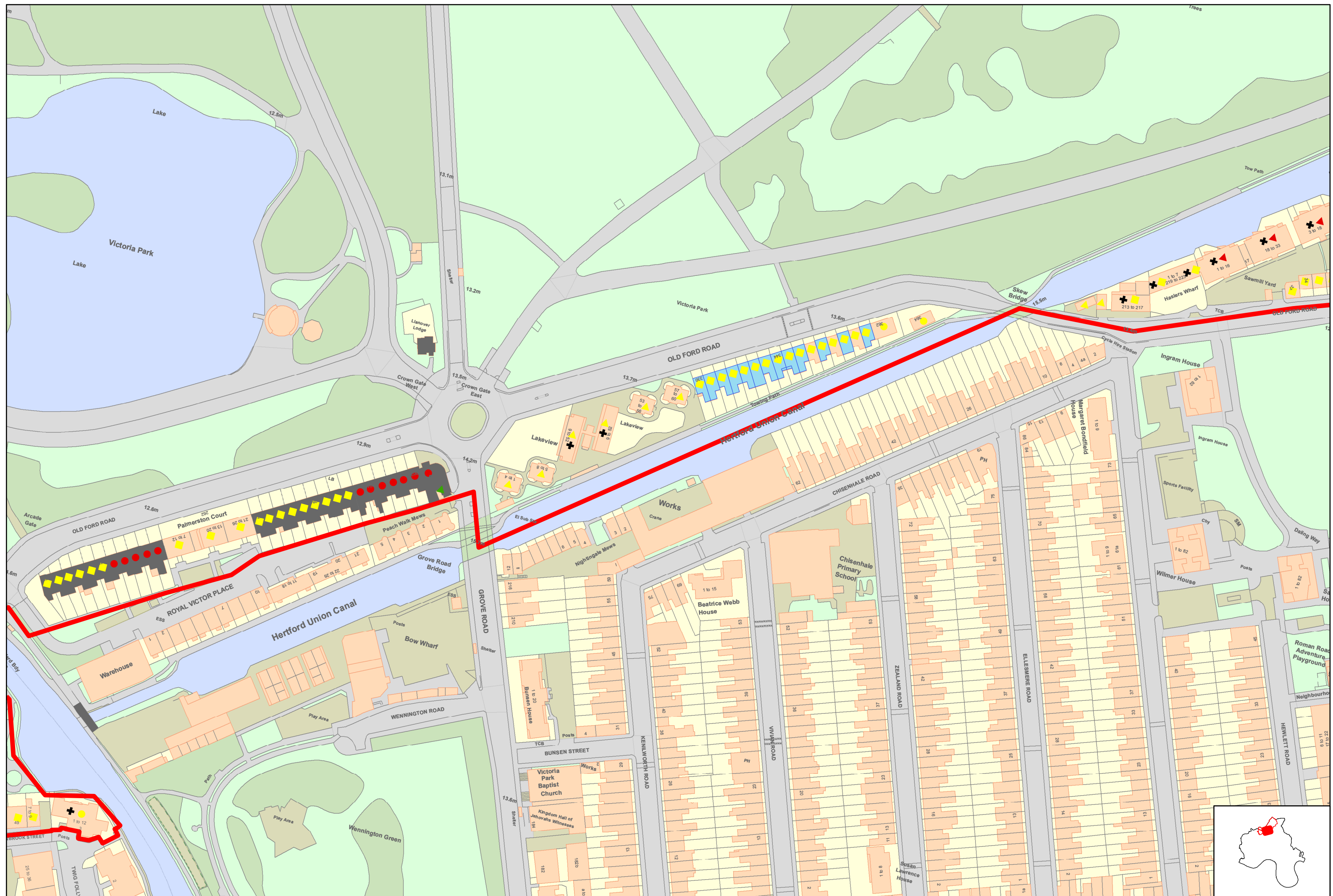
Study of Main Roof forms of existing residential dwellings, including identification of roofs which are considered less sensitive to change.

[Please note: this map is in four parts. The key is on the first page.]

