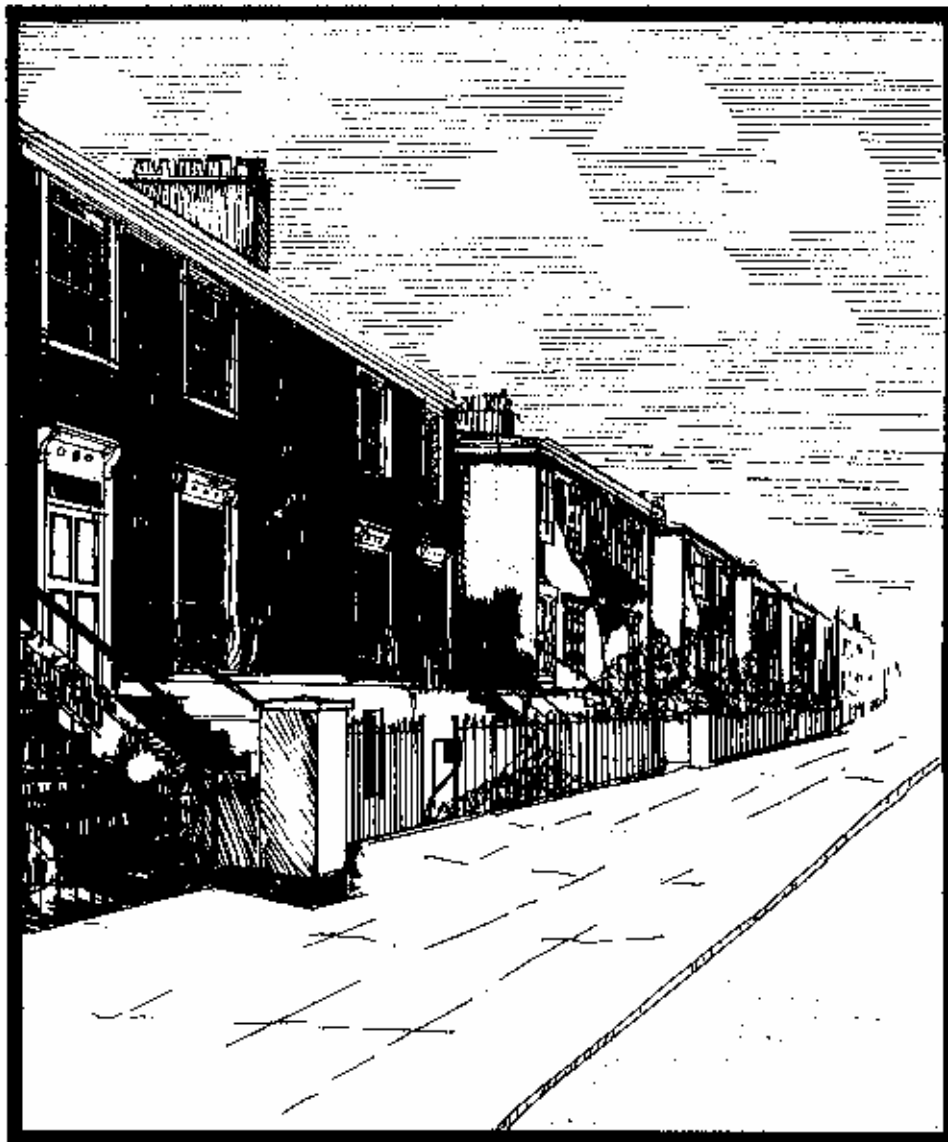


**DE BEAUVOIR  
CONSERVATION AREA  
DESIGN GUIDE FOR  
RESIDENTIAL PROPERTIES**



**↔ Hackney** *Environmental Services*

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# **A.**

## **INTRODUCTION**

This Design Guide has been prepared by the London Borough of Hackney's Planning Division to provide planning guidance to developers and householders on the type of design and development considered to be appropriate in the De Beauvoir Conservation Area. The Design Guide is intended for use as general guidelines for development proposals, but provides technical details on certain types of development where appropriate.

Through the use of this Guide it is hoped to maintain consistency in the standard of design and development which meets the needs of residents and ensures the preservation of the historic and architectural character of the Conservation Area. The Design Guide should be read in conjunction with the Council's Unitary Development Plan. Copies of the Development Plan are available from the Council's Planning Division

### **ORGANISATION OF THE GUIDE**

For ease of reference, the guidelines are organised under topic headings. Each topic deals with a particular aspect of development, including extensions and external alterations to residential properties, conservatories, outbuildings and other developments, such as, demolition, works to trees and installation of satellite dishes.

