



# Tredegar Square Conservation Area

## *CHARACTER APPRAISAL AND MANAGEMENT GUIDELINES*

LONDON BOROUGH OF TOWER HAMLETS  
ADOPTED MARCH 2008

LINK TO AND ADOPTION OF ADDENDUM 26 JULY 2016



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## TREDEGAR SQUARE CONSERVATION AREA

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

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# Preface

## 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.



# Character Appraisal

## Overview

The Tredegar Square Conservation Area was designated in 1971. The Conservation Area, which encompasses much of Mile End New Town, is bounded by Lichfield Road and the railway line to the North, Addington Road to the east, Bow Road and Mile End Road to the South and Grove Road to the west. It is an area of special architectural and historic interest, with a character and appearance worthy of protection and enhancement.

## History

The Mile End and Bow Road route to Essex came into its own in medieval times when a bridge was built across the river to the south of Old Ford in the 12th century and Bow (or Stratford atte Bow as it was originally called) could develop in earnest. Over the centuries, the River Lea attracted riverside industries including a scarlet dye works in the mid-17th century and one hundred years later, a China factory producing Bow Porcelain between 1747 and the 1770s. Mile End Old Town, which was originally built on land close to Whitechapel expanded eastward as the urban population grew. Some of the tablets marking the boundaries of the area can still be seen today.

A stone inscribed with the letters MEOT is embedded in the wall of No 20 Morgan Street on the corner of Coborn Road. Similarly, territorial signs for the adjoining borough (St Mary's Stratford, Bow) can be found on the eastern pier of the railway bridge and the wall of Coborn Terrace, at the junction with Bow Road.

On the east side of Coborn Road, most of the land belonged to the Coborn Charity founded in 1701 to provide a school for girls and boys and money for the poor in Bow. To the west lay land originally belonging to Essex House (on the site of the present-day Onyx House) associated with the Morgan family, and later with Lord Tredegar. At the beginning of the 19th century, the construction of Commercial Road, the Regent's Canal, the Limehouse Cut and

## History (Contd.)

New Docks on the Thames opened up new opportunities for employment and residential development in the area.

The area was developed principally between 1820 and 1860. Ground landlords like Sir Charles Morgan of Tredegar and the Coborn Trustees leased plots to developers and builders who erected houses that they could then sub lease for their own profit. Construction began to the East of Coborn Road in 1817 and villas in Coborn Street were ready for letting in 1827. Following an act of parliament in 1824, Sir Charles Morgan was permitted to put up dwellings on his fields. By the 1830s, the villas in Rhondda Grove, the houses at the eastern end of Morgan Street, the main western terrace of Aberavon Road and much of Tredegar Square were built. The new development on Morgan ground had its own church, Holy Trinity, and grammar school by 1847 and a few new properties began to be erected to the north of Morgan Street around that time. In due course, this led to the completion of Alloway and Lichfield Roads, College and Tredegar Terraces and the taller houses at the western end of Morgan Street and Grove Road between 1862 and 1889. The population increased to around 10,000 by 1861 with a further huge increase by 1896.

Although the area was considered to be relatively prosperous, job creation was needed here, as elsewhere in the metropolis. Home-based industries such as dressmaking, umbrella furnishing, and walking stick manufacture were pursued. Industrial concerns included a waterproof clothing factory on the east side of Coborn Street where the primary school is today and other clothing manufacturers in Tredegar Square, Coborn Road and Tredegar Terrace.

Areas near Tredegar Square were damaged by bombing during the Second World War and a post-war scheme for widespread redevelopment of the area was under consideration.

## Character

The Tredegar Estate was laid out formally around the square and designed in grand style. The square is surrounded on all sides by three-storey terraced houses with basements. The north side is the grandest with stuccoed and classical decoration and the remaining three sides are plain stock brick.

The area was developed to a grid and uniform pattern, and the character of most streets is created by the repetition of architectural elements to create a finely textured surface to the continuous building frontages. This quality is particularly apparent in long views. The proportions of the buildings provide definition to the streets but leave them generously sized. Away from the square and major roads, the scale of the townscape reduces to smaller houses. Where individual gardens have been preserved, for example on Coborn Road, there is an almost rural character.

Tredegar Square Conservation Area comprises well-proportioned housing, built to resemble the contemporary buildings of north and west London. Substantial houses front the main road; grand houses surround the square; prosperous villas line the route to the church and smaller, more modest houses are set close to these. Originally each road contained houses built in the same style at the same period and there is still considerable unity that provides an essential contribution to the area's character today.

Many properties still retain original external and internal features, such as cast-iron balconies, railings, double-hung timber sash windows with fine glazing bars, good examples of panelled front doors, semi-circular doorways, fanlights, decorative stucco or plaster moulded window surrounds and door-cases, stuccoed string courses, projecting stone-cills, timber window shutters, original fireplaces and ceiling cornices and these features contribute positively to the character of the Conservation Area.