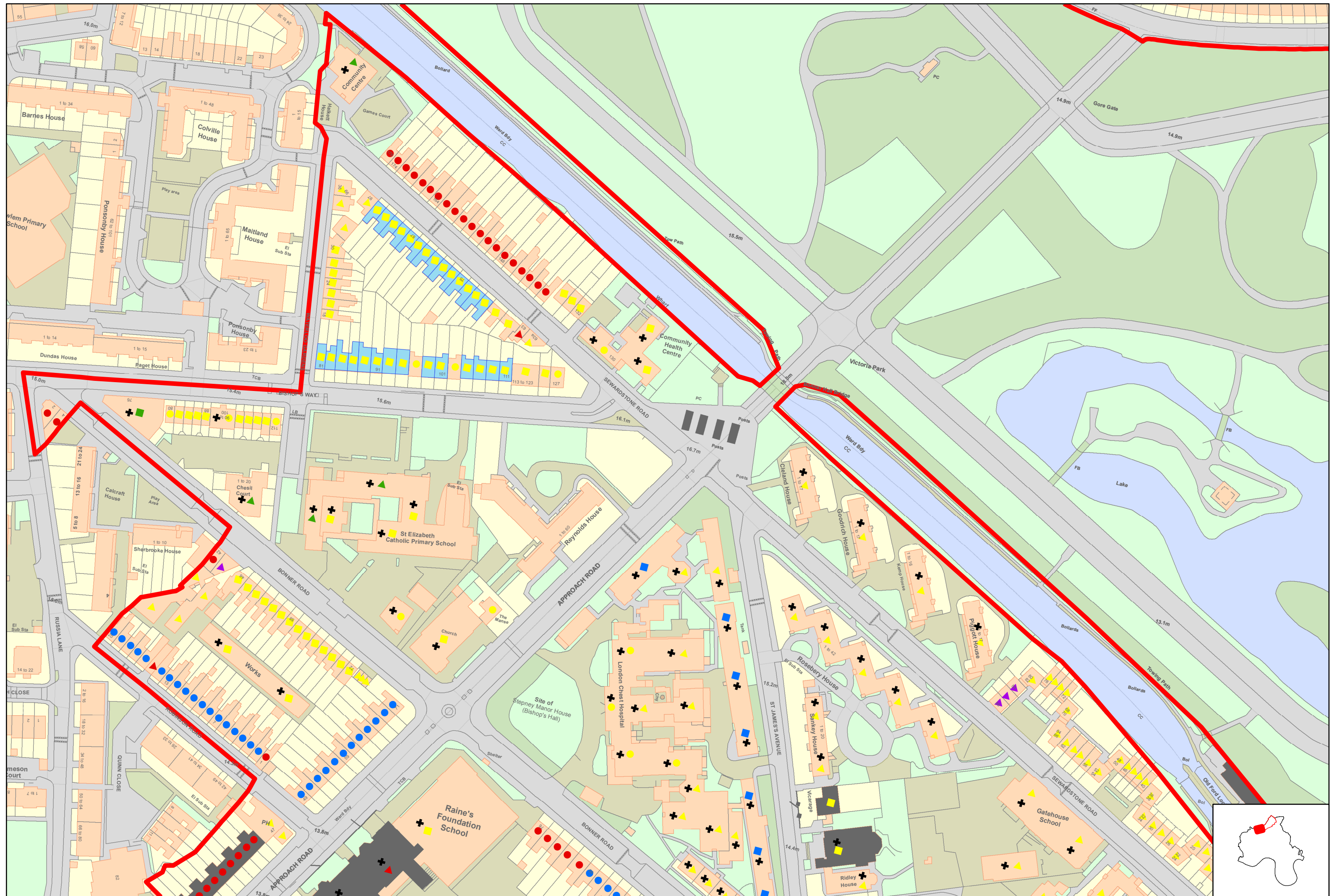
Conservation Area : Victoria Park 1 - Roof Audit



