



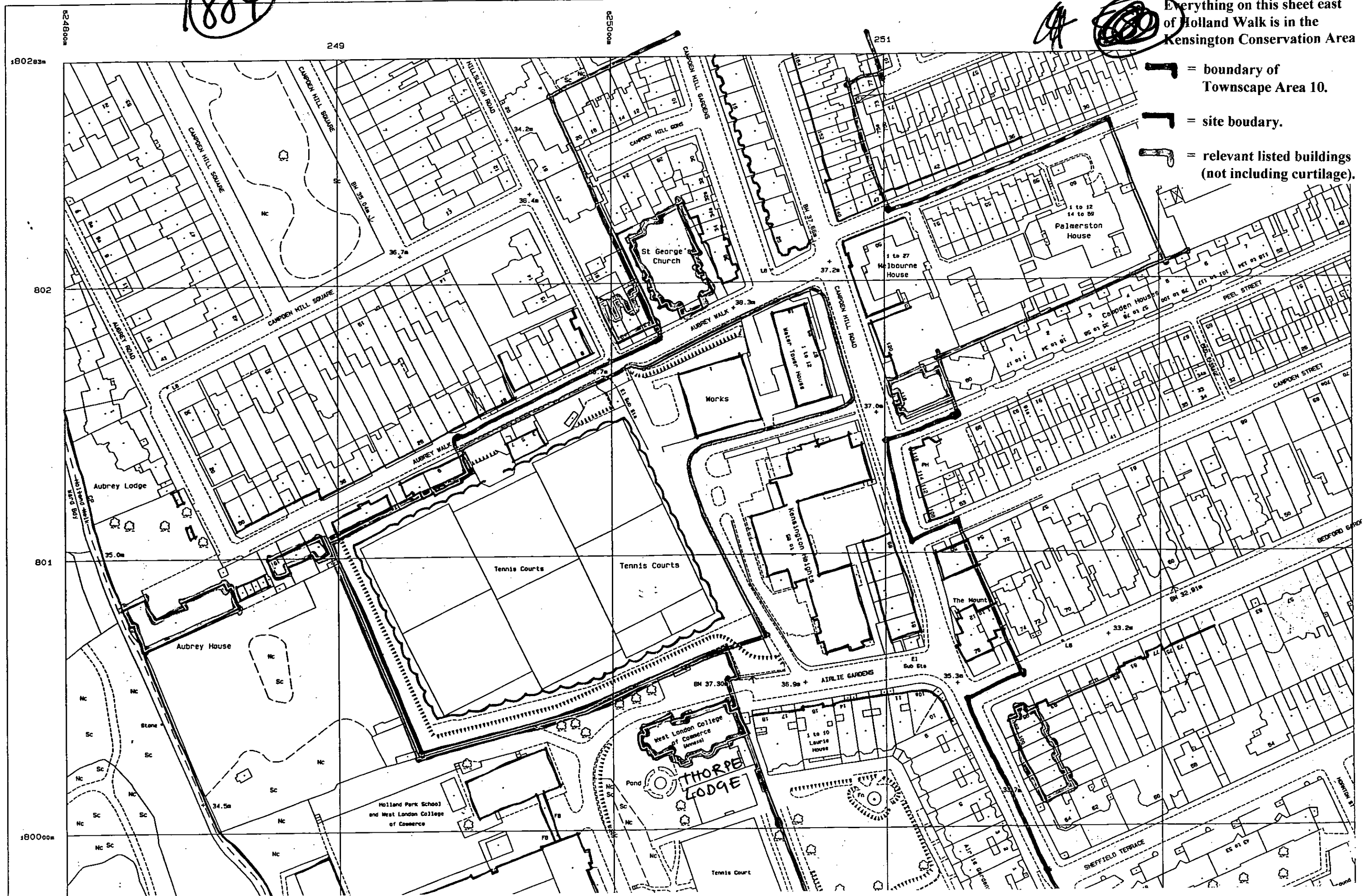


-  = site boundary
-  = existing buildings
-  = public realm within setting of the appeal site.
-  = limited access public realm within setting.

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





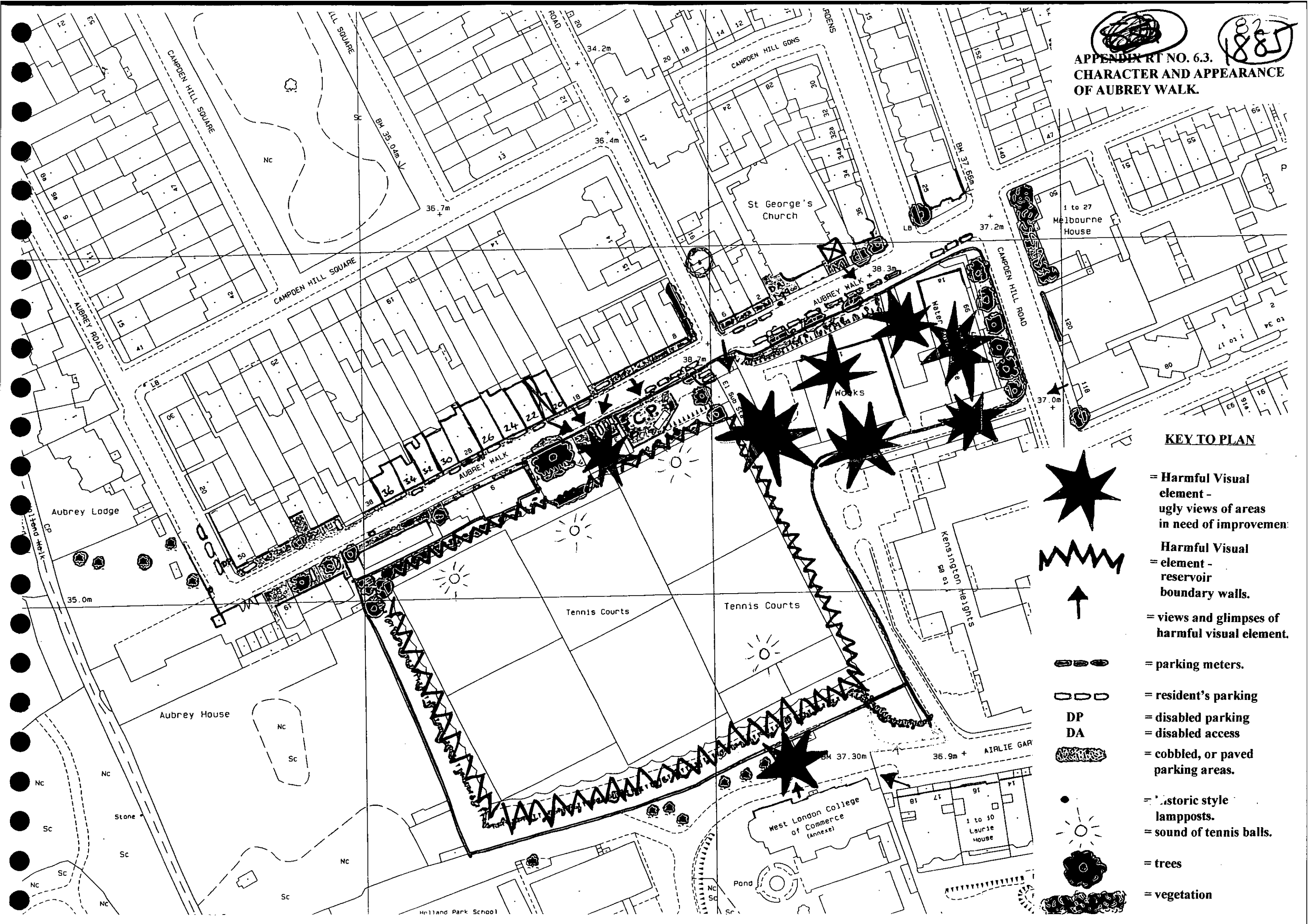
Everything on this sheet east of Holland Walk is in the Kensington Conservation Area

- = boundary of Townscape Area 10.
- = site boundary.
- = relevant listed buildings (not including curtilage).

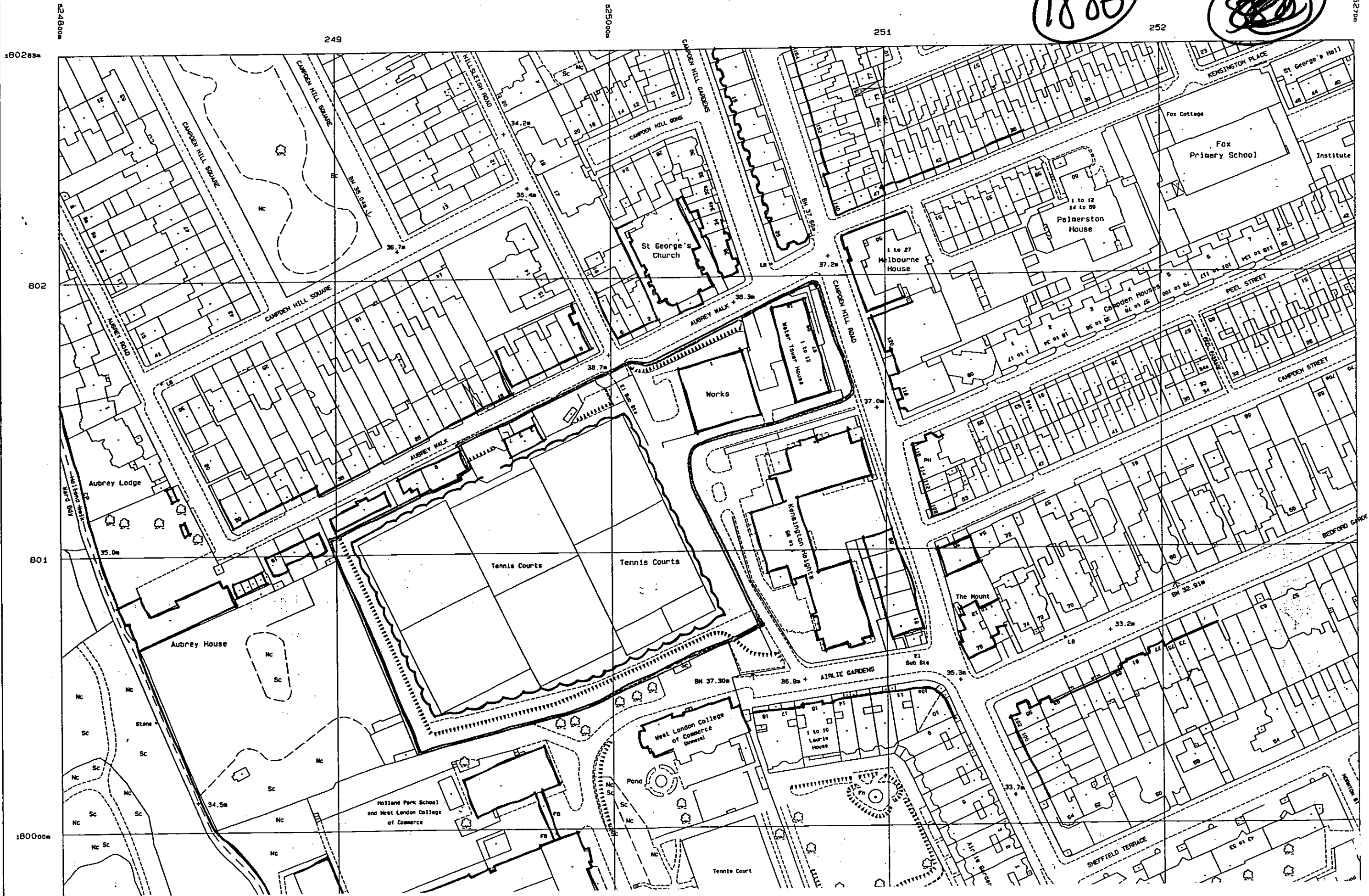
APPENDIX RT NO. 6.3.  
 CHARACTER AND APPEARANCE  
 OF AUBREY WALK.

KEY TO PLAN

-  = Harmful Visual element - ugly views of areas in need of improvement.
-  = Harmful Visual element - reservoir boundary walls.
-  = views and glimpses of harmful visual element.
-  = parking meters.
-  = resident's parking
-  = disabled parking
-  = disabled access
-  = cobbled, or paved parking areas.
-  = historic style lampposts.
-  = sound of tennis balls.
-  = trees
-  = vegetation

