

# Appendix 2



HAMPSTEAD  
NEIGHBOURHOOD FORUM

# SUBMISSION DRAFT HAMPSTEAD NEIGHBOURHOOD PLAN

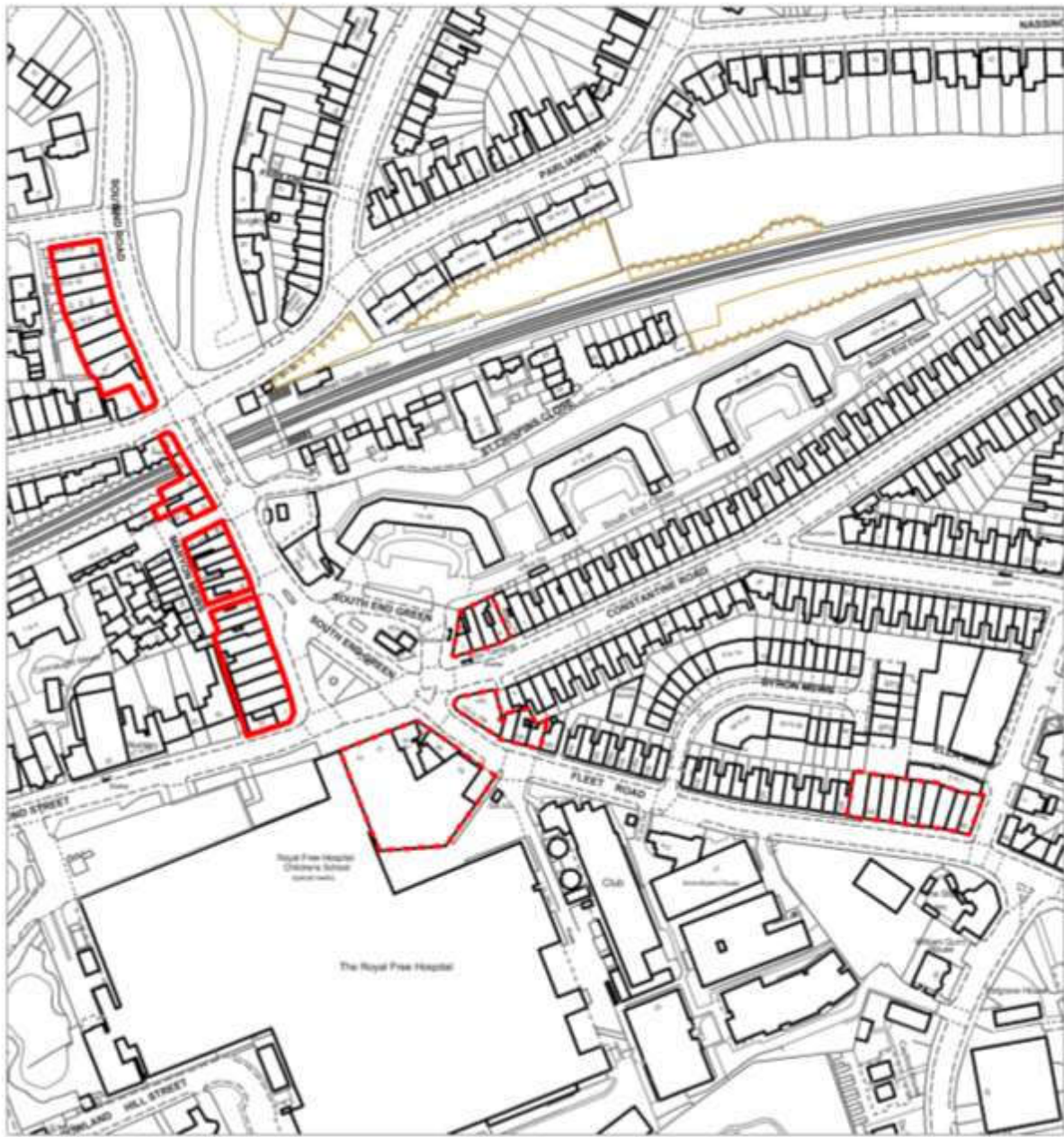
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# South End Green Neighbourhood Centre



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**MAP 9 South End Green Neighbourhood Centre**



**Proposed extension to South End Green Neighbourhood Centre**



## Policy EC1: Retailers: encouraging a healthy mix

- 7.12 The Plan supports sustainable development that helps retain jobs and encourages a vibrant mix of shops and services.
- 7.13 There is also a lack of office space with vacancy rates lower than in the West End, as noted in the Camden Office to Residential Impact Study of 2013.
- 7.14 Commercial premises, once converted to homes, are likely to stay in residential use, as noted in the Camden Local Plan. In both centres, many first floor premises are homes to dentists, gyms, banks, law offices and other businesses.

### Policy EC1: Healthy retail mix

The Plan supports development that enhances the vitality and viability of Hampstead Town Centre and the South End Green Neighbourhood Centre by:

1. Providing office and retail units at first floor level.
2. Resisting the change of use from A1 (retail) to A2 (estate agents, banks, building societies) that would result in less than 75% of premises in core frontages being in retail use or less than 50% of premises in secondary frontages being in retail use.
3. Preserving small shop and retail premises that enhance the character and vibrancy of the area.
4. Where permission is required, the change of use of businesses located directly above shops to residential occupation will not be supported unless it can be shown that there is a long history of vacancy.

- 7.15 The Forum supports the provision of opportunities to small/independent shops and businesses, which contribute positively to the vitality of the centres. Therefore, the Plan resists the aggregation of shop fronts that would result in the loss of viable small retail premises.
- 7.16 One factor in the health of Hampstead's retail businesses is the existence of businesses located in the spaces directly above shops. The people who work in businesses in Hampstead are customers for other businesses, such as restaurants and cafes.
- 7.17 South End Green lost its post office in 2008. Post offices – or sub post offices – provide easy public access to essential services including mailing, access to

cash and retail goods. The Plan would support a business opening a sub post office in the SEG area.

- 7.18 Preserving ancillary space, such as storage and workrooms, is important to the long-term viability of primary and secondary frontage buildings. In order to show that premises located directly above shops are no longer viable for business or employment use, the applicant must submit evidence of a marketing strategy for the property, covering a period of at least two years. The premises must be marketed at a realistic price reflecting market rents in the local area and the condition of the property.

DRAFT



## Policy EC2: Retail centre environment

- 7.19 The appearance of a high street is one of the key factors in its vitality. Despite existing guidance, many inappropriate and poorly designed shopfronts have been inserted into existing frames. Some fascias use inappropriate materials and depths, resulting in a lack of harmony with the original buildings, quite a number of which are listed.
- 7.20 The Plan supports the development of shopfronts in the Hampstead Town Centre and South End Green Neighbourhood Centre that contribute positively to the character and visual quality of their surroundings.

### Policy EC2: Contributing positively to the retail environment

1. New shop fronts or alterations to existing shop fronts will be supported where the proposals respect the proportions, rhythm and form of original frontages. Where possible lost original features, such as unpainted surfaces, pilasters, corbels, glazing bars, part-glazed doors and fascias should be restored.
2. The retention of any shop front that is noted in the Conservation Area Appraisals and Management Strategies will be encouraged.
3. Any shop front of historical or architectural quality should be retained, even if its use has changed.
4. Security measures that do not detract from the streetscape, including toughened glass and the strengthening of shop fronts will be supported. External security shutters, grilles or meshes will not be supported.
5. All “house-style” signage should be sensitively adapted to the streetscape.
6. Internally illuminated projecting signs will not be supported. Signage should either be non-illuminated or externally illuminated, though “halo lit” or illuminated letters may be acceptable if subservient to the general design.
7. Where possible timber fascias should be used on traditional shop fronts with either painted lettering or applied individual letters of another material.
8. Excessive signage will not be supported and generally signage should be limited to one fascia sign and one projecting sign at ground level.

- 7.21 External illumination of signs is generally preferable; it should be discreetly fixed and the minimum to allow the sign to be seen at night. The colour and brightness of the illumination and its ability to distract or confuse passing drivers will be taken into account. The size of lettering and logos should be in proportion to the detailing of the building.
- 7.22 The house-style of multiple stores will often not be acceptable as they generally involve the use of designs and materials not visually related to, or developed from, the conservation area context.
- 7.23 On 19<sup>th</sup> century buildings, a painted timber fascia with painted lettering or letters in another material would be the most appropriate.
- 7.24 Temporary banners should not be employed as a long-term substitute for permanent signage.
- 7.25 The Plan encourages shopkeepers to keep windows of shopfronts clear of posters and signs that create visual clutter. Camden Planning Guidance 1 and the Conservation Area Appraisals and Management Strategies provide further details on shopfront guidance.



**Inappropriate use of materials and unsympathetic treatment of architectural details**



**Good examples respect the scale, style and materials appropriate to the architecture of the buildings and provide attractive settings for the display of goods**

# Appendix 3



# Mansfield Conservation Area Appraisal and Management Strategy

Adopted 4 December 2008



## **Note of Thanks**

Camden Council would like to thank the members of the Mansfield Conservation Area Committee for their commitment and hard work over the last 18 years and for producing the draft which this appraisal is based. Their knowledge and extensive research contributed significantly to producing this appraisal.

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## **Part 1: Conservation Area Appraisal**

### **Introduction**

#### **Purpose of the appraisal**

Conservation Area Appraisals and Management Strategies are recognised as being of considerable importance in providing a sound basis for guiding the types of alterations and development that are likely to be acceptable or unacceptable in each area. The purpose of the documents is to provide a clear indication of the Council's approach to the preservation and enhancement of the Mansfield Conservation Area. The appraisal is for the use of local residents, community groups, businesses, property owners, architects and developers and is an aid to the formulation and design of development proposals and change in this particular area.

These documents will be used by the Council in the assessment of all development proposals, and are considered to be a material consideration in decision making.

### **The Planning policy context**

#### **National planning policy**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

Planning Policy Guidance Note 15, Planning and the Historic Environment. 1994 sets out guidance on assessment and designation, policies for conservation area's control over demolition and on trees.

#### **Local planning policy**

The Council's policies and guidance for conservation areas are contained in the Replacement Unitary Development Plan 2006 and the Camden Planning Guidance 2006. Links to these policy documents can be found at the end of this report.

### **Summary of the special interest of the Mansfield Conservation Area**

The Mansfield Conservation Area can be divided into 2 sub areas of distinctly different character. Sub area 1: Fleet Road runs from west to east, it is a busy, one way road, urban in character which contains commercial premises and retail units mixed with residential properties: Sub area 2 is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.

## **Conservation Area designation history**

Mansfield Conservation Area was designated by the London Borough of Camden on 11<sup>th</sup> September 1990.

## **Location and Setting**

### Location

Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south.

The conservation area lies mostly within the Gospel Oak ward and partly within the Highgate ward, within the London Borough of Camden. A location map of the conservation area within the borough is attached.

### General character and plan form

The conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south on a loose grid pattern. A map of the area is attached.

### Topography

The land rises steadily from the south east of the conservation area to the north west. A topographical map is attached.

## **Historic development**

The earliest sign of development in the area is the 'Hedge', the Anglo-Saxon ditch on Hampstead Heath which still marks the boundary between the former parishes of St John at Hampstead and St Pancras. The two residential areas, which comprise the Mansfield Conservation Area lie on either side of this boundary, where it descends from the height of Parliament Hill.

Each area was originally developed in the second half of the 19<sup>th</sup> Century and, with few exceptions, the area remains as it was in about 1910 when building was completed.

Fleet, Agincourt, Cressy, Constantine, Mackeson and Lisburne roads, with some 330 houses, a Methodist church, shops, ambulance station, primary school and a commercial/industrial estate were built within the Parish of St John at Hampstead, which later became part of the Borough of Hampstead.

Mansfield, Roderick, Shirlock, Rona, Courthope, Estelle and Savernake roads with some 380 houses, ten shops, a primary school, railway station and an

Anglican parish church are within the ancient Parish of St Pancras which later became the Borough of St Pancras.

The tree-planted streets contain solid three-storey Victorian family houses of remarkable uniformity which have kept their original external features, and provide a coherent example of late 19<sup>th</sup> century urban residential development.

### **Eastern area**

The area bounded by Roderick, Savernake and Mansfield roads was formerly part of the Manor of Tottenham. This manor originally extended from Camden Town to Kenwood, and had been in the possession of the canons of St Paul's Cathedral. In the survey made in 1761 for Charles Fitzroy (created Baron Southampton in 1780) the land is recorded as being farmed by a Mr Gould.

By 1803, it is a Dairyman's farm with land attached, the property of Earl Mansfield, known as 'the common' and held by Edward Austin. The southern boundary was the footpath from Kentish Town to Hampstead along the banks of the fleet River.

In 1854 the construction of the Hampstead Junction Railway bisected this farm and the land between the railway and the footpath became 'ripe for development'. But due to the failure of building schemes to the south of the road progress was slow. The 27 acres around Lismore Circus had been sold for £10,200 in July 1846 for the construction of an estate of detached villas, which did not materialise. The Lismore estate was later completed with more modest villas and terraced houses 'for the Labouring classes'.