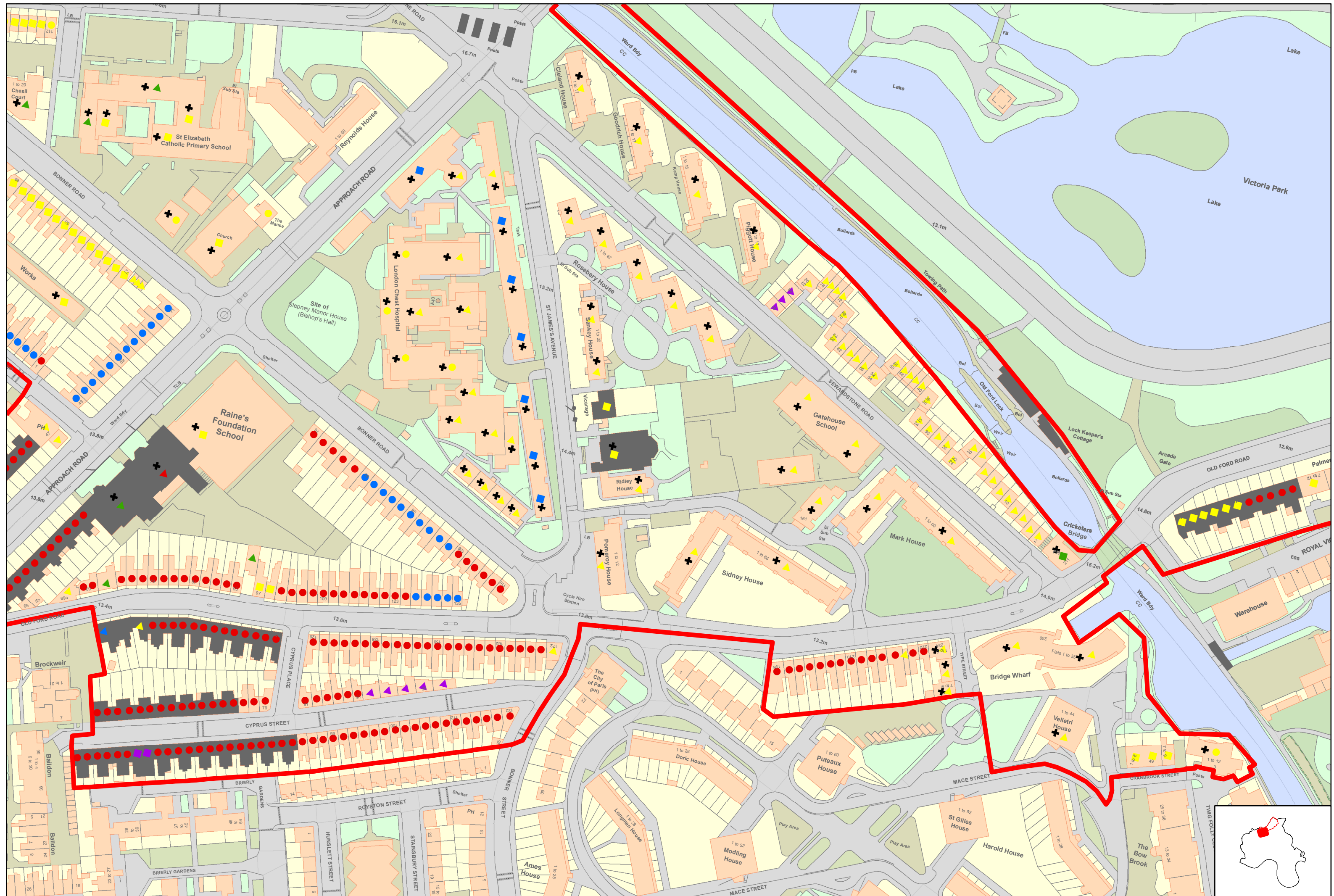
Conservation Area : Victoria Park 2 - Roof Audit