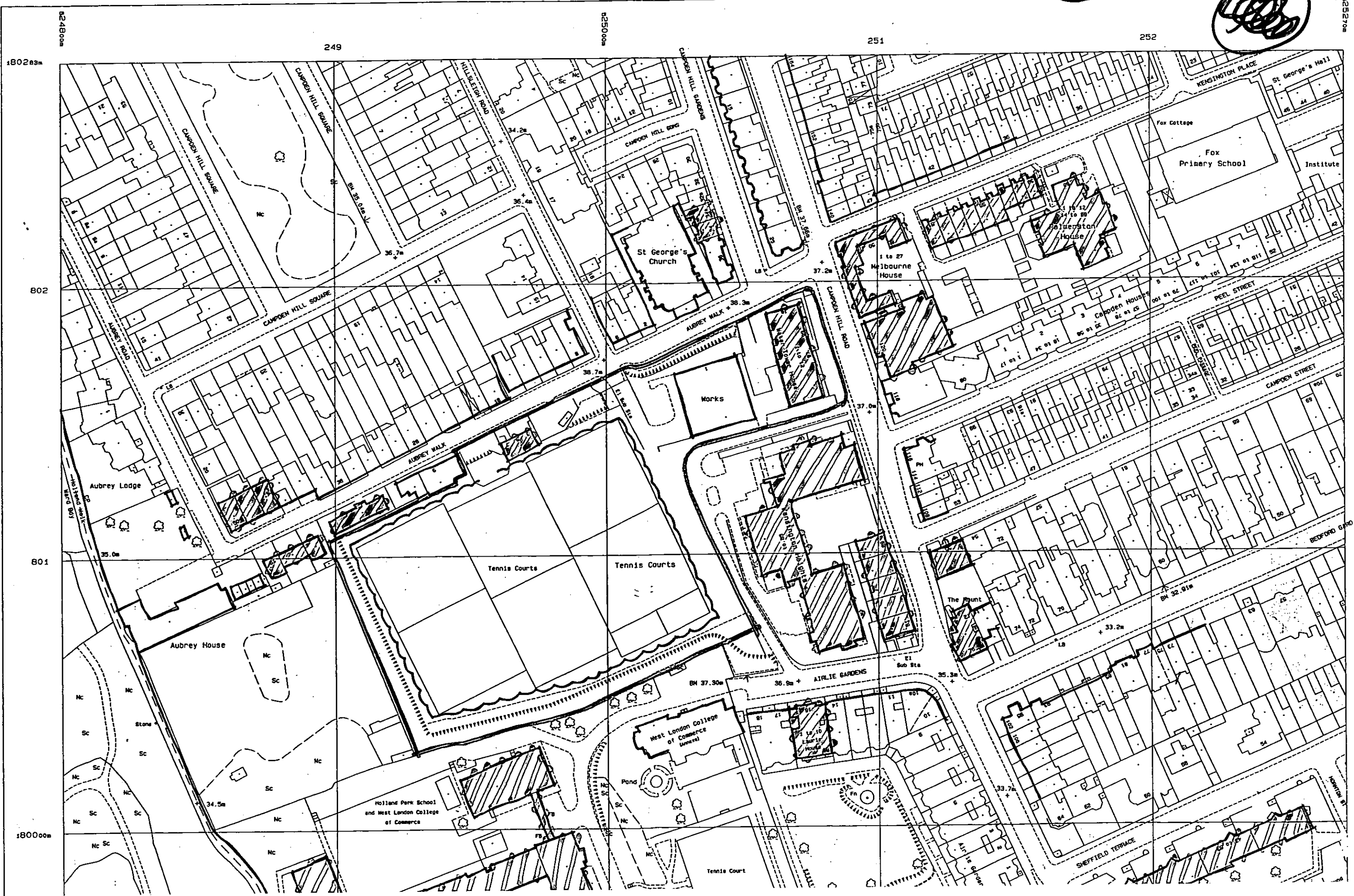


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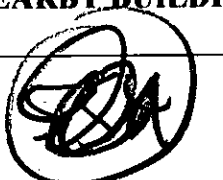
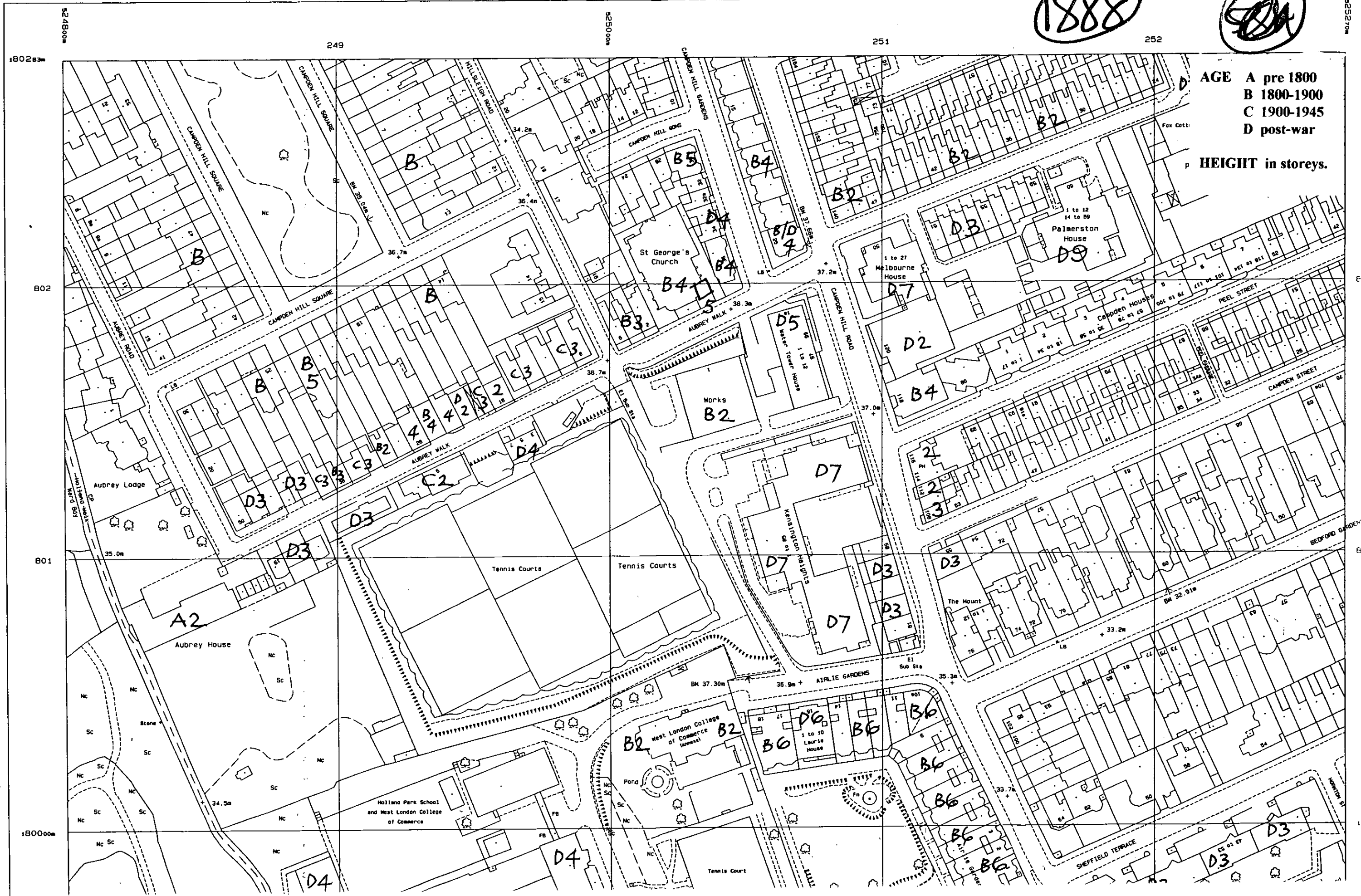


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*[Handwritten scribble]*



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AGE A pre 1800  
 B 1800-1900  
 C 1900-1945  
 D post-war

HEIGHT in storeys.

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APPENDIX RT NO. 11.2.  
EXTRACTS FROM C.A.P.S.  
[DELETED: THIS DOCUMENT  
IS BEFORE THE INQUIRY)

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APPENDIX RT NO. 13.  
EXTRACTS FROM PPG 16  
(DELETED: THIS DOCUMENT IS  
NOT RELEVANT TO THIS INQUIRY)

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# Conservation Area Practice



English Heritage guidance on the management of Conservation Areas

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## 1.0 Introduction

### 1.1 Background

Twenty-five years have passed since the first conservation areas were designated in England under the Civic Amenities Act 1967, and more than 8000 now exist. Over this period, the approach to designation has changed greatly, in parallel with the reassessment of the criteria for and expansion of the statutory listing of historic buildings.

As the number of conservation areas continues to grow, the criteria for their designation are being looked at more critically, and the validity, purpose, and results of designation are increasingly being questioned, particularly in relation to the planning process. Section 54A of the Town and Country Planning Act 1990 has emphasised the importance of including firm conservation area policies in the local plan, which should in turn be based on a clear definition of what constitutes that special architectural or historic interest which warranted designation in each case.

A planning policy study commissioned from Plan Local by the Royal Town Planning Institute, entitled *The Character of Conservation Areas* and published in 1993, commented (Chapter 9): 'Essential information for residents, landowners and potential developers is either frequently hidden in a wealth of information produced by local authorities, or is not readily available. There is little conformity between authorities in the form of publications, or in their contents. Furthermore, very few authorities publish information on, or aspirations for, enhancement and the ongoing management of conservation areas by individual householders or businesses.'

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### 1.2 Importance of conservation areas

There is undoubtedly firm public support for the conservation and enhancement of historic areas of distinctive quality and character. Such areas have a strong sense of place, and by suggesting continuity and stability provide points of reference in a rapidly changing world: they represent the familiar and cherished local scene. The mixture of historic buildings, frequently reflecting an older framework of streets and spaces, will almost always be visually pleasing, whether the buildings illustrate the local vernacular refined over time, the calculated proportions of Georgian building, the exuberance of Victorian commercial architecture, or a mixture of these and landscape features. All conservation areas will contribute in some way to the quality of the lives of those who live, work, shop or play in them.

### 1.3 Need for action

Many conservation areas will be significant components of our regional and national cultural heritage, and as such will be of economic importance in attracting tourism and commerce. This heritage is extremely fragile, particularly in those conservation areas where the loss of the special interest which warranted designation tends to happen incrementally and unobtrusively rather than dramatically. Some conservation areas are in a state of relative economic decline, and suffer from a lack of investment. More often, the very qualities which make conservation areas of interest also help to encourage investment and pressure for development which unless adequately controlled tends to destroy those very characteristics which made the areas attractive in the first place.

### 1.4 Purpose and context of this guidance note

The purpose of this guidance note is to identify the key aspects of practice and management which need to be considered and applied to conservation areas in order to ensure their preservation and enhancement: it does not attempt to provide comprehensive guidance.

A separate manual setting out detailed practical advice and examples of good practice is being prepared by the English Historic Towns Forum, English Heritage, and the Association of Conservation Officers for publication in 1996.

The guidance has been revised since its initial publication in June 1993 in the light of Planning Policy Guidance Note 15, *Planning and the historic environment* (PPG 15), which was issued by the Departments of the Environment and National Heritage in September 1994, taking account of comments received.

It is hoped that local authorities will continue to draw on the guidance in the day-to-day management of their conservation areas. Further comments, especially those resulting from experience, on amendments needed or deficiencies noted, will be welcomed and taken into account in any future revised edition.

## 2.0 Implications of designation

### 2.1 Local authorities' duties

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 (1) (a)). Local planning authorities have a duty from time to time to review the extent of designation, and to designate further areas if appropriate (Section 69 (2)). Conservation area designation is the main instrument available to local authorities to give effect to conservation policies for a particular neighbourhood or area.

Designation imposes certain duties on local planning authorities:

- to formulate and publish from time to time proposals for the preservation and enhancement of conservation areas in their districts, and submit them to public consultation (Section 71)
- in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72)

### 2.2 Implications for the local authority

It is therefore clear that there are certain resource implications in designation, which should not be seen as an end in itself. The requirement for applications to be made for conservation area consent for the demolition of unlisted buildings, the need to advertise these and planning applications within conservation areas, and the requirement for the felling or lopping of trees to be notified to the local authority all give rise to additional administrative costs (although the tightening of controls may itself tend to suppress applications). The need to consider the impact of development proposals on the special architectural or historic interest of the conservation area requires the local authority to ensure that it can call on specialist conservation expertise in the initial assessment of, and subsequent negotiations on, statutory applications. In order to preserve the character and appearance of the area, it may also be necessary for the local planning authority to make a direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. A grant scheme may be needed to encourage repairs to buildings (again requiring considerable specialist expertise), and physical enhancement measures may involve major investment.

Certainly, it will be essential for local authorities to ensure that all their different departments understand the significance of designation and act as far as possible in co-ordination, particularly in order that street works do not damage the historic fabric or appearance of conservation areas.

### 2.3 Implications for owners and residents

Conservation area designation also has resource implications for the owners and occupiers of property within the area. Statutory control of alterations to the physical fabric and work to trees is extended by designation in both range and depth, with a related time factor. Building costs may be slightly increased, because of particular

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requirements relating to the repair or alteration of buildings, or because of restrictions on the form of new development where they are needed to maintain the special architectural and historic interest of the area. Such implications, however, should not be overstressed. For many owners they may be outweighed by the cachet of designation, and the tendency of development controls aimed at maintaining the character or appearance of the conservation area to sustain or enhance the value of property within it.

#### 2.4 Decision to designate

The decision to designate a conservation area is comparable to a major land use policy decision. In English Heritage's view it is therefore vital that only areas which are demonstrably of 'special architectural or historic interest' in the local or regional context should be designated, because of the responsibilities and obligations which designation confers. A decision to designate should also take into account the implications of fulfilling a commitment to the preservation or enhancement of the character or appearance of the area. Provided that the decision is well considered and soundly based, a local authority should not hesitate to designate an area that clearly meets the criteria and would benefit from the additional controls and protection which designation confers.

#### 2.5 Maintaining public support and interest

Consideration of an area for designation may be prompted by a demonstration of public interest, such as a representation from a local amenity society. Advertising a proposed designation provides an opportunity to test and consolidate public support, which is essential if policies directed towards the preservation or enhancement of the character or appearance of the area are to succeed. Scope already exists to utilise the draft stage in the preparation of the local plan to consult the public on new designation proposals, and the procedures can be finalised outside the plan process, in time for approved conservation area

boundaries to be shown in the deposited version of the plan. There are some areas, however, especially within major conurbations, where the socio-economic background of the residents may cause a lack of response to consultation, or where the predominant types of use in the area may produce a negative response. In such cases, the local planning authority should take the lead in deciding on the validity and desirability of designation, even if this runs counter to local feeling.

Public interest and support also need to be maintained (or stimulated) after designation, through, for example, consultation on specific proposals for preservation and enhancement (Section 71), the establishment and support of a conservation area advisory committee (which may cover several related areas), and through continuing publicity (see the section on 'Publicity' below).

#### 2.6 Monitoring change

Changes in the appearance of conservation areas resulting from the implementation of approved development or enhancement schemes and the condition of the areas' physical fabric should be monitored, their effects reviewed regularly, and policies modified or specific action proposed as necessary to deal with current issues. Ideally, such reviews should be undertaken annually; any necessary modification of policies might appropriately coincide with the periodic review of district-wide local plans and unitary development plans.

### 3.0 Designation procedure

#### 3.1 Selection of areas

Deciding which areas are of 'special architectural or historic interest' is a matter for the judgement of local planning authorities, a judgement guided by specialist professional advice and made against locally related criteria. In setting these criteria it is essential that the need for real quality, 'specialness', in the local or regional context is recognised, and local authorities should seek to establish a consistent and responsible approach when considering the extent of

designation and its adequacy across the whole of their districts. Usually this will best be done in connection with the preparation or review of a district-wide local plan.

Designation, therefore, is unlike the statutory listing of buildings, where the Secretary of State for National Heritage decides what is of 'special architectural or historic interest' against national criteria.

#### 3.2 Designation review

In district-wide reassessments areas designated many years ago should be considered carefully to see if they are still of special interest, or whether the original interest may have been so eroded by subsequent changes or redevelopment that it is no longer special. If so, boundary revisions, or even cancellation of designation, may be appropriate.

#### 3.3 Boundaries

The adequacy of current boundaries will be an important consideration in the review process. Many early conservation areas were too narrowly drawn, for instance omitting the full extent of the rear plots or closes, often of archaeological interest, which form part of the essential framework of an historic town, or the Victorian or Edwardian phases of development which are now considered of worth. Similarly, many early designations are based on settlements around a manor house site, but omit the associated historic gardens and parklands, although these form an integral part of the whole. In such cases, extension of the existing conservation area boundary may be appropriate.

The immediate setting of the area also needs to be considered carefully and, within reason, included in the boundary if protection is desirable. The test should be whether the area concerned justifies the additional controls which designation brings, or whether it is a matter of applying normal development controls in a way which recognises and respects the character and appearance of the conservation area. If the latter, the area would not necessarily need to be included within the boundary, especially where specific development plan policies relating to conservation areas and their settings exist.

### 3.4 Designation considerations

Local authorities have an obligation under Section 69 to designate areas that are of special interest, but designation without the commitment of adequate resources to fulfil the duties which follow can seriously devalue the status of conservation areas. Also, although designation can be a legitimate response to an actual or perceived threat to the character or appearance of an area, it is still essential for local authorities to consider first whether the area is of sufficient architectural or historic interest to warrant designation, rather than whether designation would provide an additional control.

Conservation area designation is not generally an appropriate means of protecting landscape and the countryside, unless related to historic gardens and parkland associated (or formerly associated) with buildings and containing trees or structures deserving protection, areas where the man-made component is significant or areas of particular historic interest. If wider landscape is of intrinsic importance, there may be alternative ways of protecting it, for example by designation as a Site of Special Scientific Interest (SSSI) or as an Area of Outstanding Natural Beauty (AONB).

### 4.0 The definition of the special architectural or historic interest of a conservation area

#### 4.1 Re-evaluation

In English Heritage's view, it is essential for local authorities regularly to re-evaluate and confirm the importance of the conservation areas in their districts, to be clear about the special interest which it is sought to preserve and enhance in those areas, and to adopt a firm framework for their management in order to achieve this. PPG 15 emphasises (paragraph 4.2) that 'It is the quality and interest of areas, rather than of individual buildings, which should be the prime consideration in identifying conservation areas': the continuance of that quality and interest needs to be kept under review.

#### 4.2 Definition of special interest

When designating new areas, or confirming the designation of those which already exist through a review process, it is essential for the special architectural or historic interest which justifies designation to be defined and recorded in some detail. This is important for providing a sound basis, defensible on appeal, for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation or enhancement of the character or appearance of the area. An authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which will be taken into account by the Secretary of State in considering related appeals. The clear definition of the special interest, and therefore of what it is important to retain, also helps to reduce uncertainty for those considering investment or development in the area: priority in undertaking such assessments should always be given to those areas where there is pressure for change, especially in historic commercial centres.