## Character (Contd.)

An increasing number of metal security gates are being introduced to the front of properties in the Conservation Area. Entrance doors are historically recessed to give some shelter from the weather, the new security gate is introduced in front of this on the same plane as the front wall. They are not traditional, and their introduction detracts from the character and appearance of the townscape. In some areas, for example Rhondda Grove, the creation of hardstanding in garden areas is out of character with the area and detracts from the area. The post box at the corner of Tredegar Square is a modern replica but it clearly contributes to the character of the area.

## Land Use

The prevailing character of the area is residential, with commercial uses confined in the large part to the main road frontages. Some small shop units and public houses exist within the area, which add to the variety and character of the area.

There are a number of public buildings set within the Conservation Area such as schools, churches, and the police station. These create a sense of civic identity for the area and a stronger sense of place. The church and school provide a visual relief to the predominantly residential character of the area.

## Scale

The scale of buildings vary, generally decreasing in size from the grand buildings around the square, to smaller houses on the periphery of the Tredegar Square Conservation Area. This transition occurs in a subtle and harmonious way.

## **Open Spaces**

Tredegar Square is the most significant public open space in the area. It is approximately 100m x 100m in size. The sense of spaciousness is enhanced by the setback of the terraces behind front gardens and by the judicious planting of trees, either within the gardens or the street. The large, mature trees and landscaping of the square, coupled with the architectural quality and surviving detail of the surrounding terraces, define the character of this central green space. This open space is significant not just for its quality of design, but as a rare example in East London, of a type of residential development that took place on a wider scale in the West End at the time.

## **Views**

The clear definition of the streets and the character of the architecture create many high quality views. Within Tredegar Square itself each terrace facade contains a central focus which gives a distinct and memorable character to views within the square. Elsewhere, long views along a road are closed by feature buildings. For example, Rhondda Grove is closed by the view of Holy Trinity, College Terrace by the Lord Tredegar, and Aberavon Road by the corner shop at no. 9 Morgan Street.

## **Summary**

This is an area of particular special architectural and historic interest. Developed principally between 1820 and 1860 it illustrates a rich history, incorporates significant architecture. The character and appearance of the area, as described in this appraisal, define its special qualities. There are minor improvements that could be made to buildings in the Conservation Area, but overall, this has little impact on the qualities that led to its designation.

**Please also see attached addendum which was adopted on the 26 July 2016.**



# Tredegar Square Conservation Area

## *CHARACTER APPRAISAL AND MANAGEMENT GUIDELINES ADDENDUM*

LONDON BOROUGH OF TOWER HAMLETS  
ADOPTED JULY 2016

THE ADDITIONAL GUIDANCE CONTAINED WITHIN THIS ADDENDUM RELATES TO NON  
LISTED HOUSES WITHIN THIS CONSERVATION AREA



# 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 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 Tredegar Square is described in detail in the Appraisal in the first part of this document.

In Tredegar Square, 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, and which contribute positively to the streetscape.

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 (e.g., 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.**

## Outline Guidance on Applications (Contd.)

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.’

Tredegar Square is designated as a London Square and is subject to the London Squares Preservation Act of 1931. The area is identified as an area of archaeological importance.



**Listed Buildings in the Conservation Area**

**Ecclesiastic Grade C**

Holy Trinity Church, Morgan Street

**Grade II\***

26 Tredegar Square

**Grade II**

Gurdwara Sikh Sangat and railings,  
Harley Grove  
3-23 Bow Road  
69-95 Bow Road  
101-109 Bow Road  
Central Foundation School  
24-37 Coborn Street  
20-28 Coborn Road  
44-52 Coborn Road  
15-41 Coborn Road  
27-41 Morgan Street  
10-20 Morgan Street  
1-22 Tredegar Square  
23-25 Tredegar Square  
27-32 Tredegar Square  
33-48 Tredegar Square  
53-64 Tredegar Square  
50 Lichfield Road  
415-455 Mile End Road

Central Foundation Girls School  
(lower school) Morgan Street  
28-31 Rhondda Grove  
23-25 Rhondda Grove  
19-21 Rhondda Grove  
6-11 Rhondda Grove  
2-34 Aberavon Road  
1-45 Aberavon Road

**Locally Listed**

395 Mile End Road  
25 Bow Road  
10 and 11 Harley Grove  
40 to 42 Coburn Road  
55 Coburn Road  
2-12 Grove Road  
16-46 Grove 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.

In general, the highways are in a good state of repair. Historic street surfaces and furniture should be retained and repaired where possible, using high quality materials such as York Stone paving, granite setts and kerbstones as appropriate.

Original details such as cast iron bollards, coal hole covers, old street signs, railings and drinking troughs should be retained, repaired, or restored as appropriate.

Mile End Road, along the southern edge of the Conservation Area, will be the location for the 2012 Olympic Marathon and should form part of a wider study to improve the streetscape along the length of the road.