The first houses to be built on the Earl of Mansfield's estates were those along Mansfield Road and Roderick Road. Here the trustees of the St Pancras Church Lands had, on June 7 1876, exchanged their four-acre field further to the north, occupied by Mr Thomas Jolley, for meadow land fronting Mansfield Road. This estate was let on 99-year building leases. Adjacent to the Hampstead boundary, the trustees set aside a small area of half an acre for commercial purposes, initially used as a brickfield.

House building started in 1879 and by 1882 the whole of the north side of Mansfield Road, including 10 shops and Shirlock and Roderick roads had been completed. Rona, Courthope, Estelle and Savernake roads followed, the last named being completed in 1899.

The builder for the majority of the 'Mansfield Road Estate' was William Turner, who in 1881 was living with his family at Number 4 Shirlock Road.

In 1898, to meet the demands for school places, the school board for London opened a temporary school on the site of the allotments next to Gospel Oak station. Here in 1900 they built a permanent school for 772 children at a cost of £21,654.

For a Victorian suburb, one thing was still lacking. The Church of the Good Shepherd had opened in temporary premises in Mansfield Road, and the energetic congregation in November 1888 paid Lord Mansfield £1,380 towards the cost of the site in Courthope Road for the erection of a new permanent church and parsonage.

James Brookes, the architect, did not live to see its completion. The parsonage was built first, in 1894, and the nave was consecrated by the first and only Bishop of Islington, on January 23, 1901. The chancel was completed to designs by Sir Giles Gilbert Scott in June 1914. The four manual Hill organ was installed in 1915.

Pevsner says of All Hallows: 'One of the noblest churches of its date in England and no doubt Brooks masterpiece. Tall, long, without a tower. Meant to be vaulted throughout. High slender piers into which the vaulted ribs die without capitals. The exterior most impressive on the north side. Tall slim windows and between them bold buttresses. The Chancel with three lancets and two short polygonal stair turrets'.

The original design had timber turrets atop the western stair towers with a timber bell-cote over the chancel arch. Brooks originally intended red brick work with stone dressing as in his great churches (St Columba and St Chad) in the East End. Perhaps this aspiring suburb felt that Ragstone and Ashlar were more seemly.

Beyond the railway, the purchase of Parliament Hill Fields in 1889 had safeguarded what was to become one of the areas greatest natural assets, Hampstead Heath, and in 1895 the London County Council paid for the footbridge access to it from the top of Roderick Road.

In 1900, on the formation of the new Boroughs of Hampstead and St Pancras, a 'half acre commercial site', together with the houses on the west side of Roderick Road were transferred to Hampstead.

Shops had been built on Agincourt Road, and other activities included Britannia Engine Works, a piano wire manufactory, builders, joiners and electrical contractors.

The First World War saw the completion of the strategic railway junction at Gospel Oak, and the introduction of electric trains in 1916.

No bombs fell in the area, but following the sinking of the 'Lusitania', Herr Ernest Gruhn's bakers shop at 66 Mansfield Road was ransacked by an angry mob on May 12/13<sup>th</sup>1915.

Between the wars, many of the large houses again reverted to multiple occupation as the number of domestic servants declined.

Mansfield Road School became 'Fleet Central School' in 1933. The trams, which gave a five minute interval service to the West End and city at a fare of

4d, were replaced by trolleybuses on October 10 1938, which served the area until 1961.

The air raids of the Second World War proved more damaging than those of the first. A bomb on Hampstead Heath near the playground severely damaged houses in Savernake Road and Estelle Road, and in 1944 Mansfield Road School was completely destroyed by a flying bomb. Prefabricated homes, some of which lasted until the 1980s were placed on the cleared sites until rebuilding was undertaken.

Gospel Oak School was built in 1953 on the old school site, and a nursery school added much later in 1985 on the site of numbers 1-11 Savernake Road.

Gospel Oak Station was also rebuilt by the London Midland Region of British Railways in 1954, one of the very few stations to be constructed in the early years of railway nationalisation. In the aftermath of war the condition of many of the houses had deteriorated. Multiple occupation, and lack of maintenance, particularly of the leasehold properties was a cause of concern. The Leasehold Reform Act of 1967 accelerated the break-up of the Roderick Road Estate between 1969 and 1975 and led to its eventual improvement. Elsewhere, the demand for homes in a relatively central area, in spite of continuing multiple occupation encouraged owner-occupiers. Although 'gentrification' was not so marked as in some other areas, a general improvement in the physical condition of the houses has become apparent. In 1974, the leases of the commercial property adjoining Roderick Road reverted and in June 1987 this site was sold for redevelopment. It was this development in 1990 which prompted the formation of the Conservation Area Committee.

## **Western Area**

Holylands, or South End Farm, was part of the estate of the Dean and Chapter of Westminster. When the Hampstead Junction Railway acquired eight acres of the farm in 1854 for £7,105 for their line between Camden Town and Willesden the holding was divided into two sections and its eventual use for building assured.

Joseph Pickett, the farmer, was allowed to continue in possession but in 1872, Cluttons the surveyors, exploited the slack estate management of the Dean and Chapter and the default of the railway company by arranging the sale of the southern half of the farm to T.E. Gibb, a Kentish Town developer in 1881.

Some building had already taken place in the lower part of Fleet Road from 1850 onwards when the river itself was first culverted, but the establishment on the west side of the road of the Fever and Smallpox Hospital stifled any further progress.



Such was the 'planning blight' that there was serious talk of using the whole area for a new cemetery. This proposal was much resented by the inhabitants of neighbouring Gospel Oak into whose area the burial ground would drain.

By 1885, Gibb had only been able to let one site to the School Board for London whose Fleet Road school had been opened in 1880, and another site for a steam laundry. In the meantime, he used the land for brick making, an activity halted by the vestry in 1885, and for a carpet-beating ground.

A major obstacle to development was a barrier maintained across Fleet Road until 1881 by a Mr Lund, a vigorous opponent of the hospital. Eventually, the St Pancras Vestry persuaded their Hampstead colleagues to 'buy out' Mr Lund's barrier. This not only opened a through route to Gospel Oak, but also allowed access to South End for the horse trams in 1886. Even so, because of unease over the use of the hospital, which endured for several years, the market would only support the building of modest houses in the lower range of middle-class respectability with a minimum annual value of £42.

The first house on Agincourt Road was completed in 1888, but by 1891 only some 50 more had been built. In that year a further barrier was removed by the realignment of Constantine Road to give a direct link to Savernake Road and Gospel Oak.

By 1894 75 houses in Agincourt Road and Lisburne Road had been built by Robert Thorne, who lived at 'Sunnyside' and John Sanders who lived in Lisburne Road. A second industrial site near the school had been let to Mansell, Hunt and Catty, makers of 'Articles in paper for the serving of food and decoration of table' in 1883. They become major employers, finally closing in 1969.

After the death of Gibb in 1894, F.T. Binnington took over responsibility for completing the estate. Mackeson and Cressy roads, the former named after the first vicar of the Church of the Good Shepherd in Mansfield Road, were completed in 1899 and Constantine Road was fully built up by 1900.

In connection with the extension of their line to South End Green, the London Street Tramways had moved their depot from Southampton Road to a large site behind Fleet Road in 1887. In front of the stables, the remaining houses on Fleet Road were constructed by a Mr Geard.

To cater for the spiritual needs of this predominantly lower middle-class population, a Methodist church had been opened in 1865 in Lisburne Road. A more pretentious church, the last to use red bricks from the Gospel Oak brickworks, was completed in 1900 to the design of Professor Beresford Pite.

To cope with increased traffic, a second tramline was laid along Agincourt Road to allow for one-way working, and in 1909 the trams were electrified. In the following year the number 24 bus started the service from South End Green to Victoria and Pimlico.

The physical structure of the area was now complete, and it would remain virtually unchanged for the next 60 years. Two world wars necessitated only limited reconstructions in Constantine and Mackeson roads.

By 1960 however, the fabric was in need of repair. The pioneer Fleet School, the 'Harrow of the board schools' was battered and worn out and most of it was replaced by a new primary school, which maintains its predecessor's scholastic reputation.

Trolleybuses had replaced trams in 1938, but the tram depot remained in use as a tram store until the final days of the London-wide system in 1949 when it became a depot for British Road Services.

The Methodists demolished their by now over-large octagon and in 1971 rebuilt on a more modest scale, while on the site of the paper doily factory, a distinguished new building was constructed for the London Ambulance Service.

Nearby new commercial premises were erected alongside the Methodist church and the oldest houses at the bottom of Fleet Road area were refurbished.

The ancient Gospel Oak tree lay outside the area at a point now marked with a parish stone in the parapet of the railway bridge in Southampton Road. The Gospel Oak was situated on the parish boundary and was traditionally used as a venue for preachers. It seems to have disappeared by 1821 and although the vestry approved a plan in 1854 by churchwarden Billet to erect a stone to mark the site, this seems not to have been done, presumably because of the construction of the Midland Railway through the site.

## **Character Sub Areas**

### **Sub Area 1: Fleet Road from west to east**

The boundary of the conservation area runs along the centre of this road, enclosing the buildings to the north. This is a busy one way road which is significantly narrowed by parking. The roadway curves gently along its length.

The road is urban in character with only one street tree in the conservation area, and very little vegetation to the small front garden areas. The main source of greening is from the gardens to the modern blocks on the opposite side of the road, which contain a number of mature trees. Street furniture is utilitarian, with plastic bins and crash barriers.

The west end of the road links to South End Green and is marked by a prominent late 19<sup>th</sup> century red brick public house, which is located on the corner of Fleet Road and Constantine Road. This property has decorative

stone columns and a stall riser at ground floor level and high quality window joinery with leaded upper lights. The architectural emphasis is upon the corner of the building facing onto South End Green, which is highly decorative with entrance doors and ironwork at ground floor level, full height stone pilasters, decorative stucco broken pediment with clock and surrounding balustrade at roof level.

Neighbouring the public house is a group of four late 19<sup>th</sup> century 2 storey buildings with shopfronts at ground floor level, except for No.146 where the shopfront has been uncomfortably bricked-up. These properties have decorative brickwork parapets with part-pitches forming gablettes at the party walls. Other features include sash windows with red brick arches.

Nos. 108 - 144 are 3 storey late 19<sup>th</sup> century terrace houses constructed of grey brick with full height projecting square bay windows containing pairs of sliding sashes. The roofs are hidden behind a decorative brickwork parapet and small pediments over the bay windows. Some properties have cut brick or rendered string courses. These buildings have recessed entrances and are located close to the pavement with small front areas enclosed by railings or low brick walls. The character of these buildings has been somewhat eroded by replacement uPVC and metal windows, painting of brickwork, bin enclosures and a variety of front boundary structures.

Nos. 94 - 106 has a parade of shops at ground floor level. These properties are likely to have been designed as shop units as they retain York stone paving to the front forecourt areas and decorative corbels and fascias to some properties, although no original shopfronts remain. Above the shop units are fairly plain Victorian façades with sash windows and decorative brickwork parapets. The character of this parade has been eroded in part by the painting of brickwork and the addition of internally illuminated projecting box and fascia signs.

Nos. 92-88 are 2 pairs of brick built Victorian buildings either side of the junction with Cressy Road with purpose built shopfronts. The two upper floors contain tripartite sash windows with round headed stucco arches and gable roofs. No. 86 has had its shopfront removed and a roof extension added. No. 88 is a rather inappropriate interpretation of the group.

Tranley House and Byron Mews are accessed by small-gated roads from Mansfield Road. These are modern developments located to the rear of properties on Mansfield Road on former industrial sites. Byron Mews is curved in form and is situated in a basin below the level of Fleet Road. The properties within the mews were developed as housing of between 2 and 3 storeys high in the early 1995.

Nos. 58-86 is a mid 19<sup>th</sup> century terrace of houses of three storeys. These properties have incised stucco and tripartite sash windows at ground floor level, and yellow stock brick and pairs of sliding sash windows to the upper floors. A number of buildings retain decorative stucco surrounds at first floor level. These properties are located close to the highway with small front areas

surrounded by non original low brick walls or railings. The terrace has a roof line that is largely unimpaired by alterations or extensions, even though a number of prominent roof extensions exist.

The rear boundary of the school on Agincourt Road faces onto Fleet Road. Timber fencing giving glimpses of the garden behind.

Nos. 2-30 is separated visually from the development to the west along Fleet Road by a school garden and a sharp bend in the road. This development dates from the mid 19<sup>th</sup> century and numbers 8-30 have been extensively modernised. The terrace is three storeys high with pairs of sash windows and incised stuccowork at ground floor level and decorative stucco surrounds to the upper floor windows. Nos. 4-30 have been extended at roof level. The small front areas are surrounded by decorative railings. Between Nos. 2 and 4 Fleet Road is an original break along the original Parish Boundary allowing access to the modern Agincourt Studios. In this location are three original shopfronts at Nos. 2, 4 and 6 Fleet Road.