Conservation Area : Victoria Park 3 - Roof Audit



Conservation Area : Victoria Park 4 - Roof Audit

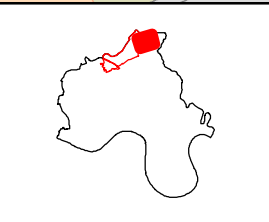
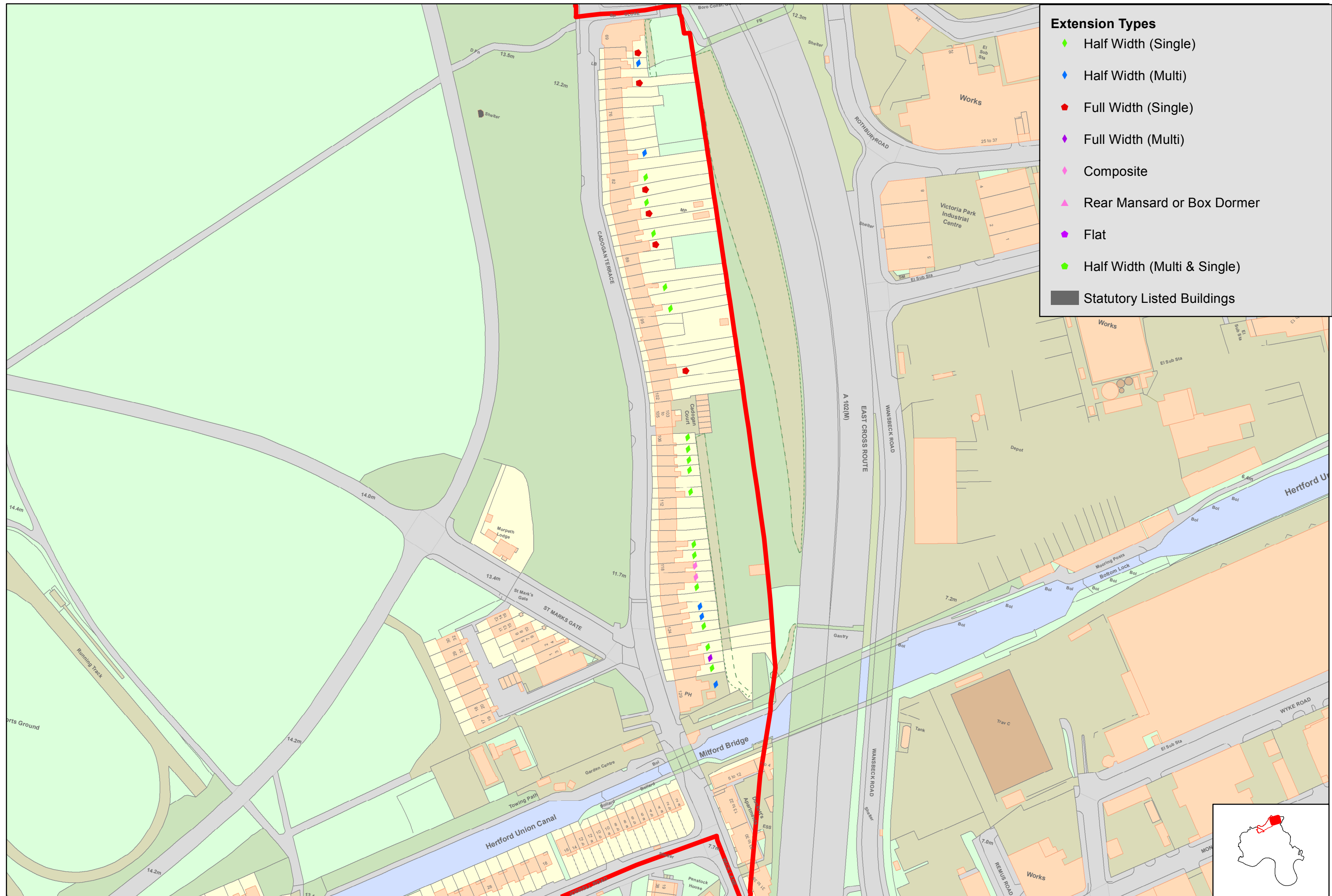