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**

One of the most significant qualities of the area is the unity of the residential terraces. Conserving this unity and cohesion is critical when planning any maintenance or repair works to buildings in this area. Where possible, historic features such as front gardens, railings or cornices should be re-introduced as part of any works.

There is a long history of mixed use buildings in the area, and occasional small scale retail units, workshops and public houses are an important characteristic of the area. There is pressure to extend residential houses to the rear, side, or roof and in general.

This should be resisted because it will compromise the visual cohesion of the streetscape. The area would benefit from detailed design guidance on where extensions may be appropriate, including guidance on form, colour, texture, profile, materials, massing, fenestration, buildings lines, street frontages, scale, proportion, and architectural detail.

## **Trees, Parks, and Open Spaces**

The most significant space is Tredegar Square itself, at the centre of the Conservation Area. The management of this important London Square should preserve its essential character as a large semi-formal garden and amenity space.

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.

## **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 27: Spitalfields and Mile End New Town.

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](http://www.towerhamlets.gov.uk)

or by contacting:

Tel: 020 7364 5009

Email: [dr.majorprojects@towerhamlets.gov.uk](mailto: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:

Mile End Old Town Residents Association

English Heritage [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

The Georgian Group [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

Victorian Society [www.victorian-society.org.uk](http://www.victorian-society.org.uk)

20<sup>th</sup> Century Society [www.c20society.org.uk](http://www.c20society.org.uk)

Society for the Protection of Ancient Buildings [www.spab.org.uk](http://www.spab.org.uk)

### **Listed Buildings at Risk:**

#### **Holy Trinity Church**

Priority: D (D)

Designation: Grade II Listed

Condition: Fair. Vacant

Ownership: Religious Organisation

**Summary:** Early Gothic Revival church built 1836-9 by G Austin. The attached church hall has been repaired and is used for worship. Grant offered by English Heritage/Heritage Lottery Fund Joint Scheme. Works to roofs and windows now complete, but interior needs substantial work.

**Proposed Actions to Secure:** Secure ongoing program of external repair.

## **Other threats to the conservation area**

The threats to the Tredegar Square Conservation Area are those posed by permitted development which allows a number of minor but unsympathetic alterations to unlisted properties without the need for Planning Permission. Included within this category are the introduction of new windows, doors, the loss of historic features, and pebble dashing. One way to restrict this would be to consider the introduction of Article 4s.

Another threat to the community is the decline in local services, shops, and cafes. Safety within the Conservation Area was also raised as a concern by local people.

### **Priorities for Action (1-5)**

1. The conversion of public houses and shop units to residential will be resisted.
2. Establishment of a Bow Conservation Areas Advisory Group with residents
3. Produce householder guide in conjunction with new CAG
4. Liaise with the Olympics Team to ensure that the proposals for High Street 2012 respect the character of the Conservation Area.
5. Encourage good practice with regard to the planting / maintenance of street trees.



# Tredegar Square Conservation Area

## *CHARACTER APPRAISAL AND MANAGEMENT GUIDELINES ADDENDUM*

ADOPTED JULY 2016

THE ADDITIONAL GUIDANCE CONTAINED WITHIN THIS ADDENDUM  
RELATES TO NON-LISTED HOUSES WITHIN THIS CONSERVATION AREA





# Addendum

## **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 Tredegar Square 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 Tredegar Square 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](http://www.towerhamlets.gov.uk).

## **Tredegar Square 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 Tredegar Square Conservation Area. It is intended to help homeowners in understanding the character and significance of the Conservation Area and 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 principal roof, excluding rear extensions / additions.)**

The Conservation Area is largely composed of a series of residential terraces. The terraces whilst consistent within themselves vary greatly in detail. They range from the very grand (listed) earlier nineteenth century terraces surrounding Tredegar Square, to the decorative late nineteenth century terraces fronting Lichfield Road. Over the years the Council and building owners have sought to preserve the fundamental, consistent character of the terraces and preserve the historic roof forms which are so significant a part of the character and appearance of the Tredegar Square Conservation Area.

**Map 1** appended to this Addendum includes a thorough audit of the existing types of main roofs (i.e., excluding the rear extension) which are located within the Tredegar Square Conservation Area. The audit includes all roofs in the Conservation Area, including listed buildings, although this guidance applies only to non-listed buildings.

This 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. It is interesting to note that occasionally terraces were started with one type of roof at one end and finished with another roof at the other end – historic features such as this are considered to be of significance and illustrate historic changes in taste/conditions.



Many of the terraces within this Conservation Area feature London (or Butterfly) roofs. These are an inverted „V“ in form with a central valley and ridges on the party walls between the individual houses of the terrace. These roofs are of low pitch and are concealed from the street (i.e., the front) behind parapets producing a hard, straight edged appearance and a strong silhouette. This visible lack of roof is an important architectural characteristic. At the rear, the parapet is nearly always omitted and the row of gently pitched gables with the valleys between is clearly evident. Chimney stacks are located along the party walls between houses (often in pairs) and are sometimes visible on the skyline, particularly at the rear of terraces. Both the valleys and the chimney stacks are important Conservation Area features, contributing significantly to its character.