### **Key views and approaches**

#### Focal buildings:

- The White Horse, No. 154-156 Fleet Road

#### Approaches to the Conservation Area:

- Eastwards on Pond Street towards South End Green and the White Horse P.H.

### **Sub Area 2: Late Victorian core**

This sub area is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south. Although in close proximity to Hampstead Heath, the area has few visual or physical connections with it, due to the established pattern of development, with relatively tall buildings and limited gaps between buildings, and the presence of the railway line to the north resulting in limited access to the heath. In fact, the main source of greening is from the small front garden areas and street and private trees, which are numerous in some streets and almost non existent in others. The urban character of the area is reinforced by busy traffic passing along Constantine Road, Agincourt Road and Mansfield Road, and by distant views of the Royal Free Hospital on Pond Street and the tall residential tower blocks on nearby estates to the south.

The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three storey house, without basements, which generally forms part of a terrace, although there are some examples of semi detached properties on Savernake Road. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width

rear extensions. The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate.

Without exception, all houses within this part of the Conservation Area have small front garden areas. These are generally planted and are typically bounded by low brick walls with hedges behind and medium height gate piers. Where they occur, gaps between buildings are narrow in width, but do afford views of rear gardens and of the rears of other buildings on neighbouring streets. To corner sites, the terrace usually ends abruptly with a flank elevation facing onto the quieter of the two roads, which is generally the road running from north to south in the grid pattern of the estate. These flank elevations directly abut the pavement and are often plain with little detailing or fenestration. At the rear of each terrace are long gardens that are bounded by high brick walls, giving a clear separation between each terrace and affording views of mature trees in rear gardens and rear elevations of buildings. There are however, some examples of corner properties that address both elevations and sometimes have the small front garden area extended to the side of the building. No. 57 Shirlock Road is an example of inappropriate development in the rear gardens of corner properties.

The terrace rows with their constant building heights and rising ground afford views of the roofscape. These vary from oblique views of consistent eaves line, chimney stacks and welsh slate pitched roofs to striking silhouettes of decorative Dutch gables along Agrincourt Road and Lisburne Road. Front dormer windows of varying sizes which pepper the roofscape are numerous in some streets whilst others are unaltered.

There are two main styles of residential buildings within this sub area, the Classical/Venetian Gothic and Queen Anne Revival.

### **Classical/Venetian Gothic House**

The elevational treatment of these residential properties is eclectic, and in line with architecture fashion of the time, both Classical and Venetian Gothic influences are evident. These properties are generally constructed in red or yellow brick with white painted stucco decoration to porches and window surrounds.

Classical design elements include a regularly designed façade and floorplan, panelled front doors, timber sliding sash windows and brackets to projecting window ledges and overhanging eaves. Windows are grouped to bays at ground and first floor levels and are separated by stone columns or pilasters with an entablature above. Similarly, front door recesses are enclosed by columns or pilasters with an entablature above that may be topped by a pediment over each door opening or over pairs of openings.

One of the most distinctive Venetian Gothic characteristics is the use of contrasting colours to the front elevation, including multicoloured brickwork courses and brick arches, pavement tiles, caustic tiles to entrance recesses,



and leaded and coloured glass to windows and doors. Other gothic influences include foliage detailing to column capitals, decorative brick panels, gables, decorative ridge tiles, and prominent chimney stacks. Some properties also have pure Venetian windows at second floor level, with three lights grouped together and capped by Romanesque arches supported on capitals of carved foliage.

The style known as Queen Anne Revival was developed in the 1870's by R. Norman Shaw and Basil Champneys who combined early 18<sup>th</sup> century English architecture (hence 'Queen Anne') with those of classical brick buildings of the same date from low countries, such as Dutch gables. Red brick buildings with white painted wood was a constant of the style as well as tile hanging to walls, large chimney stacks, gables, dormer windows and importantly multi paned upper section sash or casement transoms with large paned glass beneath.

## **Key views and approaches**

### Focal buildings

- All Hallows' Church, Shirlock Road
- Sunnyside, Corner of Constantine Road and Agincourt Road

### Views out of the Conservation Area:

- Westwards towards St Stephens Church Tower from Constantine Road
- Westwards towards Royal Free Hospital on Constantine Road

### Townscape Views

- Roofscape view Eastward along Agincourt Road
- View Northward along Mackeson Road
- Roofscape view North and Southward along Lisburne Road
- View of sweeping terrace Northward along Savernake Road

## **APPENDIX 1 - LISTED BUILDINGS**

Listed buildings are structures or buildings of special architectural or historic interest which are included on the Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage. The Conservation Area contains a one listed building which is identified on the townscape appraisal map.

All Hallows Church Church. 1889-1901 by James Brooks; chancel and  
Shirlock Road (East chapel of the Blessed Sacrament c1913 by Sir Giles  
side) Gilbert Scott. Ancaster stone with rusticated coursed  
rubble and freestone dressings. Slated roofs. French  
Gothic style. PLAN: 5-bay nave with aisles same  
height as nave; 3-bay chancel with chapels opening  
off. EXTERIOR: west end with round-arched double  
entrance; tympanum with central statue of the Good  
Shepherd and blind arcading. Above, a large wheel  
window; gable end with balustrade and 2-light  
tracered window . Central bay flanked by rectangular  
plan turrets with narrow lancets and string courses.  
Aisle walls and battered buttresses extend to each  
side of turrets. Aisles with heavy battered buttresses  
from foundations to roof and lancets windows in  
arched recesses. Chancel with paired lancets;  
polygonal stair turrets with pyramidal caps. INTERIOR:  
nave arcades with tall, cylindrical pillars without  
capitals but carrying the beginnings of a vault which  
was never completed. Vaulted chancel; its north aisle  
2-storeys, the south carried up without a floor. Finely  
detailed pavement, marble high altar. Image of the  
Virgin and the font also by Scott. HISTORICAL NOTE:  
"This is certainly Brooks's best church and a most  
impressive example of the ambition of the later-  
nineteenth century church builders" Basil Clarke.  
(Survey of London: Vol. XXIV, King's Cross  
Neighbourhood (St Pancras part IV): London: -1952:  
140; Clarke B: Parish Churches of London: -1966).

## **APPENDIX 2 – BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION**

Buildings that make a positive contribution to the character and appearance of the Conservation Area are those that, whilst not statutorily listed are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the Conservation Area. The general presumption is in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.

The special nature of this area is that the uniformity of the standard building type gives the area the quality that first established it as a candidate for Conservation Area status. The strong cohesive identity of the Conservation Area effectively means that all the original buildings in the area make a positive contribution unless otherwise listed below.

The contribution that these buildings make will be reviewed periodically.

### **APPENDIX 3 - BUILDINGS / SPACES WHICH DETRACT**

Buildings and spaces which detract from the character or appearance of the Conservation Area and could through redevelopment contribute more positively, are identified on the townscape appraisal map and listed below.

Ambulance Station, Cressy and  
Agincourt Road

Heathgate Office Development, No.  
25/27 Agincourt Road

No. 2 Cressy Road

No. 41 Estelle Road

No.45-61 Estelle Road

No. 42-48 Savernake Road

No. 57 Shirlock Road

### **APPENDIX 4 - HISTORIC SHOPFRONTS**

Unfortunately there are no shopfronts left in the conservation area that are noteworthy for their historic or architectural interest.

Inappropriate replacements shopfronts should be replaced with traditional shopfronts which respect the scale, proportions, use of materials and architectural style and of the buildings and its relationship with other surrounding facades.

See 'Shopfronts, canopies and shutters' pg 27 in the 'New Development and work to existing buildings' section below.

## APPENDIX 5 – STREETSCAPE AUDIT

The street furniture, paving materials and fixtures constitute an important part of the public realm, which forms the setting of the built fabric. Most of this furniture and treatment dates from the 20<sup>th</sup> and 21<sup>st</sup> centuries, and reflects the requirements of modern traffic and pedestrians. This appendix outlines elements which reinforce the conservation area's predominantly 19<sup>th</sup> century appearance.

### Railings (cast iron):

Most railings were taken as scrap for the War Effort in 1941 (and never used). On Mansfield Estate, there is a fragment of the original pattern at Nos. 33/35 Roderick Road. The later streets on the estate used Young & marten 'Butterfly' pattern ref. C1092. (see Appendix 6) for the front garden walls rails. Georgian pattern street railings were not used, and those in the Conservation Area have been imported.

### Street nameplates:

Historic glazed tile street nameplates fixed to masonry.

Agincourt Road	Corner of Constantine Road x1 Corner of Fleet Road x1
Constantine Road	Corner of Agincourt Road x1 Adjacent to Cressy Road and Roderick Road
Cressy Road	Junction with Fleet Road x1 Junction with Agincourt Road x2
Mackeson Road	Corner of Constantine Road x1

### Freestanding Borough of Hampstead street nameplates

Agincourt Road	Corner of Fleet Road x1
Constantine Road	Opposite Mackeson Road
Lisburne Road	Corner of Constantine Road x1
Mackeson Road	Corner of Constantine x1 Corner of Agincourt x1

### Commemorative plaques

12 Fleet Road	RIBA Community Architecture Award 1990-1991.
South End Green	White Horse Hotel Rebuilt by J. T. Davies 1904 Albert E. Pridmore Architect C. Gray Hill Contractor.

Lisburne Road	Methodist Church Hall (Original Church) Several Foundation Stones inscribed.
18 Constantine Road	Clock Mosaic in front paving showing time at 12.20, the exact moment when Queen Elizabeth II was crowned in 1953.

#### Lighting columns:

No historic lighting columns remain within the conservation area boundary.

#### Bollards:

Three styles of bollard are prevalent:

- Camden bollard, cylindrical, fluted column with domed top;
- St. Pancras bollard from the old St. Pancras Borough, with or without shield motif;
- bell bollard, short bell-shaped metal bollard.

#### Post Boxes

Savernake/Shirlock Roads VR

Agincourt/Mackeson Roads VR

Rona/Savernake Roads VR

Roderick/Mansfield Roads EviiR

Constantine/Agincourt Roads EiiR

The wall box at Gospel Oak Station (10 daily collections in 1885) has now been removed.

#### Coalhole covers:

Only found on Mansfield (St Pancras) Estate. Variety of patterns, some merely decorative, others with makers name (e.g Hick Bros Kilburn).

#### L.C.C Tramway Covers:

Used for operating points at Depot entrances and at ram 'Pinches' and crossing places. Only one found inside in side the Conservation Area, at the entrance to Ella Mews from Cressy Road.

#### Historic floor surfaces:

York stone paving with granite kerbs and granite 3-sett gutters are original features of the area. The road surface was originally consolidated Guernsey granite chips. Substantial area of original paving remain in eight of the road.

The conservation area contains the following examples.



Schedule of surviving areas of York Stone Paving. Feb 2008

Agincourt Road	None
Byron Mews	None
Constantine Road	Nos. 3, 4 and 5 in forecourt of the Surgery Whole of South side from Mackeson to Cressy Road
Courthope Road	West side No. 41 to Mansfield Road East side Vicarage to Mansfield Road
Cressy Road	West side No. 11 to Constantine Road East side Nos. 12-34
Ella Mews	None
Estelle Road	West side Nos. 9-61 East side none, except at Mansfield Road corner
Fleet Road	Nos. 148-152
Hodes Row	None
Lisburne Road	West side complete East side No. 4 to Constantine Road
Mackeson Road	West side complete East side complete
Mansfield Road	None
Roderick Road	West side none East side No. 48 to Savernake Road
Rona road	West none East side complete
Savernake Road	North side none South side No. 37 to Estelle Road
Shirlock Road	West side from No. 57 to Savernake Road, Nos. 5-25 East side No.24 – Mansfield Road
Tranley Mews	None

All other paving has been replaced in precast concrete. York Stone in former Hampstead streets is laid in a narrow width with a tarmac strip adjoining the house boundary. St Pancras paving is full width. There are several isolated area of Granite setts in Tranley Mews, and the former dairy entrance in Courthope Road. Around Gospel Oak School more recently smaller size concrete paving and coloured bricks have been introduced.

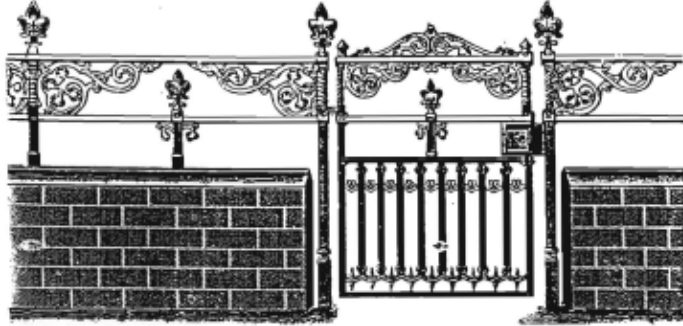
Historic floorscape: granite:

Granite is a characteristic road surface and paving material:

- historic granite kerb stones in many streets;
- granite crossovers, especially in front of public houses;
- granite setts in mews and alleyways.