#### 4.3 Assessment of special interest

The formal assessment and definition of 'special architectural or historic interest' ideally should be based on a detailed analysis of the area. Conservation areas vary greatly in their nature and character, ranging from historic town or village centres, through eighteenth- and nineteenth-century residential suburbs, model housing estates, and country houses set in their historic parks, to lengths of canal or other examples of an historic transport link. The form of the appraisal will be different in each case, but the following checklist may be helpful:

- **the origins and development of the topographic framework**  
This is most clearly shown on maps and should draw particular attention to the survival of historic elements which have determined the form of the modern topography; for example the medieval road pattern, former

defensive lines, burgage plots and other significant boundaries, estate walls, formal layouts, and the relationship of buildings to open spaces.

- **the archaeological significance and potential of the area, including any scheduled ancient monuments**
- **the architectural and historic quality, character, and coherence of the buildings, both listed and unlisted, and the contribution which they make to the special interest of the area.** This should include a general description of the prevalent types and periods of buildings, their essential characteristics, and their relationship to the topographic framework. Both buildings (listed and unlisted) and groups of buildings which contribute positively to the character or appearance of the area should be identified on a map.
- **the character and hierarchy of spaces, and townscape quality**  
The importance of spatial quality and the form of its enclosure in the townscape need to be stressed, as do important views into and out of the conservation area. Key settlement edges should be defined, where applicable.
- **prevalent and traditional building materials**  
The range of traditional materials prevalent in the area for buildings, walls, and surfaces, particularly those which are characteristic of the local vernacular styles, should be defined and described.
- **the contribution made by greens or green spaces, trees, hedges, and other natural or cultivated elements to the character of the area**
- **the prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types**
- **the relationship of the built environment to landscape or open countryside, including**

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definition of significant landmarks, vistas, and panoramas, where appropriate

- the extent of loss, intrusion or damage, ie the negative factors Features which detract from the special character of the area, and which provide opportunity sites where change is to be encouraged, should also be identified.
- the existence of any neutral areas Those areas which neither enhance nor detract from the character or appearance of the conservation area.

As part of this exercise the creation of a dated photographic record of the appearance of the conservation area will provide an invaluable aid to subsequent enforcement action, and a useful check in monitoring change, the physical condition of the buildings, and the progress of enhancement schemes. Once created, such a record should be updated regularly in order to maintain its usefulness.

#### 4.4 Unlisted buildings

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area, the following questions should be asked:

- is the building the work of a particular architect of regional or local note?
- has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- does it have a significant historic

association with established features such as the road layout, burgage plots, a town park or a landscape feature?

- does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings?
- does it reflect the traditional functional character of, or former uses within, the area?
- has it significant historic associations with local people or past events?
- does its use contribute to the character or appearance of the conservation area?
- if a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden buildings, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.

### 5.0 Development plan policies

#### 5.1 Importance of statutory policies

Having analysed and defined the nature of the special architectural or historic interest which warrants designation, it is essential to incorporate adequate policies to protect that interest in the statutory development plan, because this provides the primary means for controlling erosion of the special interest and, where appropriate, for guiding the form of new development. If such policies do not already exist their introduction should be a high priority, particularly given the importance placed on development plan policies in the determination of planning

applications by Section 54A of the Town and Country Planning Act 1990. In the following sections it is assumed that appropriate policies for the protection of listed buildings, archaeological sites, and historic parks and gardens are in place. It is also essential that, in parallel, a flexible approach should be taken to the requirements of the Building Regulations and Fire Precautions Act and that the rigorous application of general planning and highway policies should be relaxed as appropriate where they would be in conflict with the preservation or enhancement of the area's character or appearance.

#### 5.2 Primary policies

Apart from a statement of intent to preserve or enhance the character of conservation areas in accordance with Section 72(1), the most important policy must be a general presumption in favour of preserving buildings, both listed and unlisted, which have been identified in the detailed analysis as making a positive contribution to that special character or appearance which warranted designation of the area, an approach which is endorsed by PPG 15, especially paragraphs 3.3 and 4.27. An important supporting policy will be a presumption against the grant of planning permission for the damaging or inappropriate development of spaces, especially those identified as contributing to the quality of the area. Such presumptions are based logically on the fact that the removal or damage of such elements can neither preserve nor enhance the special architectural or historic interest of the designated area. Applications to demolish unlisted buildings which make a positive contribution to the area should be tested against established government criteria for listed buildings (currently set out in paragraphs 3.16 to 3.19 of PPG 15), insofar as they apply to the contribution which the building makes to the character or appearance of the conservation area.

There should also be a complementary policy, encouraging the sympathetic redevelopment of opportunity sites which detract from the character or appearance of the area. Proposals for neutral sites, or sites which have not been



specifically identified in the detailed analysis, will of course be judged on the basis of the policies in the plan.

### 5.3 Supporting policies

Policies should always be tailored to the nature of the areas concerned and integrated with policies relating to, for example, traffic management and shopping. In commercial areas, in particular, advertisement control policies can be adopted in order to inform potential advertisers about the types of display likely to prove acceptable in the area, and to provide a rational basis for making consistent decisions on all aspects of advertisement control matters. In most cases, however, the following general policies will be important:

- outline applications for development will not normally be considered
- changes of use generally will be permitted where they are consistent with maintaining the viability and historic character or appearance of the area
- new development must respect its historic context in volume, scale, form, materials, and quality, as should proposals for development adjacent to or affecting the setting of a conservation area
- development will not be permitted if it would generate levels of traffic, parking, noise or environmental problems which would be detrimental to the character or appearance of the area
- implementation of any consents for demolition will be permitted only following the letting of a contract for approved redevelopment of the site
- materials should be appropriate to the locality and sympathetic to the existing buildings
- where advertisements are acceptable, they must be properly related to the design of the building where they are displayed in order to ensure that they do not detract from its character, or, if freestanding, that they do not compromise its setting or spoil the adjacent area

• significant views into and out of conservation areas should be safeguarded

The effectiveness of policies depends on their consistent application and the use of enforcement action to control unauthorised works and breaches of conditions. An exemplary prosecution can have a major deterrent effect. Local authorities will usually need to ask for detailed plans and drawings of proposed new development, including elevations which show the development in its context, in order to be able to assess the likely impact of a planning application and its compliance with adopted policies.

### 5.4 Façadism

The external appearance of most historic buildings in a conservation area is essentially protected by designation, supported where necessary by Article 4(1) or 4(2) directions removing particular classes of permitted development. Statutory listing provides protection of the intrinsic interest of the building as a whole, including its fabric and interior, but the internal reconstruction of an unlisted building in a conservation area is effectively outside development control. Where major reconstruction behind a retained façade is proposed, therefore, the scheme should be judged in terms of the extent to which it makes a detrimental impact on the external appearance of the building and thus on the character and appearance of the area.

The character of an area depends not just on the street frontages of its buildings, but on their integrity as historic structures and the contribution which they make in all dimensions (to an interesting roofscape, for example). Back elevations can also be important, as can side views from alleyways and yards. Every effort should be made, therefore, to find means of utilising the buildings essentially in their historic form, to ensure their continued beneficial use rather than to maximise their redevelopment value. Inevitably, there will be cases where reconstruction behind a retained façade is difficult to resist.

Examples will include buildings whose structure is so defective that repair is not reasonably practicable, although extreme cases of this kind are rare in reality. Rebuilding behind the frontage of some commercial buildings which have an elaborate street elevation, but with entirely utilitarian framed construction behind, sometimes may be achieved without loss of their contribution to the townscape, provided the new construction remains in scale with the street frontage.

It is important, however, to resist proposals for reconstruction behind visible façades of unlisted buildings where their contribution to the special interest of the area would be diminished. The retention of the principal street elevations of one or more historic buildings in front of a single large new structure is almost always unacceptable. Not only is part of the original scale and 'grain' of the area lost, but the retained elements are reduced to the role of theatrical scenery. The reality is clearly apparent from the street, particularly when the interiors, generally offices, are artificially lit, or when a new roof, such as a dominant false mansard, is run continuously across more than one retained façade or a mixture of old and new façades. The replacement of the structure of buildings of cellular form, such as terraced houses, with open-plan framed construction should similarly be resisted; the conflict is usually evident.

## 6.0 Statutory action to secure the preservation of significant buildings

### 6.1 Urgent works and repairs notices

When listed buildings, or unlisted buildings identified as contributing positively to the special architectural or historic interest of a conservation area, are falling into decay, the local planning authority should make full use of its statutory powers to secure their preservation: these powers are described in Part 1 of PPG 15. English Heritage can offer Buildings at Risk grants in support of such statutory action by local authorities or can underwrite a proportion of the costs, provided

the building concerned is both listed and in a conservation area.

The best means of preventing historic buildings from falling into neglect or disuse is by identifying buildings at risk at an early stage (see earlier section on 'Monitoring change') and by providing advice, grants (where appropriate), and encouragement to the owners to undertake repairs. Urgent works notices under Section 54 of the Act can be served on the unoccupied parts of both listed and unlisted buildings in conservation areas (in the case of the latter only with the agreement of the Secretary of State for National Heritage, advised by English Heritage, under Section 76 of the Act), and are often sufficient to encourage owners to repair the buildings or to put them on the market. Repairs notices under Section 48 of the Act, requiring works reasonably necessary for the proper preservation of the building to be undertaken, can only be served on listed buildings. The service of a repairs notice can be the first step towards compulsory purchase, but most such notices prompt owners to sell the buildings concerned, rather than allowing the procedure to run its course. These issues are dealt with in greater detail in Section 7 of PPG 15. For unlisted buildings it is possible to use general planning powers, particularly a notice under Section 215 of the Town and Country Planning Act 1990, requiring the proper maintenance of land adversely affecting the amenity of an area, or compulsory acquisition under Section 226, for development and other planning purposes.

**6.2 Repair proposals**

Before serving a repairs notice or attempting to acquire property by other means, a local authority should try to ensure that arrangements have been made for the subsequent repair of the building, generally by means of a prior agreement with a buildings preservation trust or private buyer, involving a binding contract to purchase the building from the authority as soon as it has been acquired. In such circumstances acquisition costs or sale receipts do not normally affect the local authority's capital expenditure limits.

**7.0 Article 4(1) and 4(2) directions**

**7.1 Permitted development**

A general planning permission is granted under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 for a range of minor and uncontentious developments subject to limits and conditions designed to protect amenity and the environment. Permitted development rights are more restricted in conservation areas than elsewhere for certain types of development, including the addition of dormer windows to roof slopes, various kinds of cladding, the erection of satellite dishes fronting a highway, and the installation of radio masts or radio equipment with a volume of more than two cubic metres. The size of extensions which may be added to dwellinghouses and industrial premises without specific planning permission is also more restrictive in conservation areas.

**7.2 Article 4 directions**

Article 4(1) and the new Article 4(2) of the Permitted Development Order enable local planning authorities to make directions withdrawing the permitted development rights given under that Order. Generally, and subject to the guidance in Appendix D of DoE Circular 9/95, General Development Order Consolidation 1995, permitted development rights should only be withdrawn where there is reliable evidence to suggest that permitted development is likely to take place which could damage an interest of acknowledged importance, and which therefore should be brought within full planning control in the public interest.

**7.3 Article 4(2) directions**

Local planning authorities may make directions under Article 4(2) of the Permitted Development Order to withdraw permitted development rights for a prescribed range of development which materially affects some aspects of the external appearance of dwelling houses in conservation areas. The range of permitted development which may be withdrawn includes

the erection, alteration or removal of a chimney, various kinds of development fronting a highway, waterway or open space, such as the enlargement, improvement or other alteration of a dwellinghouse, the construction of an external porch, and the painting of a dwellinghouse or of a building or enclosure within its curtilage.

Article 4(2) directions may also withdraw the permitted development rights in a conservation area to demolish a gate, fence, wall or other means of enclosure which is within the curtilage of a dwellinghouse and fronts a highway, waterway or open space. To enable these permitted development rights to be withdrawn, a new Town and Country Planning (Demolition - Description of Buildings) Direction 1995 has been made, bringing such demolition within the statutory definition of 'development'.

Article 4(2) directions can be selective both between and within the categories of development specified. An individual type of architectural feature which is important to the character and appearance of the conservation area could be specified, such as distinctive windows, doors and fanlights, or cornices, parapets, and other characteristic architectural details. Local planning authorities are not required to obtain the Secretary of State's approval, but must notify local people and take account of public views before deciding whether to confirm a direction. For a direction to become effective, the local authority must give notice by advertisement in a local newspaper and usually serve a notice on the occupier or the owner (if there is no occupier) of all affected properties.

**7.4 Article 4(1) directions**

The power in Article 4(1) continues to be available to withdraw permitted development rights by directions which normally need the approval of the Secretary of State for the Environment. English Heritage considers that, if the exercise of these rights within a conservation area could detract significantly from the special

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interest of the areas, the local authority should consider seeking an Article 4(1) direction. Such action will often be desirable to protect investment in the area concerned by private owners and/or developers, by the local authority, and through central government grant-aid.

When considering seeking a direction, local authorities should contact the Planning Directorate at the relevant regional Government Office and discuss informally the scope and presentation of the proposed direction before making an application. Discussion with English Heritage's professional staff may also be helpful, since we can offer formal support for appropriate applications.

As paragraph 4.23 of PPG 15 makes clear, the fact that an area is a conservation area does not in itself automatically justify making an Article 4(1) direction. Directions in conservation areas may be approved, however, where they are supported by a clear assessment of the area's special architectural and historic interest, where the importance to that interest of the features in question is established, where the local authority can demonstrate support for the direction, and where the direction proposes the minimum withdrawal of permitted development rights necessary to achieve its objective. Careful definition and a reasoned argument in support of the proposed direction and its precise extent are therefore essential.

The existence of an English Heritage Conservation Area Partnership scheme or recent existence of a former town scheme can be cited as evidence of a conservation area's importance, since we must be satisfied that the area is of more than local interest in terms of its architectural and townscape significance before investing public funds through a grant scheme. Some further explanation and justification of the area's significance in the regional context will also be helpful. Although the Secretary of State for the Environment is not required to explain disallowing a direction, Government offices will normally make the reasons known to the

local authority, which of course remains free to make a revised application. Full guidance to local planning authorities on Article 4 directions is given in DoE Circular 9/95.

Local authorities should try to ensure that the public knows what is of value in the conservation area and where advice on the right course of action can be obtained; voluntary public co-operation can help to make a direction unnecessary. However, when a direction is proposed, authorities should consider whether it is appropriate to consult the public specifically, since a protracted consultation period may provoke the carrying out of the very works which the direction would control.

### 8.0 Enhancement

**8.1 Means of enhancement**  
The enhancement of the character and appearance of a conservation area can be defined as the reinforcement of the qualities providing the special interest which warranted designation. It can take two principal forms. Firstly, it may be through the sympathetic development of sites identified in the detailed analysis of the area and defined in local plan policies as opportunity or neutral sites. Secondly, it may involve positive physical proposals, such as the management and repair of the designed historic landscape, the reinstatement of historic paving, schemes for the restoration of architectural features or traditional shop fronts, or the mitigation of traffic intrusion and the rationalisation of street signage. In commercial conservation areas, longer-term enhancement can also be achieved by the consistent application of positive, sensitive, and detailed development control over shop fronts and alterations.

**8.2 Development briefs**  
The identification in the character analysis of sites or structures which significantly detract from the character or appearance of the conservation area should be followed up by the preparation of specific development briefs for these 'opportunity sites'. Unless the form of development is clearly

and fully dictated by the immediate context of the site, for example a gap in an otherwise complete Georgian terrace, the brief should demonstrate how the general principles for new development embodied in the local plan and supplementary planning guidance might be applied to the site concerned. Often, it will be helpful to explore such issues as scale and massing through three-dimensional sketches, but fully worked-up, prescriptive design, or the dictation of a particular style, should be avoided.

