



Chapel House

Conservation Area

1. Character Appraisal

2. Management Guidelines

London Borough of Tower Hamlets

Adopted by Cabinet: 7th March 2007

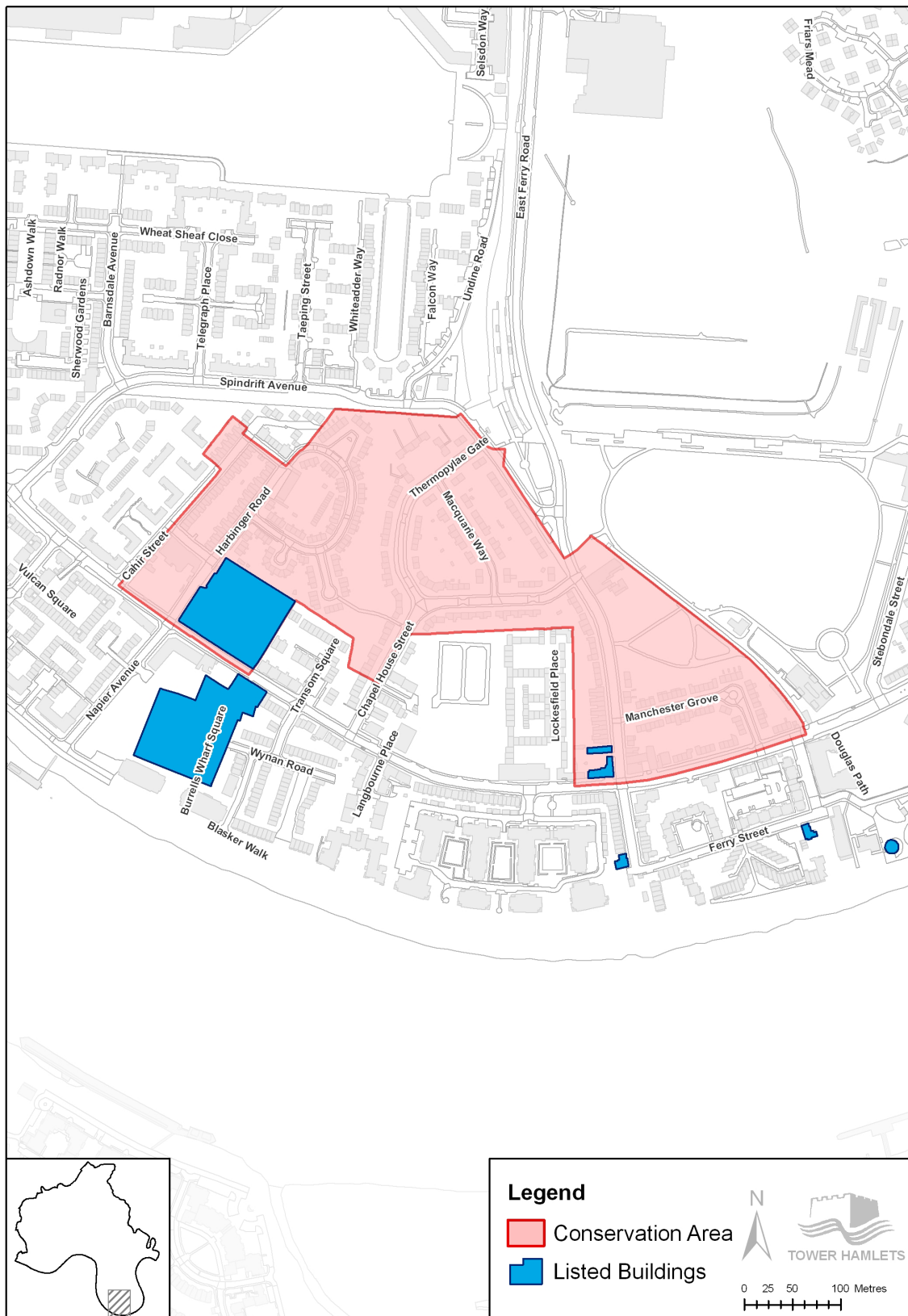
Link to and adoption of Addendum 26th July 2016

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.