Several groups of houses were built with mansard roofs, for example those on Mile End Road where the roof has a steeper lower pitched section and a less steep upper pitch; other roofs within the Conservation Area include the straightforward pitched roof which is found far less often in this area than is the case in most areas of the Capital, because it is generally associated with more recent houses.

Roof top features such as chimney stacks, chimney pots and party walls are important elements of the Conservation Areas character. The design and detail of features such as chimney stacks varies and was the subject of changing architectural styles.

Slate is the dominant roofing material within the Conservation Area.



**London (or Butterfly) roof – street elevations (above):** This type of roof, concealed from the street behind a continuous parapet is highly characteristic of large parts of the Tredegar Square Conservation Area. This continuous parapet line is a significant feature of this terrace.



**London (or Butterfly) roof – rear elevation (above):** The parapet is omitted from the rear elevation of houses with London roofs exposing the distinctive pattern of gables and valleys to view. Chimney stacks and pots are an important feature of the silhouette.



**Steeper Double pitch roof (without parapet) (above):** This straightforward type of roof is very common in many areas of London (on later nineteenth and twentieth century terraces) but is relatively rare within the Tredegar Square Conservation Area. The party walls project through the slope of the roof. The pitch of the roof hints at its possible date. Earlier and mid nineteenth century houses were built with roofs of gentle pitch; later nineteenth century houses were built with steeper roofs.



**Less Steep Double pitch roof (above):** Earlier/mid nineteenth century roofs often have a more gentle roof slope.

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

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

- visibility and impact on the public realm;
- historic integrity (degree of change);
- the historic and architectural interest of the buildings concerned;
- the completeness of the group or terrace of houses concerned;
- the consistency and uniformity of the existing roofscape and its contribution to the character of the Conservation Area; and
- significance in terms of the Conservation Area.

The map indicates that there are few areas where changes to the main roofs would not harm the overall significance of the terrace, and Conservation Area. In areas identified for potential change 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. remain important considerations.

In some instances, whilst a roof extension may be appropriate for a group of buildings, it may not be appropriate on a piecemeal basis, as it will interrupt the silhouette of the roof and compromise the form of the roof adversely, for example Pembroke Mews.

Similarly, where alterations to the back of a roof are felt to be acceptable it will nonetheless be important to retain the existing ridge line.

## **(ii) Rear extensions**

Most of the houses within the Conservation Area were built with rear extensions (the addition or projection to the rear of the main body of the house sometimes referred to as the “back addition”, „outrigger” or „closet wing”) as part of the original building. Stefan Muthesius in the „The English

Terraced House” states that “the back extension is the most varied and complicated part of the terraced house” (1982, Yale University Press).

In the Georgian era, often there were no extensions to a house but where they existed, they were purely functional and were not of a standard form. Generally, service rooms were accommodated in the basement with the ground and first floor being reserved for the more important public rooms, and it is this arrangement which can be seen in Tredegar Square.

The rear extension to the Victorian terrace house had its origins in the grander houses of an earlier era, similar to those in Tredegar Square itself. Space was ordered according to a structural hierarchy, with the more public spaces such as the parlour located at the front of the house, whilst the more private spaces were located to the rear of the house in the back extension.



The provision of a basement was costly, and as the Victorian era progressed the need for cheap housing saw a move away from the provision of a basement and the services originally housed here were increasingly accommodated within the back extension at ground level. Economy continued to play a role in the evolution of the back extension with the early single storey single unit extensions with three independent walls housing a scullery being replaced by paired extensions under one roof. Overtime the very small single storey extension which was generally a scullery increased in size to include a kitchen with a bedroom above, and the scullery was pushed into a smaller lean to section beyond this.

Extensions varied in width, height, and length according to the builder but tended to increase in scale as the century progressed. However, there is usually a degree of consistency within a terrace. The original picture may be blurred in some parts of the Conservation Area by later alterations.

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

A number of different types of extension can be seen within Tredegar Square. The earlier properties are built without back extensions but some of the later terraces adjoining the square, illustrate the variety which can occur in the treatment of the back extension.

On the west side of Aberavon, the extensions are independent, rather than paired, and include lean to sculleries beyond.

On the north side of Lichfield Road, the properties have two storey paired extensions with a further paired single storey addition beyond this to accommodate a scullery.



**Rear of Alloway Road (above):** Paired two storey projections with tall part immediately adjacent to main body of house and lower section beyond.



**Tredegar Terrace (above):** This terrace is flat backed, and this is an important part of the character of these earlier terraces. Those terraces around Tredegar Square itself have flat backs, with services being accommodated within the basement.

### Sensitivity to change (Significance)

The scope for rear extensions to be altered is often greater than for roof extensions. There are large parts of the Conservation Area where rear elevations are considered to have less significance in terms of the character and appearance of the Conservation Area. Where new extensions are not visible from the public realm their impact on the overall character and appearance of the Conservation Area is reduced.