# YOUNG & MARTEN, Ltd., Merchants and Manufacturers, GATES AND RAILINGS.

No. Croga. GATE AND RAILING—"BUTTERFLY" PATTERN.



Railing Metal, unfitted .. ..	13/8	per cwt.
9-in. Iron Coping [ V Pattern .. ..	1/3	per foot.
[ O G .. ..	1/8	
Wrought Horizontal Bars .. ..	5/8	per cwt.

### SPECIAL.

Price for Castings fitted ready for erection for a house of 16 ft. frontage:—

Gate, 34 in. x 48 in., fitted with Lock or Latch, Clip, Bearer and pair of Standards with Braces.. ..	£1 4 0				
Panels and Wrought Bars .. ..	0 15 0				
Without Coping, per set .. ..	£1 19 0				
As above, but with 9 in. V Coping, per set	£2 14 0				
Extra beyond 16 ft. frontage	<table border="0" style="display: inline-table; vertical-align: middle;"> <tr> <td style="padding-right: 10px;">Panelling</td> <td>1/3 per ft.</td> </tr> <tr> <td style="padding-right: 10px;">Coping.</td> <td>2/6 per ft.</td> </tr> </table>	Panelling	1/3 per ft.	Coping.	2/6 per ft.
Panelling	1/3 per ft.				
Coping.	2/6 per ft.				

Mansfield Conservation Area  
CAST IRON RAILINGS as originally installed on front gardens walls in Shirlock, Courthope, Estelle and Rona Roads.

Every effort has been made to provide a true and accurate representation of the conservation area in the appraisal. An omission of any particular building, feature or space should not be taken to imply that it is of no interest.

## **Part 2: The Mansfield Conservation Area Management Strategy**

### **Introduction**

The government has introduced through new legislation, policy and procedure a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system local authorities are required to produce Local Development Frameworks (LDFs).

The LDF, when it replaces the UDP, will comprise the London Borough of Camden Planning policies known as the Development Plan documents (DPDs), Supplementary Planning Documents (SPDs), and will include a high level of monitoring and community involvement.

The purpose of this Conservation Area Appraisal and Management Plan is to provide a clear and structured approach to development and alterations which impact on the Mansfield Conservation Area. The special qualities of the conservation area, which “it is desirable to preserve or enhance”, have been identified in Part 1.

A list of the legislation, council policies and key documents, which specifically relate to the Mansfield Conservation Area are listed at the end of this document.

### **Monitoring and review**

The planning authority is required by current English Heritage guidance to review its conservation areas on a regular basis. This may involve the designation of new conservation areas, the de-designation of areas that have lost their special character or the extension of existing conservation areas. The special character of the Mansfield Conservation Area has been re-evaluated within the character appraisal and this forms part of the overall review.

As part of the review process the Council is seeking to complete an up to date comprehensive photographic record of all Listed Buildings and establish a visual survey of buildings which make a positive contribution to the Mansfield Conservation Area. The photographic survey of Listed Buildings can be accessed via the Council’s web site. The Council will seek to encourage greater community involvement with the management of the Mansfield Conservation Area, such as with the Mansfield Conservation Area Advisory Committee, local groups and individuals.

### **Maintaining quality**

To maintain the special interest and the particular character of the Mansfield Conservation Area in a sensitive and responsive way and to ensure the highest quality developments the planning authority will:

- from time to time review the Mansfield Conservation Area appraisal and produce a management plan from which development control decisions and where required design briefs can be effectively achieved.
- require all applications to include appropriate forms, legible, accurate and up to date fully annotated scaled drawings.
- keep under review a list of buildings which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Mansfield Conservation Area, to aid decision-making and the preparation of proposals.
- require most applications for development within the conservation area to include a design and access statement – for information see [www.cabe.org.uk](http://www.cabe.org.uk)
- produce where relevant and possible supplementary planning documents including design guidance and planning briefs – [www.camden.gov.uk](http://www.camden.gov.uk)
- expect the historic details, which are an essential part of the special architectural character of Mansfield Conservation Area to be preserved, repaired and reinstated where appropriate.
- ensure that professional officers from the Conservation and Urban Design Team and Development Control can advise on all aspects of development, which could affect the conservation area.
- carry out its duties in a fair and equitable manner – [www.camden.gov.uk](http://www.camden.gov.uk)

### **Conservation Area boundary review**

As part of the appraisal survey the existing conservation area boundary was reviewed. Three additional buildings have been identified as being of particular interest and which directly relate the character and appearance of the Conservation Area and would benefit from inclusion in it. The buildings are:

- Stag PH on corner of Fleet Road and Lawn Road – typical 19<sup>th</sup> century public house façade
- No. 50 Lawn Road – Victorian Aesthetic multicoloured brick building with highly decorative features and moulded/cut brickwork.
- No. 19 Fleet Road. This is a former 19th century Mission chapel in the gothic style. Constructed in multicoloured stock bricks with stone mullions to ground floor windows and original dormer windows to the

pitched roof at first floor level and distinctive gabled elevations and porch structure.

## **The Management of Change**

### **Investment and Maintenance**

The quality of the public realm and particularly the pedestrian spaces can make an important contribution to the vitality of town centres, and could help support higher levels of, and more appropriate, investment in the commercial part of Mansfield Conservation Area. The Council will seek to ensure that its own ongoing investment in the public realm in the conservation area respects and enhances its special character and will look for opportunities to make specific appropriate enhancements to the public realm and particularly to the pedestrian environment as one way of supporting the preservation of the area's distinctive character. That distinctive character will not be preserved or enhanced by standardised or poor quality approaches to property maintenance or occupation.

In the residential part of the conservation area, Council investment in the public realm, and control over inappropriate commercial encroachment, will support better investment in the building fabric of that area and help protect its residential qualities and environment.

### **New Development**

It is clear from the conservation area appraisal that a key element of the distinctive character and appearance of the Mansfield Conservation Area is the area's high quality and unified architectural style and form.

High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

The Council will particularly encourage proposals which seek to redevelop those buildings and spaces, which are considered to have a negative impact on the special character or the appearance of the conservation area (see Appendix 3).

Change in the residential part of the area will be more narrowly defined in terms of use but in parts of this area the pressure to increase the capital's housing stock will produce proposals for new development of a greater scale. Again, high quality design and execution will be paramount and the design statements supporting such applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of much of these streets. Successful modern design

can be of the 21<sup>st</sup> century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

### **Listed Buildings**

The Mansfield Conservation Area has a fine church building which because of its special architectural or historic interest is protected by statutory Listing. It forms a very important part of the historic quality and character of the area. To check if a property is Listed and for Listed Building advice contact - [www.camden.gov.uk/planning/listed-buildings](http://www.camden.gov.uk/planning/listed-buildings) or [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Listed Buildings at Risk**

There are no entries within the Mansfield Conservation Area on the English Heritage Buildings at Risk 2007 Register.

For further information regarding the Buildings at Risk Register please refer to the English Heritage website [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

The Council will ensure that any Listed Buildings which are at risk from neglect, decay, under use or redundancy will be added to the register.

The Council has the authority to serve an Urgent Works Notice see [www.communities.gov.uk](http://www.communities.gov.uk) to secure works to protect the fabric from further deterioration.

### **Maintenance and repair**

The Council encourages the routine and regular maintenance of historic buildings and buildings of interest to help ensure the preservation of the special character and appearance of the Conservation Area. [www.maintainyourbuilding.org.uk](http://www.maintainyourbuilding.org.uk)

### **Enhancement Initiatives**

The Council will encourage initiatives which will enhance the Mansfield Conservation Area and will provide information on possible funding sources and if appropriate apply for funding through special schemes.

### **Re-use of premises above shops and other commercial buildings**

There are two parades of local shops within the Mansfield Conservation Area. They are considered to be a positive characteristic in the overall character of the Conservation Area. In some cases the separate street access has been removed to create larger shops and the floors above have become stores or left empty. The Council would like to see the re-use of premises above shops and other under used commercial buildings.

## **Control of demolition**

Within the Mansfield Conservation Area the total or substantial demolition of an unlisted building requires Conservation Area Consent. The Council will normally expect all buildings that make a positive contribution to the character or appearance of the Conservation Area to be retained, unless their loss is considered to be justified, in line with guidance in PPG15.

PPG15 can be found at [www.communities.gov.uk](http://www.communities.gov.uk)

## **New Development and work to existing buildings within the Conservation Area**

New development or work to existing buildings within the Mansfield Conservation Area is likely to require Planning Permission, Conservation Area Consent or Listed Building Consent.

Development proposals will be expected to preserve or enhance the character or appearance of the Mansfield Conservation Area. This also applies to developments which are outside the conservation area but would affect its setting or views into or out of the area.

Urban design and landscape principles together with more detailed guidance on sustainable development and landscaping can be found in the Council's Planning Guidance. Some key points include:-

- **Quality erosion and loss of architectural detail**

The appearance of characterful buildings within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, front doors and natural slate roofs, can have considerable negative impact on the appearance of a historic building and the area.

Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

- **Shopfronts, canopies and shutters**

The appearance of shopfronts are an important element in the character of the commercial part of the Mansfield Conservation Area.

The installation of a new shop front, shutters and grilles and most alterations will need planning permission. Inappropriate and poorly designed shopfronts detract from the character and appearance of the Mansfield Conservation Area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting.

Detailed guidance on shopfronts can be found in section 43 of The Council's Planning Guidance available on our website.

- **Fascia, signs and advertisements**

The installation of signage, particularly illuminated signage will usually require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the shopping parades within the conservation area.

Hoardings because of their size and scale are not considered acceptable forms of advertising within the conservation area. New development may increase pressure for more intensive advertising. This will be resisted where it is considered to detract from the character and appearance of the area.

Proposals for advertising within the conservation area would be expected to conform to guidance set out in section 2 of Camden's Supplementary Planning Document.

- **Estate agents boards**

The proliferation of estate agents boards is an ongoing concern. The legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisement) Regulations 1992. One control mechanism is the use of Regulation 7. It is not considered at this time that a Regulation 7 Order is justified in the Mansfield Conservation Area.

- **Roof alterations and extensions**

The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.

Alterations and extension to the front roof pitch can be particularly damaging to the appearance of the conservation area, especially in the residential sub area.

Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions,



or where its architectural style would be undermined by any addition. These streets include;

Agincourt Road	Ornamental Dutch gables/ Largely unaltered
Constantine Road	Largely unaltered/Gabled projecting bays
Cressy Road	No front dormers
Lisburne Road	Ornamental Dutch gables
Mackeson Road	Completely unaltered
Mansfield Road	Terrace rows of largely unaltered roofscape
Roderick Road	Terrace rows of largely unaltered roofscape
Rona Road	Terrace rows of largely unaltered roofscape
Savernake Road	Terrace rows of largely unaltered roofscape

Buildings with ornamental Dutch gables to the front elevation and buildings with gabled projecting bays are not considered to be suitable for front dormer windows extensions.

A number of streets include many buildings whose roof space has already been converted for habitable accommodation resulting in the installation of rooflights and front dormer windows. In these streets roof alterations and extensions can still harm the character and appearance of the conservation area and each proposal will be considered on its own merits.

Where groups of buildings contain historic dormers with pediments (e.g North side of Constantine Road Nos. 1-33) the Council would expect these to be retained, protected and refurbished in the appropriate manner. Inappropriate replacements (e.g. Nos. 70, 74-78 Mansfield Road) should be replaced to match the adjacent dormers.

The installation of rooflights should be conservation grade (flush not raised above the roof finish)

In all cases guidance in the SPG should be considered before preparing roof extension schemes

- **Rear Extensions**

Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

- **Gardens and front boundary treatment**

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.

- **Basement Development**

The conservation area does not contain any residential properties with basement development that is visible via as a result of associated windows, doors, light wells, railings or grilles fronting the highway. The unaltered front gardens make an important contribution to the streetscape and character of the residential area.

The creation of a light well fronting the highway would harm the relationship between the building and the street, could harm the appearance of the building and the streetscape, and is likely to consume much or all of the garden area found within the conservation area. Railings around lightwells would cause a cluttered appearance to the front of the dwelling and would compete with the appearance of the front boundary wall due to the small size of the gardens found in the conservation area. The inclusion of rooflights designed within the landscaping of a front garden can result in illumination and light spill from the subterranean rooms and harm the appearance of a garden setting.

As such the Council will normally resist basement development fronting the highway due to its impact on the appearance of the conservation area.

The introduction of basement lightwells to properties along Fleet Road which are likely to have been originally designed as shop units can lead to an uncomfortable relationship between railings and lightwells and front elevation, and can erode the uniformity of the building line and pavement width. They are therefore likely to be resisted by the Council.

To check whether you need planning permission for basement works, please visit the Council's website at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or contact the Council's Duty Planning Service on telephone 020 7974 1911.

- **Development in Gap Sites**

Gaps between buildings represent an important established feature of relief in an otherwise densely developed environment, where the buildings are generally arranged in terraces 3 storeys in height. The Council will resist development in gaps where they are formed;

- between semi-detached and detached properties,

- adjacent to road junctions and
- when the rear garden of corner buildings runs parallel to an adjoining road

- **Telecommunication equipment, cable and satellite dishes**

External telecommunications apparatus including cable runs can harm the appearance of an historic building. Guidance on the installation of telecommunication equipment including satellite dishes can be found in the Council's Planning Guidance.