MAP 2: EXTENSIONS AUDIT

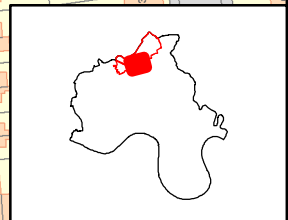
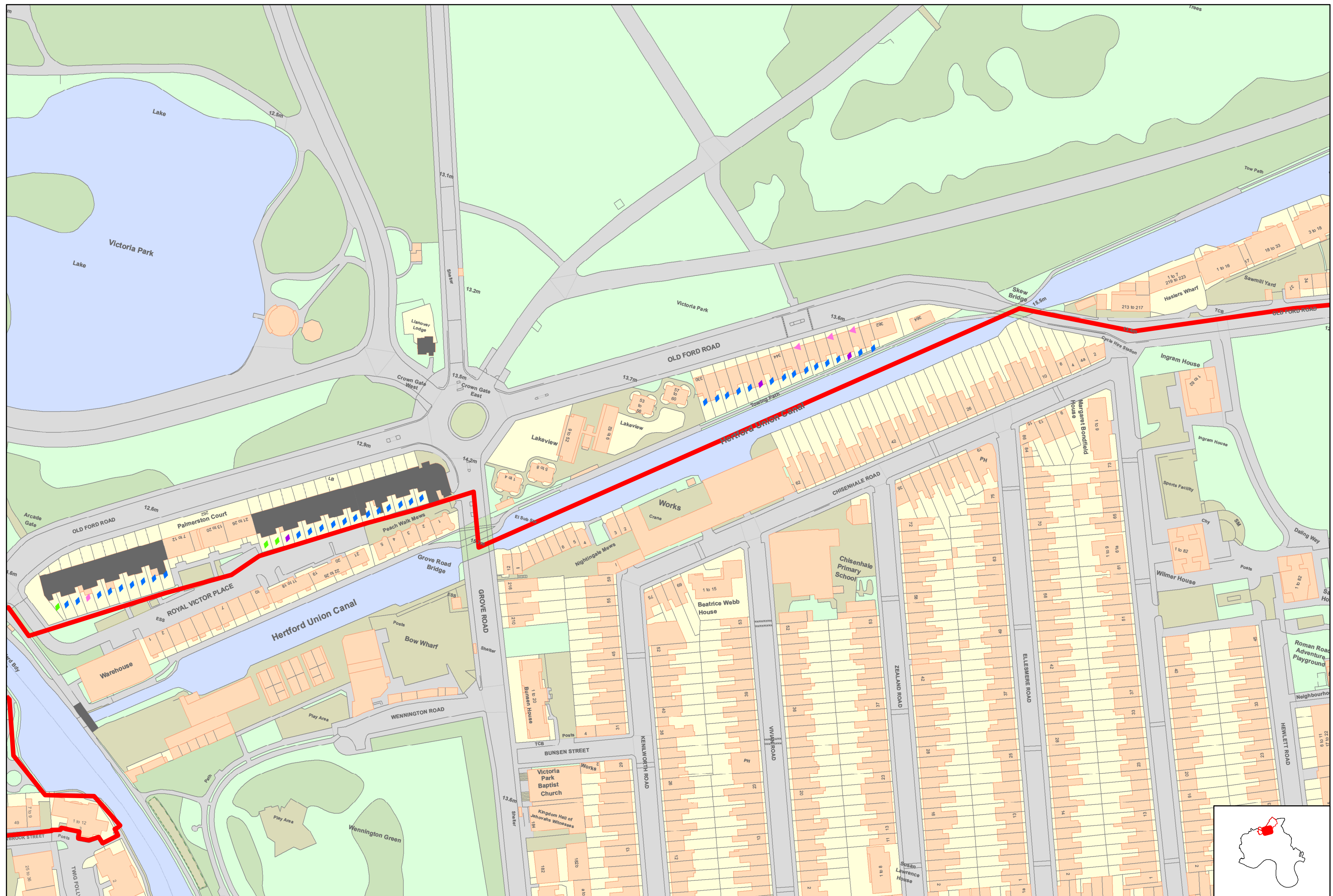
Study of existing rear projections and extensions.

