

6.2 Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative affect on the special character and appearance of an area. The following section outlines factors the Council considers to be important in preserving the character of an area through encouraging good practice. Not all the alterations and works listed below require planning permission or conservation area consent. (This is set out in a general leaflet for this conservation area which residents should have received through their door. Alternatively, it is available from the Council at the address on Page 1).

6.3 In respect of the highway and its infrastructure the constraints on local government expenditure and the duty to maintain a safe surface means that priority cannot be given to providing historical materials or upgrading or altering street furniture.

Uses

6.4 The balance of uses within a conservation area are important in defining its character particularly if they reflect the historic development of the area.

6.5 The predominant use in the conservation area is residential and any pressures from commercial development, other than in Sub-Area D, Albion Terrace, will normally be resisted.

Alterations to buildings

6.6 The character of the conservation area is derived from the groups of terraces and their uniform appearance and form. Alterations to buildings can have a particularly damaging effect on this, destroying the areas character. The massing and rhythm of the buildings within a street is a key element in defining its character. Extensions and alterations to properties should not visibly affect their scale, rhythm and massing when seen from the street or any public space and should not be excessive additions to the properties.

Disabled access

6.7 The Council will support dignified and easy access to and within historic buildings for disabled people. Suitable access for disabled people, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken.

Roof extensions

6.8 Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace which has been significantly impaired by front roof extensions.

6.9 The design of any rear roof extension should be sympathetic to the character of the conservation area. Where they are visible from the street, including long views, then particular attention will need to be paid to their appearance. In some cases, high visibility of the rear roof of properties may prohibit a roof extension where it would have a detrimental affect on the character of the conservation area.

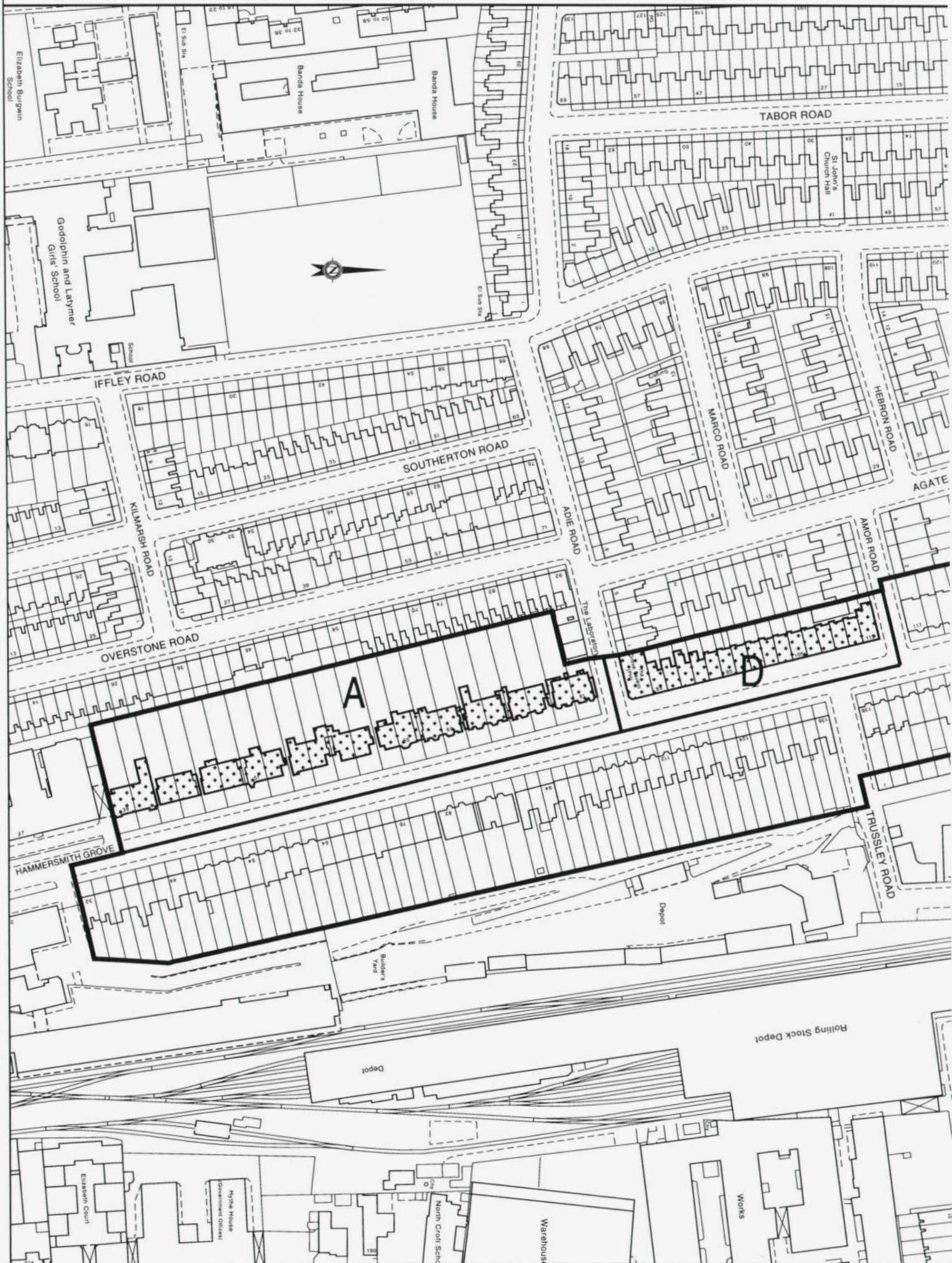
6.10 Where traditional materials remain in place repairs or alterations to roofs and dormer windows should use matching traditional materials, i.e. slate, lead and timber. The reinstatement of traditional materials to roofs is encouraged whenever the opportunity arises.