- **Ventilation ducts**

Inappropriately designed and positioned extract flues can unduly impact on the appearance of buildings. Where appropriate the Council will have regard to the feasibility of installing ventilation ducts and flues so that their position, particularly in visually sensitive locations and will protect local amenity and preserve the appearance of the Mansfield Conservation Area.

## **Street furniture and floorscape**

The conservation area has a wealth of York paving stones and granite kerb stones, these and other increasingly rare examples of historic street furniture add interest and character to the public realm within the conservation area. The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the borough. [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape)

An up to date audit of the historic floorscape and street furniture of the conservation area is included with this document. Appendix 5.

The condition of the carriageway varies within the conservation area. The improvement to the carriageway would be of benefit to the appearance of the conservation area. Resurfacing roads is continuously assessed by the Highway Engineering Team for inclusion in the 2009/10 Highways Programme. Street lighting, street and pavement repairs and paving stone theft can be reported at [www.camden.gov.uk/streetproblems](http://www.camden.gov.uk/streetproblems)

The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamp, wayfinding and signage design. Information and advice can be found in the Council's Streetscape Design Manual. [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape)

## **Trees and open spaces**

The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the

conservation area. Advice on street trees can be found at [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape).

Many trees within the Mansfield Conservation Area have statutory protection. The Conservation and Urban Design Team Tree Officers can advise on all aspects of trees on private property within the Mansfield Conservation Area.

The Council's free publication 'A Guide to Trees in Camden' contains information on the benefits of trees and the law relating to trees in Conservation Areas. email [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

Consideration should also be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zones of these trees if proposing building or excavation works to a property in the conservation area. Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction.'

### **Traffic and air pollution**

Certain routes within the Mansfield Road Conservation Area are subject to a one way system and as such are a major through route for traffic, for concerns about air quality Contact Online: [send air quality policy \(LB Camden\) your enquiry](#)

Website: [www.camden.gov.uk/airquality](http://www.camden.gov.uk/airquality)

### **Enforcement**

The Council has adopted an Enforcement Policy for handling complaints of unauthorised development and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the special qualities of the Mansfield Conservation Area.

Guidance regarding enforcement issues can be found in PPG18: Enforcing Planning Control and Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements (published by DETR).

The Planning Appeals and Enforcement Team can be contacted on line.

Website: [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

## Planning Advice

For general planning advice, including how to make a valid application, the Planning Services website should be consulted: [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or alternatively: -

The Duty Planner Service, Camden Planning Services  
5th Floor, Camden Town Hall Extension  
Argyle Street, London WC1H 8EQ  
Phone: 020-7974 1911; Fax: 020-7974 1930; Minicom: 020-7974 2000  
(Textlink)  
Times: Mon-Wed, Fri 09.00-17.00, Thu 09.00-19.00.

For advice on design and all work to historic buildings email: [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

## Archives and Information

Camden's historic archive provides valuable material relating to historic buildings, people and places and can be accessed on [www.camden.gov.uk/localstudies](http://www.camden.gov.uk/localstudies)

Listed Buildings within the London Borough of Camden  
[www.camden.gov.uk](http://www.camden.gov.uk) - listed buildings

Planning (Listed Buildings and Conservation Areas) Act 1990  
[www.opsi.gov.uk](http://www.opsi.gov.uk)

London Borough of Camden Unitary Development Plan 2006  
[www.camden.gov.uk/udp](http://www.camden.gov.uk/udp)

Supplementary Planning Guidance (2002)-  
[www.camden.gov.uk/supplementary-planning-guidance](http://www.camden.gov.uk/supplementary-planning-guidance)

Planning Policy Guidance 15 – Planning and the Historic Environment HMSO  
[www.communities.gov.uk](http://www.communities.gov.uk)

Streetscape Design Manual, LB Camden (March 2005) [www.camden.gov.uk](http://www.camden.gov.uk)

Other useful contacts :-

English Heritage [www.english-heritage.org.uk](http://www.english-heritage.org.uk)  
Society for the Protection of Ancient Buildings [www.spab.org.uk](http://www.spab.org.uk)  
Georgian Group [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)  
Victorian Society [www.victorian-society.org](http://www.victorian-society.org)  
20<sup>th</sup> Century Society [www.c20society.org.uk](http://www.c20society.org.uk)

## **Bibliography**

Buildings of England: London 4 (North). B Cherry and N. Pevsner, 1998;

Streets of Belsize: Camden History Society, 1991

Streets of Gospel Oak: Camden History Society, 2006

Images of London: M Colloms and D Weindling, 2003;

Maps: Tompson (1801/04), Greenwood (1827/1830), Davies (1834), Parish (1849) and 1861, Stanford (1862), Ordnance Survey 1870, 1913

# Appendix 4



Camden Planning Guidance

# Design

London Borough of Camden

CPG **1**



July 2015



## 7 Shopfronts

### KEY MESSAGES

Shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself.

This section provides information on how to deal with the five key shopfront features:

- Shopfront components,
- Signs and lighting,
- Blinds and canopies,
- Security shutters,
- Cash machines.

- 7.1 Well designed shopfronts increase the attractiveness of a building and the local area and can have an impact on commercial success by increasing the attraction of shops and shopping centres to customers. This is particularly important in town centres and the character and appearance of where conservation area and listed buildings. On the other hand, insensitive shopfront design can harm the appearance and character of buildings and shopping areas
- 7.2 This guidance relates to Core Strategy Policy – CS14 – Promoting High Quality places and Conserving Our Heritage and Development Plan Policies – DP30 – Shopfronts – and to planning applications for new shopfronts and alterations for existing.



### When does this guidance apply?

#### General

- 7.3 This guidance applies to all applications which may materially alter the external appearance of a building or any element of the historic environment and therefore may require planning permission, or conservation area or listed building consent.

- 7.4 You will generally need planning permission for:
- a new shopfront;
  - alterations to an existing shopfront including awnings and canopies, external security shutters, blinds, grilles and security measures; and
  - change of use will generally require planning permission.
- 7.5 Planning permission is not normally required for routine maintenance works, such as redecoration or straightforward repairs. For further detailed guidance check with the Council.
- 7.6 Any alterations (or replacement) of shopfronts that form part of a listed building will require Listed Building Consent and will need to be consistent with the age and style of the building. For further information see the chapter 3 Heritage of this CPG. More stringent controls will apply for the following works:
- re-painting a shopfront in a different colour,
  - installing a security alarm or extractor fan,
  - altering the shop interior,
  - installing blinds or shutters, and
  - advertisements.
- 7.7 Conservation Area Consent is required for the proposed complete or substantial demolition of any building in a conservation area. This includes the removal of a shopfront or of any feature that gives character to a building. In assessing applications to alter shopfronts within conservation areas special attention will be given to the desirability of preserving and enhancing the character and appearance of the Conservation Areas (for further information see chapter 3 Heritage of this CPG).
- 7.8 For shops in conservation areas, reference should also be made to the relevant Conservation Area Statement/Conservation Area Appraisal & Management Strategy (there are 39 in total). These describe the area and its special character and include guidelines that provide the framework for development proposals in the area and the appraisals contain audits of shopfronts of merit.
- 7.9 Advertisement consent is a separate procedure that applies to the display of advertisements on shopfronts. You can find further guidance in the document Outdoor advertisements and signs: A guide for advertisers (CLG, 2007) and chapter 8 'Advertisements, signs and hoardings' of this CPG).

**BUILDING REGULATIONS APPROVAL**

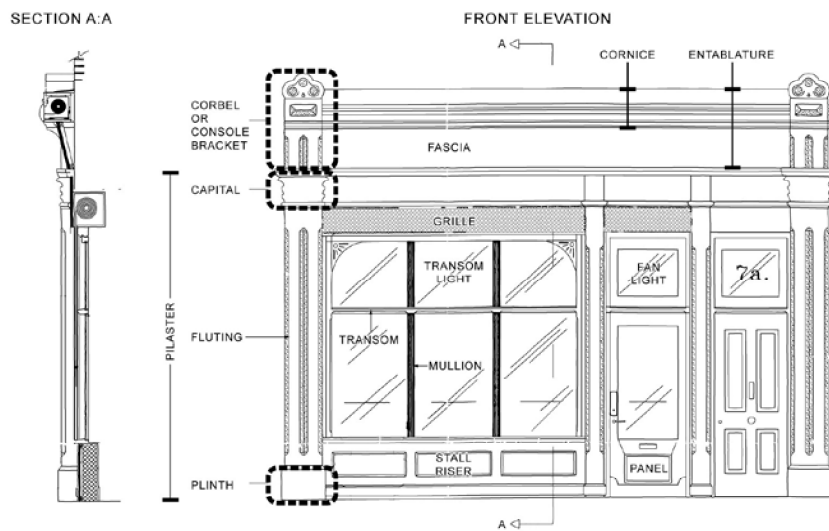
You need building regulations approval for all work which alters the shop's structure, entrance arrangement, changes its fire escape, or affects the level of access currently provided.

## Guidance for Shopfronts

### Design and appearance of shopfronts

- 7.10 The basic architectural features that make up shopfronts are illustrated in Figure 8.

Figure 8. Shopfront elements



### General principles

- 7.11 Shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself, the following will need to be considered:
- Historic, locally distinctive or characteristic shopfronts which contribute to the townscape should be retained. In some cases the reinstatement of missing features will be encouraged.
  - New shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades.
  - Shopfronts forming part of a larger new development should be considered as an integral part of the overall design.
  - Standardised “house-style” frontages may have to be amended in order to harmonise with the surrounding context and respect the building, particularly in conservation areas and for listed buildings.
  - All shopfronts should be designed to provide access into the premises for all.

## Key shopfront components

7.12 The following are key shopfront design components you need to consider when making alterations to an existing shopfront:

### Window Displays

- The window display is the main visual element of a shopfront. Shop frontages should be largely glazed to maintain a window display rather than creating a solid frontage (including obscured glass) which will be discouraged.
- On traditional shopfronts large expanse of undivided glass should be avoided. Vertical glazing bars (mullions) should be used to subdivide large windows to help visually relate the shopfront with the upper elevations of the building.

### Entrances

- The design of the door should be in keeping with the other elements of the shopfront. The solid bottom panel should align with the stallriser. The top of the door should align with the transom.
- Decorative tiling should be retained.
- All new build shop units and shopfronts should be designed to be fully accessible to everyone.
- In the case of existing buildings, particularly where a new shop front is proposed, the following guidance should be followed:
  - Shops that have a change in level from pavement to shop floor surface can usually incorporate ramped access into or within the shop. Exceptions preventing a ramped area to be created may include the presence of structural beams or floor slabs..
  - Entrance doors should be accessible to all, particularly wheelchair users and people with limited manual dexterity. 1000mm minimum clear door width in new buildings and 775mm door width in existing buildings where a new shop front or alterations to a shop front are proposed.
- to ensure that services are reasonably accessible to disabled people refer to Camden Planning Guidance on Access for all.

### Shopfront recess

- Where there is an existing shopfront recess - often found in older traditional shopfronts e.g. listed buildings and conservation areas - they should be retained.
- Traditional horizontally-operated lattice security gates can in some cases be employed to protect recessed shop entrances, but they should not extend across windows. On traditional shopfronts, removable timber or metal lattice style shutters is often more appropriate.
- New recesses in shopfronts will be strongly discouraged due to their potential for attracting anti-social behaviour.

## Fascias

- The fascia should be of a suitable size and proportion in relation to the building and should not normally extend above the cornice or below the capital as it would upset the overall balance and proportions of a shopfront or parade (see Figure 9 and Figure 10).
- Fascia signs should not obscure or damage existing architectural features. Deep box fascias which project beyond the shopfront frame should be avoided.
- Lettering on fascia signs should be proportionate to the scale of the shopfront. To aid identification, fascia signs should include the street number of the premises.
- Where a shopfront and fascia extend across two or more shop unit bays, the removal of intervening pilasters are not acceptable as it would:
  - weaken the frame’s visual support to the upper floors; and
  - disrupt the character and rhythm of a shopping frontage created by the widths of individual shopfronts.
- Lettering on fascia signs should be proportionate to the scale of the shopfront. Main fascias should also be of a suitable size and proportion in relation to the building and should sit between cornice and shopfront itself and should not project above or below the cornice level obscuring upper floor or shop windows.
- Fascia and box signs should not obscure or damage existing architectural features.