### **GENERAL NOTE**

Applicants should be aware that in addition to using these guidelines to guide development proposals, each development proposal will be assessed on its merits taking into account the circumstances of the property, its location in relation to adjoining properties and the relevant policies in the Unitary Development Plan. The Council reserves the right to determine any application without prejudice to the Design Guide. Applicants wishing to discuss their development proposals prior to submitting a formal application are welcome to contact the Planning Division

## 1. WHAT IS A CONSERVATION AREA

Conservation areas are designated by the Council to preserve and enhance the character and appearance of "areas of special architectural or historic interest" (as defined by the Civic Amenities Act 1967).

Special controls on development (including advertisements and works to trees) apply in conservation areas. Many conservation areas contain listed buildings to which additional controls apply. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 property owners need to apply for permission to do works which would not require permission outside a conservation area. Any development within conservation areas must preserve or enhance the character of appearance of those areas.

Conservation Area Consent is required for any demolition which affects the character of the area. This includes partial demolition which can cover the removal of decorative features, boundary walls etc. or changes to the shape and size of window and door openings.

The Council may also seek further protection for some properties in the Conservation Area by use of Article 4 of the Town and Country Planning General Development Order 1988 which will further restrict the works owners and developers can carry out without needing planning permission.

## 2. BACKGROUND OF THE CONSERVATION AREA

De Beauvoir Town was the first large scale housing development with a formal plan to be built in the Borough. The town was built from one plot of land by Richard De Beauvoir from the 1830's onward. The estate had close control over development work in the area. The largely formal layout contrasts with the irregular pattern of most Hackney Streets.

De Beauvoir Square built between 1838-1839 has a formal layout contrasting with the design of the individual pairs of houses that enclose it. These houses are in the early Victorian Jacobean style with Dutch style gables, elaborate chimneys, lozenge shaped leaded lights, and stucco window surrounds. The characteristic early to mid-Victorian houses elsewhere in the Town have Italianate features. These include wide cornices, horizontal stucco bands, window and door surrounds, consols brackets, stucco imitation blocks, contrasting with the brick. Cast iron balconies were often more elaborate than those surviving today. Many houses were designed as pairs or groups of four or more, in order to give a grander appearance and scale.

The De Beauvoir Conservation Area was designated in 1971 and extended in 1977. A map of the Conservation Area and a list of properties within the Conservation Area are included at the back of the Guide.

## **B.**

### **PREFERRED DEVELOPMENT TREATMENTS**

#### **1. DEVELOPMENT PRINCIPLES**

Set out below are the general principles that the Council consider should determine the acceptability or otherwise of developments in the conservation area. These principles are largely based on design and development precedents established in the De Beauvoir Conservation Area, but also draw on what are considered to be good development and design practices. The Guide also draws on relevant Council Policies in the Environmental Quality Chapter of the Unitary Development Plan and on relevant town planning legislation. Copies of the legislation are available for reference on request at the Planning Division's offices.

## 2. SIDE EXTENSIONS

Extensions at the side of dwellings can have a significant impact on the street and can in particular circumstances disrupt the rhythm of the repetitive building pattern down the street (see Figure 1 overleaf). The balance and symmetry of pairs and terraces of buildings can be marred by inappropriate side extensions. The maintenance of the characteristic gaps between buildings is also important to preserving the particular historic character of the Conservation Area. Consequently, there will be cases where side extensions will, in principle, be unacceptable. This may also be true where the accumulation of side and/or rear extensions would detract from the building. 'Wrap-around' side and rear extensions will not normally be permitted above basement level.

Where side extensions are acceptable they should follow the guidelines below. The aim is to achieve symmetry and balance. Where a different but appropriate precedent exist in the immediate vicinity e.g., the other half of a pair of villas, this should be copied. In general, side extensions should be subordinate to the main building and should copy the features of the main building though not always at the same scale (See Figure 2 overleaf).

1. Side extensions should be one storey less than the full height of the main building, but exceptions may be considered in particular circumstances.
2. Side extensions should be set back from the elevation of the building in the traditional manner. In most parts of De Beauvoir Town this distance is approximately 1 metre (less on some properties like those in Northchurch Road).
3. In the case of corner properties with side extensions which have not been set back, further extensions will not normally be permitted.