CHAPEL HOUSE 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

Chapel House Conservation Area was designated in January 1987 by the London Dockland Development Corporation. It encompasses the predominantly residential area north of Westferry Road, and includes three Garden City Estates, some older traditional terraces and some fine landmark buildings.

History

The residential developments which characterise the Conservation Area largely date from the first part of the 20th century, as part of the government's post-war drive to provide housing for families of the returning troops. Prior to this, much of the area was open land, and records dating back to 1817 note the area covered by Cahir Road, Harbinger Road, and Hesperus Crescent as meadows and swampland. In the mid-18th century, Chapel House was the only inland farmhouse on the Isle of Dogs, perhaps named after a medieval chapel located by the track between Poplar and the Greenwich Ferry. By the 20th century, the last greenfield site on the Isle of Dogs was built over by the municipal Chapel House Estate. Many of the roads are named after Clipper Ships (eg. Thermopylae Gate, Macquarie Way), in reference to their river side location.

The area was developed over three decades. The first traditional terraces later gave way to garden city estates which followed an architectural style derived from traditional village architecture, based on the virtues of cleanliness, simplicity and honest use of materials.

Terraced houses constructed between 1902-1904 were typical of the small, flat-fronted houses which lined the pavements, common to the period. Charteris Terrace (202-224 East Ferry Road) was constructed in 1907 by Griggs and Son of Manchester Road, and is a typical bay-fronted terrace with small front gardens and tessellated tile paths. Some houses retain original front doors and sash windows. Predominantly two storeys with four rooms and a scullery, the terraces were constructed in stock brick

with red brick detailing, including the arches over doors and windows. Chimneys are a notable element of the roofscape.

The Chapel House Estate (13-53 Chapel House Street, 140-168 East Ferry Road, 1-19 and 2-24 Macquarie Way, 1-65 (odd) and 2-34 (even) Thermopylae Gate) terraces were designed in neo-Georgian style by Sir Frank Baines, Chief Architect of the Office of Works at the London County Council, in collaboration with Harley Heckford, the Borough Council's Engineer and Surveyor, responsible for the layout. Constructed by Griggs and Son between 1920-1921 on a 7.5acre site acquired partly from the Charteris Estate and partly from the Strafford Estate, a total of 120 properties were built. Each house and flat was given a garden, and a complimentary fruit tree. Common to all was the lack of a back extension, unpopular with the Garden City movement as it shut out precious light to the rear of the house.

14-52 Chapel House Street & 170-200 East Ferry Road are contemporaries of the Chapel House Street Estate. These 36 properties were constructed by Lockes Housing Society for the workers of Locke Lancasters nearby Millwall Lead Works. The firm's architect, Bradshaw, Brown and Company of Billiter Square Buildings closely copied Baines designs and used the same contractor Griggs and Sons. The only significant difference was the introduction of segmental heads to the windows.

Manchester Grove Estate (201-207 East Ferry Road, 1-59 Manchester Grove, 2-44 Manchester Grove & 15-45 Manchester Road) was built in 1925-1926 for Poplar Borough Council by R. A. Reader of Hackney and designed by Harley Heckford, who had worked with Baines on the Chapel House Street Estate layout. The design maintained the character of the garden estate, however some material alterations were made, probably for reasons of economy. These included pebble-dashed facades and tiled roofs in lieu of stock brick and slate. Six houses damaged in World War II were rebuilt in the 1950s and retain the modest feel of the originals.

The Hesperus Crescent Estate (22-34 Harbinger Road, 1-139 Hesperus Crescent; 2-62 Hesperus Crescent) was designed by Harley Heckford and built by R.A. Reader in 1929-30. A total of 108 houses were located in three culs-de-sac radiating from a new

central crescent. As with the properties in Manchester Grove, the distinctive brick boundary walls were used, brickwork being fronted with ceramic and brick rubble. 1-13 Hesperus Crescent was destroyed during World War II and was replaced by a terrace of six 3-bed houses.

Landmark buildings in the area include the Grade-II listed Millwall Fire Station and cottages located on the corner of Eastferry and Westferry Roads. Harbinger Primary School, which forms the western corner of the Conservation Area, and The Lord Nelson Public House were built by Henry Johnston in 1855.

