

## **6 BROAD DESIGN GUIDELINES**

**6.1** The previous section described the character of the conservation area looking at individual buildings, groups of buildings and the general townscape. This section identifies key components which define the character, or those which affect it, suggesting broad design guidelines to deal with each one.

**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.

**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 predominant use in the conservation area is residential and any pressures from commercial development, other than in King Street, should be resisted.

### **Alterations to Buildings**

**6.5** 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 their homogeneity. The massing and rhythm of the buildings within a street are key elements 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 properties.

**6.6** Most of the properties in the conservation area have remained relatively unscathed from unsympathetic alterations, particularly in the St. Peter's development (though most of these are listed) and have retained their original detailing. However, detailed guidelines may be needed to prevent unsympathetic and inappropriate alterations in the future.

### **Roof Extensions**

**6.7** Roof extensions and associated party wall alterations ought not to be permitted if they are visible from the street, including long views from side streets or open spaces.

**6.8** They should not be permitted in sub-area A and are unlikely to be acceptable elsewhere.

**6.9** Repairs or alterations to existing roofs and dormer windows should use matching traditional materials, i.e. slate, lead and timber.

**6.10** Existing rooflines should not be disturbed. Original features such as decorative ridge tiles, finials, cast iron gutters, original tiles and tile patterns should all be retained.

**6.11** Consent should not be granted for demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.

**6.12** Modern additions such as TV aerials, roof lights and vents should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