Figure 1

The rhythm of the street in De Beauvoir Town

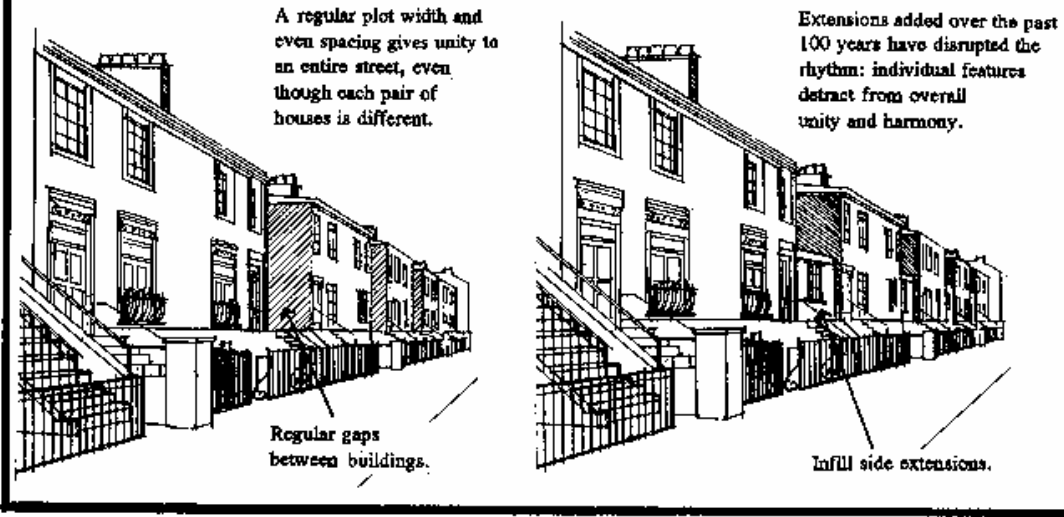
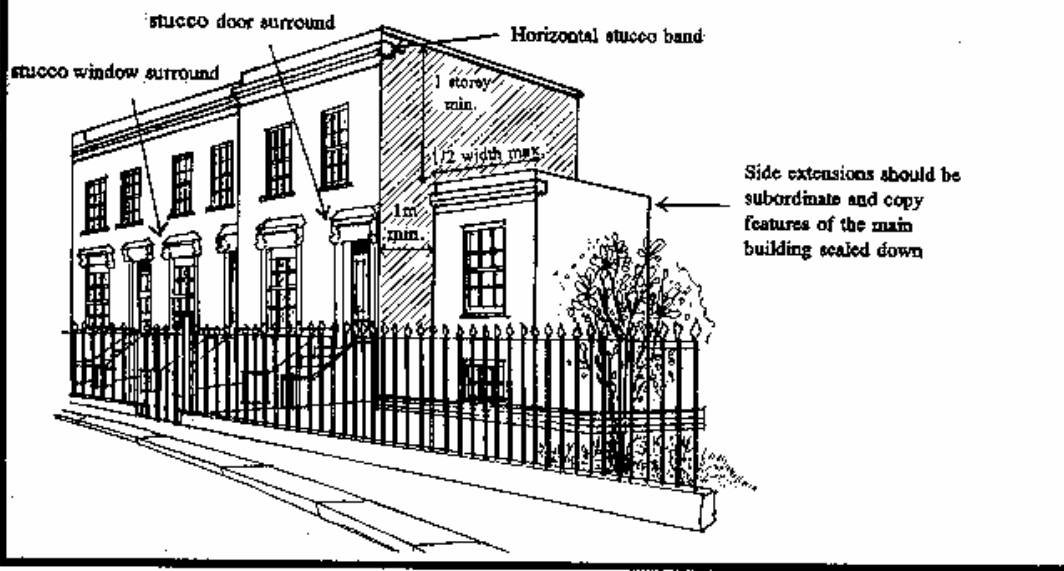


Figure 2.

Proportions for side extensions in De Beauvoir Town.