Character

'The Buildings of England-London Docklands' states, 'Remarkable in London-wide terms is the LCC's Chapel House Estate for, though its layout is of standard green-suburb type, the elevations of its cottages and cottage-flats are, unusually, modelled on early 19th century London houses rather than the rural types used for outer suburbs'.

The area is characterised by its 'Garden City' style of residential development, which contrasts with earlier traditional terraced housing. Individual properties are grouped on curved roads, in various compositions, set back from the highway with front gardens and street trees. The estates, whilst modest in scale and form, are carefully detailed with subtle variations. The modest character, fine proportions, traditional materials and simple detailing of doors and windows, porches, front gardens, fences and boundary walls, form part of the special character of the Chapel House Conservation Area.

The original uniformity in scale and layout is critical to the preservation of the character of the Chapel House Conservation Area. Each small group of cottages is presented as a separate block, set beneath a single roof, located within an urban green space. The uniform rooflines amongst groups contribute to the character of the Conservation Area.

The space around the blocks is fundamental to the legibility of the layout.

Land Use

This Conservation Area is predominantly residential in character with very few other uses. There are some commercial uses on East Ferry Road.

Scale

The scale of the area is predominantly low, most houses being of not more than two stories in height. This height increases in some areas along the major roads.

Open Space

Millwall Park, west of the DLR line, provides a public green space for local residents. Although the area doesn't have a wide variety of open spaces, the private gardens make a considerable contribution to the public realm and the Garden City character. Replacement of gardens with hard landscaping is detrimental to the character of the Conservation Area. The existing building line is generally set back from the road with houses fronted by an area of landscaping.

The original boundary treatments, a mixture of brick walls faced with burnt bricks and tiles and chestnut palings, form an important part of the landscape character of the area. Chapel House Street and other areas (eg. Charteris Terrace) probably lost their cast iron railings in the 1940s to assist the war effort.

Views

The Conservation Area has a number of important vistas. Vernacular street scenes with curved roads predominate. The composition of buildings, gaps between buildings, views and open spaces are particularly important in this Conservation Area, which is modelled on garden suburb principles.

Summary

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 20th century. 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 Policy CP3 of the Core Strategy 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.

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 Chapel House is described in detail in the Appraisal in the first part of this document.

In Chapel House, 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’. This is described in detail in policy CP49 of the Core Strategy of the LDF. In addition, applicants should note policy CP46 to ensure that access issues are properly addressed in work carried out in a Conservation Area.

- A strategic cycle route runs along Westferry Road on the southern edges of the Conservation Area.
- The Green Chain Network runs down Spindrift Avenue on the north-eastern edge of the Conservation Area.

Listed Buildings in the Conservation Area

Grade II

- 397 Westferry Road
- Millwall Fire Station, 461 Westferry Road
- Fire Station Cottages, 1-5 Westferry Road

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 pressures of car parking have made themselves felt in this area. Front gardens which could add to the green landscape setting of the houses have been converted to off-street car parking spaces. It should be investigated whether any alternative design strategies can meet parking needs while preserving or restoring the character of the Conservation Area.

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

Opportunities and Potential for Enhancement

The simplicity of the architecture, the symmetry of the small groups of houses, and the harmony of the landscaped public spaces can be easily damaged by insensitive development.

In close consultation with residents, consideration should be given to the use of Article 4 directions to avoid certain kinds of Permitted Development eroding the quality of the area.

Although it is outside of the Conservation Area, any re-use of the railway viaduct through Millwall Park should be sensitive to the character of the area. The setting of the Conservation Area will also be considered when new development is proposed nearby.

A review of parking provision in the area could significantly improve the quality of the streetscape by re-converting front gardens from hardstanding back into green spaces where possible, and encouraging the reinstatement of the characteristic boundary treatments.

Due to the consistency of the urban character, the area could benefit from the production of detailed design guidance for residents. The fragile character of this garden city housing can be severely compromised by the cumulative effect of small alterations, and guidance would help to prevent unsympathetic alterations. This guidance should address building scale, rooflines, satellite dishes, window fenestration, patterned brickwork and open spaces.