6.11 Existing roof lines should not be disturbed. Original features such as decorative ridge roof tiles, finials, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

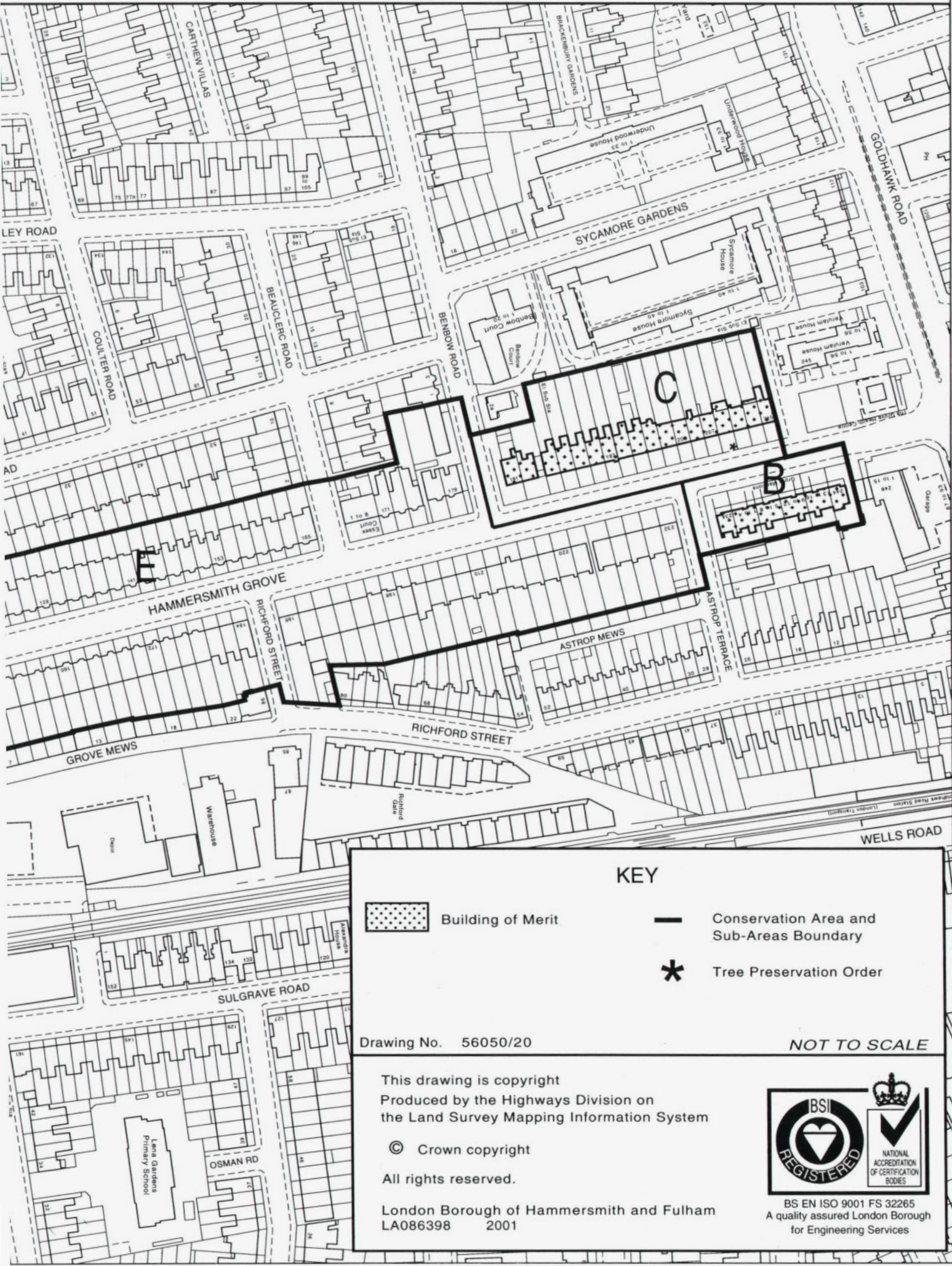
6.12 Conservation area consent is unlikely to be granted for demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.