4. The width of side extensions should normally be no more than half the width of the main buildings frontage. Exceptions may be considered in cases where the frontage width of the main building is less than 4.8 metres to allow for the Council's requirement of 2.13 metres minimum internal width for habitable rooms to be achieved. Provided this would not compromise the historic interest, character or appearance of the main building or the Conservation Area.
5. Where basements exist on a group of properties, extensions should be built from lower ground level, by excavating if necessary, to ensure correct alignment of the windows and other elevational features such as window cills and bands on the main building.
6. Materials and detailing should match that existing on the main building. However since side extensions should visually subordinate to the main building, small window openings may be appropriate.
7. Garages in side extensions will not normally be acceptable - particularly where this involves excavation to basement level and the creation of large retaining walls.

### 3.

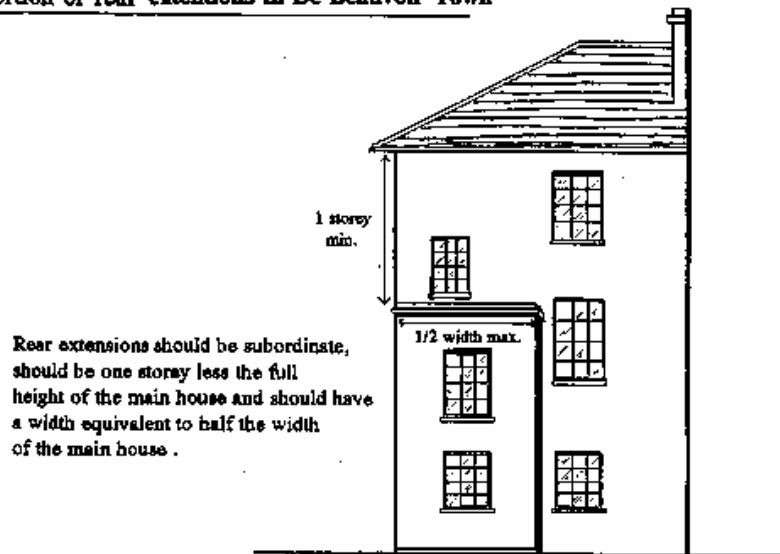
#### REAR EXTENSIONS

Extensions at the rear of properties should follow the scale and form of other appropriate traditional rear extensions on adjoining properties within the Conservation Area and should reflect the character of the main dwelling. Again symmetry and balance is of paramount importance. In some cases rear extensions may not be acceptable in principle, but where they are they should meet the following design requirements. (See also Figure 3 overleaf).

1. Rear extensions should be one storey less than the full height of the main building. The acceptability of this would be subject however to other planning requirements such as daylighting, overlooking and overshadowing being satisfactory, as well as suitability of the location of the building.

Figure 3

Proportion of rear extensions in De Beauvoir Town



2. Rear extensions should be subsidiary and have a maximum width of up to half the width of the main building. Exceptions may be considered in cases where the width of the main building is less than 4.8 metres to allow for the Council's requirement of 2.13 metres minimum internal width for habitable rooms to be met. Provided that the historic interest, character or appearance of the main building of the Conservation Area is not compromised.
3. Original windows and door openings on the main building should be retained where possible. Extensions should not therefore infringe on existing openings to be retained.
4. Rear extensions in De Beauvoir Town, historically, have been built to a maximum depth of approximately 4 metres. This distance however varies in some areas. Proposed rear extensions should therefore follow appropriate precedents in the immediate vicinity.

#### **4. FRONT EXTENSIONS**

Extensions to the front of properties including porches are generally not in keeping with the character of the Conservation Area and are therefore considered to be unacceptable.

#### **5. ROOF FORM**

Roof extensions are considered to be unsuitable in the Conservation Area because they have a detrimental effect on the character of the area whether to the front or rear of properties. Where side and rear extensions are acceptable the roof form should observe the following guidelines:-

1. Roof form should normally be concealed from street level view behind the parapet.
2. Parapet proportions should reflect the those of the house scaled down to follow the proportions of extension itself.
3. Pitched roofs should not normally be visible from street level view, but where they are visible they should be slate.
4. Hipped roof forms will not normally be accepted.

#### **6. ROOF TERRACES**

Proposals for roof terraces over rear extensions would not normally be permitted, but will be considered on their merits and measured against the following criteria.

1. Their effect in terms of overlooking and loss of privacy to adjoining occupiers.
2. The design of access onto the terrace (i.e. railing design etc).
3. Their overall effect on the character and appearance of the property and the character of the Conservation Area.