### 8.3 Design of new buildings in historic areas

In considering proposals for new buildings in conservation areas the principal concerns should be the appropriateness of the overall mass or volume of the building, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), and its relationship with its context - whether it sits comfortably. A new building should be in harmony with, or complementary to, its neighbours, having regard to the pattern, rhythms, and details of the adjoining buildings, and especially their architectural style. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape or street scene. It should also, as far as possible, fit into the 'grain' of an historic area, for example by respecting surviving medieval street patterns. All these aspects can be assessed to a large degree without reference to the architectural style adopted for the design, whether contemporary or historicist. The few exceptions will include new development forming part of, or adjoining, an important architectural set piece of recognised quality, which must be taken into account.

### 8.4 Environmental improvements

The requirement for, and design of, environmental improvements needs particular care. There are areas where enhancement activity may not be appropriate: the

decision to do nothing in an area should be a positive one, however, arrived at after careful consideration, and not as a result of inadequate resources or inertia. There are many examples of historic areas which have been damaged by well intentioned but misguided improvements, which have taken the form of a wall to wall carpet' of hard, artificial materials in inappropriate colours: such examples are usually associated with pedestrianisation. The distinction between footway and carriageway should generally be retained, and enhancement proposals should always be informed by historical research to determine the traditional types of materials for paving and retain existing historic surfaces where possible. The New Roads and Street Works Act 1991 makes statutory undertakers responsible for carrying out the permanent reinstatement of the highway where they disturb it. They are now required to do so with the existing materials, or in the closest possible match if the materials cannot be reused. The local authority has an important part to play in ensuring that such reinstatement is carried out to an appropriate specification and timetable.

Detailed guidance on street improvements in historic areas is provided in a separate English Heritage leaflet.

Environmental improvements can also be achieved through the removal of negative factors, such as obtrusive hoardings and unsightly poles and overhead wires, or through sympathetic landscaping and planting, where appropriate to the context.

8.5 Street furniture

Street improvements should always aim to minimise physical obstruction and visual clutter, and new signs or street furniture should be properly integrated into the design of the street as a whole. Items of historic street furniture, such as red telephone boxes, post boxes, cattle troughs, and memorials (which may be protected by being listed in their own right) can make a major

contribution to the local scene and should be retained in their original locations wherever possible. Clear lines of responsibility need to be established for their maintenance and repair, and local authorities may find it useful to keep an inventory of such items for which they are responsible.

Road signs and markings can also have a significant effect on the appearance of a conservation area. The duplication of signs and posts should be avoided, and essential signs should be of a character and quality appropriate to their context. A degree of flexibility in the size, siting, and colour of signs is provided for in the Traffic Signs Regulations and the Department of Transport's *Traffic Signs Manual*, and local authorities should take advantage of this in conservation areas. The choice and location of street lighting should be sympathetic to the age and character of the area which it serves.

Proprietary 'period' standards or lanterns are not always appropriate in historic areas, where simple modern designs or an individual design reflecting the local style are to be preferred.

8.6 Advertisements

All outdoor advertisements affect the appearance of the building or place where they are displayed. The main purpose of the advertisement control system is to help everyone involved in outdoor advertising to contribute in a positive way to the appearance of an attractive and cared-for environment. The need for adopted policies on advertisement control has been stressed already (page 6): these policies will be more effective if associated with published advice about the design and siting of suitable displays which respect the character and appearance of the area. In conservation areas of a commercial character there will be a particular need for detailed guidance on advertisements, whether attached to buildings or freestanding. It is important for shop and trade signs to be integrated into the design of the shop front or building as a whole and to be sympathetic in form, scale, and materials to their

context: internally illuminated box signs and plastic blinds will nearly always be inappropriate in an historic context.

Outdoor advertising, nevertheless, is essential to commercial activity in a free and diverse economy, and local authorities should be sensitive in the use of their powers under the Town and Country Planning (Control of Advertisements) Regulations 1992 in conservation areas, many of which include retail and commercial premises. PPG 19, *Outdoor advertisement control*, gives policy guidance on these and other related issues, including the local authority's powers to issue a discontinuance notice requiring the removal of particularly unacceptable advertisements, and the Secretary of State for the Environment's power to make a direction under Regulation 7, effectively removing the benefit of 'deemed consent' for a particular class or classes of advertisement. Local planning authorities should discuss any proposal for a Regulation 7 direction with the DoE Planning Directorate at an early stage, and justification of the merits of such a proposal will be needed if it is to be approved.

8.7 Traffic safety, control, and calming measures

Many problems in conservation areas can arise from, or be associated with, the decision to exclude traffic either partly or wholly from historic streets (pedestrianisation), or the measures required for traffic safety, control, and calming. The need for increased road markings and signage, as well as for physical constraints such as road humps, chicanes, islands, barriers, and safety rails inevitably introduces alien elements and visual clutter, none of which tends to preserve or enhance the character of appearance of the designated area. The impact of such measures can be mitigated, however, if each feature or device relates as far as possible in its design and materials to the overall townscape. The use of textured traditional materials, such as cobbles or stone setts, can also help to keep down traffic speeds.

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Extensive pedestrianisation of central streets or public spaces in historic areas can often result in as many problems as benefits. The need to provide new vehicular access and servicing arrangements for properties in the area, to provide additional or alternative car parking nearby, and to change local traffic circulation, can often have a detrimental impact on other parts of the conservation area. In partially pedestrianised streets or areas, for example, where buses and delivery vehicles are allowed continued access, one of the greatest difficulties will be balancing the need to make pedestrians aware that they are not in a traffic-free zone with creating a congenial and appropriate environment. Also, in such situations paved surfaces will have to be constructed and laid to support the weight of heavy vehicles, and paving materials chosen to resist traffic-generated staining. Park-and-ride schemes may offer some solution where it is desirable to limit car access to historic centres and conservation areas.

## 9.0 Economic development

### 9.1 Need for an economic development strategy

There are many conservation areas, particularly those in former industrial or commercial areas of large cities, where property values are low and economic activity marginal, resulting in a steady deterioration and eventual loss of the built fabric unless action is taken. Such areas may certainly warrant designation within the statutory definition, but if designation is to be effective the local planning authority's duty to enhance should encompass preparing a strategy for economic regeneration. In less obviously run-down areas the significant under-use of historic buildings, particularly of upper floors above shops, can be a problem which also warrants positive action in order to encourage the return of such buildings to full beneficial use.

### 9.2 Evolving the strategy

A careful analysis of the current problems and causes of under-use

and fabric decay is essential, considering in particular the reasons for the decline of an area. In some cases, such as industrial areas where the original uses have ceased, the reasons for decline will be simple and obvious; in others, particularly in the centres of major cities, they will be more complex. The impact of traffic also will almost certainly have to be examined. From this basic analysis, a strategy for regeneration based on the identification of new economic roles, or the intensification of existing ones, can be developed for the area. Such a strategy should be both achievable and compatible with the conservation of the area's historic fabric, the inherent quality of which will often be a major asset in attracting new investment.

A survey of the condition of the historic buildings should be undertaken at an early stage in the formulation of a strategy for a conservation area in decline. A buildings at risk survey can be undertaken quickly and will give a measure of the scale of the problem and priorities for action. However, this will generally need to be followed by a more detailed assessment of the major structural and external elements of some or all of the buildings in the area to provide a realistic indication of the level of expenditure necessary to bring the physical fabric back into good repair. Such investment in repair and improvement is often cost-effective in itself, in terms of the derived benefit to the local economy through the stimulation of tourism. Investment in the repair and improvement of public parks (often vital elements within an urban conservation area) which are suffering from neglect or vandalism can also be of benefit to the wider local environment.

The development of a strategy for the regeneration or revival of an area is likely to require new or additional planning policies, which may initially take the form of supplementary planning guidance, but which should be incorporated into the statutory local plan at the next possible opportunity. The strategy may also generate proposals for changes in traffic management and will certainly be

aimed at attracting both grant-aid and investment into the area.

## 9.4 Regeneration projects

The very process of defining and analysing the existing problems and seeking conservation-based solutions, such as encouraging an 'over the shop' initiative, coupled with the identification of sources of assistance (for example, English Heritage Conservation Area Partnership funding, Single Regeneration Budget bids or the European Regional Development Fund), may be sufficient to trigger the necessary changes. In other cases, particularly large areas with severe or complex problems, some form of special project to coordinate the various strands of the strategy and to take a proactive role in its implementation will almost certainly be necessary. Such regeneration projects can be initiated by a special project officer appointed by the local authority, or by an appropriate external agency on a consultancy basis.

## 10.0 Publicity

### 10.1 Publicity leaflets

Leaflets and other publications play a major role in helping the public, particularly those living, working or proposing any form of development in a conservation area, to understand why the area has been designated, what constraints and opportunities follow designation, and what policies and approaches the local authority has adopted. Most importantly, they can also explain positively the benefits of designation.

Leaflets on general topics which may be relevant to many or all of the conservation areas in the district will be the first priority, followed by leaflets on individual areas, which may include site-specific development briefs. All such publications should ideally fit into a coherent framework which is easily understood and should be unified by a common design style.

### 10.2 Types of leaflet

There are four principal types of leaflet which can be considered:

• **policy guides** These should outline the authority's development control policies and advise on specific topics relevant to conservation areas (they can often also act as guides for the district generally). The policy approach to such issues as the renewal of roof coverings, replacement windows and doors, and alterations to front boundary walls can be explained simply and adequately on single sheets. More complex subjects, such as guidance on the relevant legislation, development proposals in conservation areas, and the design of shop fronts and advertisements, will need to be dealt with in greater detail and appropriate illustrations are usually helpful.

• **detailed character analyses** The importance and suggested content of these has already been detailed in section 4.0 on definition of the special architectural or historic interest of a conservation area. Such appraisals should concentrate on defining those features which merit protection because of the contribution which they make to that special architectural or historic interest which warranted designation. What the local authority considers important should be made clear and also where opportunities exist for change.

• **site-specific design briefs and site guides** The identification of opportunity sites or of pressure for a certain kind of change which is

acceptable in principle (for example, the addition of rear extensions to early nineteenth-century terraced houses), or equally which is not acceptable, should lead to the production of guidance setting out the principles which the local planning authority expects to be followed by applicants. Such guidance can save much of the time spent in reiterating similar advice in situations where repetitive applications are received.

• **technical leaflets** These generally will be of district-wide relevance and can range from providing an explanation of the statutory controls relating to listed buildings, to outlining the availability of grants, and offering detailed technical guidance aimed at architects, surveyors, and builders, especially on traditional local techniques.

**10.3 Distribution**  
To be effective, leaflets should be distributed to all those living and working in the conservation area or with an interest in its built fabric. Detailed character analyses especially should be suitable for distribution to every address in the area concerned, in order to raise public awareness of why it has been designated and to encourage local acceptance of the advice given in policy and technical leaflets. Leaflets concerning the more common pressures for change (such as the replacement of windows and doors, painting of exteriors or

changes in roofing materials), which tend not to involve the employment of professional advisers, should be distributed more generally, for example to local contractors and suppliers, and to estate agents. Specific, or technical, detailed information is best offered to local professionals, and in response to particular requests from residents: site-specific design briefs clearly will need a narrower, targeted circulation. Specialised leaflets about some particular feature within the conservation area, such as an historic park, sometimes can be distributed through an outlet at or near the site (the park café or keeper's lodge, for example), or through a local shop.

**10.4 Using the media**  
The production and distribution of clear, interesting, and informative leaflets is still the most effective means of publicising the purpose and meaning of conservation area designation, not least because the information they contain will be accurate and can be retained for future reference. Nevertheless, every opportunity should be taken to use the local media (television, radio, and the press) to spread the message, not only about the existence and importance of conservation areas, but also about the availability of published information and guidance. The usual wide variety of local community groups may provide a further channel for disseminating information.

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**Summary**

In English Heritage's opinion, it is essential that local authorities should:

- designate only areas of real 'specialness' in the local context, in full recognition of the resource implications involved (page 4)
- regularly monitor and review the effect of changes in the character and appearance of designated areas, and take appropriate action to deal with current problems (page 4)
- define that special architectural or historic interest which warrants designation, by means of a published detailed character analysis (page 4)
- incorporate policies in the statutory local plan to protect and enhance the character or appearance of the area. The most important will be a presumption against the loss of elements which have been identified as making a positive contribution to that special interest which warranted designation (page 5).
- take statutory action to secure the preservation of significant buildings at risk (page 6-7)
- seek Article 4(1) or make Article 4(2) directions where necessary to control change in residential areas (page 7)
- where appropriate, develop enhancement strategies to reinforce the special interest of the area which warranted designation (page 8)
- encourage the sympathetic redevelopment of 'opportunity sites' which detract from the character or appearance of conservation areas (page 8)
- develop and implement appropriate policies for paving, street furniture, and advertisements (page 9)
- develop an economic regeneration strategy where required by the condition of the area (page 9)
- publicise the special interest of the area, the local authority's strategy for its preservation and enhancement, and guidance for owners, through a coordinated range of widely distributed publications and use of the media (page 10)

**In order to practise good conservation area management and to fulfil their obligations, local authorities will undoubtedly need to provide and maintain specialist expertise, normally through the employment of appropriately qualified conservation staff of adequate status within the authority.**

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# Conservation area appraisals

ENGLISH HERITAGE RECEIVED

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Defining the special architectural or historic interest of Conservation Areas

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Heritage guide to policy, procedure, and good practice (1995). Further guidance on this subject will be given in a forthcoming practice guide on conservation area management being prepared by the English Historic Towns Forum with the Association of Conservation Officers and English Heritage.

The key references to government policy on all development affecting historic buildings, conservation areas, and sites of archaeological interest are Planning Policy Guidance Note (PPG) 15, *Planning and the historic environment* (1994), and PPG 16, *Archaeology and planning* (1990). The legislation to which this leaflet primarily refers is the Town and Country Planning Act 1990 ('the principal Act') and the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act').

English Heritage hopes that local authorities will test the guidance given here when preparing their conservation area appraisals. All comments will be welcome, and will be taken into account when a revised version is prepared.

## 1.0 Introduction

### 1.1 About the guidance

This note complements *Conservation Area practice* (revised October 1995), English Heritage's guidance on the management of conservation areas, and extends advice on the definition and appraisal of the special architectural or historic interest of conservation areas.

It should be read in conjunction with *Conservation Area practice*, which describes the legislative framework and deals with most aspects of conservation area designation, control, and enhancement. Relevant information can also be found in *Development in the historic environment: an English*

### 1.2 Definition and importance of conservation areas

Conservation areas were introduced through the Civic Amenities Act in 1967, and more than 9000 now exist. Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 (1) (a) of the Act). Local planning authorities are required to designate conservation areas, to keep them under review, and, if appropriate, to designate further areas (Section 69 (2)).

