

London terrace houses 1660-1860



A guide to alterations and extensions



Introduction

The terrace house is of outstanding importance to the historical development of London. Many are individually of great architectural or historical significance. Their construction in planned streets and squares on the great private estates of central and inner London from the mid-seventeenth century onwards has bequeathed a remarkable legacy which has dictated the character and form of large areas of London. London's terrace houses are a valuable resource. Their conservation makes good economic and practical sense. For over 350 years they have provided highly

adaptable accommodation for a wide range of domestic and commercial uses, and with care and sensitivity they can continue to do so indefinitely.

This leaflet is intended to assist local planning authorities in London, as well as owners and their professional advisers, in considering some of the most common forms of alterations to London terrace houses. It sets out English Heritage's guidance on London terrace houses and is concerned largely with listed eighteenth- and nineteenth-century examples. However, similar principles can be applied generally to cellular domestic buildings of all periods, including many unlisted terraces

Early nineteenth-century terrace at Montagu Street, Bloomsbury

and mews. Although the guidance is drawn from English Heritage's work in London, it may well be applicable elsewhere, particularly in the south-east where London house types were often used as models. Traditional regional architecture and repair techniques do vary, however, and the advice of the local planning authority should always be sought.

Historical background

Narrow-fronted, timber-framed houses were the norm in London before the Reformation. In the



seventeenth century brick increasingly replaced timber. Early brick houses were built in small groups of two or three in streets, yards, and alleys, and as ribbon development along the main roads. They were not just houses, but workshops, offices, shops, and taverns, each with a rear private space used either as a garden or as a backyard for trade or washing. Few London town houses from before 1700 now remain.

Linked to the growth of the London town house is the tradition of the London square with rows of houses of a similar design grouped around a central open space. This originated in the 1630s under the direction of Inigo Jones who was inspired by French and Italian examples. The development of the Piazza at Covent Garden (1631) is the most celebrated example, drawing strongly on the work of Palladio and Serlio. Nos 52-55 Newington Green, built in 1658, are the earliest surviving examples of a row of matching, classically-influenced brick houses in London. External uniformity was made

possible by the widespread adoption of brick after the Great Fire of 1666. The principal developer responsible for the growth of the London brick terrace was Dr Nicholas Barbon (d 1698), a financier who refined the system of speculative development under which much of early Georgian London was built. This essentially involved a number of builders each undertaking to construct small numbers of houses within a given development. In order to ensure some measure of consistency, the row of uniformly designed houses evolved and became architecturally fashionable. Slight differences in window or parapet height marked the boundaries between different builders, but the overall effect was a striving towards greater uniformity. Queen Anne's Gate, Westminster, retains some superb examples from around 1704.

The brick houses of the post-Fire period were considerably more regular than the timber-framed buildings they replaced. This trend towards sober regularity was strengthened from the 1720s

*Nos 867-869 High Road, Tottenham
Restored early eighteenth-century
houses saved from dereliction*

onwards by the Palladian revival. As external opulence and sculptural enrichment became unfashionable, abstract qualities of proportion assumed greater prominence, although external sobriety often concealed lavish interiors of remarkable splendour. This process was assisted by the London Building Acts of 1667, 1707, and 1709, consolidated into a single Act in 1774. Timber was discouraged for external use to reduce the risk of fire. Brick parapets replaced wooden eaves, and windows were usually recessed. The 1774 Act specified different 'rates' of houses. The floor area determined the rate, which in turn determined the minimum thickness of the principal walls. There was a huge range of scale – from modest buildings one room deep to those with a grand five bay front and a linked mews building at the rear. Builders were left with fewer design decisions, a development that intensified from

the late eighteenth century onwards when individual estates began to insist on a more standardised approach to elevations which were drawn up by estate surveyors. This accounts for the close similarity of so much late Georgian London housing in areas as diverse as Islington, Kennington, and Bow.

The resulting sobriety of the Georgian terrace is still evident. Individual houses did not compete with each other but were subordinate to the overall composition. The exception to this was the temple-fronted terrace, in which the middle and end elements were given greater emphasis by means of pediments and end pavilions, defined by pilasters and columns. The Adam brothers in particular set the trend for the palace-fronted street. Whole lengths of houses were unified into grand compositions such as the Adelphi (1768-72), Portland Place (1776-80), and Fitzroy Square (1790-94). The grandest culmination of this process came with John Nash's spectacular design for Regent's Park, Regent Street, and Carlton House Terrace (1812-33).

By the mid-nineteenth century stucco facades, popularised by Nash, facilitated large-scale palatial compositions. Many of London's Victorian terraces, particularly those in Kensington and Bayswater, reflect the Georgian emphasis on uniformity and proportion, combined with a greater stress on outward elaboration using Italianate sources for inspiration. This tradition continued into the early twentieth century and gave large areas of London their distinctive character.

Although London terrace houses are varied, certain aspects of their special interest are common to nearly all:

- the layout of the houses in streets and squares, or less frequently crescents and circuses, with small rear yards, private gardens or large communal gardens surrounded by terraces, and consistent boundary treatments using railings or walls
- the architectural composition of the terrace facades themselves, in which the single houses form a unit in a larger entity, but are subordinate to it

- the detailed architectural treatment of the elevations, their proportions, the character of the materials used, and the craftsmanship employed

- the plan form and general treatment of the interiors. The majority of London terrace houses conform to a limited number of closely related plan forms with a consistent hierarchy between front and back rooms and with the principal rooms located almost universally on the ground and first floors (see Figs 1, 2, and 3); similarly, mouldings and decorative features vary in scale and elaboration but generally conform to a standard vocabulary and disposition throughout the house.

As a result of the leasehold system under which much of Georgian and Victorian London was built, buildings were often upgraded at the expiry of individual leases to reflect the latest fashion rather than completely redeveloped. Accordingly, it is common to find earlier interiors behind later reconstructed facades.