6.13 Modern additions such as satellite dishes, T.V. aerials, rooflights and vents should be as

PLAN OF THE CONSERVATION AREA BOUND



ARY & SUB-AREAS



KEY



Building of Merit



Conservation Area and Sub-Areas Boundary



Tree Preservation Order

Drawing No. 56050/20

NOT TO SCALE

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inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

Rear extensions

6.14 The design and materials of rear extensions should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met. When they require planning permission rear extensions will be considered on their own individual merit.

6.15 Rear building lines should respect and take into account the value of rear gardens in landscape terms.

Brickwork, render and painting

6.16 Properties should be retained in their original condition if they are not already rendered or painted.

6.17 Existing brick elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary. If a property has been painted, advice should be sought from the Council regarding the removal of the paint, or the property should be repainted in matt finish paint of a colour to match the original brick.

6.18 On properties which are already rendered or have stucco mouldings these should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. On properties where render or stucco is painted, it should be repainted an appropriate colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

Windows and original features

6.19 Original architectural features such as timber sash windows, panelled doors, decorative stucco, moulded window surrounds, door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable or features missing, owners are encouraged to reinstate these with traditional or matching designs and traditional materials.

6.20 All original features should ideally be kept. If their loss is unavoidable they should be replaced with exact replicas.

6.21 Owners of properties with poor replacement windows should be encouraged to change them for those of a more appropriate design and materials when an opportunity arises.

Other additions

6.22 Gutters, rainwater pipes and soil pipes should be replaced, when necessary, in their original form and material. The use of UPVC should be discouraged.

6.23 The positioning of gas and electricity meters on external walls is to be avoided or, if absolutely necessary, their location should be carefully considered. The routing of external telephone, T.V. cables, and the location of gas flues etc. on external walls should be carefully considered.

6.24 Alarm boxes should be located away from important architectural detail so as to minimise their effect on the townscape quality of an area and the appearance of the building on which they are located.

6.25 Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible.

6.26 Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

Setting of the conservation area

6.27 The setting of a conservation area is important in defining its character and appearance. Any development, or alterations to properties, affecting the setting of the conservation area should take full account of the character and appearance of the conservation area, and should preserve or enhance it, as described in the profile.

Continuity and historic names

6.28 The Council considers the retention of the old names of sites and properties within the conservation area to be desirable. This would enable the historic identity and continuity of areas to be preserved. The names of historic or locally important developments and their associated signage and features should be kept. This is particularly relevant to public houses. Historic names and associations should also be taken into account in the naming of new developments.

6.29 The Council would also like to see the inclusion of date plaques on any new developments. This would provide interesting features in the townscape and points of reference for the future.

Landmarks

6.30 There are no distinct landmarks within this conservation area.

Views

6.31 The most important views are, naturally, the vistas down Hammersmith Grove (both North and South). However, there are also many important views into the conservation area from side streets. These approaches give clear 'head on' views of groups of terraces and highlight their roof lines.

6.32 Great care must, therefore, be taken when considering applications which will affect these vistas, including those on sites outside the conservation area, i.e. at the extreme ends of Hammersmith Grove.

Building line

6.33 The frontages on either side of a street define an enclosed space which is in a critical relationship to the scale of the buildings. This relationship can sometimes be lost by redevelopment breaking the rhythm of the elevations, spaces, entrances and fenestration patterns. Any new development in the future should respect the dominant building line within a street, and the general rhythm of the facades,

conforming to the height and alignment of the existing frontage.

Boundary treatment

6.34 Most 19th century buildings were designed with low brick walls and/or metal railings as front boundaries of the property. These are important in defining and uniting the character of the terraces in the area, and should be retained and kept in good condition.

6.35 The buildings within the conservation area have a mix of boundary treatments with a variety of railings, low brick walls and hedges, or a combination of these. The original railings remain in front of some properties, but many no longer have any boundary definition, spoiling the rhythm and enclosure of the street.

6.36 All original boundaries should be retained and missing ones replaced in the correct design and height, together with matching gates where appropriate. The hedges and greenery in many of the front gardens is important in softening the street space and should also be retained. Conservation area consent is unlikely to be granted for alterations or removal of original or traditional front walls and railings and their footings.

6.37 In terraces where there are traditional railings, dustbin or meter enclosures will not be permitted where these would detract from the appearance of the area.

6.38 The excavation of front gardens to provide windows to basements or increase the light to basements will not normally be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace and the extent of the excavation would negatively impact upon this. They may be acceptable if they are sensitively designed and proportioned.

Landscape and floorscape

6.39 It is not only an area's buildings but also the spaces between them which are important to the character of an area. It is important that the roads