However, the variety of rear extensions means that there is no standard solution and when putting an application together it will be important to consider, the consistency and rhythm of neighbouring properties, the existing rear building line, and the character of the house.

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 wraparound 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 imperative that rear additions must in all cases remain subordinate to the main roof of the house.

**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.]

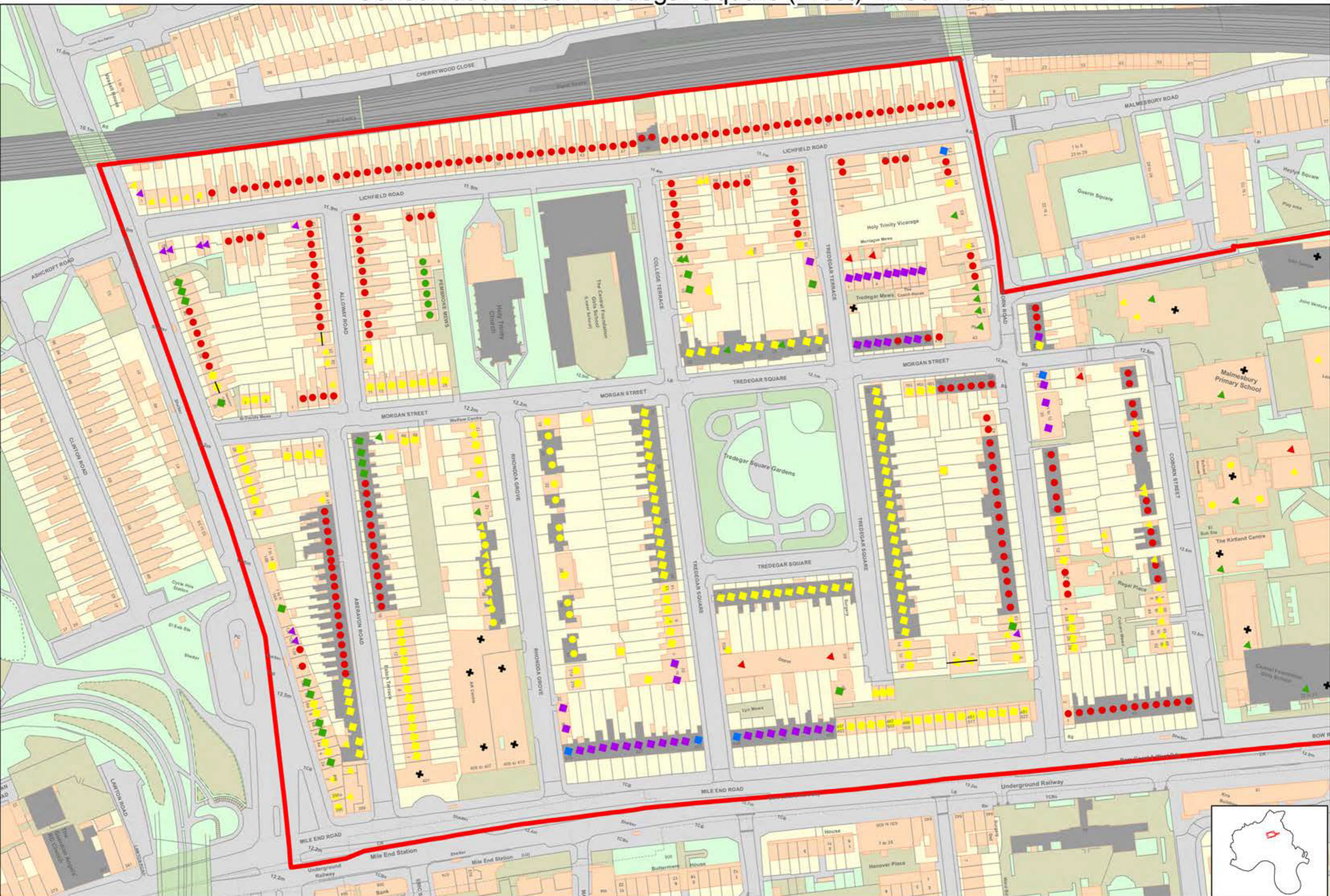
#### **MAP 2: EXTENSIONS AUDIT**

Study of existing rear projections and extensions.