Figure 9. Good shopfront section and elevation

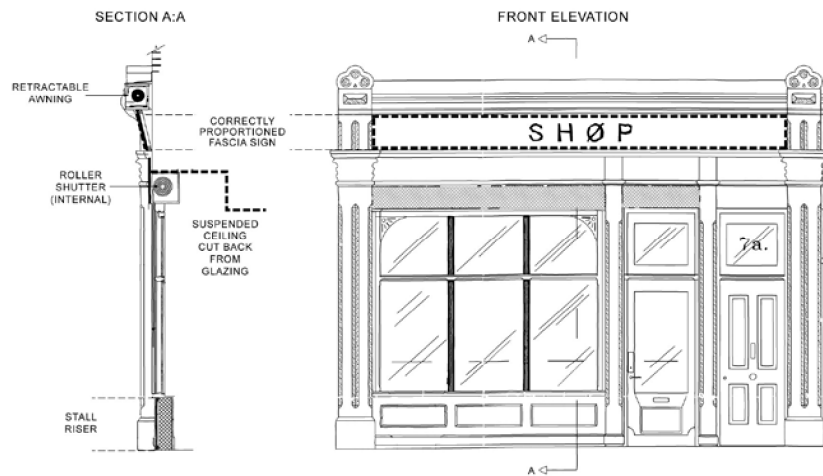
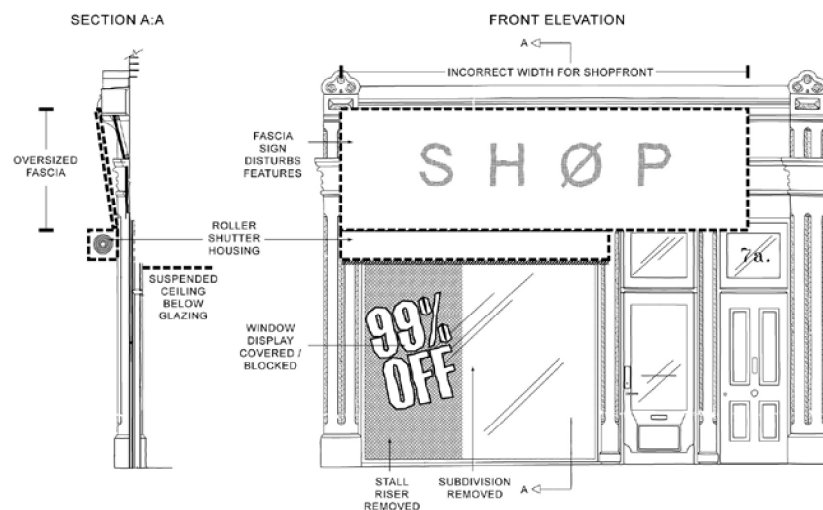


Figure 10. Inappropriate shopfront section and elevation



### Pilasters

- New pilasters are preferably placed in line with solid wall, not windows above, to emphasise their function. This is particularly important in the case of shopping frontages on sloping sites where existing stepped profiles of fascias and stallrisers should be preserved or reintroduced wherever possible.

### Stallrisers

- Stallrisers consist of solid elements below shop windows. They form a base to the shopfront display, and prevent the glazing from being damaged or soiled.
- Stallrisers should be retained and generally incorporated to any new shopfront on a period buildings.

- Where stallrisers are provided, they should be at least 300mm high or to the top of the pilaster base or door panel and faced in appropriate materials for the context. They should not provide ledges that can be sat upon. Glazing should be brought to the front of a stallriser.

### **Colour and materials**

- Materials should be chosen for their durability and appropriateness to their location. Traditional materials such as timber, stone and render are the most appropriate for new shopfronts, particularly for listed buildings and in conservation areas.
- More contemporary materials such as colour-coated steel, aluminium and bronze instead of timber may be appropriate in some circumstances.
- Existing glazed brickwork or tiling should be retained.
- Colour schemes for shopfronts and in particular the projecting framework should be carefully considered, particularly in conservation areas and for listed buildings.
- Proposals should be accompanied by full details of materials, finishes and colours (or sample and specification cards).

### **Folding shopfronts**

- Folding shopfronts are not generally acceptable, particularly those on historic buildings such as listed buildings and those in Conservation Areas. When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront.

### **Lightwells / grilles**

- Pavement lights or small lightwells covered with metal grilles are typically found in front of shopfronts. These provide light into the areas beneath whilst allowing shoppers close inspection of the window display.
- Creating open lightwells with railings in front of a shopfront is not generally acceptable as it prevents window shopping and disrupts the buildings relationship to the rhythm of the street. This is also the case if the shopfront has been converted into residential accommodation.

### **Advertisements and signs**

- 7.13 Shops and businesses need to ensure that their name and other details are clearly displayed on their premises and, as a result, signs are among the most prominent forms of advertising on buildings. However, signs that are unsympathetically designed can cause significant harm to the building and the local townscape. Signs should relate well to the



character, scale and architectural features of the building and respect their local context.

- 7.14 Properties should only have one main fascia sign and one ancillary projecting or hanging sign per street frontage, although two projecting signs may be appropriate in cases of large shopfronts stretching across two or more shop units. Too many adverts/signs on a property contribute to visual clutter and can detract from the appearance of the street scene.

### **Projecting and hanging signs**

- 7.15 Projecting and hanging signs should normally be level with the fascia rather than below or above it. They should be positioned to the side of the shopfront at fascia level.
- 7.16 Signs at upper floor levels will be discouraged. Advertising for upper floor premises by lettering on windows or by suspended banners on large frontages will only be considered acceptable where advertising a specific event for a temporary period.
- 7.17 Advert signs - including those on canopies/blinds, should:
- be considered as an integral part of a shopfront or building, designed in from the outset with new structures;
  - be in harmony with the existing building, and neighbouring ones, in terms of their proportions, design and materials;
  - See Camden Planning Guidance on Advertisements, signs and hoardings.

### **Canopies, awnings and blinds**

- 7.18 Blinds can add colour and interest to the street scene. However, it is important to ensure that they do not dominate a shopfront or shop parade.

#### **Canopy**

A decorative structure providing a sheltered walk to the entrance of a building.

#### **Awning**

A sheet of canvas or synthetic fabric hung above a shopfront as protection against rain or sun

#### **Blind**

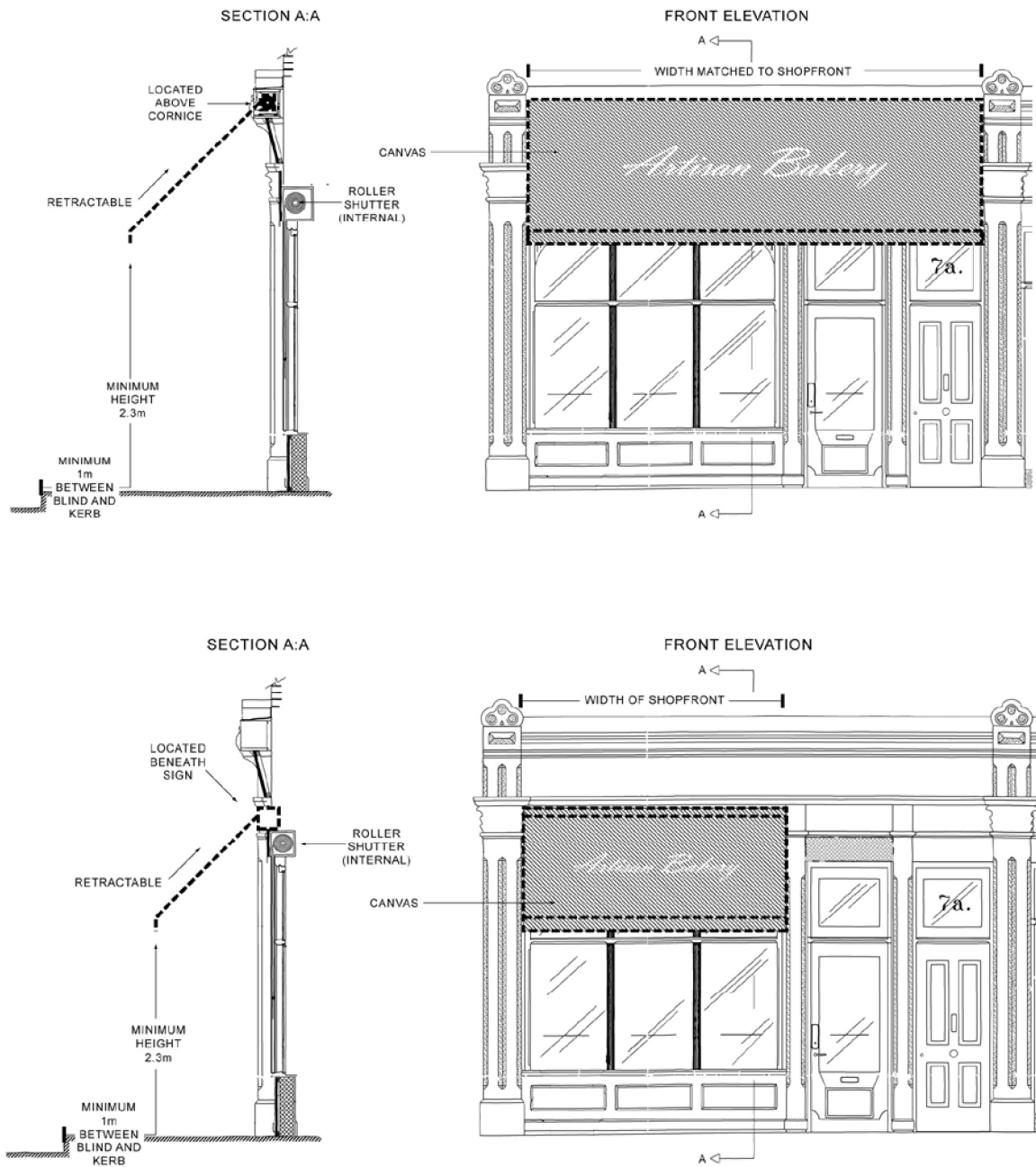
A structure of canvas or other material stretched used to keep sun or rain off a shop window.



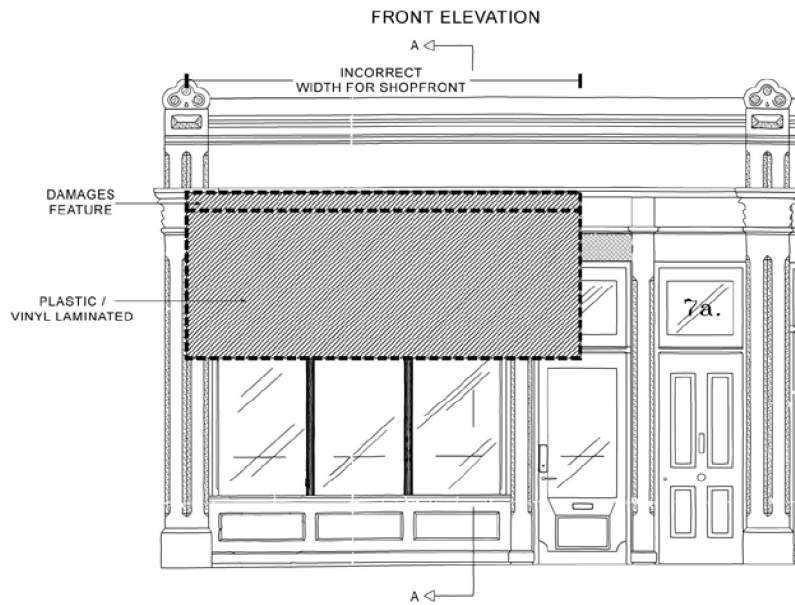
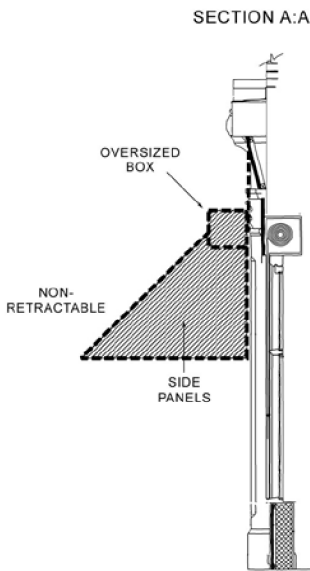
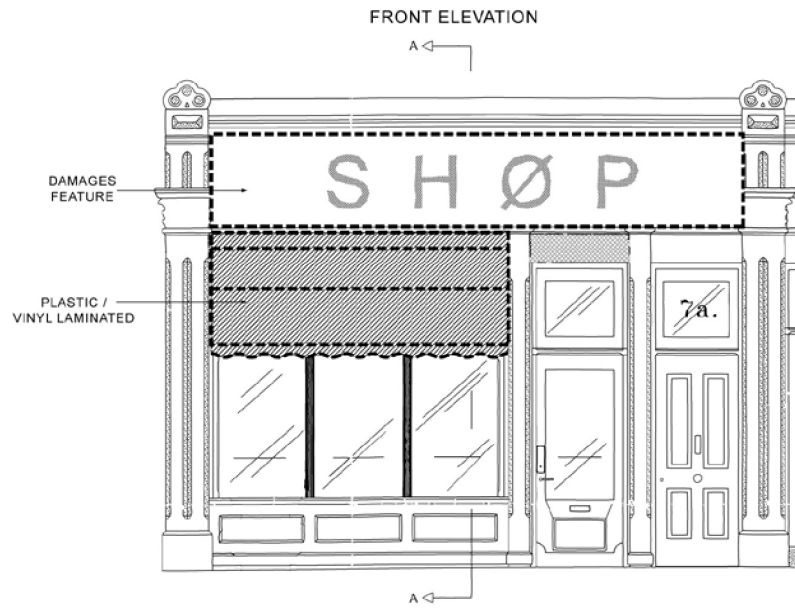
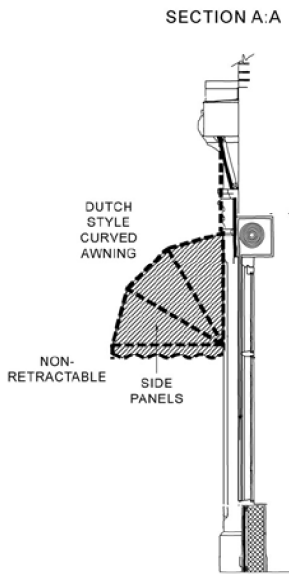
7.19 Shopfront canopies and blinds are only likely to be acceptable where they are:

- retractable;
- traditional canvas;
- blind box integrated with the overall design;
- attached between the fascia and shopfront; and
- be flush with the fascia level.