[Please note: this map is in four parts. The key in on the first page.]

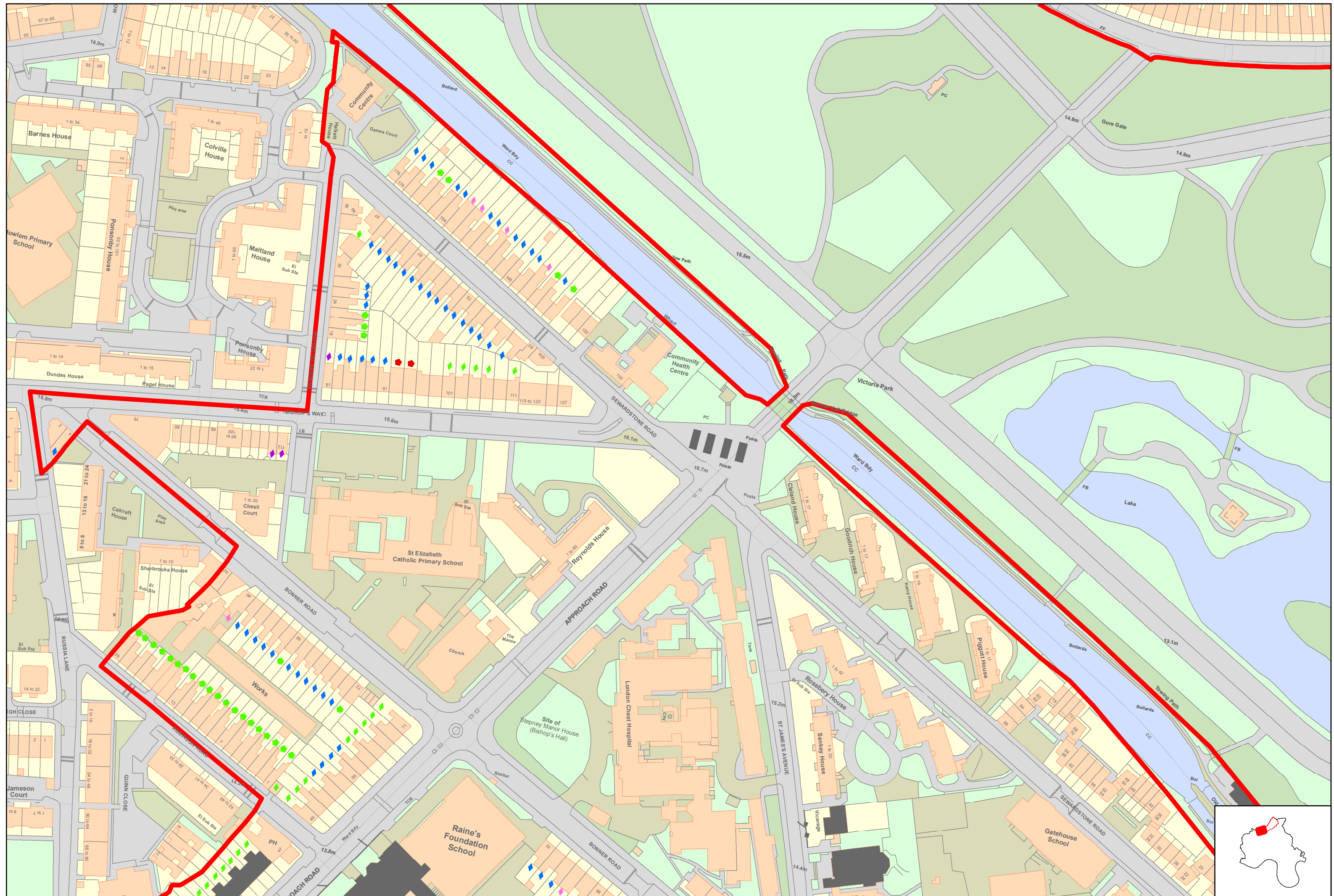
Conservation Area : Victoria Park 1 - Rear Extensions Audit