Designation brings certain duties to local planning authorities:

to formulate and publish from time to time proposals for the preservation and enhancement of conservation areas and submit them for consideration to a public meeting in the area to which they relate (Section 71)

in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas (Section 72)

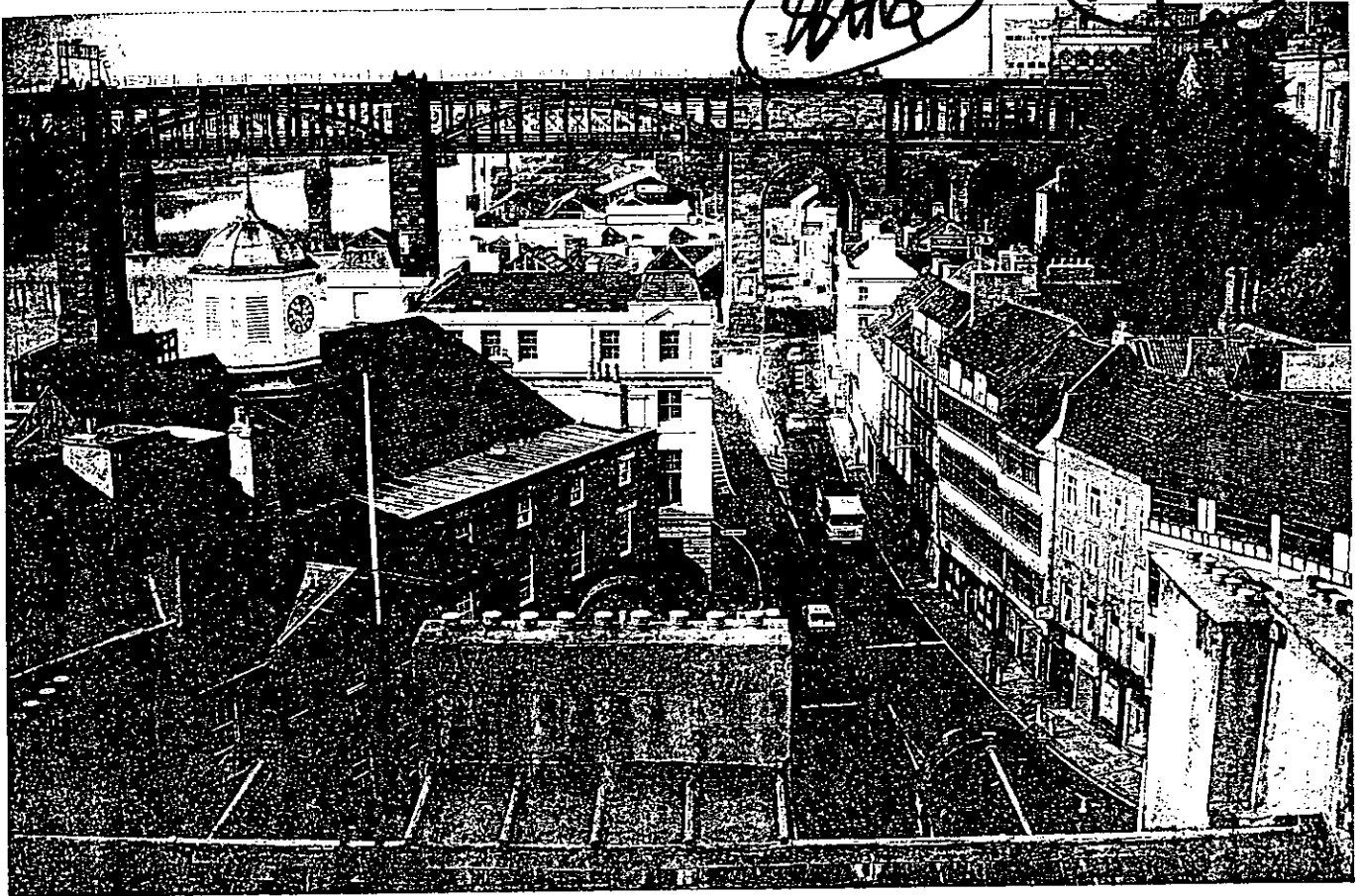
Historic areas are recognised for the contribution they make to our cultural inheritance and economic well-being. Determining which areas are of 'special interest' is a matter for local planning authorities, using local criteria. Conservation areas therefore differ from listed buildings, where selection is made by the Secretary of State for National Heritage, using national criteria. If designation is to be effective, however, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness.

## 2.0 Conservation Area appraisals

### 2.1 Benefits of appraisals

Over the past twenty-five years, the approach to designating conservation areas has changed greatly. As their numbers have grown, the criteria for designation are being looked at more critically. The enactment of Section 54A of the principal Act has emphasised the need for the development plan to include firm conservation area policies, based on a clear definition of the special architectural or





Newcastle upon Tyne Complex urban areas that have evolved over several centuries will inevitably call for more substantial appraisals than those for smaller, more uniform places. (Geoff Noble)

historic interest that warranted designation. PPG 15 stresses the need for local planning authorities to make an assessment of the special interest, character, and appearance of all conservation areas in their districts.

In English Heritage's view, therefore, it is vital that the special interest justifying designation is clearly defined and analysed in a written *appraisal* of its character and appearance. This will not only provide a sound basis, defensible on appeal, for the development plan policies and development control decisions, but will also form the groundwork for a subsequent *conservation area study*. Such a study will contain proposals and policies for the preservation or enhancement of the area, and would form supplementary planning guidance to the local or Unitary Development Plan.

An authority's reasoning for designating a conservation area, as demonstrated in its appraisal, will

be taken into account by the Secretary of State for the Environment in considering planning appeals. Where asked to make a direction under Section 76 of the Act (which allows a local authority to carry out urgent works to preserve an unlisted building in a conservation area), the Secretary of State for National Heritage is more likely to do so where the area's special interest has been clearly defined and published. Such a definition may also help those about to invest in the area and can be used to influence the form and content of new development.

Appraisals should be carried out for all new or extended conservation areas as a matter of course. For the remainder, priorities will have to be set. Where a local authority has many conservation areas, priority should be given to those where the pressure for change is greatest. These are likely to be the historic retail (high street) or commercial centres, or areas where significant

development proposals are anticipated.

To be of value, appraisals should be practical, succinct, and factual. A clear distinction should be made between such appraisals and the necessary but separate work of problem analysis, development control statements, and design guidance. All of these should, however, come together as components of a subsequent conservation area study.

## 2.2 Defining character

The distinctiveness of a place may come from much more than its appearance. It may draw on other senses and experiences, such as sounds, smells, local environmental conditions or historical associations, for example those connected with particular crafts or famous people. The qualities of a place might change from daytime to night. Such elements of character can be identified, but not directly protected or controlled. By defining and



*Soho street market, London The effect of activities, sounds, and smells on the character of a conservation area may be hard to measure, but the appraisal should acknowledge them and show how they relate to the buildings and spaces around them. (David Warren)*

protecting the tangible, such as buildings and the spaces formed between them (streets, squares, paths, yards, and gardens), the activities and uses that make up the special character of a place can be sustained. Effective physical conservation measures should be rooted in firm land use policies in an adopted development plan.

Most of the buildings in a conservation area will help to shape its character in one way or another. The extent to which their contribution is a positive one depends not just on their public face, but on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards.

In a large conservation area, or one where its development spans a considerable period, the character may vary greatly within its boundary. For example, a small

market town may have a medieval core, focused on a market place or church, then a Georgian phase of development of grander houses and formal streets, followed by the arrival of the railway, and eventually by modern housing at the edges and on gap sites. Where the character is composite in this way and the phases of growth are clear, it will often be worth analysing them separately.

Elsewhere, rebuilding may have taken place many times over the same sites, resulting in overlays of building forms and styles which are often contained within an ancient framework. The richness of an area today may thereby reflect the build-up of successive historic periods.

### 3.0 Preparing the appraisal

#### 3.1 Assessing architectural or historic interest: a checklist

The evaluation of special architectural or historic interest

should be based on a careful analysis of the area, which should be as factual and objective as possible. Conservation areas vary greatly in their nature and character, from small rural settlements to historic enclaves in large conurbations.

Appraisals will therefore differ widely and there can be no national prescription; local needs and resources will determine their scope. The following checklist may be helpful in making a framework:

(i) Location and population

- a factual description of the position of the conservation area, its regional context, and its population

*Example: Hursley is situated in Mid Hampshire, approximately halfway between the historic towns of Winchester and Romsey. It is set within an undulating chalk and clay landscape with a series of scarp slopes to the north of the settlement, which*

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*gives this part of the downs its distinctive character, There is a population of 793 living within the parish.*

*(Winchester County Council: Hursley Conservation Area Assessment 1996)*

(ii) The origins and development of the settlement

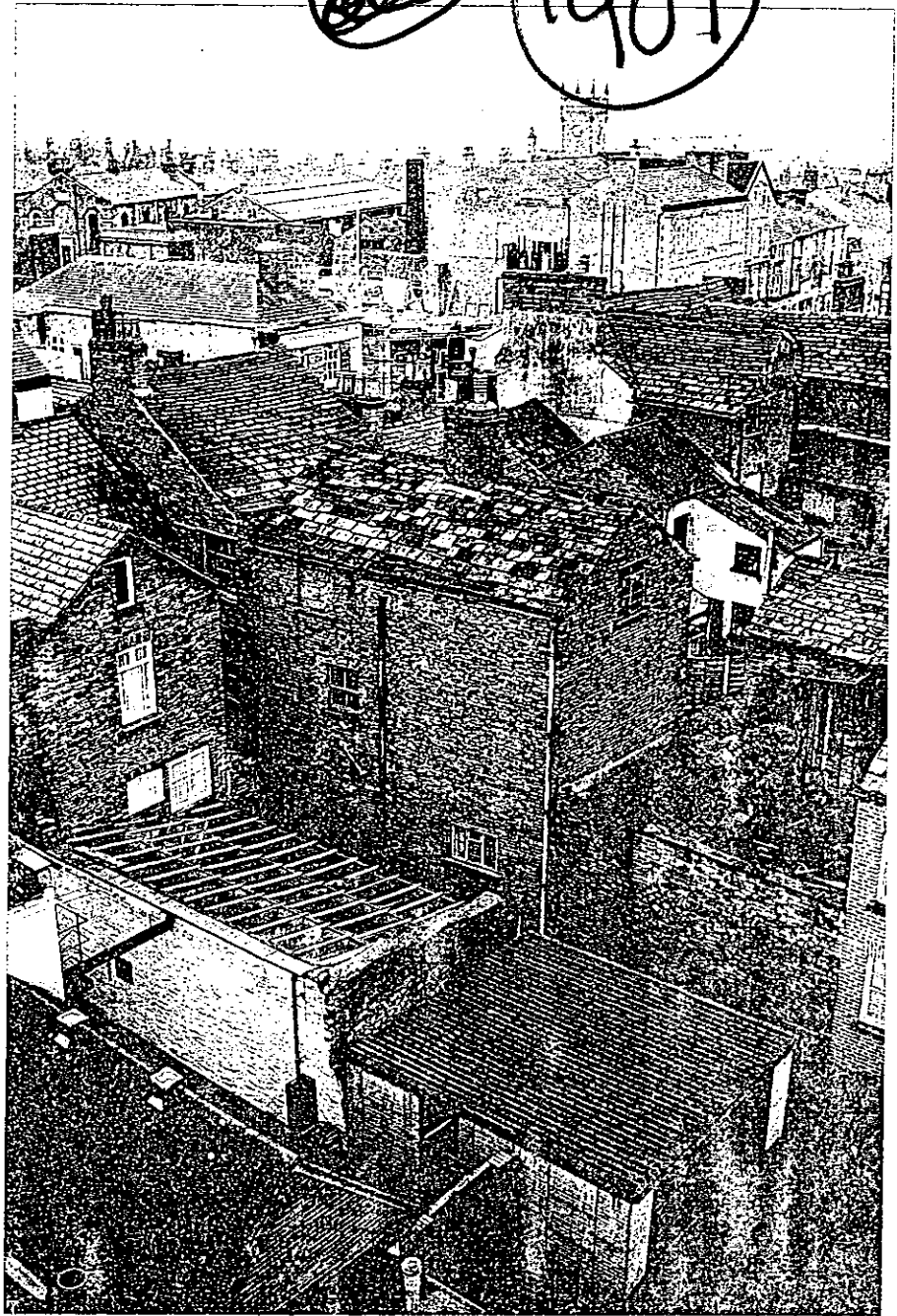
\* this can most simply be shown on a map, marking key periods in the area's history and emphasising the survival of those historic elements which have determined the form of the conservation area today. These might include, for example, a medieval road pattern, former defensive lines, watercourses, burgage plots, and other significant boundaries; estate walls, formal layouts, and the relationship of buildings to open spaces. The influence of new lines of transport such as canals and railways could also be shown.

\* the supporting text might sketch out the settlement's history, showing how this has shaped the development of the area. It may be helpful to refer to books and other publications where the local history is described in more detail.

*Example: The development of the hosiery trade during the final years of the seventeenth century, coupled with population growth, saw the gradual increase in development pressures in the Lace Market marking the beginning of the change to a working district. The subsequent development of the internationally important lace trade during the eighteenth and nineteenth centuries led to the redevelopment of the area with specially commissioned warehouses and showrooms of grand design, reflecting the status of their owners. Despite their size and architectural complexity these premises were constructed to a high density on the original medieval street pattern, giving the area its strong canyon-like character.*

*(Nottingham City Council: Lace Market CAP Action Plan 1995)*

(iii) The prevailing or former uses within the area and their historic



*Macclesfield, Cheshire Appraisals should explore the grain and morphology of the town. Backland areas will often be as interesting as, and sometimes better preserved than, the familiar street frontages. (David Warren)*

patronage, and the influence of these on the plan form and building types

\* the form of the layout of different parts of the conservation area should be examined: for example, grand terraces with mews, villas in wooded gardens, workers' back-to-back housing, industrial buildings connected with local trades or specialised markets. This will feed back into the way the area grew and functioned.

*Example: This area of land was acquired and developed piecemeal by Jedediah Strutt to provide terraced housing and allotments for his mill workers. The layout evolved to its present appearance over a period of 100 years or more, land first being acquired in the late eighteenth century. The Strutt Estate concentrated its efforts here on providing well built housing laid out with gardens and allotments in a spacious setting . . .*

*The housing was almost all placed*

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in an east/west alignment, in long streets connected by narrow 'passages', which give the area a formal, almost gridiron character. Sandstone boundary walls surround each garden and enclosed space, at a uniform height, contributing to the linear layout and sense of order. The houses vary in detail from row to row, with different heights, layouts and materials, as the Estate experimented with designs. There is, however, uniformity in the building line and in the character of each row which gives the area a strong cohesive identity. There is also evidence of small nailshops and workshops amongst the housing, which were provided by the Strutts to help find employment for their male tenants, who were not the principal workforce in the factory. (Derbyshire County Council: Belper CAP Action Plan 1995)

(iv) The archaeological significance and potential of the area, including identification of any scheduled ancient monuments

- reference to the local Sites and Monuments Record (SMR) may be helpful and, where this indicates significant archaeological potential, an expert assessment may be desirable.

*Example: The fifteenth-century Cromford bridge and the ruins of its bridge chapel are scheduled ancient monuments. The seventeenth-century subterranean watercourse of Long Sough/Cromford Sough is also scheduled. In addition to this, there are numerous sites on the county Sites and Monuments Record relating to the village's industrial history, reflecting its importance in this regard. The totality of the village's industrial archaeology is important because of:*

- 1 the number and variety of water powered sites
- 2 the connection many of them have with Arkwright's industrial innovations
- 3 their preservation, state of completeness, and unspoilt setting

(Derbyshire County Council: Cromford CAP Action Plan 1995)

(v) The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area

- this should include a general description of any dominant architectural styles, the prevalent types and periods of buildings, their essential characteristics, and their relationship to the topography or the skyline. Individual buildings (whether listed or unlisted) or groups that contribute positively to the character or appearance of the area should be identified on a map. The significance of vernacular traditions may be noted.

- reference should be made here to discernible areas within the overall conservation area which have their own special identity and which form recognisable zones or neighbourhoods within the whole. Such zones or areas should be defined for more detailed consideration.