## **7. DOORS AND WINDOWS**

Alterations to doors and windows including changes to the size of door and window opening can constitute development requiring planning permission. Changes to window and door opening size or to their proportions can also constitute partial demolition and require Conservation Area Consent, or Listed Building Consent if the building is Listed.

### **DOORS**

The original doors on many of the properties in De Beauvoir Town differ in style but the most common types are the Victorian 6 or 4 panel doors as shown in Figure 4 overleaf. Original doors should be retained where possible. Where unavoidable, new doors should observe the following guidelines.

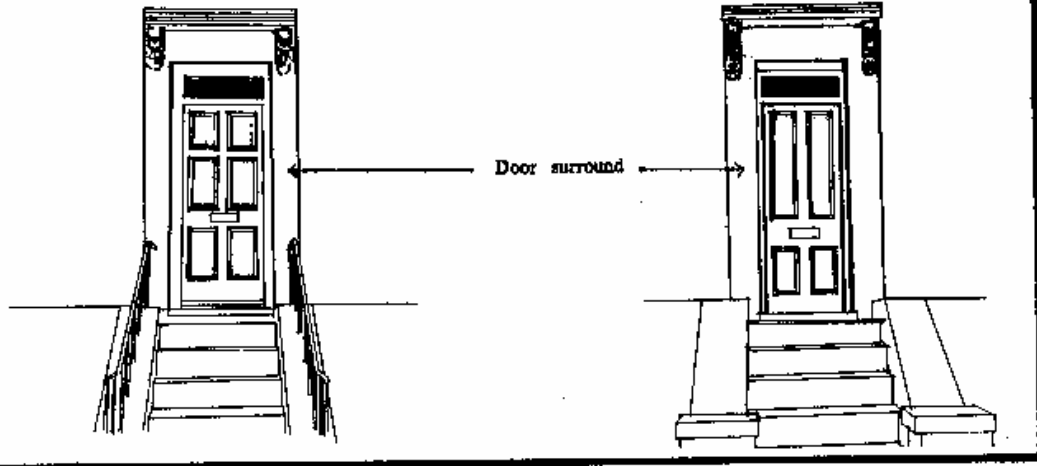
1. Replacement doors to the entrance of main buildings must copy the design and materials of the original door including other details such as fan lights. Where existing doors are not original the replacement doors should copy other original doors typical of the area. Varnished hardwood doors and 'Carolina' style doors, which a 'fan light' set into the door itself, are entirely unsuitable for buildings in the area and should be avoided.
2. New doors on extensions should copy the style and materials of existing or original doors on the main building.
3. Where door cases or surrounds on the main building are missing they should be reinstated to their original style and materials or copied from existing ones on the main building, or from adjoining buildings of similar style in the area.
4. Doors should be painted with gloss paint and not varnish.