Particular care will be taken to ensure that views within the area are protected when considering applications for new development, alterations or extensions. New dormer or velux windows will generally not be permitted. Planning permission will not be granted to expand or intensify non-residential uses where this would harm the residential character of the Conservation Area. The subdivision of a property into two or more units may also have a detrimental impact upon the character of the

Conservation Area resulting in additional parking requirements, (often met by creating a hard standing within the garden space), and other unsympathetic alterations.

The maintenance of the space around the blocks is fundamental to the legibility of the layout. Extensions visible from the public realm will compromise the symmetry of the buildings and will be resisted by Council. Flank extensions to terraces are generally not acceptable as they destroy the symmetry of the terrace and disturb the uniformity of the group. The open area to the side of a terrace is as important to the balance of the terrace as the buildings themselves are.

Trees, Parks and Open Spaces

The management of green spaces and trees is important to this Conservation Area, as the Garden City concept is characterised by houses set into landscape. This special character needs to be protected in close coordination with other requirements under other legislation and policies.

All trees in Conservation Areas are protected, and many in this area, particularly along Macquarie Way and Chapel House Street are also covered by Tree Preservation Orders (TPO's). All works to trees 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 LDF, 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

- The Survey of London, volume 43: Poplar, Blackwall and the Isle of Dogs.
- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.
- Docklands Heritage. LDDC 1989.

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:

At this time we are not aware of any listed buildings at risk in the Conservation Area.

Any other threats to the Conservation Area

- Removal of front boundary walls and parking in front gardens.
- Inappropriate changes to buildings under Permitted Development rights.

Priorities for Action (1-5)

1. Produce Stakeholder's Guide to the area.
2. Introduce Article 4 Directions to remove Permitted Development Rights.
3. Care for trees in the area.
4. Prioritise planning enforcement action.
5. Provide detailed guidance on satellite dishes.

London Borough of Tower Hamlets

**ADDENDUM to Chapel House 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 consultation

The purpose of this Addendum is to support residents who would like to make a planning application to extend their home in the Chapel House 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 Chapel House 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 Draft Mansard Roof Guidance Note. This contains information on the most relevant planning policies that the Council must consider when making decision on planning applications; the character of historic roofs in Tower Hamlets; the elements of Mansard Roofs and best practice advice on how you should approach the design of a new mansard roof in a conservation area; and finally, the document includes some helpful tips for you to refer to when making a planning application for a new mansard roof in a Conservation Area.

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

Addendum to the Chapel House Conservation Area Character Appraisal

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 Chapel House 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 three sections and relates to (i) roof extensions, (ii) rear extensions and (iii) side extensions.

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

Chapel House Conservation Area is largely composed of a variety of short, two storey terraced groups and pairs of houses which date mostly from the first part of the twentieth century. A number of the terraces are angled to follow the line of the winding estate roads. The houses have simple pitched roofs, some of a low pitch. Nearly all of the roofs have hipped ends but several houses were built with side gables and a couple of terraces incorporate front facing gables. Chimney stacks are located symmetrically along the ridges of the groups of houses. Overall there is a consistent sense of scale across the Conservation Area.

The group of houses along the southern edge of Chapel House Street is unusual in that the main roof extends over paired rear extensions.

Older terraced housing on Harbinger Road and Cahir Street and the southern end of East Ferry Road is also included within the Conservation Area. The Harbinger Road and Cahir Street houses have simple pitched roofs (of relatively low pitch). The terraced houses at the southern end of East Ferry Road also have pitched roofs of a steeper pitch; several of the original pitched roof forms over the two storey projecting bays at the front of the houses remain but many appear to have been replaced by small flat roofs.

Map 1, appended to this Addendum forms an audit of the existing types of main roof (i.e. excluding any rear extension) which are located within the Chapel House Conservation Area. The audit includes all roofs in the Conservation Area, including listed buildings. However, the guidance applies only to non-listed properties.

The Audit clearly illustrates that in the majority of 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.



Thermopylae Gate (above): Simple pitched roofs are characteristic of most of the houses within the area. Note the characterful chimneys symmetrically placed within the roofs.



Macquarie Way (above): illustrating the consistency of the roofline.