*Example: The plot widths fronting Old Steine are very irregular and there is no uniform roofline. Several buildings here were built individually rather than as terraced developments. The unifying features are the materials – especially stucco render – and architectural features such as balconies, bays, sash windows and Regency classical details. On the eastern side the buildings mostly date from around the same period (although several were refronted later in the nineteenth century) and here there is a consistent terraced building line, set back slightly from the pavement to accommodate basements, with iron railings providing a consistent front boundary. The plot widths vary but there is a strong vertical emphasis throughout. This verticality is spoilt only by the twentieth-century Job Centre building on the corner of St James's Street. The roofline on this side is more consistent, with roofs behind parapets, but roof level additions have disrupted this. Some buildings still have their Regency segmental (curved) bays; others have been altered to Victorian cant bays. Originally all the buildings would*

*have had balconies and canopies. (Brighton Borough Council: Valley Gardens Conservation Area 1996)*

(vi) The contribution made by key unlisted buildings

- it will often be helpful to identify those key unlisted buildings that make a particularly important contribution to the conservation area as well as those which clearly detract from it and could suitably be replaced. A checklist of questions to help with this process is reproduced from *Conservation Area practice* as an appendix to this leaflet.

*Example: The impressive facade of the Edwardian building is in good condition. Unfortunately, the neighbouring property, the modern school building, is not of such high quality and represents a poor contribution to the built environment, particularly its unattractive fence. While excluded from the conservation area it nevertheless has an adverse impact upon it.*

*(London Borough of Richmond-upon-Thames: Twickenham Green Conservation Area 1992)*

(vii) The character and relationship of spaces within the area

- the importance of open spaces within the conservation area, the way they are enclosed, and the visual contribution they make to the townscape should be shown. The relationship between different spaces, the qualities they offer (such as important views into and out of the conservation area), and the ways in which the spaces were and are used should be defined and described. The visual relationship between public space (such as a market place, street, square, public garden or car park) and private space (gardens, courtyards or playing fields) might be described where applicable, as should key settlement edges.

*Example: Yorkersgate has a strong vertical emphasis resulting from the predominance of sliding sash windows, chimney stacks and pots,*



1911

108

and the scale of the building relative to the street width. This emphasis is maintained to the rear where due to the rising ground from the river, the buildings appear as a manmade cliff of some visual drama. Beyond Market Street the building line is less rigid and the scale of the buildings reduced on the north side to make the transition from the urban to rural context. On the south side York House and the Talbot Hotel make an impressive and abrupt edge to the built-up area. The two most prestigious, stone-built residential properties on Yorkersgate, they maintain gardens down to the rear stretching down to the river, the greenery and trees of which form a backdrop to the burgage plots along the rest of the street.  
(Ryedale District Council, N Yorkshire: Malton Conservation Area 1994)

(viii) Prevalent and traditional building materials, textures and colours

- the range of traditional materials prevalent in the area for buildings, walls, and ground surfaces, particularly those which are characteristic of the local vernacular may be noted. Any surviving historic surfaces should be recorded, and their interest explained.

- as well as recording the types of materials to be found, their textures and colours can be described

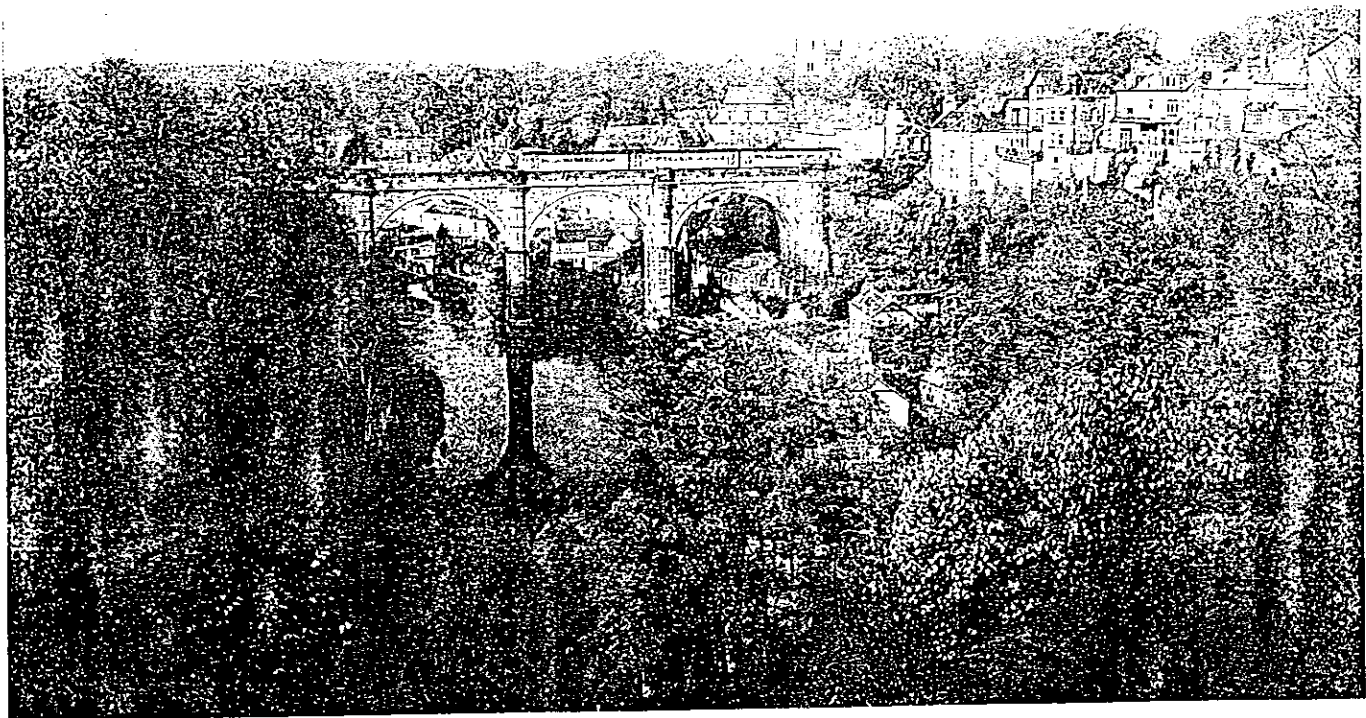
*Example: Red brick: a rich warm colour, with a range of bonded constructions: stretcher, English, and Flemish. A characteristic feature in many of the earlier nineteenth-century buildings is the use of Flemish bond with darker burnt headers, giving an overall pattern to the wall. Some of the later Victorian buildings have a blue brick string and decorative courses. New red sandstone A soft, friable warm stone usually dressed in some form with saw marks, giving a rough textured finish or finely jointed*

*smooth finished ashlar block work. Grey sandstone or millstone grit Harder grey building material, with a rougher-textured finish ashlar. This stone is usually coursed, with the surface of the blocks showing a tooled finish. (Leek Action Plan, Civic Trust Regeneration Unit 1992)*

(ix) Local details

- local constructional or joinery details often make a vital contribution to local distinctiveness. Their form and locations should be recorded, and their significance noted. The survival of unusual street furniture or ground surfaces may also be noted.

*Example: The Lion Houses were built by James Nicholl between 1899 and 1903. Similar houses had already been erected by him in the Hurlingham area of Fulham. The lugubrious lion figures identify the work of Nicholl, although the*



*Knaresborough, North Yorkshire The role of trees, waterways or open spaces in the identity of the conservation area should be carefully judged. (Geoff Noble)*

1912



public places but on private land as well. Important single trees and groups should be identified and described in their locations. Their condition and lifespan may be assessed, so that a strategy for replanting can be devised.

*Example: The penetration of open space, afforded by the recreation ground, provides an opportunity for the mature tree groups of the Park Vale and the Vicarage to emerge as a dominant feature of the conservation area. This wooded area comprising a mixture of trees including yew, ash, holly, and sycamore, together with a glimpse of Church Lodge with its decorative stacks, is one of the most striking and contrasting internal views from the street level.*  
(Winchester City County Council: Hursley Conservation Area assessment 1996)

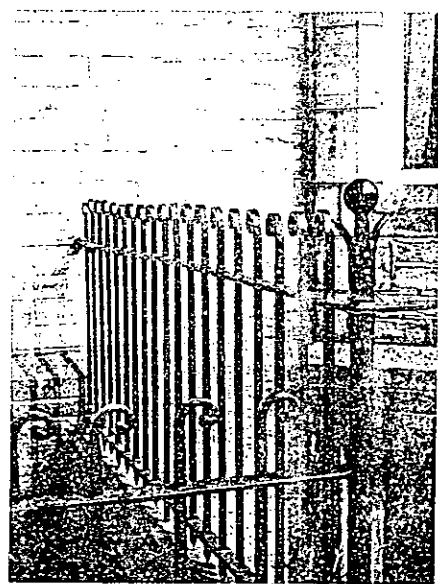
(xi) The setting of the conservation area and its relationship with the landscape or open countryside, including definition of significant landmarks, vistas, and panoramas, where appropriate

*Halifax Street surfaces will often reflect local traditions, such as the use of granite setts, laid here in a fantail design, providing a simple interlocking pattern on the slope of the hill. (Geoff Noble)*

*widespread use suggests that he may have taken delivery of rather more than he intended, and one account indicates 1000 lions were supplied by mistake for the 100 ordered by the builder. In any event, the small creatures were used with abandon and surmount gate-piers, bays and parapets to form an attractive and unusual feature of the houses. (London Borough of Richmond-upon-Thames: Barnes Green conservation area: the Lion Houses 1992)*

any sites which are included on the Register of parks and gardens of special historic interest (compiled by English Heritage), and their contribution described

*Example: It is both a strength and a weakness of Greenwich Park that, unlike the contemporary Hampton Park and Bushy Parks, it extends its formal avenues over a hilly terrain. The views into and out of the park are so much more exciting that those afforded by a flat landscape, but the loss of formality at the very centre of the design is disproportionately damaging to the whole, since the irregular land form intrudes. (English Heritage: Greenwich Conservation Strategy, 1993)*



*Ackroyden, West Yorkshire Even small details like these wrought iron railings in a Victorian model village can be a vital element in the local distinctiveness of the area. Such subtleties are easily destroyed. (Geoff Noble)*

(x) The contribution made by green spaces, trees, hedges, and other natural or cultivated elements to the character of the area

• the importance of parks and gardens, both public and private, should be identified, particularly

• trees are a vital element of many conservation areas, not only in

1913

110



Wherwell, Hants Vernacular building traditions like timber frame construction or thatching techniques should be studied and recorded. (Geoff Noble)

the landscape setting is often an important part of the character of a conservation area, particularly in small rural settlements.

Ever-present views of surrounding hills or glimpses of landscape from urban streets can contribute significantly to the atmosphere of a place. Distant views of the settlement and those in the approach to it may contribute to lasting impressions of its character, and should therefore be carefully analysed. Any landmark structures should be noted, as well as any common building height resulting from past influences or planning restrictions, perhaps to safeguard a particular landmark. Where relevant, the village edge or urban boundary should be identified and its importance analysed.

in rural settings, adjacent Areas of Outstanding Natural Beauty (AONBs) or Areas of High Landscape Value may penetrate

into the built-up area, and the value of such designations should be identified

*Example: The present-day survivals above ground are the abandoned relics representing virtually every major period of defensive structure from the late medieval period until 1945. The 500 years of fortifications emphasise the strategic outlook from the site, which controls the channel between Mount Edgecumbe and Drake's Island. It is a point to look out from. The views to the sea and reciprocal views of the peninsula from the sea, Mount Edgecumbe, and Drake's Island are dramatic and characteristic of the defensive transformation of the natural landscape around Plymouth Harbour.*

*(English Heritage: Stoneford/ Durnford Street, Plymouth, Conservation Area assessment 1995)*

(xii) The extent of loss, intrusion or damage, ie the negative factors

elements which detract from the special character of the area, and which offer a welcome opportunity for change. This may include harmful pressures on an area, such as the consequences of heavy traffic or the loss of front gardens to car parking.

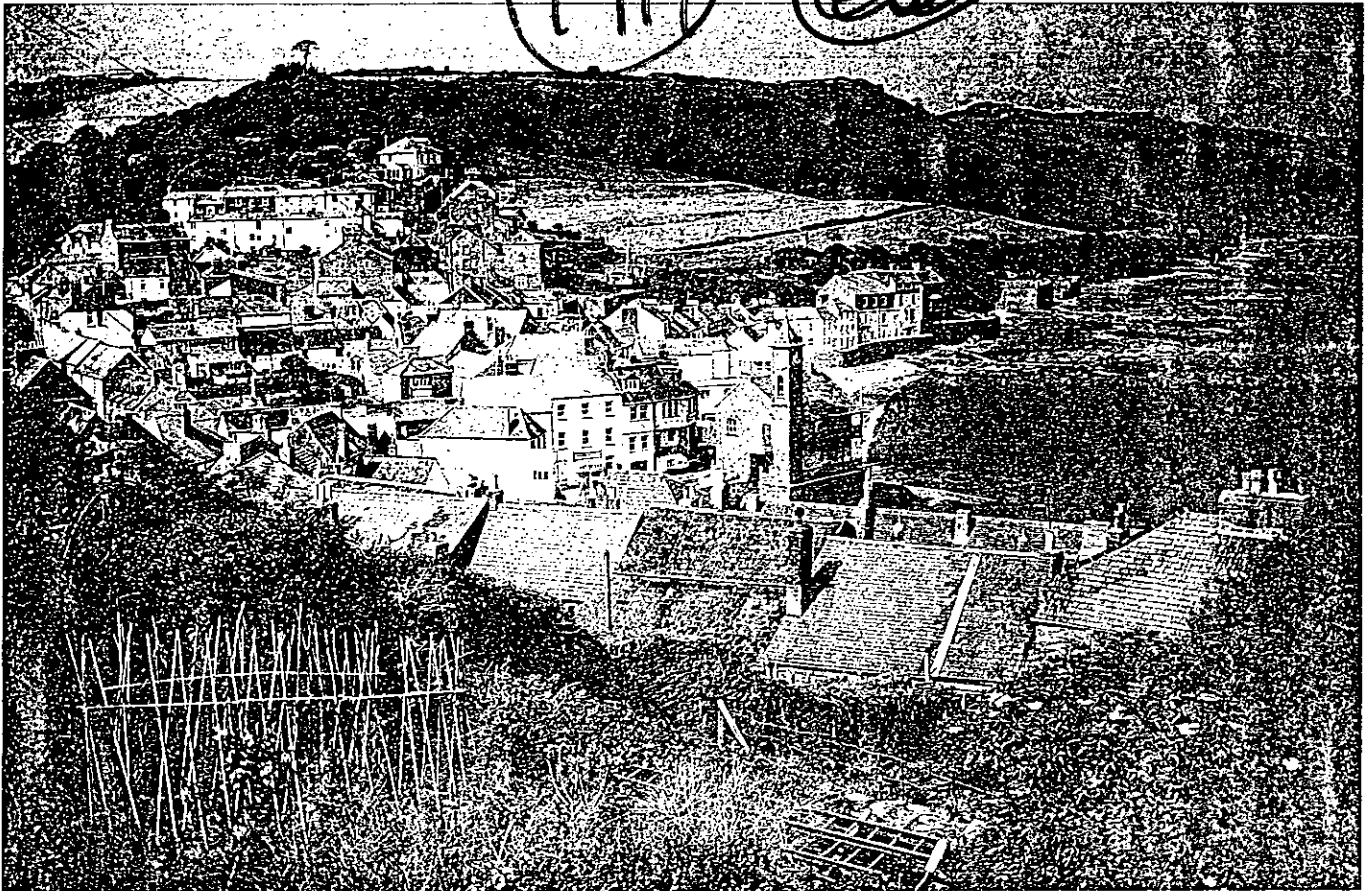
*Example: A number of large buildings have a negative impact on the conservation area; Ada Belfield House and the police station in particular are inappropriate in scale, design, and materials (although the police station is not in prominent view). The station car park served by Field Lane is an area of open tarmac from which the rear elevations of properties on Bridge Street and Wellington Terrace can be seen. The form of the car park does not relate to the strip pattern of east-west development and the hard surface is alien in this setting of mature landscaped gardens.*

*(Derbyshire County Council: Belper CAP Action Plan 1995)*

1914

~~1914~~

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*Kingsand and Cawsand, Cornwall* Clasped within its bay on the Cornish coast, the character of the town is moulded by its dramatic topography. Sea, land, and buildings unite to form an inseparable whole. (David Warren)

(xiii) The existence of any neutral areas

• those areas which neither enhance nor detract from the character or appearance of the conservation area, but where there might be some potential for enhancement, should be recognised

*Example: The housing redevelopment schemes on Avenham Road and Glover Street can be viewed as neutral areas, although their landscaping is very attractive and helps to soften the appearance of the adjacent terraces. The houses are of plain design built of brick with reconstituted stone dressings. Their bland appearance does not make a positive contribution to the character of the conservation area but they do not intrude.*

*(Preston Borough Council: Avenham CAP Action Plan 1995)*

### 3.2 The form of the appraisal

In the published appraisal the

emphasis should be placed on graphic presentation to make an immediate and readily comprehensible impact.