Figure 4

Doors typical of De Beauvoir Town

A typical six panel victorian door

A typical four panel victorian door

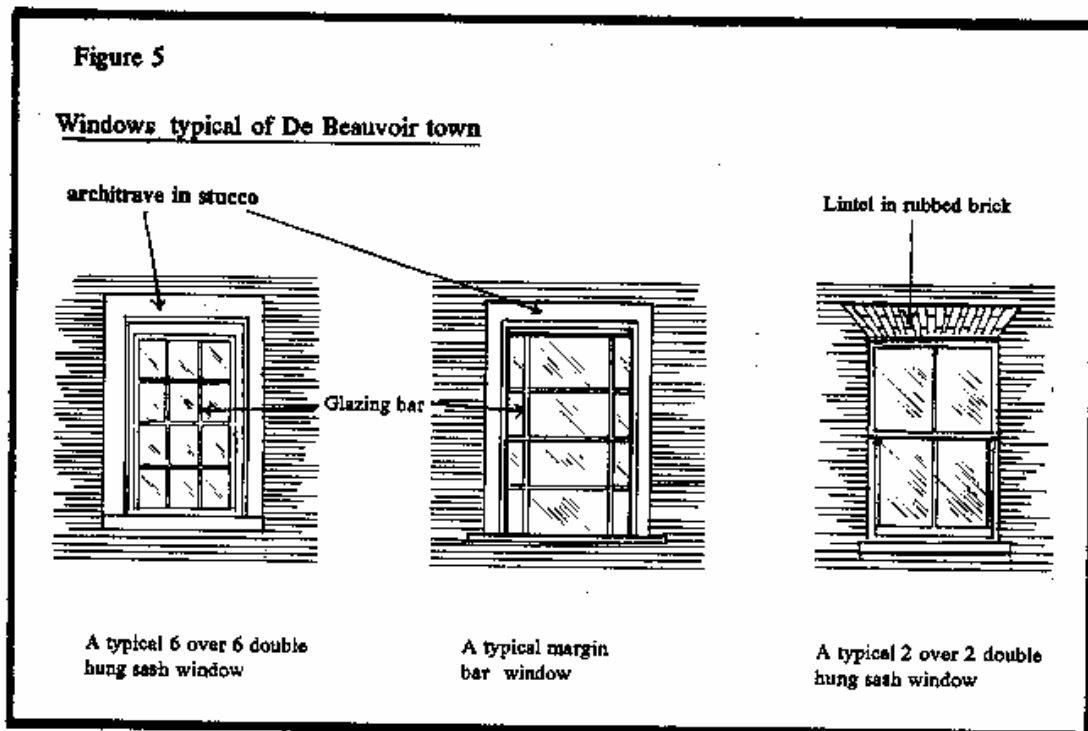


WINDOWS

The traditional windows commonly found in De Beauvoir Town are as shown in Figure 5 overleaf. Original windows should be retained on buildings. Where new doors are to be installed on extensions they should observe the following guidelines:-

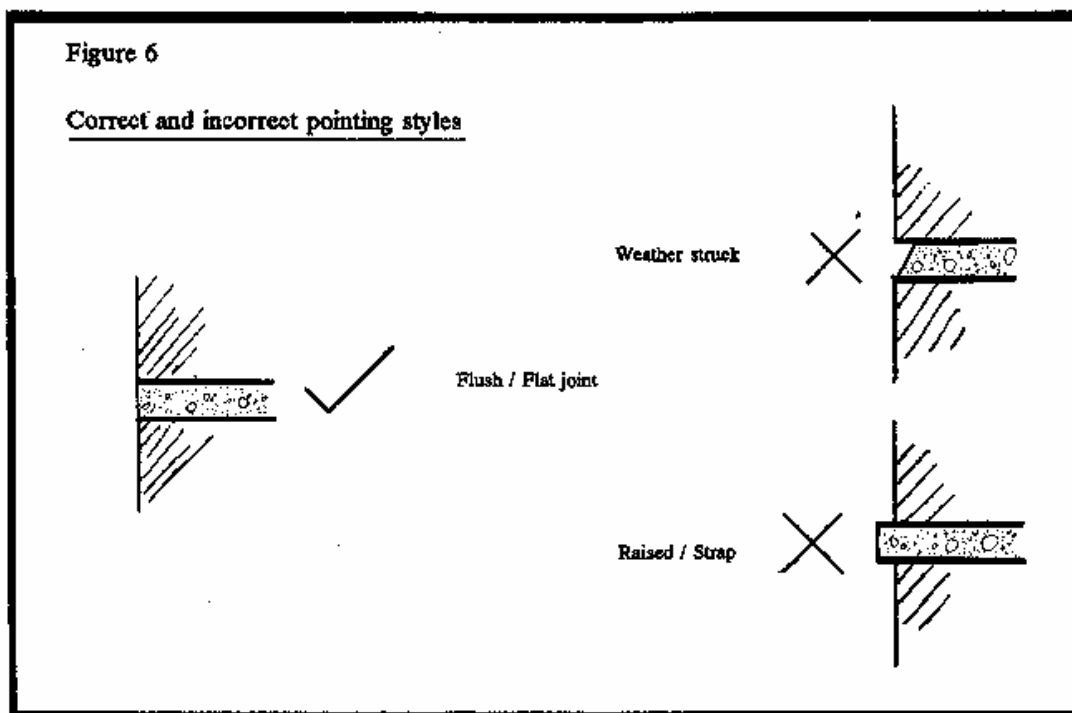
1. Windows should generally reflect the character of the main dwelling and should be in proportion to existing windows on the first (uppermost) floor of the main building.
2. The top of windows should be no higher than those of existing windows on corresponding floors of the main building.

3. Lintel detailing should be in shaped (rubbed) brick or a stucco architrave as appropriate.
4. Side windows should be avoided to prevent overlooking.
5. Window glazing bars should match those of existing original windows and should normally be double hung sash and case. (See Figure 5 below).
6. Aluminium or UPVC windows are not suitable for the area and will not normally be granted planning permission.