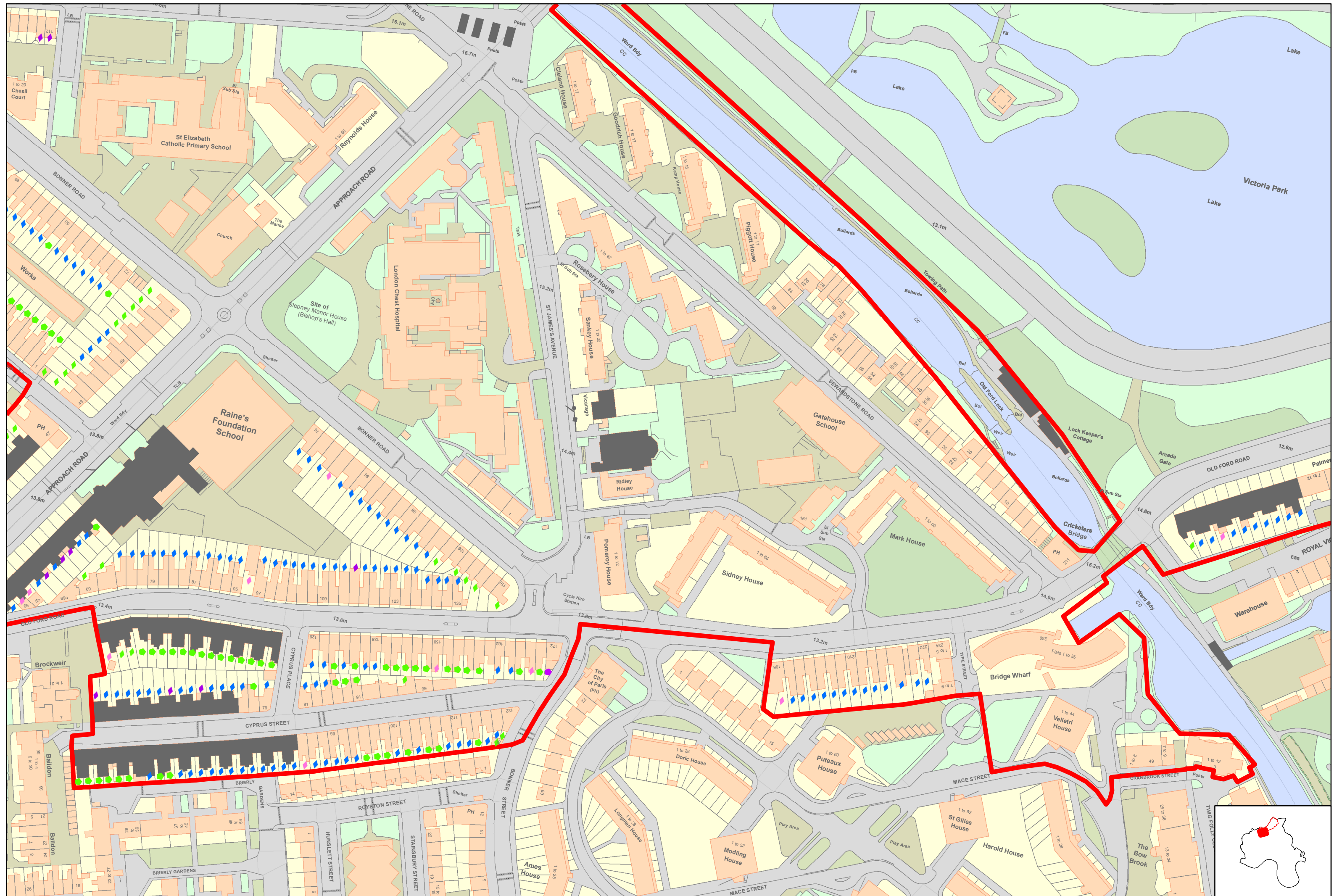
Conservation Area : Victoria Park 2 - Rear Extensions Audit