Illustrations could include any of the following:

- maps or sketches that demonstrate the area's historical development
- a townscape analysis showing, for example, important views into and out of the conservation area, landmarks, and open or green spaces
- a map showing listed and unlisted buildings and groups of buildings which contribute to the character or appearance of the area
- photographs or drawings of buildings and local details

The text should make it clear that the appraisal is not intended to be comprehensive and that omission of any particular building, feature or

space should not be taken to apply that it is of no interest.

As part of the appraisal process, a dated photographic record of the conservation area is recommended. This will help in the visual analysis of the townscape and will provide an invaluable aid to any later enforcement action. It will also be a useful check in monitoring change in the area and the physical condition of the buildings, as well as showing the progress of enhancement schemes. Once established, such a record should be kept up to date.

## 4.0 Using the Conservation Area appraisal

### 4.1 Conservation Area studies

An objective and clear character appraisal will provide a sound basis for development control and for initiatives to promote the area. A useful test of a draft appraisal would



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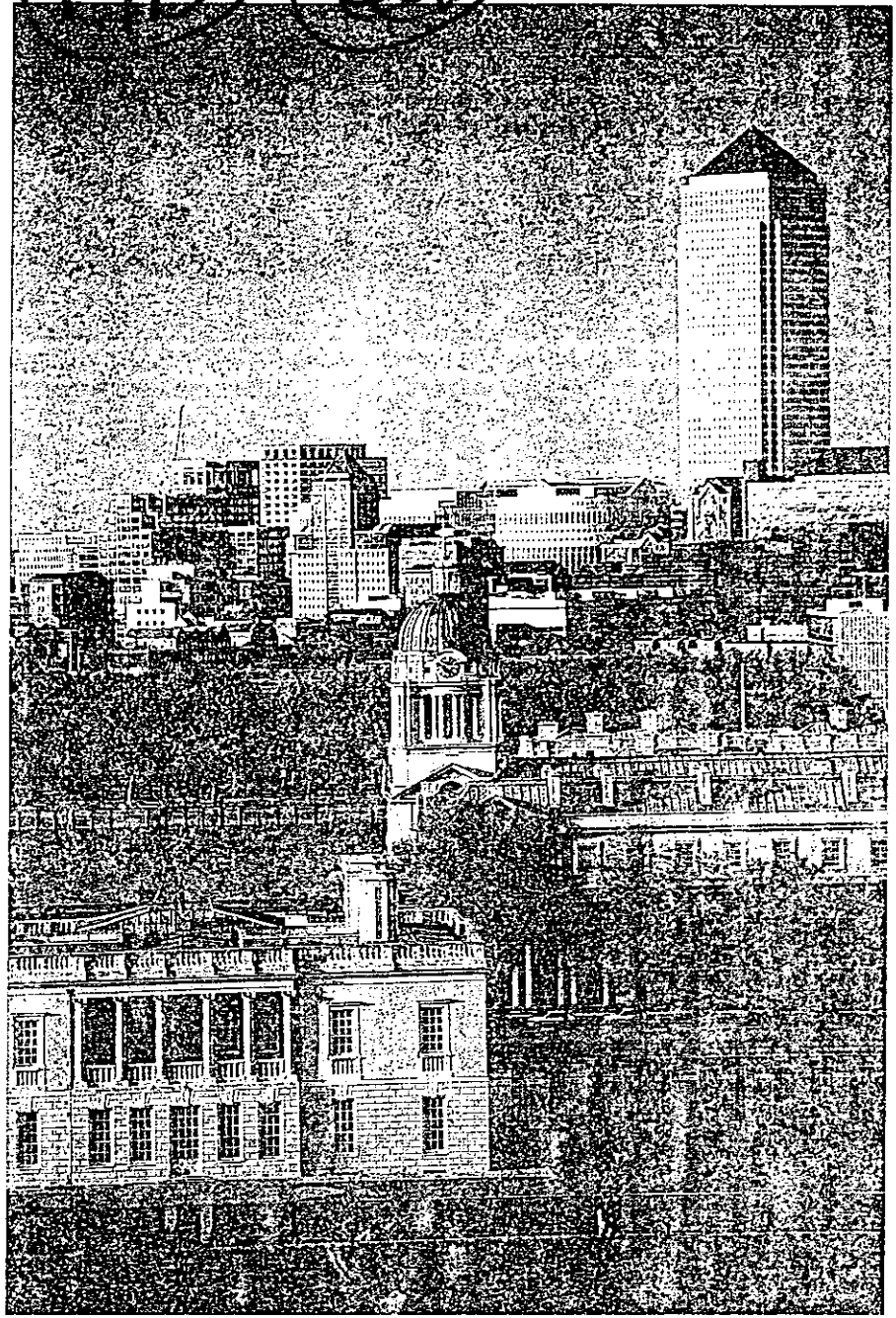
be to look back on past planning appeals and see how useful they would have been in the procedure. Where there are considerable conservation needs, however, thought should be given to the preparation of a subsequent *Conservation Area study*. Many of the issues which such a study needs to address will have been identified in the character appraisal process and already given initial consideration. A study will be especially helpful where proposals are to be made to preserve or enhance the character of the conservation area, as required under Section 71 of the Act; the published document can also be used to stimulate public awareness and participation. An agreed programme for such studies can be better than having to react to *ad hoc* requests for action on local concerns.

The local planning authority should first consider the general nature of the conservation area and define the main issues to be addressed. It is often worth promoting a public debate that draws together local people, amenity groups, businesses, and other community organisations in a discussion on issues facing the area.

Next, the local authority should prepare a draft study with proposals for preserving or enhancing the character of the conservation area. Like the appraisal, the emphasis should be on graphic presentation as far as resources allow.

It may be necessary to consider the need for additional development control powers through Article 4(1) and 4(2) directions, and how they would be justified and applied. At the same time, guidance to owners and occupiers in the area could be prepared. Advice on controls in conservation areas or on listed buildings, details of any special planning measures or guidance on work to buildings and trees could be given in this way. The role of the local plan and any supplementary guidance should be explained.

Once assembled, the draft study might be issued for further public comment before it is confirmed. Such local consultation can bring valuable public understanding and



*Greenwich, London* The poised composition of the Queen's House and the Royal Naval College are today forcibly linked to the contemporary might of Canary Wharf. Views into and out of conservation areas call for careful study. (David Warren)

support to proposals for the conservation area.

**Further reading**

Sue Clifford and Angela King, 1993  
*Local distinctiveness* Common Ground Publications, London ISBN 1 87036 411 2  
 Alec Clifton-Taylor, 1987 (4th edition) *The pattern of English*

*building* Faber, London ISBN 0 571 14890 5  
 English Historic Towns Forum, 1992 *Townscape in trouble* EHTE, Bath  
 English Historic Towns Forum/Association of Conservation Officers/English Heritage, forthcoming *The management of Conservation Areas: a good practice guide*

1916

M Aston and A Bond, 1987 *The landscape of towns* Sutton, Gloucester ISBN 0 86299 450 0  
Barry Joyce, Gordon Michell, Mike Williams, 1996 *Derbyshire: detail and character* Alan Sutton Publishing Ltd, Stroud ISBN 0 75090 737 1  
Plan Local, 1993 *The character of Conservation Areas* Royal Town Planning Institute, London

### Appendix

#### Unlisted buildings: assessment checklist

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area, the following questions should be asked:

- is the building the work of a particular architect of regional or local note?

- has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?
- does the building have landmark quality, or contribute to the quality of recognisable spaces?
- does it reflect the traditional functional character of, or former uses within, the area?
- has it significant historic associations with local people or past events?
- if a public building, does its function or enclosed public space contribute to the character or appearance of the conservation area?
- if a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden buildings, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.

APPENDIX RT NO. 14.2. 114  
DEPARTMENT FOR CULTURE,  
MEDIA AND SPORT, LETTER  
OF 25TH FEBRUARY, 1998  
TO JEFFERY GEORGE ASSOCIATES



2-4 Cockspur Street  
London SW1Y 5DH  
Telephone: 0171-211 2139  
Facsimile: 0171-211 2006

J George Esq  
Jeffery W George and Associates  
The Old Vicarage  
Stowe  
Shropshire LD7 1NB

Our ref  
HD/5021/274/1

25 February 1998

Dear Mr George,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST  
CAMPDEN HILL RESERVOIR, AUBREY WALK, LONDON W8**

Thank you for your letter of 19 February in which you asked for written confirmation that the above-mentioned structure has recently been rejected for inclusion in the statutory list.

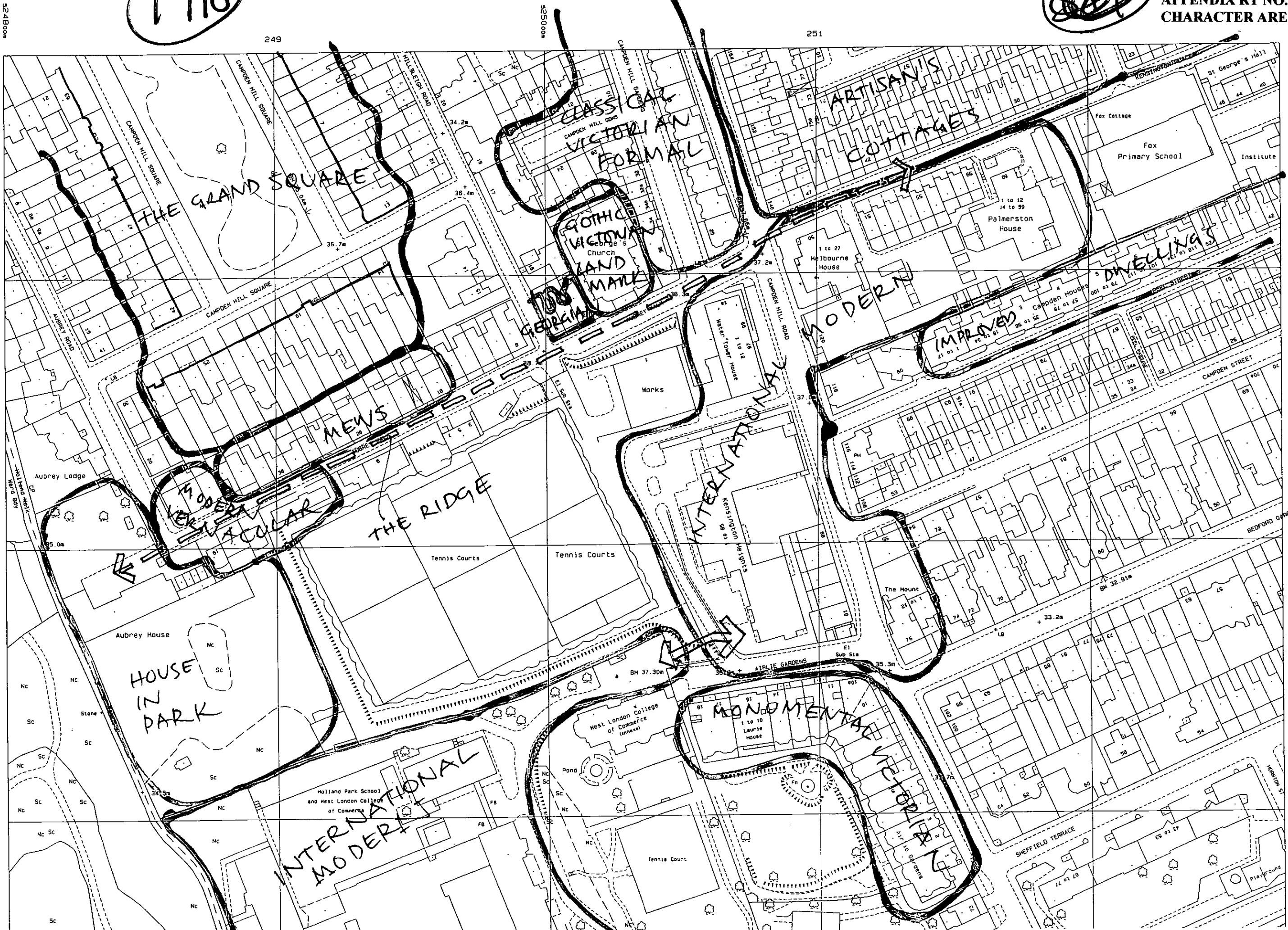
The reservoir was assessed in 1996 by English Heritage, who are the Department's statutory advisers on listing matters. English Heritage commented that this brick-built, vaulted reservoir of 1869 appears to be a fairly standard example for the period, and a number of others survive. This building was therefore not considered to be of the special architectural or historic interest required to warrant listing.

Having carefully considered all the evidence, the Department decided to accept English Heritage's advice not to add this building to the statutory list.

Yours sincerely,

DJ COLES  
LISTING BRANCH

1918



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525000a

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180000m

180000m

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# CAMPDEN HILL RESERVOIR AND PUMPING STATION

Aubrey Walk, London, W8

Architectural Appraisal and Contextual Study

November 1998

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*Jeffery W George  
& Associates*

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## CAMPDEN HILL WATERWORKS

~~5/10/16~~

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1920

### 1.0 INTRODUCTION

1.1 Among the engine houses serving Victorian waterworks are some of London's most striking industrial buildings. Reservoirs, pumping stations and water towers are not an uncommon survival and, and the best of them must rank amongst the finest and most impressive 19th century buildings, even if their architectural styles are usually derivative.

1.2 The following report attempts to summarise briefly the background history to water engineering and to place Campden Hill waterworks in context both historically and architecturally.

### 2.0 BACKGROUND HISTORY

2.1 In 1578 a Dutch or German engineer named Peter Morice, who was in the service of Sir Christopher Hatton, Lord Chancellor of England, obtained the first patent to build an engine for pumping water. Four years later, London had the first supply of pumped water from the Thames at a site near London Bridge.

~~581~~ 1921  
118

- 2.2 Hatton wrote at the time, "Peter Morice has by his great labour and charge found out and learned the skill and cunning to make some new kind and manner of engines to draw up waters higher than nature itself."
  
- 2.3 At the end of the 16th century the first waterworks were erected in the grounds of York House on the Embankment to supply water for the St. James and Piccadilly areas.
  
- 2.4 The rights to the waterworks and the supply of water were sold to Richard Soane at the end of the 17th century, who formed a new company. In 1702 he engaged George Sorocold to be the engineer in charge of constructing pumping machinery. Sorocold had by this time already built the first waterworks in the 1690's in a number of other towns and cities including Bristol, Derby, Exeter, Leeds, Norwich and Sheffield.
  
- 2.5 All the early pumps were horse driven, but in 1713 the first steam pump was built by Thomas Savery.
  
- 2.6 The earliest waterworks in London where some remains of the original engine house survive, is River Head, Finsbury, built in 1767 but extended and much altered in 1818.