West Ferry Road (above): Many of the short terraces were built with hips at each end.



Macquarie Way (above): Some terraces were built with gabled ends.

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 non-listed residential properties where change to the main roof form could be considered to be less harmful to the significance of the roof, the terrace or pair of houses 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 only a 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

Unlike much of the earlier terraced housing within the Borough, most of the interwar houses within this Conservation Area were built without rear extensions (sometimes referred to as 'back additions', 'outriggers' or 'closet wings') as part of the original building. These houses were built with a simple rectangular plan incorporating a flat back wall facing onto the rear garden - with the exception of the group of houses along the southern edge of Chapel House Street (referred to earlier) where the main roof extends over paired rear extensions. The flat back wall was an intentional element of the design ensuring the light and airy character of the rooms at the rear of these houses.

The original picture has been blurred in many parts of the Conservation Area by later alterations. Most terraces now include a variety of later rear extensions including full width extensions with simple sloping roof and conservatories. Whilst the form of the extensions varies, virtually all are single storey.

The older groups of houses on Harbinger Road and Cahir Street appear to have been built incorporating simple, single storey, lean-to extensions at the rear; this form of original rear extension is relatively unusual. Many of these extensions have been subject to later alteration. The late Victorian or Edwardian terrace at the southern end of East Ferry Road was built with large two storey paired extensions typical of much housing of this date.



East Ferry Road (above): rear extensions

Map 2 appended to this addendum forms an audit of the different types of rear extension which are located within the Chapel House Conservation Area. To gain a full picture the audit includes all residential extensions within the Conservation Area, both listed and unlisted buildings.

Sensitivity to change (Significance)

The scope for rear extensions is often greater than for roof extensions. Where new extensions are not visible from the public realm their impact on the overall character and appearance of the Conservation Area is minimised. 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.

However 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, size of the garden 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*
- *significance in terms of the character and appearance of the Conservation Area.*

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

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

In many locations a full-width lightweight single storey extension at the **rear** of an interwar house within the Conservation Area may be considered acceptable. There may be scope for additional accommodation to be added to the rear of the Cahir Street and Harbinger Road houses.

(iii) Side Extensions

Each terrace or pair of houses within the interwar estates forms a unified symmetrical composition. The design of the groups of houses is skilfully and elegantly varied. The spaces around and between the groups of houses and the greenery contained within these spaces are an intrinsic part of the Conservation Area which was built up later than most of the Borough and has a very distinct character.

Due to the nature of the layout of the interwar housing, there are many houses with three exposed elevations and gardens which extend around three sides (i.e. front back and sides).

Sensitivity to change (Significance)

Map 2, appended to this Addendum includes a thorough audit of the relatively few side extensions which are located within the Chapel House Conservation Area.

There is considered to be very little or no scope for side extensions within the Conservation Area; such extensions are very highly visible and also harm the balance of the symmetrical groups of houses which are the core of the Conservation Area. In assessing applications for side extensions, the same factors will be taken into account as with regard to rear extensions.