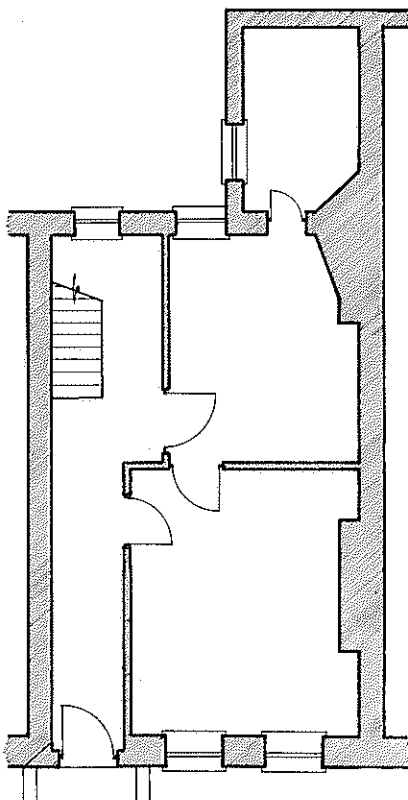


Figure 1: typical house plan of c 1700

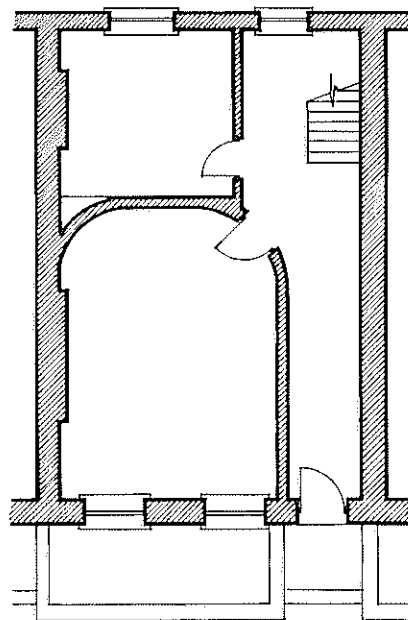


Figure 2: typical house plan of c 1780

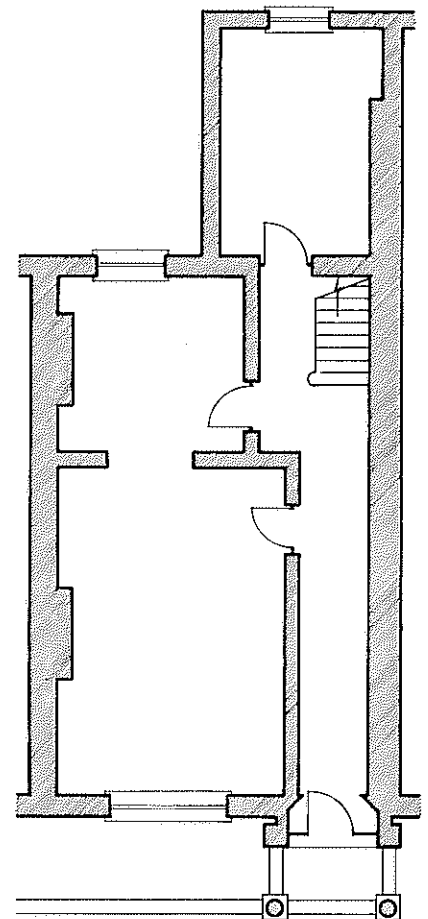
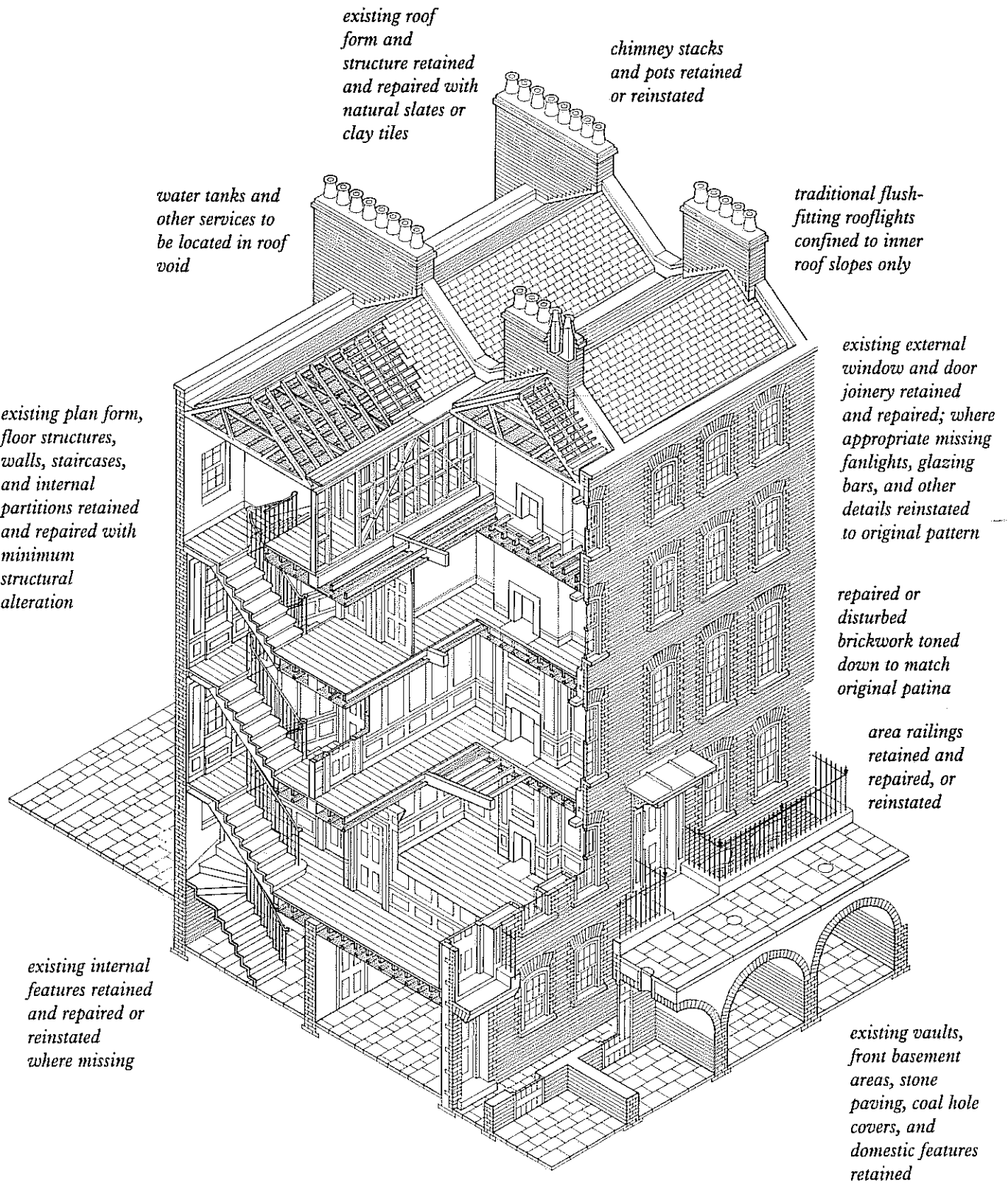