Figure 11. Appropriate ways to install shopfront awnings



### Inappropriate ways to install shopfront awnings



**Retractable**

7.20 Retracting awnings and blinds do not normally require planning permission, although they may require advertisement consent in certain cases. They should not:

- obscure or damage the fascia and other important features of the shopfront and buildings;
- have discordant and over-dominant shapes, but be appropriate in position, design and materials to the character and scale of both the shopfront, building and locality.

**Fixed**

7.21 Fixed canopies, require planning permission. Acrylic / plastic “Dutch blinds”, or similarly reflective materials will be strongly discouraged, due to their bulk and materials and the resulting visual clutter.

**Materials**

7.22 Canvas blinds are often characteristic features of historic shopfronts and should therefore be retained or replaced using a similar design – acrylic or plastic blinds are not normally suitable.

**Signage**

7.23 Canopies or blinds with signage (a letter or words for advertising purposes or not), they are treated as advertisements and therefore advertisement consent will be required rather than planning permission (See chapter 8 ‘Advertisements, signs and hoardings’ in this CPG).

7.24 In general all blinds should be designed and installed to:

- ensure public safety;
- incorporate a minimum of 2.3 metres between the bottom of the blind and the pavement; and
- incorporate a minimum of 1 metre between the blind and the kerb edge.

**Shopfront security**

7.25 Security shutters can be visually unattractive and create a 'dead', hostile appearance (especially out of opening hours), which can affect the commercial viability of an area and harm the pedestrian experience.

7.26 These guidelines offer suggest the most appropriate means of providing security protection while minimising impacts on the appearance of the shopfront, the building and the character of the area.

**Shutters**

7.27 The Council strongly encourages internal rather than external shopfront security measures. Other forms of enhanced shopfront security should

be considered instead of external shutters. For example, improved internal lighting, alarm systems, the use of toughened or laminated glass, etc. In cases where external measures (shutters, grilles or alarm boxes, etc) are proposed they would only be permitted where they do not harm the character of shopfronts, such as internal brick bond grilles or collapsible gates.

- 7.28 External security shutters will normally require planning permission, whilst internal shutters normally do not. Where internal shutters are installed they should be set back to leave a window display. In the case of listed buildings, the installation of any shopfront security measures, external or internal, will require listed building consent. On listed buildings, there will be a presumption against the use of external security shutters and grilles in favour of internal.
- 7.29 Where an external shutter is proposed it may only be considered acceptable provided it is integrated into the shopfront in terms of design, materials and colour. External measures should avoid using solid roller shutters. This includes the 'pin-hole' versions that rely upon internal illumination for any transparent effect. These designs have negative environmental impacts including:
- obscuring the shopfront and hiding window displays;
  - attracting graffiti;
  - preventing natural surveillance;
  - creating a hostile and unsafe appearance in streets and shopping centres; and
  - being visually unattractive.

### **Shutter boxes**

- 7.30 Shutter boxes should be discrete and should not project forward of the fascia or obscure any architectural features. They should be concealed wherever possible, for example set behind or within the fascia panel, the guide rails concealed within the frame of the shopfront and shutter should be close onto the stallriser.

### **Grilles**

- 7.31 Roller grilles are preferable to solid or pin-hole shutters as they provide security without obscuring window displays and allow views of the shop interior, which enhances surveillance and security.

### **Removable grilles**

- 7.32 Removable or collapsible grilles can be used internally or externally and in both cases allow a certain degree of visibility. These only require planning permission if installed externally. However, listed building consent will also be required for internal grilles in listed buildings.
- 7.33 Removable grilles are expected to remain in place only outside trading hours and should be stored inside at all other times. Any fixings should

be discretely placed and must not harm architectural features or mouldings.

- 7.34 Where there is a recessed entrance it is preferable to install 'Concertina style gate between the openings.

### **Finishes**

- 7.35 All grilles and shutters should have an acceptable finish. They should be coloured (painted, powder coated or stove enamelled) to match the rest of the shopfront, including signs. Uncoated shutters, galvanised steel, a milled finish or anodised aluminium are not considered acceptable finishes. In the exceptional cases where solid shutters are acceptable, original designs by artists will be encouraged provided they respect their location, particularly in Conservation Areas.

### **Burglar Alarms**

- 7.36 Burglar alarm devices must be sited so that they are both adequately visible as a deterrent but do not detract from the visual character of the shopfront.

### **Cash machines**

- 7.37 Cash machines require planning permission and, in the case of listed buildings, listed building consent. Illuminated advertising for cash machines should be discreet and is subject to advertisement consent.
- 7.38 Cash machines (also known as cash points and ATMs) are only likely to be acceptable provided they are:
- treated as an integral part of a building's design wherever possible;
  - not dominant in the shop display frontage in terms of size or materials;
  - positioned sensitively and not be located where queuing could cause problems;
  - with minimal amount of display material;
  - located on the busiest elevation of a building to reduce the risk of robbery;
  - fully accessible to disabled people in both location and detailed arrangement; and
  - in existing bank buildings of traditional design they are most successfully inserted into existing stone recesses or beneath window bays.

**Further information**

- 7.39 English Heritage has also prepared guidance on heritage assets within:
- English Heritage – ‘Easy Access to Historic Buildings’ 2012 - [www.english-heritage.org.uk](http://www.english-heritage.org.uk)
  - English Heritage – ‘Easy Access to Historic Landscapes’ 2013 - [www.english-heritage.org.uk](http://www.english-heritage.org.uk)
- 7.40 For further guidance on how to make shopfronts more accessible to all users as well as disabled users, see:
- The Disability Rights Commission publication “Making access to goods and services easier for disabled customers: A practical guide for businesses and other small service providers
  - BS 8300:2009+A1:2010 ‘Design of buildings and their approaches to meet the needs of disabled people’ – Code of Practice’ (BSI)
  - Inclusive Mobility – A guide to best practice on Access to Pedestrian and Transport Infrastructure, 2005 (Dept for Transport).

# Appendix 5



Camden Planning Guidance

# Housing

London Borough of Camden

CPG 2



May 2016

## 4 Residential development standards

### KEY MESSAGE

Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms.

- 4.1 This guidance relates to Camden Core Strategy policies CS5 – *Managing the impact of growth and development*, CS6 – *Providing quality homes* and CS14 – *Promoting high quality places and conserving our heritage* plus Camden Development Policy DP26 – *Managing the impact of developers on occupiers and neighbours*. In addition, homes of all tenures should meet lifetime homes standards in accordance with Development Policy DP6 and the CPG on Lifetime homes and wheelchair housing.

### TENURE

Describes the ownership of a home and the relationship between a household and their home i.e. owner-occupied, shared ownership, private rented, social rented, etc.

- 4.2 The '**Access for all**' section in CPG6 **Amenity** sets out the Council's approach to providing buildings and spaces that are accessible to everyone. Reference should also be made to the **Design Excellence** section of CPG1 **Design** and to other sections of CPG2 **Housing**.
- 4.3 The space standards in this guide are minimum requirements and should not be taken as maxima. Housing which exceeds the minimum standards will always be encouraged.
- 4.4 This guidance applies to planning applications involving the provision of residential accommodation and residential conversions, extensions and change of use. In cases involving residential conversions of listed buildings a sensitive and imaginative approach to achieving these standards may need to be taken.

### MAYOR'S HOUSING SPG

The Mayor has prepared a draft replacement housing SPG. The Mayor's draft SPG supports the emerging replacement London Plan, which makes provision for residential standards to be applied across all tenures of development. Both the draft replacement London Plan and the draft replacement Housing SPG are expected to be adopted in autumn 2011.

In addition, we anticipate that housing with public subsidy in London will have to comply with the Mayor's London Housing Design Guide from April 2011 (published in interim form in August 2010). The Mayor is seeking to adopt the London Housing Design Guide standards for all housing tenures in London through the London Plan.

- 4.5 Camden's Core Strategy indicates that we will seek a range of self-contained homes to meet identified dwelling size priorities. These

priorities are set out in detail in our Development Policies document – see particularly policy DP5 and paragraph 5.4.

## **Guidance on residential development standards**

### **General principles**

- 4.6 All residential developments in the Borough are required to be designed and built to create high quality homes:
- All newly created dwellings for households of 2 or more people should be self-contained (applies to homes in Use Class C3, but does not apply to care homes for elderly or vulnerable people, student housing, bedsits, or other Houses in Multiple Occupation (HMOs)).
  - Each dwelling should have its own secure private entrance which leads either directly from the street or off a common entrance hall – the number of entrances off one corridor should be limited.

#### **SELF-CONTAINED**

Accommodation with its own kitchen, bathroom and toilet for the sole use of occupants behind a separate front door.

#### **HOUSES IN MULTIPLE OCCUPATION (HMO)**

HMOs are flats or houses permanently occupied by more than one household, where each household does not have exclusive access to all cooking, washing and toilet facilities behind a locked front door.

### **Layout**

- 4.7 There should usually be a permanent partition between eating and sleeping areas. Kitchens and living rooms that are permanently separated are preferable. However, combined kitchen and living areas are considered acceptable as long as the floor area is sufficient to allow for the greater range of activities that will take place in them.

### **Rooms**

- All rooms should be able to function for the purpose for the purpose for which they are intended.
- They should have an adequate size, shape, door arrangement, height, insulation for noise and vibration and natural lighting and ventilation.
- They should lead off a hallway or lobby so that it is possible to access any habitable room without passing through another habitable room, although Building Regulations Part B - Fire Safety allow inner rooms provided they meet certain criteria.

#### **HABITABLE ROOM**

A room that is capable of being used as primary living space. Generally consists of living rooms, dining rooms, large kitchen/diners and large bedrooms

### **Flexible construction/layout**

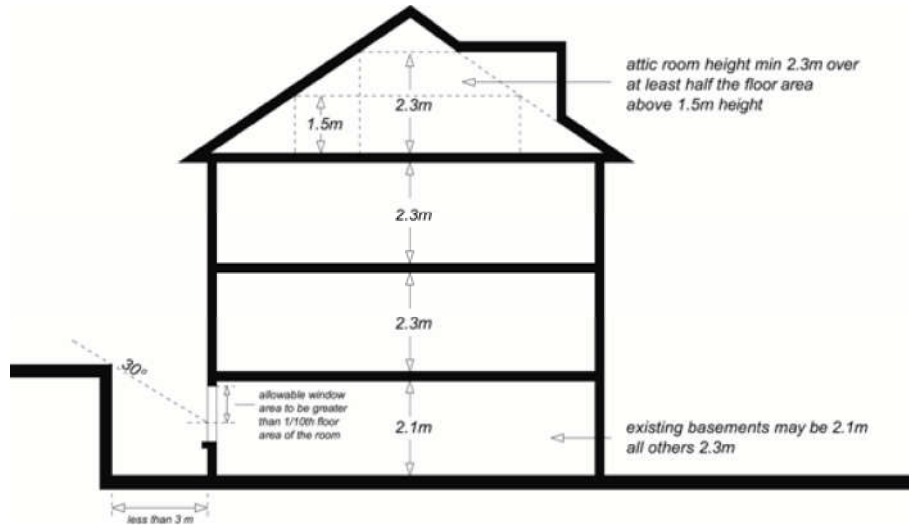
- 4.8 In addition, wherever practical dwellings should be designed to enable greater flexibility in construction design so that they can be capable of some form of extension or adaptation in order to accommodate changing lifestyles and family needs or other social use.
- 4.9 For example design features that could be considered, include:
- open plan layouts or generic layouts/floor plans;
  - avoiding load bearing internal walls;
  - easily accessible services and utilities e.g. a central accessible core or accessible floor/ceiling cavity.
  - For further examples see: By design urban design in the planning system: towards better practice: [www.communities.gov.uk/publications/planningandbuilding/bydesignurban](http://www.communities.gov.uk/publications/planningandbuilding/bydesignurban) by DETR (2000) (accessed April 2011).