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

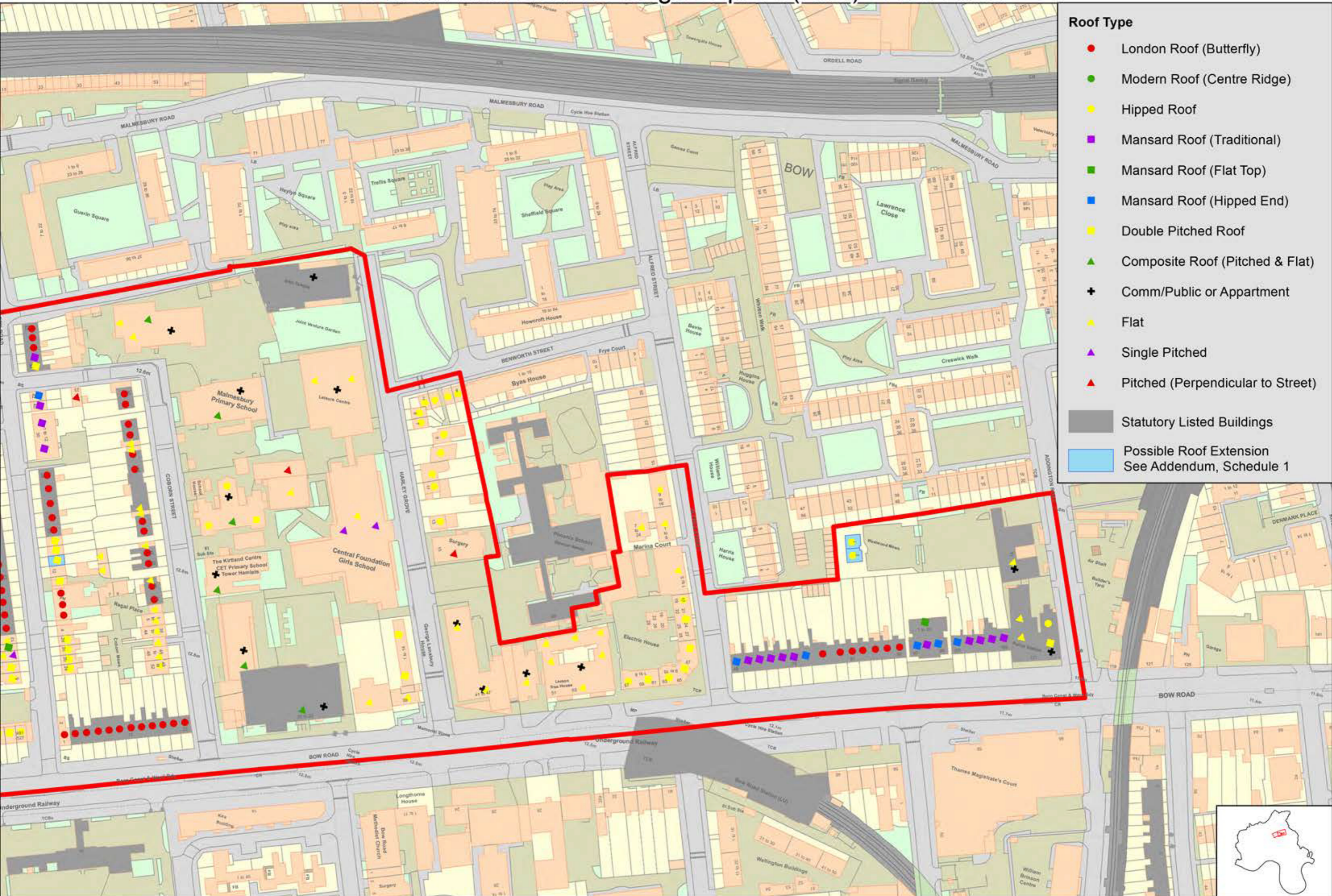


# Conservation Area : Tredegar Square (West) - Roof Audit





# Conservation Area : Tredegar Square (East) - Roof Audit

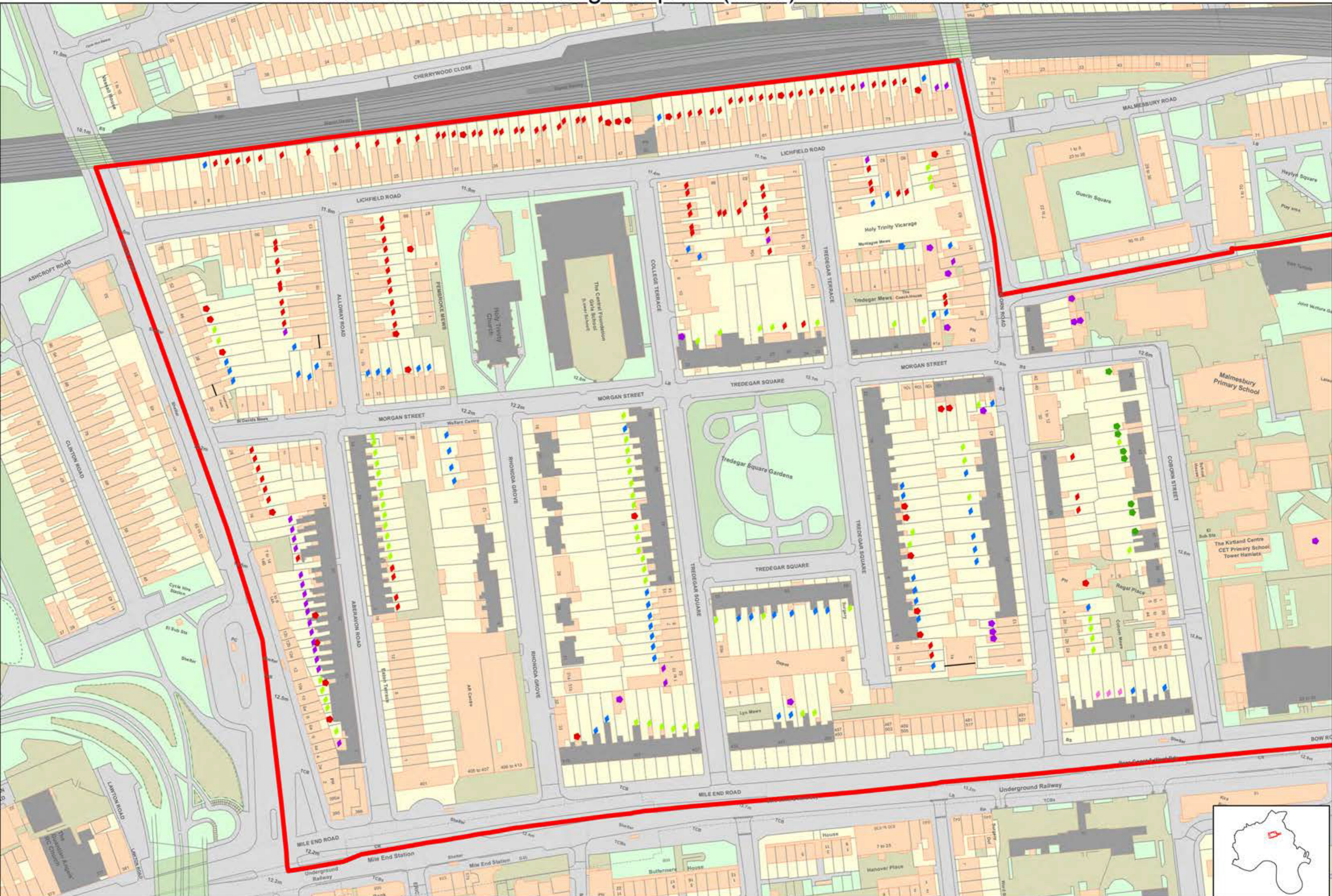


- Roof Type**
- London Roof (Butterfly)
  - Modern Roof (Centre Ridge)
  - Hipped Roof
  - Mansard Roof (Traditional)
  - Mansard Roof (Flat Top)
  - Mansard Roof (Hipped End)
  - Double Pitched Roof
  - ▲ Composite Roof (Pitched & Flat)
  - ✚ Comm/Public or Apartment
  - Flat
  - ▲ Single Pitched
  - ▲ Pitched (Perpendicular to Street)
- Statutory Listed Buildings
- Possible Roof Extension  
See Addendum, Schedule 1