Figure 3: typical house plan of c 1850

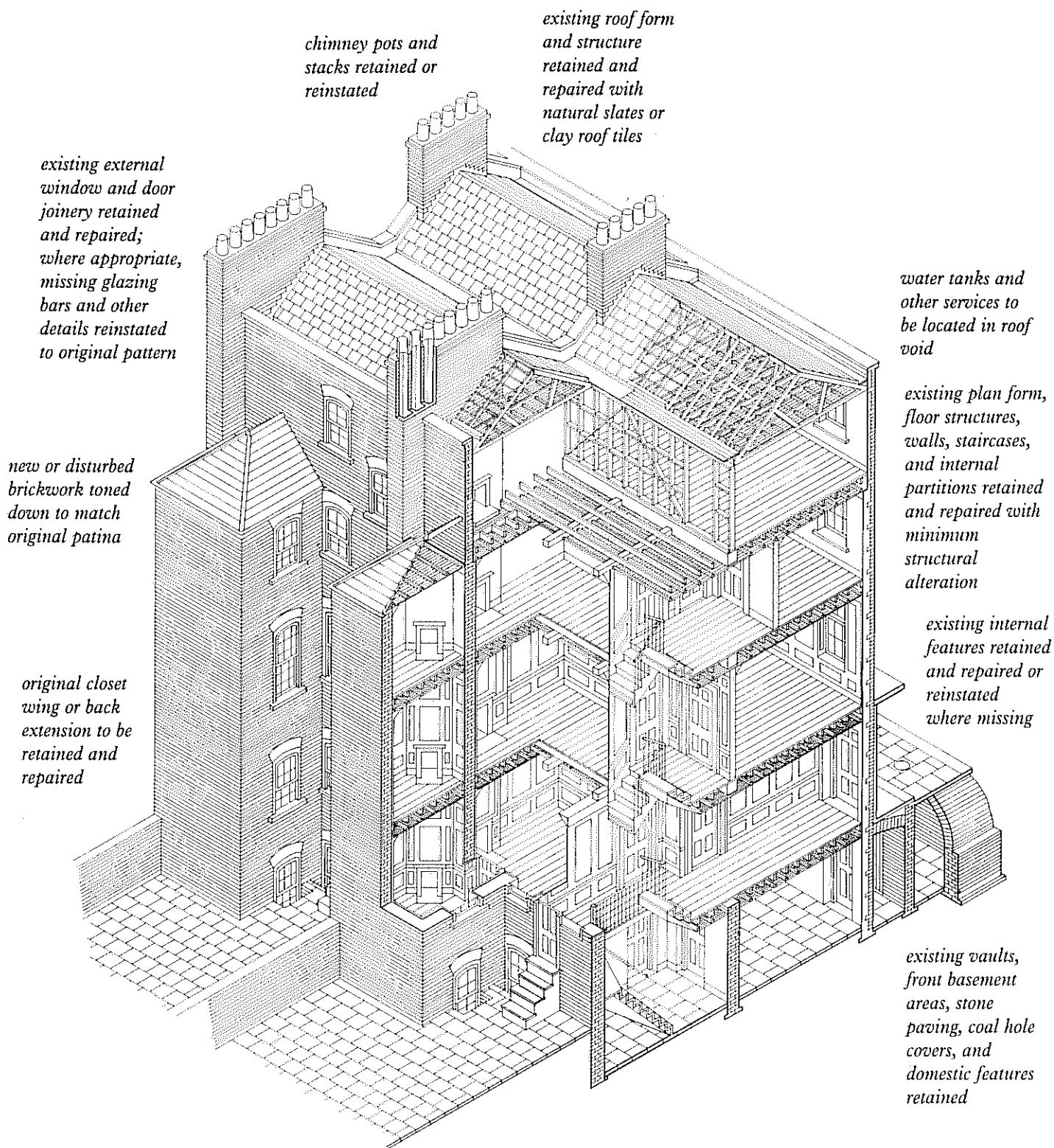
FIGURE 4



Typical early eighteenth-century terrace house: cut open isometric view from front

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

FIGURE 5



Typical early eighteenth-century terrace house: cut open isometric view from back

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

Applications

Applications for listed building consent, and queries about the need for consent for any external or internal works, should be made to the conservation officer in the local planning authority. Planning permission and conservation area consent may also be required. Pre-application discussions at an early stage in the design process can be particularly useful and help to avoid problems at a later stage.

Applications should be supported by photographs and accurate, suitably scaled drawings illustrating both the existing condition of the building and the proposed works. These are usually best produced by architects or surveyors experienced in historic buildings work.

All applicants and their professional advisers should be familiar with the advice set out in PPG 15 *Planning and the historic environment*, and with the relevant sections of the local Unitary Development Plan. Helpful advice can also be found in *Development in the historic environment: an English Heritage guide to policy, procedure, and good practice*.

It is important to anticipate other statutory requirements at an early stage. Planning controls over land use allocation, density, plot ratio, daylighting, and other controls should be relaxed where this would enable historic buildings to be given a new lease of life. A sensitive and sensible application of the Building Regulations and fire safety legislation is also extremely important. For instance, it may be acceptable to employ discreetly sited smoke detectors rather than lobbies to rooms off a staircase. Each case will require a careful balance to be struck between the special interest of the building and any protective measures required, such as means of escape requirements. Generally, listed building consent will not be forthcoming until such matters are resolved satisfactorily as an integral part of any application. For this reason it will normally be advisable to submit full plans under the Building Regulations in conjunction with any planning or listed building consent applications.