## 8. EXTERNAL FINISHES

1. Original external features on buildings must be retained. The removal of decorative items such as door cases, window surrounds etc., is likely to constitute partial demolition which requires Conservation Area Consent. On listed buildings, this will require Listed Building Consent.
2. External finishes on extensions should match the original or existing surface material of the main building. Existing brickwork should never be painted or rendered.
3. Existing original rendered bands should be continued across extensions where possible.
4. Brickwork pointing should be flush/flat and the mix used should be 'weak' and be composed of 1 part lime, 1 part cement and 6 parts sand. Raised or strap pointing and weatherstruck pointing are not appropriate for the area.  
(See Figure 6 below).



**9. CONSERVATORIES**

1. Conservatories should be entirely subsidiary in terms of scale and form to the main building.
2. They should be single storey only.
3. They should be as translucent as possible with a low riser in brick to match existing brickwork.
4. Conservatories may be acceptable flanking existing extensions, provided that they are set back from the rear wall of the extension and are not visible from the street.

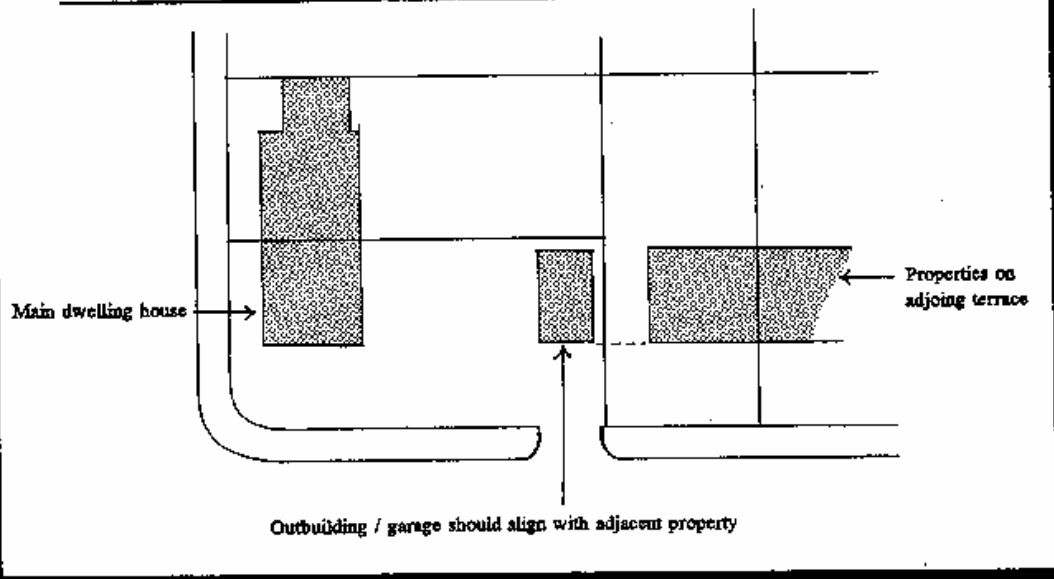
**10. OUTBUILDINGS ON CORNER PROPERTIES**

Where it is possible to build garages or other ancillary outbuildings on the returns of certain corner properties at the bottom of their gardens the following design principles should be observed.

1. The building line on the return should be set back from, or aligned with that of the adjoining terrace onto which access is taken. (See Figure 7 overleaf).
2. They should be single storey only.
3. The roof profile should match that of the existing main building or alternatively be pitched and slated in the manner of a traditional garage or stable block.

Figure 7

Acceptable location for outbuilding or garage in rear garden of corner properties