### **Internal space standards**

#### **Ceiling heights**

- 4.10 All habitable rooms should have minimum headroom of 2.3 metres. The exceptions are habitable rooms in existing basements, which may have 2.1 metres headroom, and habitable rooms in attics which should have a minimum room height of 2.3 metres over at least half of the floor area (not including any floor space where the ceiling height is less than 1.5 metres). See Figure 9.
- 4.11 Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace. We will also consider the suitability of floor to ceiling heights in relation to context of building and how size or windows and floor to ceiling heights impact design. Please also refer to CPG1 **Design** (see particularly the sections on '**Design Excellence**' and '**Roofs, terraces and balconies**') and CPG4 **Basements**.

**Figure 9. Ceiling heights and natural light for basements**



**Space and room sizes**

- 4.12 Although planning cannot control the precise internal layout of individual proposals, it is important to ensure that dwellings are capable of providing a suitable layout and adequate room sizes that reflect the use and type of accommodation. The Council will be flexible in the application of these guidelines in order to respond to site-specific circumstances.
- 4.13 The Council has set minimum space standards to ensure rooms are large enough to take on varying uses. Space standards relate to the occupancy of a home rather than number of bedrooms and the developer will be required to state the number of occupants each dwelling has been designed to accommodate. The occupancy of housing at the time of its first occupation is not a reliable prediction of future levels of occupancy over the lifetime of a home. The only sensible assessment of occupancy is therefore the designed level of occupancy.
- 4.14 The overall internal floorspace in new self-contained dwellings (excluding communal lobbies and staircases) should normally meet or exceed the minimum standards set out in the following table.

Number of Persons	1	2	3	4	5	6
Minimum floorspace (sq m)	32	48	61	75	84	93

- 4.15 For dwellings designed for more than 6 people, allow approximately 10sq m. per extra person. In order to successfully to provide ease of movement and storage space for wheelchair users, the council will normally wheelchair housing dwellings to exceed the minimum floorspace standards. Please also refer to the section on 'Lifetime homes and wheelchair housing' in this CPG document.
- 4.16 The Council will expect bedrooms to meet or exceed the following minimum sizes:



- First and double bedrooms - 11.0 sq m
  - Single bedrooms - 6.5 sq m
- 4.17 The Council's Private Sector Housing Team has produced specific minimum standards for Houses in Multiple Occupation (HMO's) and hostels which includes guidance on room sizes and facilities. Schemes for bedsits, shared houses and flats and hostels should be prepared with reference to these standards. These can be viewed on Camden's website [www.camden.gov.uk/housing](http://www.camden.gov.uk/housing) (see Private Sector Housing/ Private Housing Standards pages).
- 4.18 Self-contained homes providing a floorspace below the minimum standards may be considered in exceptional circumstances, for example to reduce the cost of Intermediate Housing to the occupier, however their acceptability will depend on other aspects of the development proposed. Sympathetic consideration may be given where a proposal meets a number of the criteria below:
- Dwellings are targeted at, and affordable to, groups identified by the Borough as being in need.
  - External amenity space is provided
  - A limited number of dwellings are accessed from each entry point and corridor (ideally 8 or fewer, unless controlled by a concierge or a CCTV system allowing clear facial identification).
  - Security controlled access is provided where a larger number of units are accessed from one point.
  - Where cluster flats are provided in response to a demonstrable demand (i.e. there are good indications that properties will not be hard to let to the targeted tenants), a limited number of flats are clustered into each dwelling (ideally 8 or fewer) (cluster flats are bedsits with a communal kitchen/eating area).
  - A laundrette or communal laundry is provided (sufficient to cater for forecast resident demand at periods of peak usage) where individual dwellings cannot accommodate a washing machine - subject to keeping service and management charges at an acceptable level. The Council will take into account any existing commercial laundrettes that would be convenient for residents.

### **Storage and utility spaces**

- 4.19 All accommodation should have sufficient internal storage space to meet the likely needs and requirements of potential occupiers. Dwelling layouts should make suitable provision:
- for washing machines and drying clothes;
  - a storage cupboard with a minimum floor area of 0.8 sq m should be provided for 1- and 2-person dwellings;
  - for each additional occupant, a minimum of 0.15 sq m storage area should be provided;

- storage for bicycles and prams should also be provided, located at the ground or lowest level of the dwelling, preferably accessed from a hall or lobby area;
- for waste and recycling bins, reference should also be made to the section '**Waste and Recycling Storage**' in CPG1 **Design**.

### **Daylight, sunlight and privacy**

- 4.20 Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties. Maximising sunlight and daylight also helps to make a building energy efficient by reducing the need for electric light and meeting some of the heating requirements through solar gain. The orientation of buildings can maximise passive solar gain to keep buildings warm in winter and cool in summer.

#### **PASSIVE SOLAR GAIN**

Design to optimise the amount of the sun's energy that heats and lights a building naturally.

- 4.21 All habitable rooms should have access to natural daylight. Windows in rooms should be designed to take advantage of natural sunlight, safety and security, visual interest and ventilation. Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991).
- 4.22 Overall the internal layout design should seek to ensure the main living room and other frequently used rooms are on the south side and rooms that benefit less from sunlight (bathrooms, utility rooms) on the north side. Kitchens are better positioned on the north side to avoid excessive heat gain.

#### **Minimum requirements:**

- 4.23 In particular the following minimum requirements need to be met to avoid the unacceptable loss of daylight and/or sunlight resulting from a development, including new build, extensions and conversions. For example:
- Each dwelling in a development should have at least one habitable room with a window facing within 30 degrees of south in order to make the most of solar gain through passive solar energy;
  - Rooms on south facing walls should always have windows, south facing windows and walls should be designed, sized and/or shaded in summer to prevent overheating. Appropriate shading might be achieved by:
    - mature deciduous trees located so as to shade the structure
    - eaves or overhangs that protect from sun that is high in the sky only

- external shutters or blinds that can be operated by the occupant;
- External shading should be provided for western facing windows and outdoor spaces to minimise overheating in summer. Deciduous trees provide the best shade for this purpose;
- Windows on north facing walls should be sized to prevent heat loss but allow sufficient daylight;
- All habitable rooms, including basements, must have an external window with an area of at least 1/10 of the floor area of the room;
- An area of 1/20 of the floor area of the room must be able to be opened to provide natural ventilation;
- Windows to atriums will be acceptable as external windows in exceptional circumstances only;
- Passive ventilation should be favoured where possible and mechanically assisted ventilation should be silent in operation.

4.24 For further guidance reference should be made to 'The Code for Sustainable Homes' which provides technical guidance on designing for adequate internal daylighting and requires daylight levels to be calculated using the BRE assessment method. Reference should also be made to CPG3 **Sustainability**.

#### **Privacy and security**

- 4.25 House and flat developments should be arranged to safeguard the amenity and privacy of occupiers and neighbours.
- New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security.
  - Developments should seek to improve community safety and crime prevention. This may include:
    - designing developments so that open spaces are overlooked by windows, avoiding dark secluded areas and buildings face onto streets.
    - obtaining Secured by Design certification – please refer to the '**Designing safer environments**' section of CPG1 **Design**.

#### **Basements**

- 4.26 All rooms within a basement should be able to function for the purpose of which they are intended. They should have an adequate size, shape, door arrangement, and height, insulation from noise and vibration, and access to natural lighting, ventilation and privacy (similar to the standards set out above). Four key considerations are set out here.
- Natural light - to ensure that adequate natural light is provided to habitable rooms, walls or structures (including the sides of lightwells) should not obstruct windows by being closer than 3 metres. Where



this is not achievable, a sufficient proportion of the glazing should be above the point on the window(s) from which a line can be drawn at 30° above the horizontal to pass the top of obstruction. The glazed area above the point should total not less than 10% of the floor area of the room. See Figure 9.

- Forecourt parking – nearby vehicles can also restrict light to basements, and consideration should be given to any further obstruction from vehicles parked on the forecourt that may present a barrier to light serving basement windows.
- Means of escape - basements should be provided with either a door or suitably sized window allowing access to a place of safety that gives access to the external ground level, or with a protected escape route within the building leading to a final exit at ground level.
- Lightwells - stairs, ladders and gates in any railings around a lightwell that are required for means of escape should be designed to be as discreet as possible and should have regard to the character of the building and surrounding area.

4.27 Further detailed guidance on basements is contained within CPG4 **Basements**.

### **Noise and soundproofing**

4.28 The layout and placement of rooms within the building should be carefully considered at an early stage in the design process to limit the impact of external noise on bedrooms and living rooms. The impact of noise should also be considered in the placement of private external spaces. Detailed guidance is provided in the '**Noise and vibration**' section of CPG6 **Amenity** and . The following requirements must be met.

- Internal layouts of dwellings should be designed to reduce the problem of noise disturbance between adjoining properties by using 'vertical stacking', i.e. placing living room above living room and bedrooms above bedrooms etc.
- Bedrooms should not be placed above, below or next to potentially noisy rooms, circulation areas of adjacent dwellings or noisy equipment, such as lifts.
- Windows should be located away from busy roads and railway lines/tracks to minimise noise and pollution and vibration.
- The layout of adjacent dwellings and the location of lifts, plant rooms and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.
- Party walls and floors of flats created by conversion must be adequately soundproofed.
- All housing should be built with acoustic insulation and tested to current Building Regulations standards, but acoustic insulation should not be relied upon as the only means of limiting noise.

- Minimum levels of soundproofing are set out in the Building Regulations Part E - Resistance to the passage of sound. Levels of sound insulation above the minimum are encouraged.
- Further advice is given in the London Plan SPG on Sustainable Design and Construction

### **Outdoor amenity space**

4.29 Outdoor residential amenity space can be provided in the form of private garden space, balconies, terraces, roof gardens or as communal amenity space. Where practical the following requirements should be met.

#### **Private outdoor amenity space:**

- All new dwellings should provide access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens.
- Private gardens should be allocated to family dwellings.
- Where provided, gardens should receive adequate daylight, even in the winter.
- The access to private amenity space should be level and should be from the main living space.
- Balconies should have a depth of not less than 1.5 metres and should have level access from the home.
- Balconies and terraces should be located or designed so that they do not result in the loss of privacy to existing residential properties or any other sensitive uses.
- Balconies should preferably be located next to a dining or living space and should receive direct sunlight (they can be designed to project from main building line or be recessed).

4.30 In some instances, it is accepted that existing buildings may not be able to provide balconies or roof terraces, however, external amenity space i.e. access to communal gardens should still be provided where possible. See CPG1 **Design** for further guidance on '**Roofs, terraces and balconies**'.

#### **Communal amenity space:**

- Space should meet the requirements of the occupiers of the building and be wheelchair accessible. For example, if there are a large proportion of family units, child and young person's facilities should be included in the communal space. The council will use the Mayor of London's 'Providing children's and young people's play and informal recreation SPG' (March 2008) when calculating requirements: <http://static.london.gov.uk/mayor/strategies/sds/spg-children-recreation.jsp> (accessed April 2011).
- Space should be well designed so that residents have a sense of ownership of the space, which will encourage its use.

- Space should be located sensitively so that it is overlooked by surrounding development and secure for residents.
- Space should be designed to take advantage of direct sunlight.
- Space should be designed to minimise disturbance to occupiers and neighbours, e.g. by being sheltered from busy roads, by being located in the rear of the buildings, back to back, behind perimeter blocks or in courtyards.
- Landscaping and facilities provided for the space should be of a high quality and have suitable management arrangements in place.

### Further information

GLA Housing Design Guide	The Mayor's London Housing Design Guide from April 2011 (August 2010) provides detailed guidance on housing design in London <a href="http://www.london.gov.uk/who-runs-london/mayor/publications/housing/london-housing-design-guide">http://www.london.gov.uk/who-runs-london/mayor/publications/housing/london-housing-design-guide</a> (accessed April 2011)
Lifetime Homes and Wheelchair Housing Standards	In addition to the above residential standards, most residential schemes will also need to meet specific requirements for Lifetime Homes and Wheelchair Housing Standards: <ul style="list-style-type: none"> <li>• For further guidance on how to meet Camden's requirements refer to CPG on Lifetime homes and wheelchair housing.</li> <li>• For good practice guidance specifically on Lifetime Homes <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> </ul>
Daylight and Sunlight	For good practice advice on overshadowing and providing daylight and sunlight to buildings, refer to the widely used BRE Report "Site Layout Design for Daylight and Sunlight; a guide to good practice". It provides specific guidance on: <ul style="list-style-type: none"> <li>• Providing good daylighting and sunlighting within a new development</li> <li>• Safeguarding sunlight and daylight within existing buildings nearby</li> <li>• Protection of daylighting of adjoining land for future development</li> <li>• Passive solar site layout</li> <li>• Sunlighting of gardens and amenity areas</li> </ul>
Sustainability	The Council will require all that all buildings are designed to be sustainable, thus reference should also be made to CPG3 <b>Sustainability</b> , in particular, the 'Code for Sustainable Homes' sub-section in 'Sustainability assessment tools'.