General advice

Many of the materials and craft techniques used in the construction of Georgian and Victorian terrace houses are still available today, and it is rarely advisable to depart from traditional practice when carrying out alterations or repairs.

Frequently a house may have been altered or acquired later additions. Sometimes these accretions will have an obviously damaging effect both on the individual house or on the overall composition of the terrace making their removal desirable. Sometimes, however, later features such as conservatories, porches, balconies, windows or chimneys may have intrinsic merit and form an important part of the cumulative history of the building. When dealing with an individual terrace house, therefore, it will be necessary to weigh the case for retaining such alterations against the feasibility and benefits of reinstating the overall integrity of the building in particular, and the wider group as a whole. Conjectural restoration should be avoided.

As a general rule alterations should preserve the structure, character and appearance of the building. In a conservation area it is vital to consider the way the house fits into the wider context of the street and any alterations should preserve or enhance the

character or appearance of the area. The front elevation and other parts visible from the street or other public places are particularly sensitive. Alterations should not impair or destroy the overall shape and proportion of a house, or detract from its historic character, in particular its roof profile or the shape, design, and appearance of window and door openings. Interiors should always be considered.

Alterations

The advice that follows covers the most common types of alterations and is intended as general guidance for the benefit of applicants, owners, and other interested parties including local planning authorities responsible for determining applications. It should be read in conjunction with the detailed guidance on alterations to listed buildings set out in Annex C of PPG 15 and the relevant policies in the local Unitary Development Plan.

Structural alterations

The structural integrity and fabric of a listed building should always be carefully preserved, and an integrated rather than elemental approach adopted to its repair.

Many old buildings appear to suffer from structural weaknesses arising from their age, methods of construction, and pattern of past use, but these are often overstated. Once they have settled into a state of equilibrium they will normally continue to offer adequate service providing they are not subjected to major disturbance. Major structural intervention can easily turn limited weaknesses into serious defects leading to a rapid escalation of work, loss of original fabric or perhaps collapse. Often proposals stem from the inflexible requirements of particular clients or funding bodies who demand the same standards as those applied to a modern building. These are almost always at variance with the architectural and structural integrity of an historic building and should not normally be regarded as sufficient justification for major intervention.

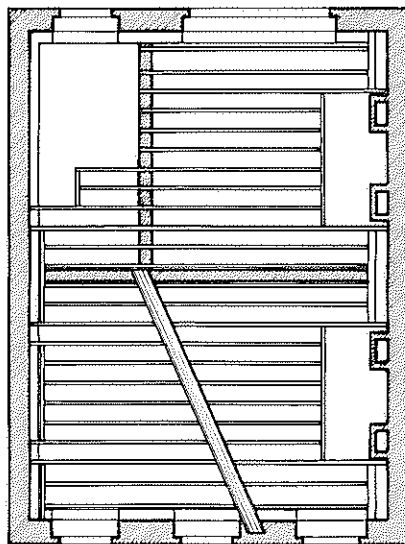


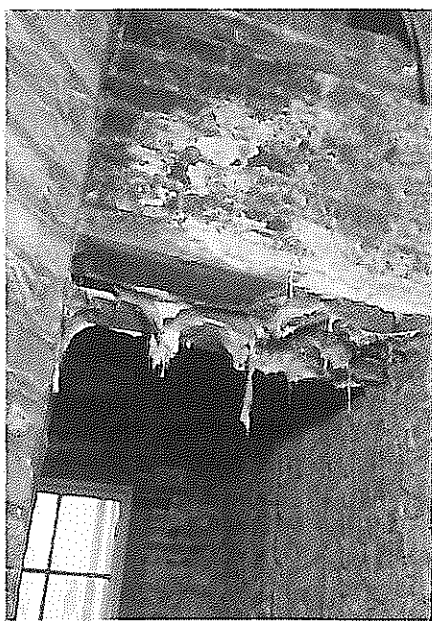
Figure 6: typical first floor structure of an early nineteenth-century terrace house

Alterations and development proposals should be restricted to a modest scale and based on a complete understanding of the structural limitations of the building. Sloping floors, poorly bonded brickwork, and undersized joists are often found in old buildings. Low-key repairs and the reinstatement of the original structural form and elements are preferable to wholesale reconstruction or major disturbance. Even relatively small-scale repairs and alterations should be executed sensitively and to the highest conservation standards.

Where more sophisticated techniques are put forward, applicants will need to justify why these are being proposed. They will need to be acceptable to all interested parties, including Building Control Officers. In every case full details will be required based on site investigation and discussion.

Partial demolition

For the reasons set out above, proposals for partial demolition or demolition behind the facades of terrace houses will almost always be unacceptable. Such an approach destroys the integrity of the historic structure and reduces the building to stage scenery. The overall plan form, materials, and totality of the structure are



Non-destructive techniques should be used to eradicate dry rot. Adequate ventilation is essential

inextricably part of the special interest of any listed building and should be preserved.

In some cases consideration may be given to modest amounts of demolition where the fabric is of limited interest or quality, and where appropriate adaptation may secure the long-term preservation and restoration of the building as a whole.

Floor strengthening

Proposals for floor strengthening increasingly form part of refurbishment schemes for office use. The floors of most historic buildings are usually perfectly adequate for the actual loads they will carry and consent will not normally be granted for schemes involving high levels of intervention.

The extensive replacement of floor joists with either new timber or steelwork will generally not be acceptable. Low-key and localised techniques of repair, stiffening, and strengthening are favoured, retaining the existing fabric and structure and, where necessary, improving its performance. Repairs should usually be carried out using the same materials and established traditional methods, such as scarfing on new timber. Further guidance is set out in a separate English Heritage leaflet *Office floor loading in historic buildings*.

Rot and infestation

The eradication of dry or wet rot or beetle infestation can rapidly lead to the progressive stripping of a building. In each case only the minimum works necessary should be carried out after detailed discussion with the local planning authority and English Heritage. Specialist advice should always be sought and the use of non-destructive techniques requiring the minimum removal of timber will be encouraged.