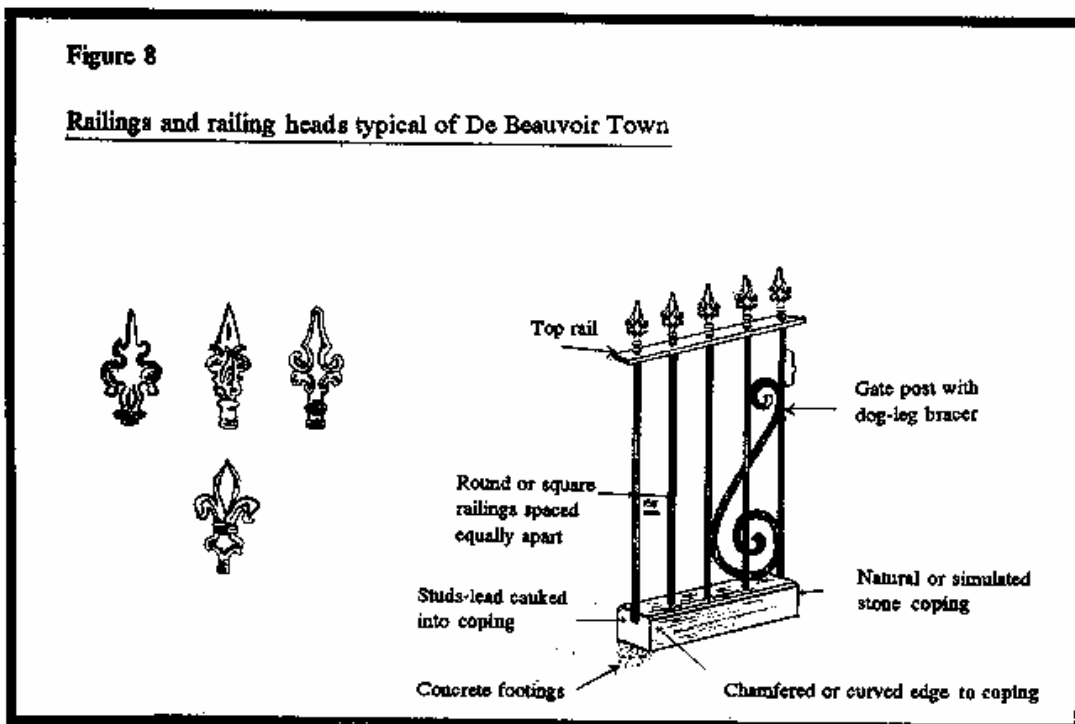


11. SUNDRY DEVELOPMENTS

CROSSOVERS, HARDSTANDING AND ENCLOSURES

1. The Council will resist the creation of hardstanding for parking in front of dwellings as these would detract from the character of dwellings and the Conservation Areas as a whole.

2. For boundary walls and fences materials and design should match existing original examples from adjoining properties. Railings and railing heads should copy traditional ones. Some railings and railing heads typical of De Beauvoir Town are shown in Figure 8 below.
  
3. The construction of boundary walls, gates and railings on unlisted buildings in some cases does not require planning permission as they are deemed 'permitted development'. Nevertheless the same advice as above should apply in these cases. Developer's and householders in any case are strongly advised to consult the Planning Division for further clarification and advice on these matters before carrying out any works. In the case of listed buildings such works would require Listed Building Consent as they are considered to affect the character of the building see also demolition overleaf.



N.B. The Council is considering applying to the Department of the Environment for an Article 4 Direction subject to consultation with residents, to control all or some of the developments which come under 'permitted development' rights in the area.

## 12. TREES

All trees within the Conservation Area enjoy similar protection to those covered by Tree Preservation Orders. A list of trees protected by Tree Preservation Order is kept by the Planning Division. Works to all trees in the Conservation Area require six weeks' written notice to the Planning Division of the intended works. The Council's arboricultural officer can provide advice on maintenance works to trees, including removal. Developers and householders should contact the Planning Division for advice in the first instance.

## 13. DEMOLITION

The demolition of an unlisted building or parts of it including free standing walls such as boundary walls usually requires Conservation Area Consent. Demolition of a listed building or alteration to a Listed Building, whether internal or external, requires Listed Building Consent. In addition demolition of the walls or any features within the curtilage of the building forming part of the original building at the time of listing may require Listed Building Consent.

A number of the buildings within the De Beauvoir Conservation Area have special architectural or historic interest and are 'statutory listed' or 'locally listed'. Developers and householders are advised to contact the Conservation Section in the Planning Division for further advice.

#### **14. SATELLITE DISHES**

The installation of some satellite dishes (antenna) on a dwelling house or within its curtilage (subject to certain conditions) would not normally require planning permission. Satellite dishes should however be located at the rear of dwelling houses. Where they are located on the roof they should be out of sight from street view. For Listed Buildings, the installation of a satellite dish would require Listed Building Consent as the dish is likely to affect the character of the building.

**N.B.** Planning permission is required for satellite dishes on front elevations or roof slopes in Conservation Areas.