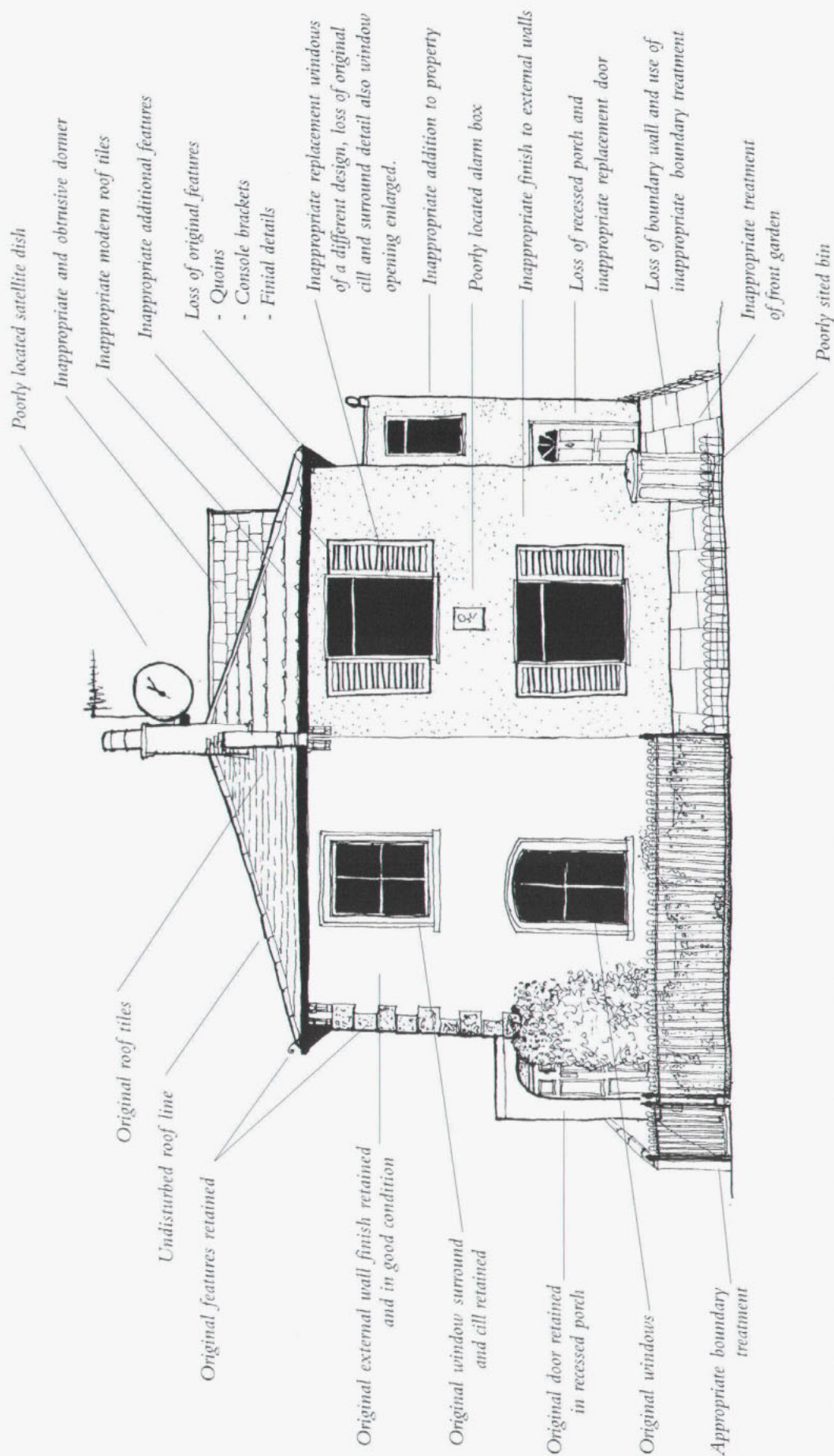
### **Rear Extensions**

**6.13** Rear extensions will be considered on their own individual merit. In all cases the design and materials used should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met.

**6.14** Rear building lines should respect and take into account the value of rear gardens in landscape terms, particularly in St. Peter's Square.

## Preserved

## Altered



**Sketch showing good practice and inappropriate alterations to a property within the Conservation Area.**



### **Painting and rendering**

**6.15** Existing brick elevations, including chimney stacks, should be properly maintained and repointed and not painted or rendered.

**6.16** Existing stucco and plasterwork should be regularly maintained.

**6.17** Painting and rendering should be avoided on any property which is not already rendered or painted. Detailed guidelines would be helpful for St. Peter's Square.

### **Windows and original features**

**6.18** 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.

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

### **Other Additions**

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

**6.21** Satellite dishes and TV aerials will not be permitted where they would be visually obtrusive and where alternative locations are possible.

**6.22** Further detailed guidelines may be helpful in ensuring that these additions do not have a negative impact upon the character of the conservation area.

### **Setting of the conservation area**

**6.23** 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.

### **Landmarks**

**6.24** St. Peter's Church is the main landmark within the conservation area. The different relationships of scale and height it has with the properties in the surrounding character sub-areas should be maintained.

**6.25** The White Hart P.H. should remain the tallest property along that stretch of King Street.

### **Views**

**6.26** The most important views are contained within the conservation area, e.g. views of St. Peter's Church along St. Peter's Square (south side) and from Black Lion Lane, and along St. Peter's Grove. St. Peter's Square provides the opportunity for longer views, but contained within and across the Square.

**6.27** The screening of the Great West Road is important in the composition of many views. Existing screening should be maintained and new planting used where appropriate in the future.

**6.28** Great care is required so as not to block, or have an impact on, key views by intervening or inappropriate development. The existence and importance of these views should help determine the permitted heights of new buildings in sensitive parts of the conservation area.

### **Building line**

**6.29** 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 has sometimes been lost by redevelopment breaking the rhythm of the elevations and spaces. Any new development in the future should respect the dominant building line within a street, and the general rhythm of the facades.

**6.30** There is a definite pattern of fronts and backs throughout the conservation area with properties fronting onto the street or public space. The building line of the rear of buildings can also be important, particularly in St. Peter's Square. This should be maintained throughout.

### **Boundary Treatment**

**6.31** There is 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 a few properties. These should be retained and the replacement of those missing in the correct design and height encouraged, particularly in St. Peter's Square where they will strengthen the original uniformity of the development. The hedge planting and greenery in many of the front gardens is important in softening the street space.

**6.32** Numerous late 19th century properties have low brick walls which are important in defining the character of the area and uniting the terrace. These should be retained and kept in good condition.

**6.33** However, numerous properties have no boundary definition. This spoils the rhythm and enclosure of the street. Ideally the original railings should be returned where appropriate, or in the later buildings, a low brick wall of appropriate and sympathetic design and materials.

**6.34** The appearance of walls and railings in Black Lion Lane should be kept simple, and appropriate and sympathetic materials used.

**6.35** Permission should not be granted for alterations or removal of original or traditional front walls and railings and their footings. Owners should be encouraged to maintain railings in good repair, and to reinstate traditional and appropriate designs where they are missing in a design matching the original where this is known. Where gates are required, these should match the railings.

**6.36** In streets and terraces with traditional railings, dustbin or meter enclosures should not be permitted where these would detract from the appearance of the area.

**6.37** The excavation of front gardens to provide windows to basements or increase the light to basements should not be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace.