Urgent works

Where severe damage has occurred due to the failure of roof coverings or prolonged neglect, the first step should be to prop unstable structures and erect a temporary roof. The building should then be allowed to dry out while more

detailed inspections are conducted. The removal of rubbish will facilitate drying out and better access, but care should be taken not to discard historic features or details. Adequate recording is essential. Each element of the structure should then be assessed for repairs.

Bowed or cracked brickwork

Proposals for rebuilding large areas of brickwork should be avoided or minimised whenever possible. Many London terrace houses were built with little or no foundations or sometimes just with shallow stepped footings. Poorly bonded brickwork is common. Front walls are often found inadequately tied to party walls. However, these are not adequate reasons for wholesale reconstruction. It is essential to investigate the cause of any failure, which may be due to a variety of problems, such as old bomb damage, subsidence, delamination or unfortunate prior alterations. Low-key repairs, involving tying back existing brickwork or limited stitching, may often suffice and reduce the risk of the progressive dismantling of the structure.

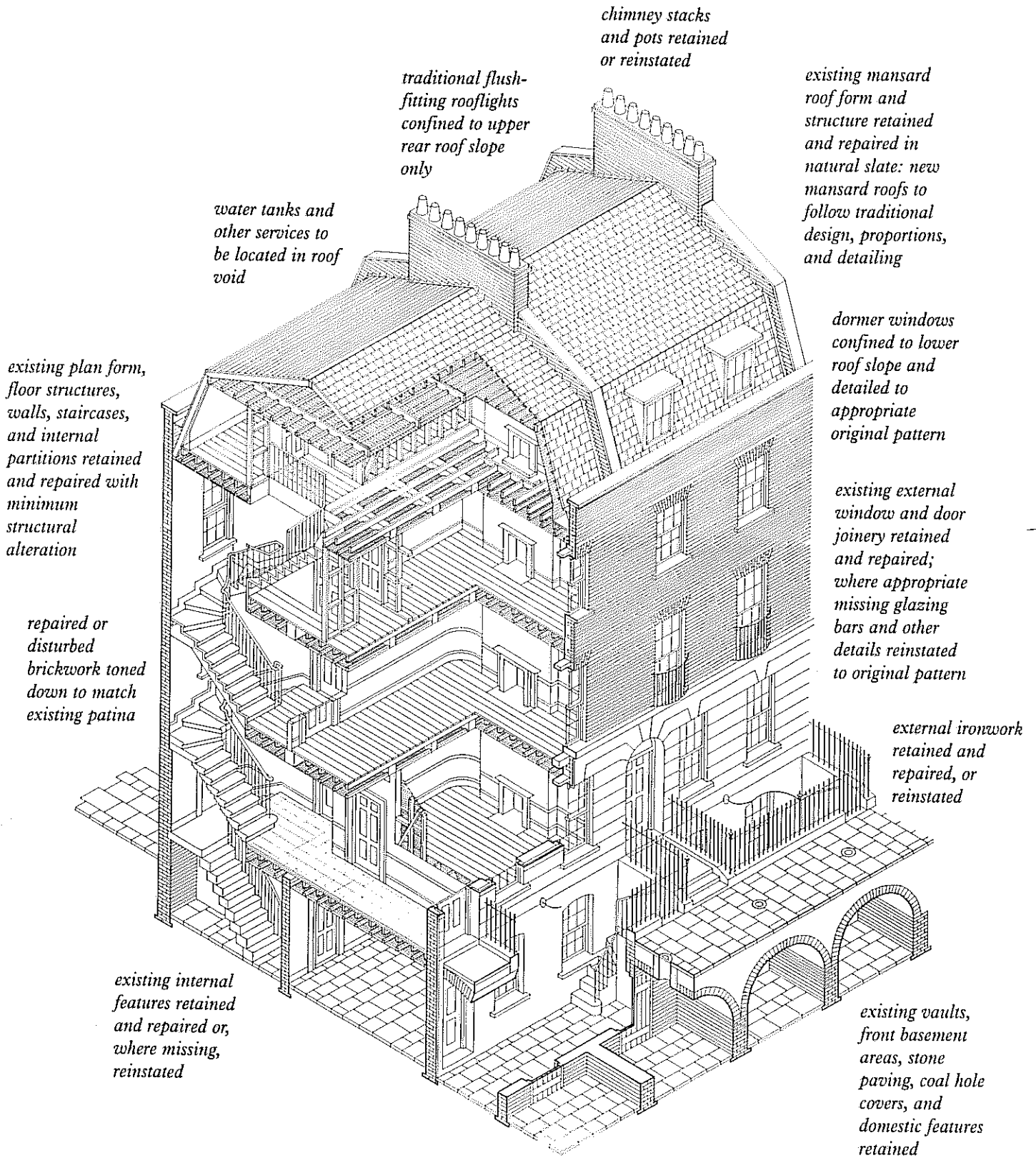
External alterations

As a general rule any alterations or repairs to external elevations should respect the existing design and materials and match them as closely as possible in colour, texture, and quality. Figures 4, 5, and 7-10 illustrate the appropriate treatment of common London terrace house types of various periods.

Brickwork

Frequently the brickwork of many London terrace houses has acquired a patina of age, and some retain traces of historic tuck pointing. In such cases the cleaning of brickwork will usually require listed building consent. Specialist expertise is essential and unless done carefully it can damage brickwork and have an adverse impact on historic character. For these reasons it should usually be avoided. Traditional techniques such as soot washing can be used to tone down raw new brickwork to a more muted appearance.