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

MAP 1: ROOF AUDIT

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

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

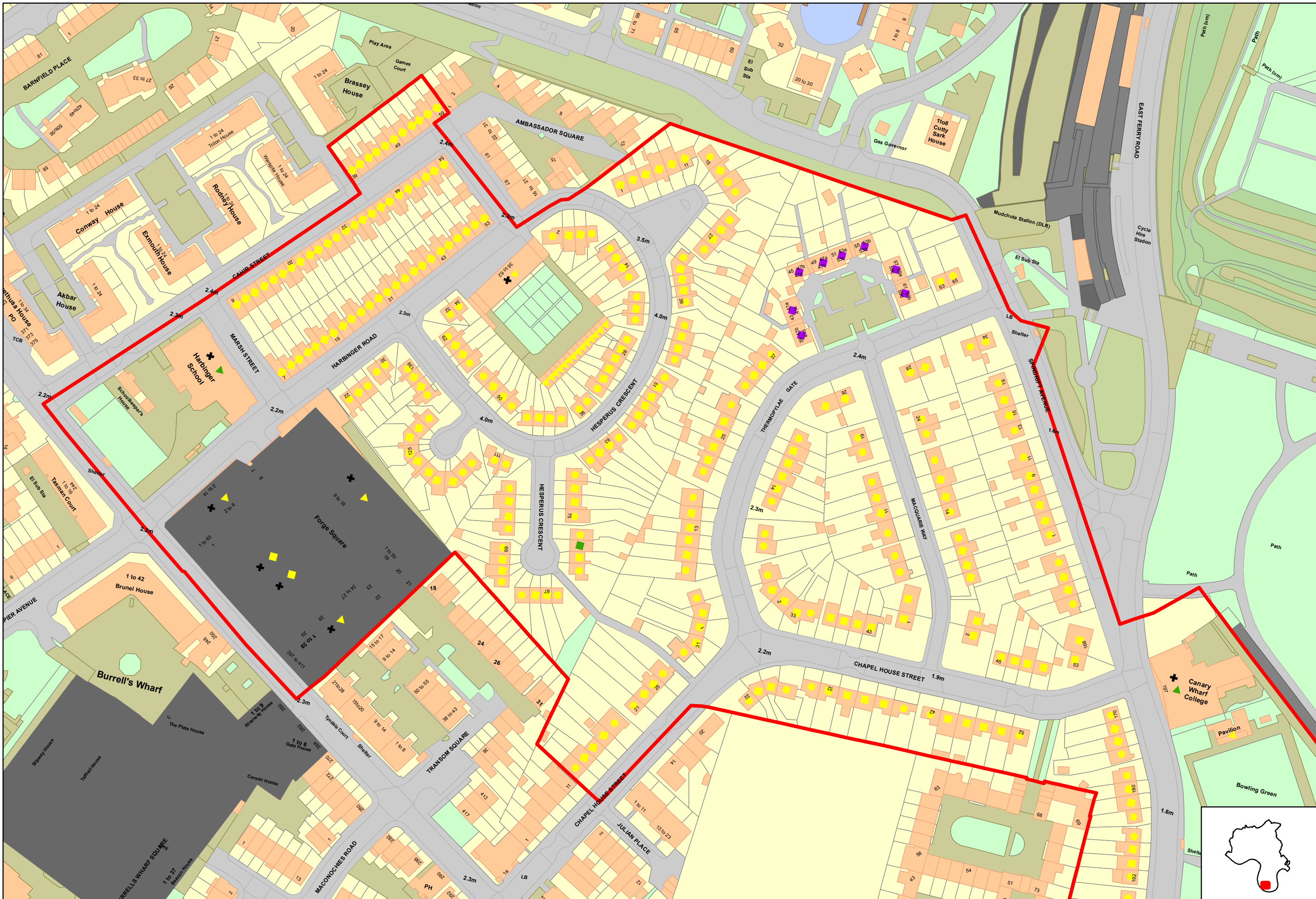
Conservation Area : Chapel House (South East) - Roof Audit