### **Landscape and floorscape**

**6.38** 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 and pavements form a neutral backcloth to the buildings within the conservation area.

**6.39** There is a mix of footpath finishes within St. Peter's Square Conservation Area. Footpaths should be of uniform materials, ideally traditional (fragments of which survive), which are visually distinguishable from the road surface (which should ideally be black, unless original cobbles or setts exist) and visually subordinate within the townscape providing a coherent character throughout the conservation area.

**6.40** All original granite kerb stones should be kept where practicable, together with original areas of york paving and granite setts. A large area of setts remain in Beavor Lane and there are areas of york stone paving on the following footpaths which it would be desirable to keep if possible:

- South west corner of Berestede Road
- South west corner of St. Peter's Road
- North west corner of St. Peter's Grove
- On path east of St. Peter's Church
- North east end of Beavor Lane
- To the west of 37 Beavor Lane.

**6.41** Ideally new paving should be rectangular, not square, and if not york stone should at least be of a similar colour.

**6.42** Tactile surfaces are not appropriate in conservation areas. Where they are absolutely



necessary (e.g. on major roads) then they should be of the same colour as the original paving.

**6.43** Highway management schemes should be of sympathetic materials which relate to their surroundings and are properly 'joined' to the surrounding footpaths/roads.

**6.44** Crossovers are largely in St. Peter's Square and are of varying quality and design, the best being at No 35. These could be improved where possible if resources permit.

### **Open Spaces**

**6.45** The central garden at St. Peter's Square is key in defining the character of the area. New planting should be sympathetic to the historic character of the area.

**6.46** The open spaces along the Great West Road are important buffers though those on the eastern side of the conservation area would benefit from a more sympathetic landscaping scheme, linking them to the conservation area more appropriately, if and when resources permit.

### **Trees**

**6.47** Significant mature street and private trees of value to the townscape have been indicated. However, all trees in a conservation area, including those in rear gardens, are protected. Owners should be urged to look after trees on their land and plant new trees in order to ensure a continuing stock of mature trees for future generations.

**6.48** If resources are available in the future additional street trees should be considered throughout the conservation area providing underground services allow.

**6.49** A programme of planting should be initiated where appropriate to ensure there is new stock to replace existing trees in the future.

### **Street furniture**

**6.50** The conservation area would benefit from more sympathetically designed lighting columns

and lanterns should the opportunity ever arise.

**6.51** A number of historic cast iron bollards survive. These should be retained in situ. All other existing concrete or metal bollards should be reviewed, and if they are still required, replaced with the traditional cast iron bollards.

**6.52** The few remaining cast iron street name plates should if possible be retained.

### **Opportunity Sites**

**6.53** Opportunity sites are sites where visual improvements are desirable and could be achieved through redevelopment or refurbishment. It is considered that the following are opportunity sites:

- Car Showroom, 405-409 (odd) King Street
- 44 British Grove
- 32 Beavor Lane
- Ground floor of Standish House

**6.54** There are no readily identified vacant sites within the conservation area.

**6.55** Redevelopment should be judged against criteria suitable for a conservation area, in which new buildings should contribute positively to the visual quality of the area, respecting the dominant pattern of development in terms of plan form and height of the townscape.

### **Advertisement hoardings**

**6.56** Permission should not be granted for new advertisement hoardings in the St. Peter's Square Conservation Area.

### **Shopfronts**

**6.57** The removal or alteration of historically and architecturally interesting shopfronts should be resisted and their restoration encouraged.

**6.58** Where an original shopfront has already been partially removed, any surviving original ornaments and architectural features should be retained. Any new shopfronts should be carefully designed to incorporate the remaining traditional features.

**6.59** Shopfronts spanning more than one property should avoid disrupting the vertical emphasis and should reflect the break between properties with pilasters.

**6.60** Traditional materials should normally be used such as painted timber, (not tropical hardwoods) iron and render. Coated aluminium or steel will be acceptable if the design of the shopfront is in keeping with the character of the building and enhances the conservation area.

#### **Shop signs**

**6.61** Internally illuminated box fascias will not normally be permitted as they are not sympathetic to the conservation area. Individually illuminated letters or neon words are preferred. Any type of internally illuminated signs should be carefully integrated into the shopfront as a whole.

**6.62** Consent would not normally be granted to install internally illuminated projecting box signs. Traditional hanging signs are preferred, located in such a position as to avoid damage to original features.