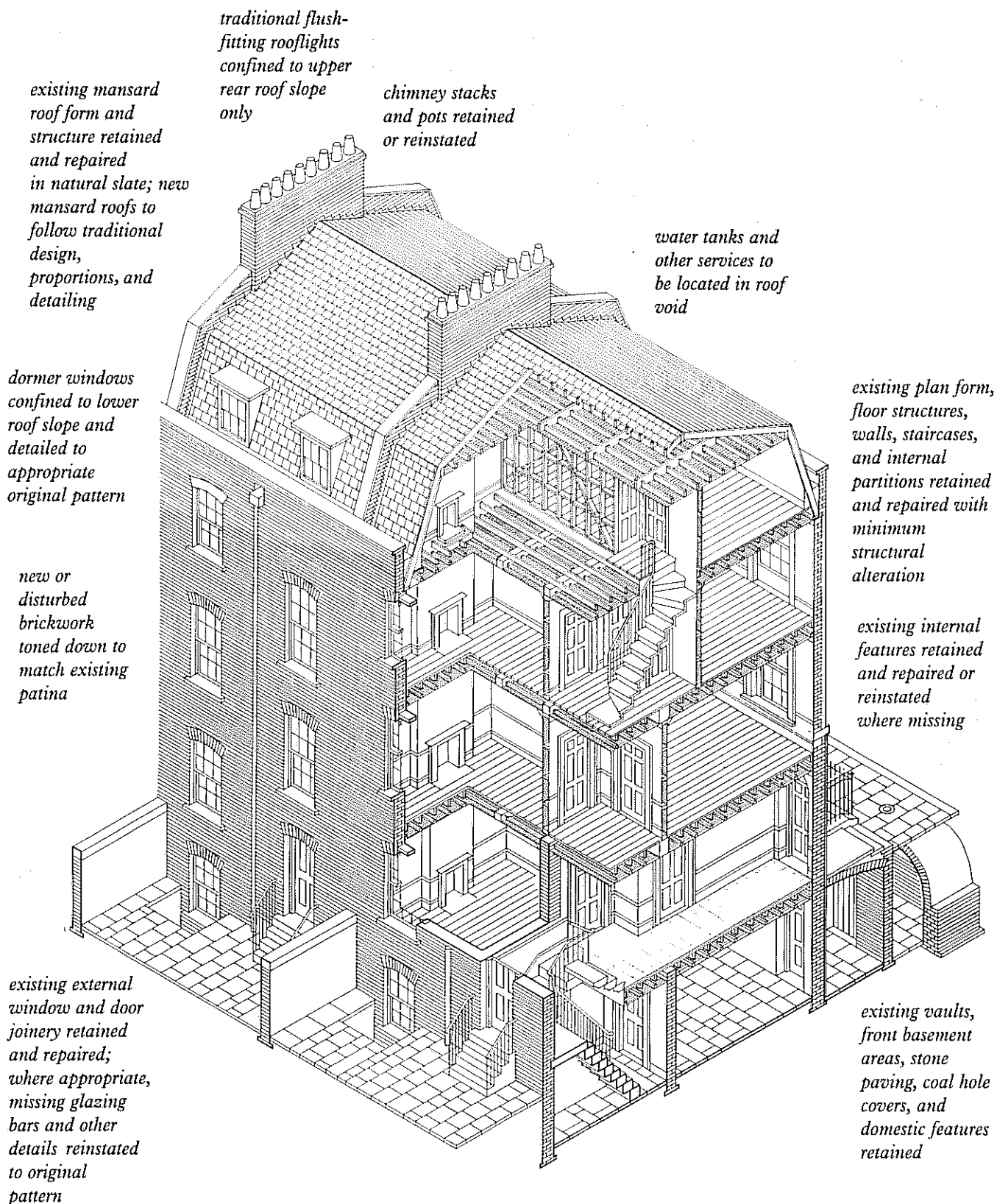
FIGURE 7



Typical early nineteenth-century terrace house with mansard: cut open isometric view from front

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

FIGURE 8



existing mansard roof form and structure retained and repaired in natural slate; new mansard roofs to follow traditional design, proportions, and detailing

traditional flush-fitting rooflights confined to upper rear roof slope only

chimney stacks and pots retained or reinstated

water tanks and other services to be located in roof void

dormer windows confined to lower roof slope and detailed to appropriate original pattern

existing plan form, floor structures, walls, staircases, and internal partitions retained and repaired with minimum structural alteration

new or disturbed brickwork toned down to match existing patina

existing internal features retained and repaired or reinstated where missing

existing external window and door joinery retained and repaired; where appropriate, missing glazing bars and other details reinstated to original pattern

existing vaults, front basement areas, stone paving, coal hole covers, and domestic features retained

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

Typical early nineteenth-century terrace house with mansard: cut open view from back

Pointing

Repointing should only be carried out when absolutely necessary. Defective mortar should be raked out by hand. Power tools should be avoided. Lime-based mortar should always be used and finished to match the original joint. Weatherstruck and ribbon joints are inauthentic and potentially damaging and should not be used. A separate English Heritage leaflet, *The pointing of brickwork*, gives practical advice on mortars and pointing.

Painting

Painting the outside of a listed building requires listed building consent if the special character of the building is affected. Unpainted surfaces and stone details should never be painted over. Many nineteenth-century stucco terraces have been painted for generations with oil paint. When choosing a colour, care should be taken to consider the integrity of the whole terrace, as well as the historic colour scheme and its effect. On unified formal compositions uniformity of colour, texture, and tone may be a vital part of the overall townscape. On more fragmented terraces of different styles or periods a greater degree of choice may be possible.

Windows

Existing timber windows should be retained and repaired, unless they are obviously inappropriate or in very poor condition. Weatherstripping and draught proofing can improve thermal efficiency at a fraction of the cost of replacement. Old glass should be protected, retained or reused. Traditional lead fanlights should be kept or, where missing, reinstated to the original pattern.

Where new windows are required, careful consideration should be given to the reinstatement of original patterns of glazing bars where these are known. However, where good early plate glass windows survive, they can often be of interest in their own right and may need to be kept. The exact dimensions of glazing bars vary greatly depending on the date of the building and these refinements should always be carefully



Poor repointing can cause irreversible damage to a building and ruin its appearance

respected. A separate English Heritage guidance leaflet is available on *Timber sash windows*. Standard factory-made windows in timber, aluminium, UPVC or steel are not acceptable as these are almost always damaging to the character and appearance of historic buildings. For similar reasons double-glazed sealed units set in existing frames should also be avoided. Carefully designed secondary glazing can sometimes offer an acceptable alternative provided it does not compromise panelled window reveals or other internal details.