1922

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### 3.0 LONDON WATERWORKS IN THE 19th CENTURY

- 3.1 Sources of water such as the Thames were becoming more and more polluted, and following the abolition of cesspools in 1847 the Metropolitan Water Board was created in 1855 to tackle the problems with London's sewage and water supply.
- 3.2 From this time onwards reservoirs, pumping stations, engine houses, and water towers were built all over London. In fact one of the finest survivals pre-dates the Metropolitan Board of Works: the magnificent engine house at Kew Bridge was begun in 1837, extended in 1845, and then the famous Italianate water tower (the largest of all the examples) was added in 1867.
- 3.3 Numerous examples survive more or less intact as buildings, although very few retain machinery of any historic interest. Pevsner's London volumes note the Pumping Station at Nine Elms (circa 1840); Deptford Creek Sewage Pumping Station (1859-62 by Bazalgette in white brick with stone dressings); Copper Hill, Walthamstow (1864); Stoke Newington (1856 in a medieval style); Lee Bridge (1891 by W.B. Bryan); Shortlands (also medieval); and Hampton (on a vast scale).



1923



120

- 3.4 Croydon has a particularly good group of waterworks: in Church Road and Surrey Street (1851 in brown brick with stone dressings); a castellated tower was added in 1867 to the designs of Baldwin Latham. He designed another tower in white brick in the Norman style in 1864, nearby in Park Hill.
- 3.5 Some good examples of later waterworks survive at Waddon, Croydon (1911 in a red brick 17th century style); Shooters Hill (1910, with an octagonal brick and stone tower); and Shad Thames Pumping Station (1906-8 by the L.C.C.).
- 3.6 Three Pumping Stations stand out as the most magnificent examples of their type, all constructed under the direction of the celebrated Joseph Bazalgette (later Sir Joseph), the engineer to the Metropolitan Board of Works, and thus in charge of the whole of London's main drainage system. Firstly Abbey Mills Pumping Station in West Ham, built in 1865-8 with E. Cooper as architect. It is designed on the grandest scale in Byzantine style with a central dome. To say the least, it is an eclectic building derived, perhaps, from medieval Italian design. The Pumping Station has extremely ornate internal ironwork, described at the time in "The Engineer" as a 'dainty Palace of Machinery'.

1924

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- 3.7 Secondly, the Southern Outfall Sewage Works at Crossness, Woolwich, by Bazalgette (1865). Designed in an Italianate Romanesque style, this is probably now the finest survival in industrial archaeological terms, with four vast beam engines by James Watt.
- 3.8 Thirdly, the Western Pumping Station on the Embankment by Grosvenor Railway Bridge, near Victoria (1873 by Bazalgette and T.Lovick in French Renaissance style).
- 3.9 So it can be seen that the steam-powered pumping stations for water and sewage figure amongst the most spectacular pieces of Victorian architecture. One further example in London must be noted: Haringey Pumping Station in Green Lanes, Tottenham, designed in 1854 by Chadwell Mylne in a wildly-over-the-top Gothic castellated style.
- 3.10 Outside London, there are also numerous splendid examples, of which the large pumping station and water tower at Liverpool Everton (1854), and the great brick water tower (1882) by Clegg at Colchester are outstanding amongst a rich field.

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3.12 Nowhere in any of the references and lists consulted is there any mention of the Campden Hill reservoir or Pumping Station as being an example worth singling out for individual notice.

#### 4.0 BRIEF DESCRIPTION OF CAMPDEN HILL

4.1 The redundant reservoir, which dates from 1869, has a series of tennis courts on the roof. Alongside is the Pumping Station, built of white brick with stone dressings on a single tall storey. It is a plain building of little individuality. The side facing south, towards a modern block of flats is the most complete.

The facade has seven windows plus two blocked openings; the bays are divided by pilasters with half capitals, a cornice, and a parapet with coping.

4.2 The main facade facing the reservoir has two wide openings (for machinery access) with flat brick arches, plus two windows (one renewed), a standard sized door, and two other small openings.

4.3 The facade to Aubrey Walk sits on top of a bank and is well screened. Again there are nine window bays, two blocked, in a facade of no architectural distinction.

1926



123

4.4 The rear, facing towards Campden Hill Road, has been brutally altered, and is mostly a blank cement-rendered wall, apparently exposed by later demolition works. Reference to the first edition Ordnance Survey of 1867 for the area suggests that the building continued in this direction and that there were further structures including a tower on the site now occupied by Water Tower House, (described in the Kensington Conservation Area Statement as probably the worst building in the area).

4.5 The interior has been gutted, and if any interesting machinery had survived, it has now been removed. The main roof is modern, probably dating from the 1960's, supported on steel lattice beams. British Steel RSJ's support a 5 tonnes gantry carrying the name The Vaughan Crane Co. Ltd. Manchester. No.120. It, in turn rests on Dorman Long steel wall plates. In the pit is some pump machinery dated 1888. All together, there is nothing of any interest internally.

#### 5.0 CONCLUSION

5.1 It is concluded that the pumping house is not of particular architectural or historic interest, and is a commonplace example of a building type of which some spectacular statutorily listed examples survive intact elsewhere. Moreover, Campden Hill

1927

~~1927~~

124

reservoir has been recently rejected for listing, the Pumping Station/Engine House has been heavily altered (and was never of much interest anyway), and there are no other original waterworks buildings, such as the tower, surviving on the site. As has been seen above (para 4.4), the surviving building is merely the residual part of a larger (but now demolished) complex. For all of these reasons therefore we contend that it should not be considered a serious candidate for statutory protection.

## 6.0 REFERENCES

- 6.1 "An illustrated History of Civil Engineering" by J.P.M. Pannell. Published by Thames and Hudson 1964; revised edition 1977.
- 6.2 "Victorian Architecture" by Roger Dixon and Stefan Muthesius. Published by Thames and Hudson 1978.
- 6.3 "Victorian Buildings of London" by Gavin Stamp and Colin Amery. Published by The Architectural Press 1980.
- 6.4 "The Buildings of England" London volumes by Nikolas Pevsner and Bridget Cherry. Published by Penguin.

Department for Culture, Media and Sport  
Building Monuments and Sites

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2-4 Cockspur Street  
London SW1Y 5DH  
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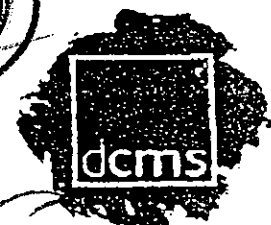
121

**APPENDIX RT NO. 16.2.**  
**CERTIFICATE OF IMMUNITY FROM LISTING, 23rd MARCH, 1998.**

Mr Jeff George  
Jeffery W George & Associates  
The Old Vicarage  
Stowe  
Shropshire  
LO7 1NB

Your Ref:

Our Ref: DG-SL/1768-98



23 March 1999

Dear Sirs

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**  
**CERTIFICATE THAT A BUILDING IS NOT INTENDED TO BE LISTED**  
**CAMPDEN HILL RESERVOIR AND PUMPING STATION, AUBREY WALK, LONDON W8**

I refer to your application of 3 December 1998.

The merits of the reservoir and pumping station have been considered and the Secretary of State has concluded that they are not of sufficient interest to be included in a list of buildings of special architectural or historic interest compiled under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Accordingly the Secretary of State hereby certifies that he does not intend to list the Campden Hill Reservoir and Pumping Station, Aubrey Walk, London W8.

3. Under section 6(2) of the 1990 Act the effect of this notification is to preclude the Secretary of State from listing these buildings for the period of five years from the date of issue of this certificate, and to preclude the local planning authority from serving a building preservation notice on the buildings during that period.

Yours faithfully

T A ELLINGFORD  
Listing Branch

Telex	
To: Mr George	
Fax: 0171 287 0712	
From: Duncan Galbraith	
Date: 25.3.99	Pages: 1
Tel. No 0171 211 2082	

APPENDIX RT NO. 17.

THE DEVELOPMENT OF LAWN TENNIS.

17.1. Weinreb & Hibbert, 1983.

1929

tennis, lawn A racket-and-ball game for two or four players developed from real tennis. It is played on a rectangular court measuring 78 ft (23.77 m) long by 27 ft (8.23 m) wide for singles, or 36 ft (10.97 m) wide for doubles. A net 3 ft (0.9 m) high at the centre is stretched across the width of the court. Playing surface varies, and can be grass, clay, shale, concrete, wood, or other suitable man-made materials. The object is to play winning strokes by forcing one's opponent(s) to fail to return the ball successfully over the net. In doubles, players may hit the ball in any order, but must serve in rotation. The most famous lawn tennis championship is the All England Championships at Wimbledon each year. 'Field Tennis' was played in the 18th-c, but the game similar to the modern game was introduced by Major Walter Clopton Wingfield at a Christmas Party at Nantelywd, Wales, in 1873. His game was called *sphairistike*. » Davis Cup; paddle tennis; platform tennis; real tennis; Wightman Cup; RR120

17.2. Lawn Tennis, Cambridge Encyclopaedia, 1990.

**Wimbledon Championship** The premier Lawn Tennis Competition in the world. It has always been played on the lawns of the All England Club. These were originally at Worple Road; and since 1922 have been at the Club's new ground in Church Road. Improvements are continually being made and the seating capacity increased. The accommodation now exceeds 30,000, the capacity of the Centre Court being 14,000 and that of Court No. 1 approximately 8,000. There are 16 outside grass courts and ten clay, though the grass is used only during the Championship. The club was originally founded as the All England Croquet

Club in 1869; but in 1877 it became the All England Croquet and Lawn Tennis Club, and finally, in 1882, the All England Lawn Tennis and Croquet Club (still its official title) as lawn tennis gained ascendancy. It is a private club of which the winner of the Men's Singles title in any year is usually invited to become an honorary member. The Lawn Tennis Association, founded in 1888, became the governing body of the game in Britain and shared in its organisation with the All England Club at Wimbledon.

1930

LA



**Viewpoint A**

From corner of Kensington Place and Campden Hill Road with Aubrey Walk junction on right hand side. The existing Water Tower House flats are a major detractor to the local street scene, both on account of poor design and materials. The proposed replacement building is designed to be in scale with Kensington Heights at the southern end, though it 'steps down' in its northern linked part so as to relate to the height of the house on the corner of Campden Hill Gardens and Aubrey Walk (right hand side of photograph). On the left hand side of the photograph, Melbourne House also provides a scale of building matched by the proposal. Materials and design complement the local mix of traditional and modern, as well as achieving compositional harmony around the junction of Aubrey Walk and Campden Hill Road.





*EB*

1931

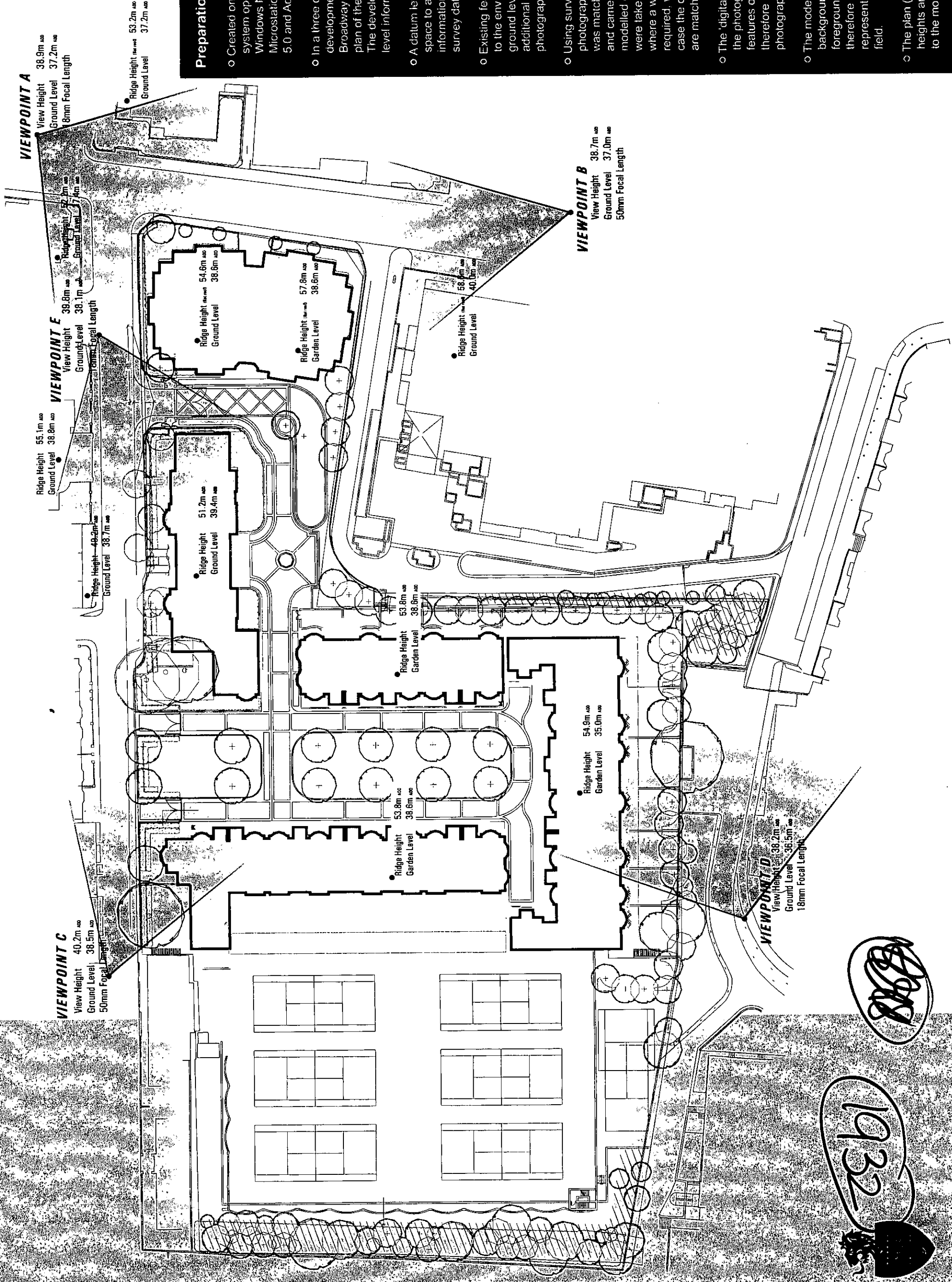


**Viewpoint D**

View looking west from inside the grounds of Holland Park School with Thorpe Lodge on the right hand side. Apart from the drive, a wide grass verge, high brick wall and existing mature boundary vegetation provide a high degree of separation between Thorpe Lodge and the proposed houses to the north.



*East!* *Winnings!*



**Preparation Of Photo Montages**

- o Created on a PC based computer system operating under Microsoft Windows NT 4.0 using Bentley Microstation 3D SE, Adobe Photoshop 5.0 and Adobe Illustrator 8.0.
- o In a three dimensional space the development model (supplied by Broadway Mayan) was overlaid onto a plan of the existing surrounding area. The development model included site level information.
- o A datum level was set within the 3D space to allow accurate height level information to be transferred from survey data.
- o Existing features/buildings were added to the environment at the correct ground level and height to allow additional accuracy when aligning to photographic material.
- o Using survey data for total accuracy a photograph taken from a key viewpoint was matched for position, view height and camera focal length within the modelled environment. Photographs were taken with either a 50mm or, where a wider street scene view was required, with an 18mm lens. In either case the computer and photo image are matched to ensure accuracy.
- o The 'digital snapshot' was overlaid onto the photograph. Visible existing features on both images were aligned therefore matching the model to the photograph.
- o The model was set to lie in front of background detail and behind foreground detail on the photograph, therefore creating the appropriate representation of the view's depth of field.
- o The plan (left) shows the selected key heights and level information related to the montage viewpoints.

1932

*[Handwritten signature]*