**6.63** Security grilles where absolutely necessary should be open mesh and ideally located internally. Solid shutters should be resisted except where the window display remains visible and the door only is shuttered or the shop front is an open type e.g. greengrocers.

**6.64** Where canopies are required they should be straight canvas canopies capable of full retraction.

**6.65** Architectural details should not be obscured or removed and care should be taken to ensure that the size, shape and position of canopies are appropriate to the building.

## **7 OTHER RELEVANT DOCUMENTS**

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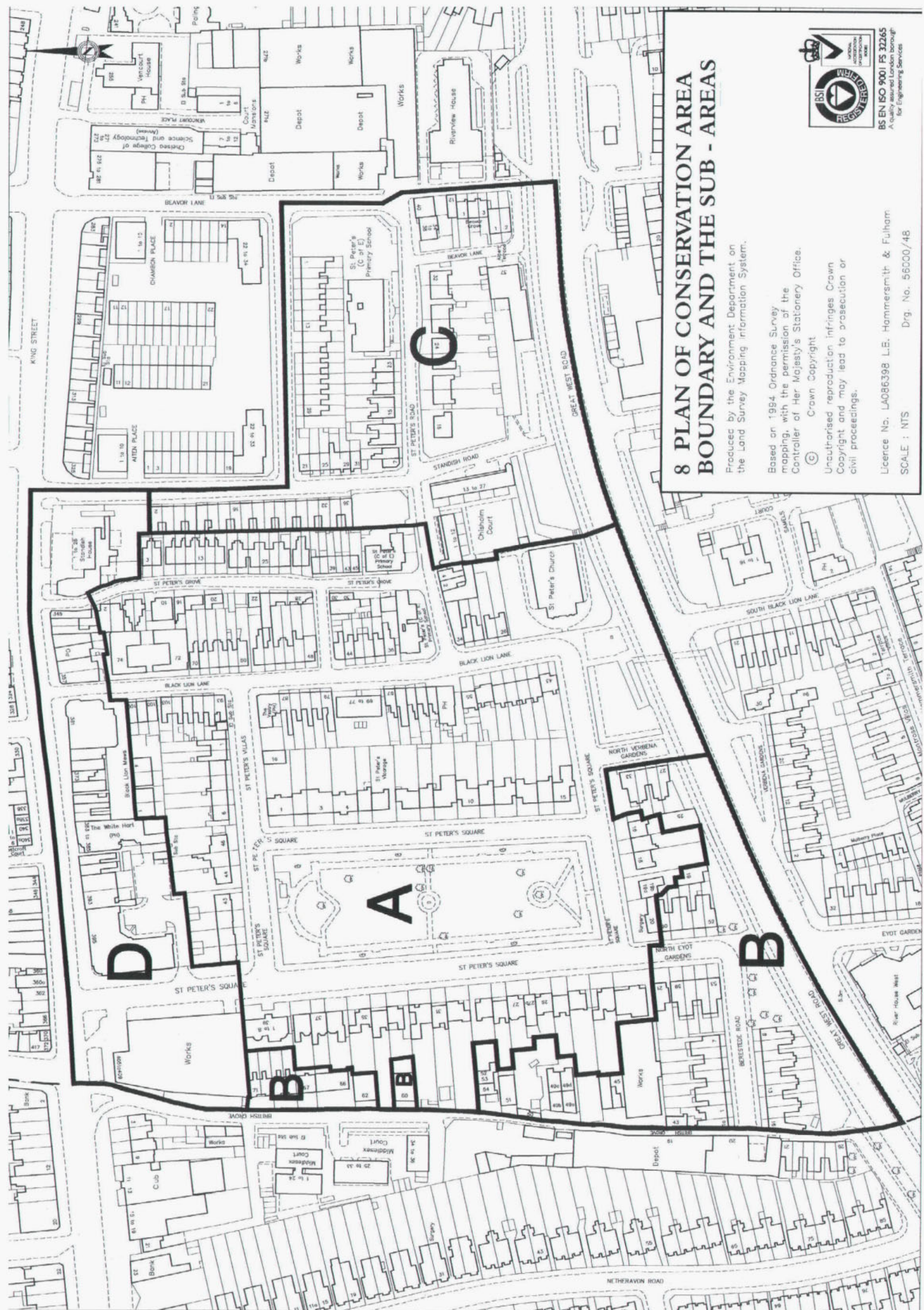
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## 8 PLAN OF CONSERVATION AREA BOUNDARY AND THE SUB - AREAS

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