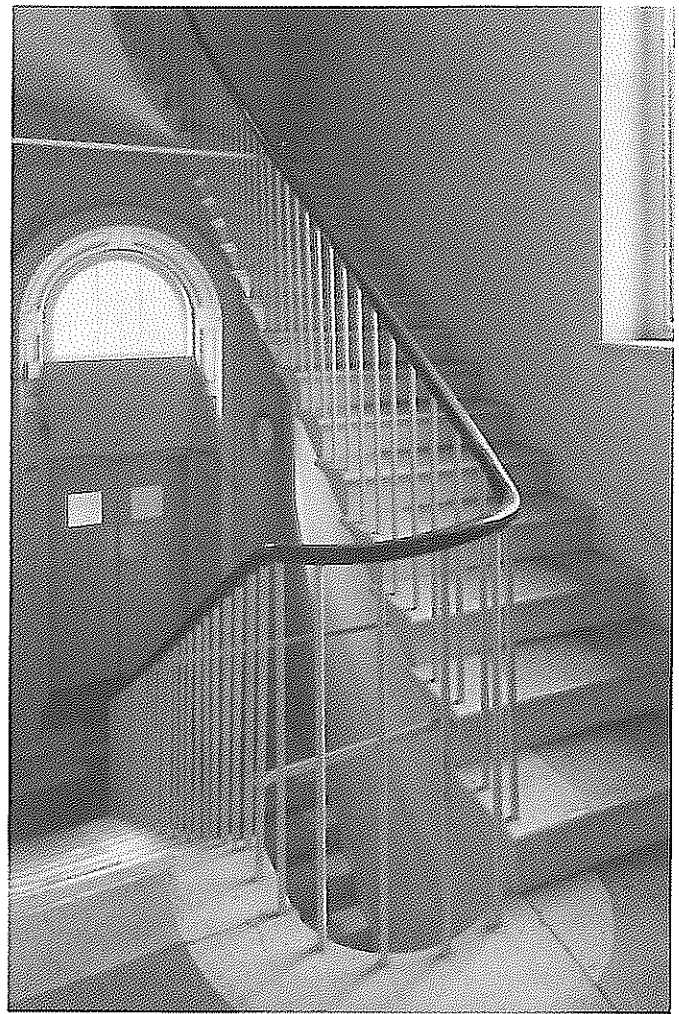
Ironwork

Cast and wrought iron details such as balconies, railings, overthrows, and door furniture should be retained and repaired wherever possible. Missing details can be

copied from original patterns. A separate English Heritage leaflet is available entitled *Ornamental ironwork: gates and railings*. External plumbing should be minimised and, where required, sited unobtrusively. Plastic should be resisted in favour of cast iron or alloy, painted to blend with the background surface.

Roofs

Most terrace houses were roofed in slate or clay tile, and it is important to ensure that appropriate traditional natural materials are employed. Artificial slates and tiles are not usually acceptable, and original details such as lead hips or rolls, or ornamental crestings, should be retained or reinstated. Rooflights may be appropriate where they are out of sight and not on principal roof slopes, provided that traditional rectangular designs fitted flush to the roof slope are used. Chimney stacks and pots should always be retained, even if redundant.



Left: early eighteenth-century staircase. Right: early nineteenth-century staircase. Staircases are integral parts of the character of domestic buildings

External services

External fire escapes and guard rails should only be considered if all other possibilities for means of escape have been exhausted. They should always be located unobtrusively to minimise their impact on the surrounding area. Similarly, burglar alarms, satellite dishes, aerials, meter cupboards, CCTV cameras, and air conditioning or other plant should be located as discreetly as possible and should not impinge on the character, appearance or silhouette of the building. On particularly sensitive elevations it may not be possible to add such fittings.

Boundary treatments

Many terrace houses face directly onto front gardens or areas which provide an important element of the setting of each individual house and of the terrace as a whole. The provision of hard standing for car parking in front gardens will

almost always have a detrimental effect upon the appearance of the building from the street and generally should be avoided. Original boundary treatments such as metal railings, stone balusters, hedges, walls or fences should be preserved or reinstated where they have been removed at a later date. Dustbin enclosures can also be highly obtrusive and should not normally be allowed on the street frontage. Refuse storage problems can usually be resolved by the discreet use of basement, rear or side areas, or by the coordination of the requirements of individual tenants.

Internal alterations

Listed building consent is required for all alterations which affect the character of the interior of a listed building, whatever its grade. Interiors should always be considered even if they are not referred to in the list description.

Normally, individual features of interest should be retained and left *in situ*, and fully protected during the course of any works. Some features or early wallpapers may survive hidden behind later linings and care should always be exercised to avoid unnecessary damage.

The domestic plan form of London terrace houses is an important part of their character and special interest. As a general rule the character, proportion, and integrity of the principal rooms at ground and first floor levels, together with the primary and secondary staircase compartments, should be preserved. Normally, such areas should not be subdivided. Elsewhere a greater degree of flexibility may be possible, although the original plan form and features should remain clearly discernible. Any alterations should be reversible.

At basement level proposals for wholesale clearance should be resisted. Evidence of domestic service arrangements is becoming

increasingly rare. Features such as stone flags, ovens, ranges, grates, pantries, wine cellars, strong rooms, and bell indicators all illustrate the character of a past age and should normally be retained.

Conversion

The division of a large house into a number of separate units may often be acceptable in principle, but it needs to be planned and carried out with care and sensitivity. The need to preserve the special interest of the interior will influence the number and kinds of units which can be formed. The separation of a basement flat from the remainder of the house will usually be the simplest and generally least disruptive form of subdivision, particularly where the basement can be approached via front area steps. In such cases the internal staircase from the ground floor to basement should usually remain, but should be enclosed to provide effective separation. In listed buildings which retain panelled partitions or fine interiors the scope for conversion may be limited, and the physical implications will need to be assessed before planning permission is granted for any change of use.

- multiple occupation of the house above basement level can lead to a greater degree of disturbance and involve problems of fire protection and sound insulation. These will require detailed resolution at application stage. Upgrading of floors and partitions for fire resistance and acoustic insulation should always avoid conspicuous alteration or loss of original fabric. A fire safety engineering approach may obviate the need for extensive physical alteration. Most panelled doors can be upgraded to improve fire resistance by applying sheet materials sensitively to one face, but retaining the panelled appearance. Works to upgrade the fire resistance of separating floors and walls are also likely to achieve normal requirements for airborne sound. Impact sound transmission can usually be resolved by the use of thick underlay and carpet.