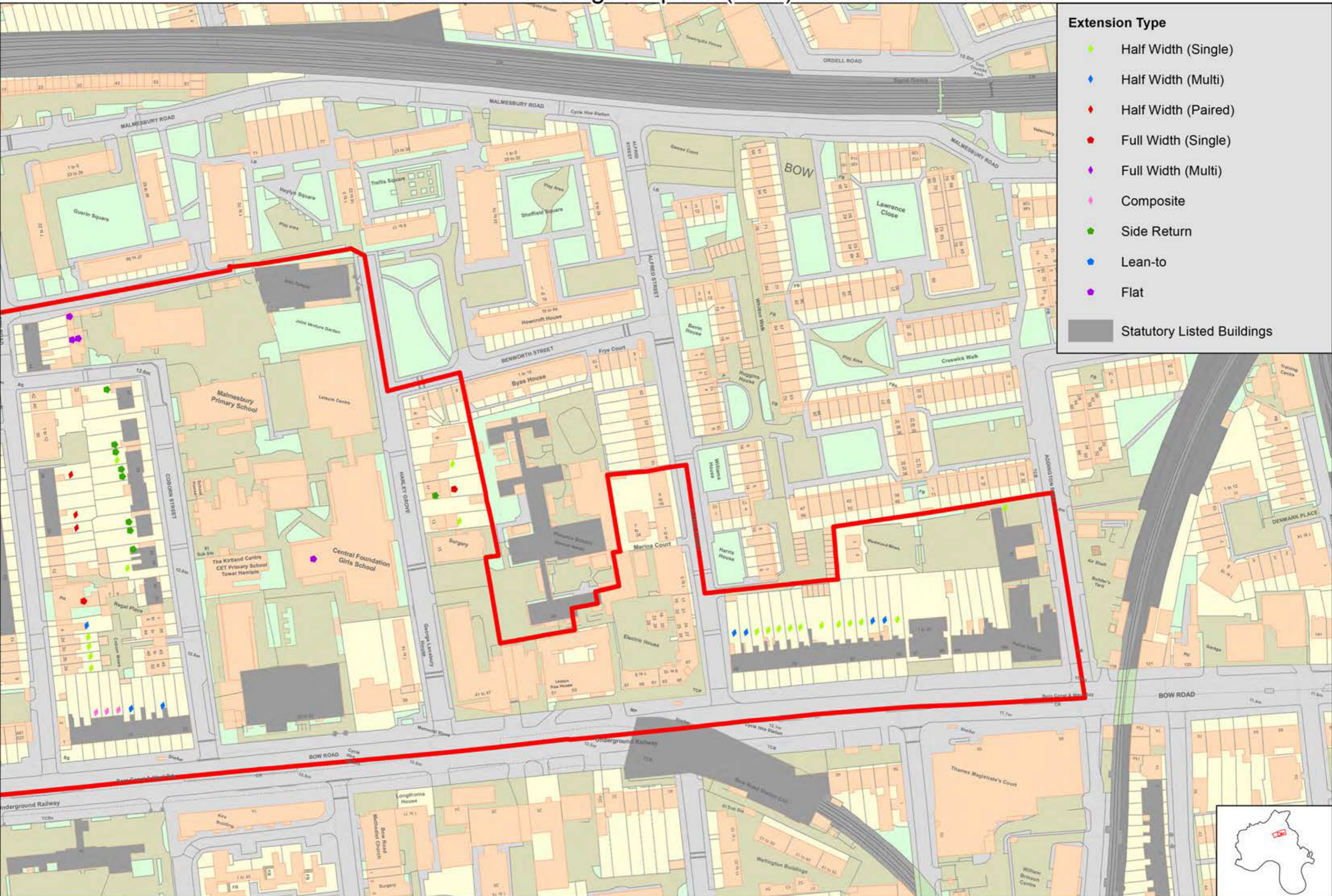


# Conservation Area : Tredegar Square (West) - Rear Extensions Audit



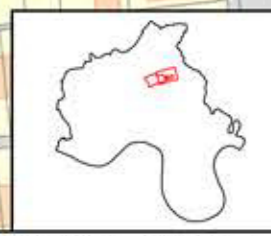


# Conservation Area : Tredegar Square (East) - Rear Extensions Audit



**Extension Type**

- ◆ Half Width (Single)
- ◆ Half Width (Multi)
- ◆ Half Width (Paired)
- Full Width (Single)
- ◆ Full Width (Multi)
- ◆ Composite
- Side Return
- Lean-to
- Flat
- Statutory Listed Buildings





## **SCHEDULE 1: TREDEGAR SQUARE CONSERVATION AREA**

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

### **ADDRESS**

1 Westwood Mews, Addington Road, London. E3 2HL

2 Westwood Mews, Addington Road, London. E3 2HL

26 Alloway Road, London. E3 5AS

14 Coborn Road, London. E3 2DA

55 Coborn Road, London. E3 2DB

57 Coborn Road, London. E3 2DB

59 Coborn Road, London. E3 2DB

61 Coborn Road, London. E3 2DB

69 Coborn Road, London. E3 2DB

59A Coborn Road, London. E3 2DB

71A Coborn Road, London. E3 2DB

71B Coborn Road, London. E3 2DB

4 Grove Road, London. E3 5AX

8 Grove Road, London. E3 5AX

4A Grove Road, London. E3 5AX

8A Grove Road, London. E3 5AX

8A Grove Road, London. E3 5AX

8B Grove Road, London. E3 5AX

Lichfield Road, London. E3 5AT

Lichfield Road, London. E3 5AT

Lichfield Road, London. E3 5AT

Lichfield Road, London. E3 5AT

Lichfield Road, London. E3 5AT  
Lichfield Road, London. E3 5AU  
Lichfield Road, London. E3 5AU  
Lichfield Road, London. E3 5AU  
Lichfield Road, London. E3 5AU  
9 Morgan Street, London. E3 5A  
10A Morgan Street, London. E3 5AB  
10B Morgan Street, London. E3 5AB  
10C Morgan Street, London. E3 5AB  
8A Morgan Street, London. E3 5AB  
First Floor 8B, Morgan Street, London. E3 5AB  
8B Morgan Street, London. E3 5AB  
Flat Lower 8B, Morgan Street, London. E3 5AB  
9A Morgan Street, London. E3 5AA  
9B Morgan Street, London. E3 5AA  
9C Morgan Street, London. E3 5AA  
9D Morgan Street, London. E3 5AA  
Pembroke Mews, London. E3 5AW  
Pembroke Mews, London. E3 5AW  
Pembroke Mews, London. E3 5AW  
Pembroke Mews, London. E3 5AW  
Pembroke Mews, London. E3 5AW  
Pembroke Mews, London. E3 5AW  
Pembroke Mews, London. E3 5AW  
1B Tredegar Square, London. E3 5AD  
1C Tredegar Square, London. E3 5AD  
1D Tredegar Square, London. E3 5AD

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