Roof Type

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

Conservation Area : Chapel House (North West) - Roof Audit

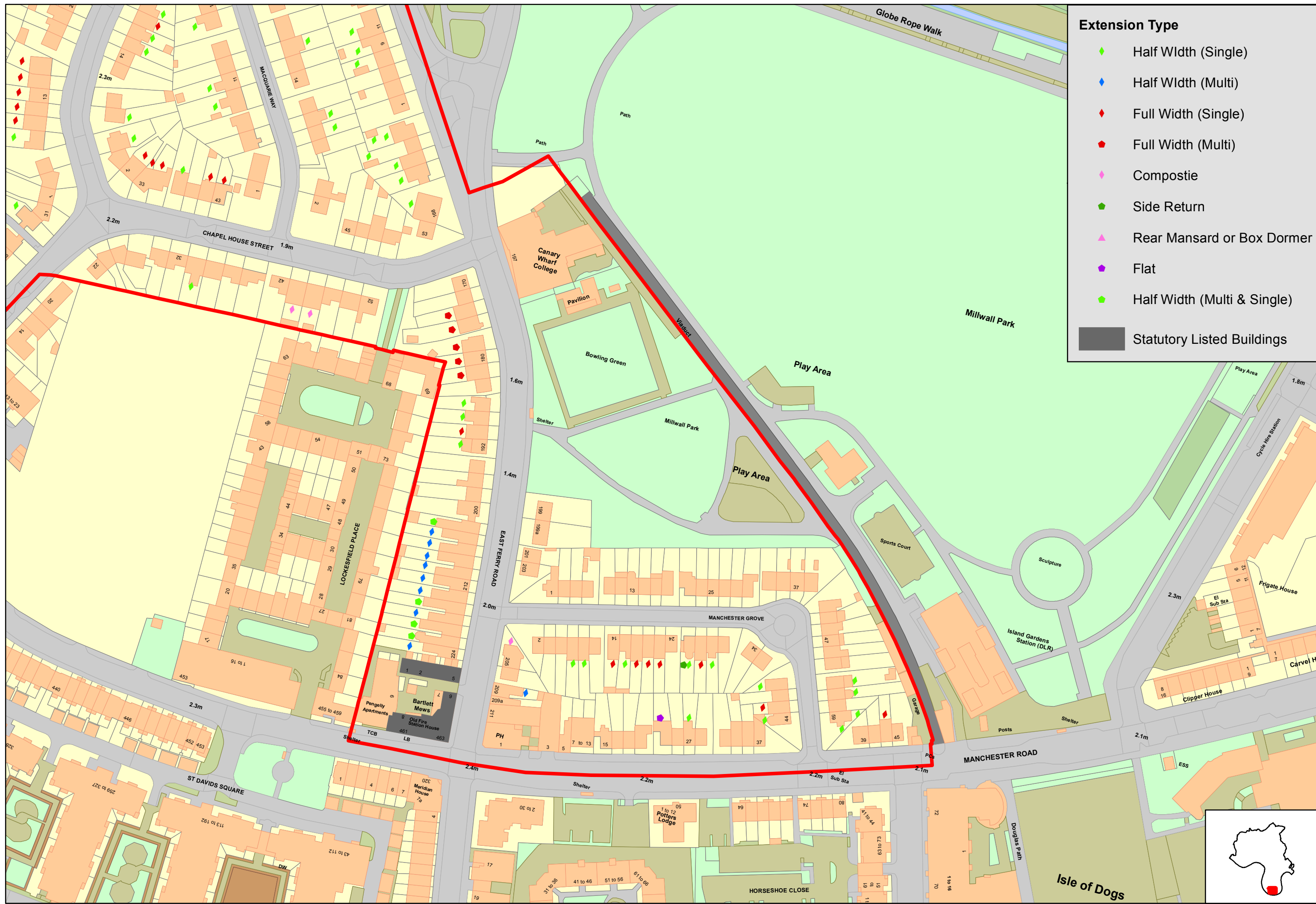


MAP 2: EXTENSIONS AUDIT

Study of existing rear projections and extensions.

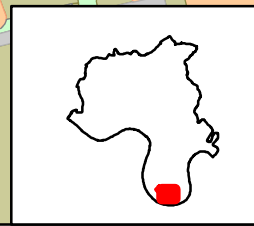
[Please note: this map is in two parts. The key in on the first page.]