Conservation Area : Victoria Park 3 - Rear Extensions Audit



Conservation Area : Victoria Park 4 - Rear Extensions Audit



SCHEDULE 1: VICTORIA PARK CONSERVATION AREA

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

ADDRESS

81A Bishops Way, London. E2 9HL

81B Bishops Way, London. E2 9HL

83 Bishops Way, London. E2 9HL

85A Bishops Way, London. E2 9HL

85B Bishops Way, London. E2 9HL

87A Bishops Way, London. E2 9HL

87B Bishops Way, London. E2 9HL

89 Bishops Way, London. E2 9HL

91A Bishops Way, London. E2 9HL

91B Bishops Way, London. E2 9HL

93A Bishops Way, London. E2 9HL

93 Bishops Way, London. E2 9HL

95 Bishops Way, London. E2 9HL

99A Bishops Way, London. E2 9HL

99B Bishops Way, London. E2 9HL

99G Bishops Way, London. E2 9HL

101A Bishops Way, London. E2 9HL

101B Bishops Way, London. E2 9HL

105A Bishops Way, London. E2 9HL

105B Bishops Way, London. E2 9HL

107 Bishops Way, London. E2 9HL

109A Bishops Way, London. E2 9HL

109B Bishops Way, London. E2 9HL
111A Bishops Way, London. E2 9HL
111B Bishops Way, London. E2 9HL
73 Cadogan Terrace, London. E9 5HP
73A Cadogan Terrace, London. E9 5HP
75 Cadogan Terrace, London. E9 5HP
111 Cadogan Terrace, London. E9 5HP
111A Cadogan Terrace, London. E9 5HP
111B Cadogan Terrace, London. E9 5HP
112A Cadogan Terrace, London. E9 5HP
112B Cadogan Terrace, London. E9 5HP
113A Cadogan Terrace, London. E9 5HP
113B Cadogan Terrace, London. E9 5HP
114A Cadogan Terrace, London. E9 5HP
114B Cadogan Terrace, London. E9 5HP
330A Old Ford Road, London. E3 5TA
330B Old Ford Road, London. E3 5TA
332A Old Ford Road, London. E3 5TA
332B Old Ford Road, London. E3 5TA
334 Old Ford Road, London. E3 5TA
336A Old Ford Road, London. E3 5TA
336B Old Ford Road, London. E3 5TA
338A Old Ford Road, London. E3 5TA
338B Old Ford Road, London. E3 5TA
340 Old Ford Road, London. E3 5TA

346 Old Ford Road, London. E3 5TA
340B Old Ford Road, London. E3 5TA
342A Old Ford Road, London. E3 5TA
342B Old Ford Road, London. E3 5TA
344A Old Ford Road, London. E3 5TA
344B Old Ford Road, London. E3 5TA
348A Old Ford Road, London. E3 5TA
348A Old Ford Road, London. E3 5TA
352A Old Ford Road, London. E3 5TA
352B Old Ford Road, London. E3 5TA
356A Old Ford Road, London. E3 5TA
356B Old Ford Road, London. E3 5TA
360A Old Ford Road, London. E3 5TA
360B Old Ford Road, London. E3 5TA
69A Sewardstone Road, London. E2 9HN
69B Sewardstone Road, London. E2 9HN
71 Sewardstone Road, London. E2 9HN
73A Sewardstone Road, London. E2 9HN
73B Sewardstone Road, London. E2 9HN
75 Sewardstone Road, London. E2 9HN
77 Sewardstone Road, London. E2 9HN
79 Sewardstone Road, London. E2 9HN
81 Sewardstone Road, London. E2 9HN
83 Sewardstone Road, London. E2 9HN
85 Sewardstone Road, London. E2 9HN

87 Sewardstone Road, London. E2 9HN

89A Sewardstone Road, London. E2 9HN

91 Sewardstone Road, London. E2 9HN

93 Sewardstone Road, London. E2 9HN

95A Sewardstone Road, London. E2 9HN

95B Sewardstone Road, London. E2 9HN

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