Conservation Area : Chapel House (South East) - Rear Extensions Audit

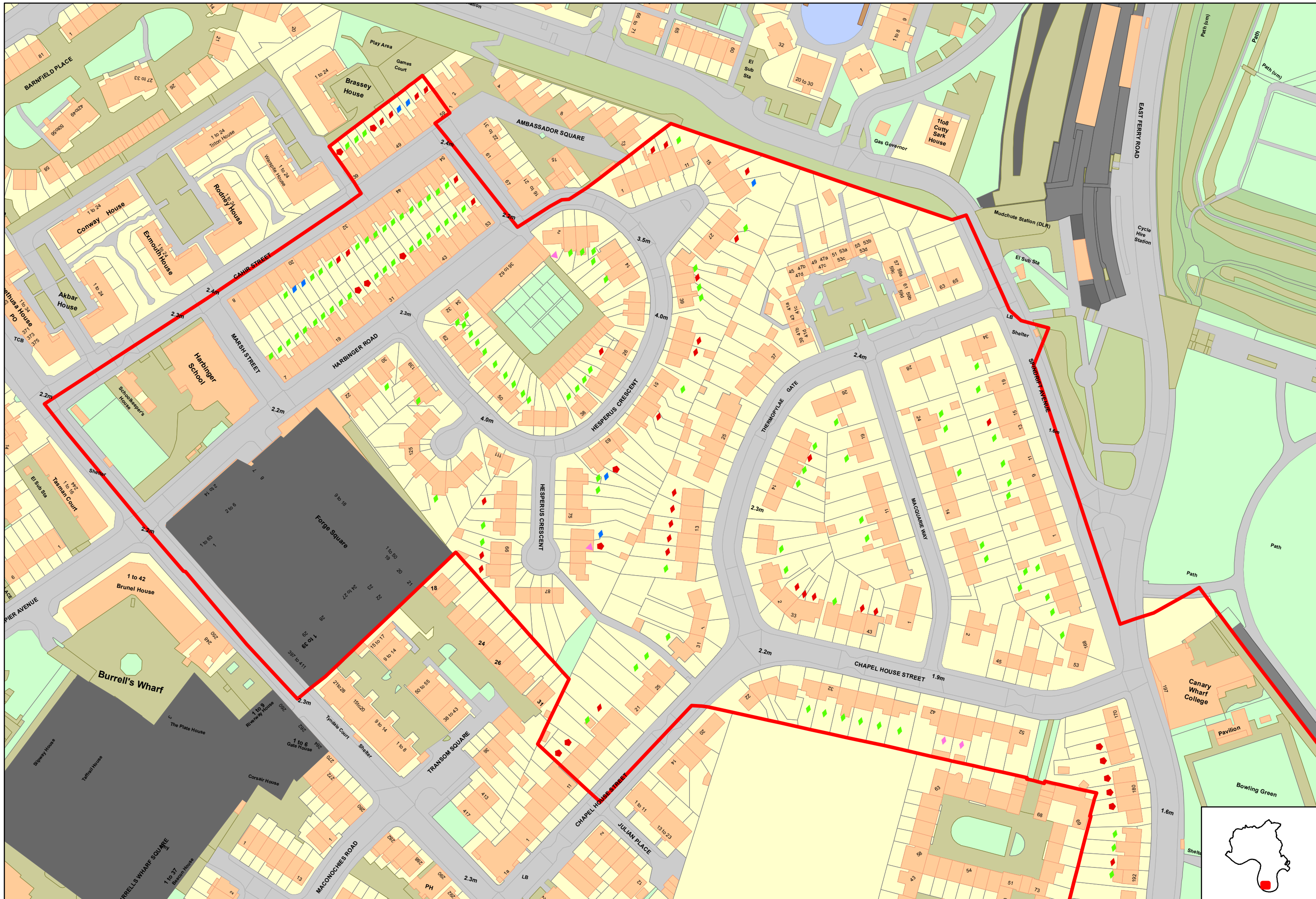


Extension Type

- ◆ Half Width (Single)
- ◆ Half Width (Multi)
- ◆ Full Width (Single)
- ◆ Full Width (Multi)
- ◆ Compostie
- ◆ Side Return
- ▲ Rear Mansard or Box Dormer
- ◆ Flat
- ◆ Half Width (Multi & Single)
- Statutory Listed Buildings



Conservation Area : Chapel House (North West) - Rear Extensions Audit



SCHEDULE 1: CHAPEL HOUSE CONSERVATION AREA

Properties where roof extension / alteration might be considered acceptable, (Subject to a detailed planning application).*

ADDRESS

202 East Ferry Road, London. E14 3AY

204 East Ferry Road, London. E14 3AY

206 East Ferry Road, London. E14 3AY

208 East Ferry Road, London. E14 3AY

210 East Ferry Road, London. E14 3AY

212 East Ferry Road, London. E14 3AY

214 East Ferry Road, London. E14 3AY

216 East Ferry Road, London. E14 3AY

218 East Ferry Road, London. E14 3AY

220 East Ferry Road, London. E14 3AY

222 East Ferry Road, London. E14 3AY

224 East Ferry Road, London. E14 3AY

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