- lateral conversion of two or more houses is normally unacceptable, particularly where this involves the removal of staircases or the plan form of principal rooms, but a simple door opening between adjacent buildings in areas of limited interest is often acceptable as a means of reconciling functional requirements with the integrity of individual houses.

- openings between front and rear rooms are sometimes possible to meet modern requirements providing these are treated sensitively as archways, retaining substantial nibs of the existing wall.

- the principal and secondary staircases and chimney breasts are vital parts of the character and plan form of most domestic listed buildings and should be kept. Similarly, other elements such as internal doors and doorcases should be retained, even if redundant and fixed shut.

- where permitted, new internal walls and partitions should be scribed around existing mouldings or details to permit reinstatement at a later date.

- original ornamental features such as panelling, shutters, architraves, skirtings, dados, panelled doors, door furniture, mouldings, cornices, decorative plasterwork, and chimney pieces of all types are essential parts of the domestic character of most buildings. They should always be carefully protected and restored or, where damaged, reinstated. A separate English Heritage leaflet *Georgian joinery, 1660-1840* is available on the history, design, and conservation of interior woodwork in Georgian houses.

- in some listed buildings colour schemes and lighting are important elements of the total character. These aspects may require detailed discussion and specialist advice.

Services

In general, kitchens, bathrooms, and modern services should be

confined to rear rooms, or areas of lesser importance. In larger houses these can often be designed as free-standing elements of furniture within the room, thereby minimising the impact on the overall proportion and on any architectural features. Running vertical ducts or conduits through major rooms and entrance halls should be avoided because of the potential damage to cornices and other decorative features. Pipework should be run to the rear of the building, preferably within the floor void, and unobtrusively routed down the rear elevation. Where this is not feasible it is sometimes possible to conceal vertical ducts within voids, cupboards or staircase compartments, chased into the wall.

Security

Particular care should be exercised when buildings are vacant or under refurbishment to prevent damage or theft of architectural features. Vulnerable items such as chimney pieces or stained glass should be insured, photographed, protected, security marked, and, where appropriate, wired to an alarm system.

Extensions

Many owners want to improve their property by adding bathrooms or modern services, or by extending at the rear, side or roof level. The balance between preservation and change may not always be easy to strike. The aim should be to minimise the impact on the building while helping the owner to adapt the property to suit reasonable needs.

Extensions should never dominate the parent building in bulk, scale, materials or design. The most appropriate solution will normally be to use a traditional design employing the existing architectural vocabulary of the parent building to ensure that the new work is integrated harmoniously with the character of the building as a whole. However, there may be some occasions where a more modern design approach may be acceptable. Early guidance from the local planning authority is essential.

Roof extensions

Proposals for roof extensions on terrace houses are common, but in many cases they are inappropriate and detrimental to the character and integrity of the building and the wider townscape. Each case needs to be judged on its merits, but where it is evident that additional floors in any form will harm the architectural integrity of a building, a roofscape or the interest of a group, they should not be accepted. More detailed guidance on roof extensions is set out in the English Heritage guidance leaflet on *Mansard roofs*.

Rear extensions

In many Inner London areas, it is difficult to extend buildings and maintain their character, appearance, and integrity without infringing wider planning constraints on daylight, sunlight, privacy, and outlook. However, with skill, sensitivity, and expertise, rear extensions can often be acceptable, providing they are well related to the original building and are in scale with the building and the space around it (see Figs 5 and 10). Particular circumstances will vary widely but certain general guidelines should be followed:

- original closet wings and rear extensions or later rear extensions or features of interest should always be preserved. Proposals for adjacent infill, or for the substantial reconstruction of rear walls, will normally be resisted.
- a proposed extension should be subordinate to the main building. In general, rear extensions should not extend rearward beyond the line of any neighbouring extensions, or intrude on any garden space of amenity value or above the general height of neighbouring extensions. Important landscape features such as walls, railings, and trees should be left undisturbed.
- full-width extensions should not usually be allowed, except in some cases at basement level. As a general guideline, rear extensions should comprise no more than

half the width of the rear of the house and should not rise higher than one storey beneath the original main rear eaves or parapet line. Where a distinct rhythm of rear extensions exists, any new proposals should follow the existing scale and character.

- extensions should be designed to complement the plan form, architectural characteristics, materials, and detailing of the original building. New windows, arches, openings, and doors, etc, should be designed to match the existing or original detail found on the main building. Brickwork should also match the existing in respect of colour, texture, facebond, and pointing. Where necessary, it should be toned down to a weathered patina on completion, using a sootwash or an alternative, organic-based traditional technique, to blend the new work with the old.

Lifts

The introduction of a lift within a London terrace house will almost always result in a significant loss of historic fabric and major disruption to its structure and plan form. For these reasons lifts may often be unacceptable in principle, either internally or on the rear elevation. However, in those cases where it is possible to site a lift externally without causing undue damage to the integrity of the building as a whole, care will be needed to ensure that the external envelope is well integrated into the design and form of the rear elevation. Where an overrun or plant room requirements are likely to add unacceptable height to the overall structure, consideration should be given to the use of a hydraulic system or to the termination of the lift beneath the top floor. Where a lift is added internally, the motor room and overrun should be contained within the existing roof profile.

Side extensions

In many areas of planned townscape, such as on the great aristocratic estates of London, individual buildings, terraces or

semi-detached pairs of houses are often set in a landscape of gardens or open spaces which provide an important punctuation in the townscape. In such cases the gaps between the buildings and the quality of the landscaping and planting are vital elements in the overall composition. For this reason, the infilling or erosion of such gaps by side extensions for garages, or for other additional accommodation, should be avoided.

Conservatories

These should relate satisfactorily to the buildings to which they are fitted and also to surrounding spaces. Where conservatories would be incompatible with the character and integrity of a particular building, they should be resisted in principle.

Conservatories should normally be permitted only at the rear garden level of buildings. They should be modest in size and not obscure important architectural elements. Proposals for conservatories at a high level on existing rear extensions, or on the front or roofs of buildings, will normally be inappropriate.

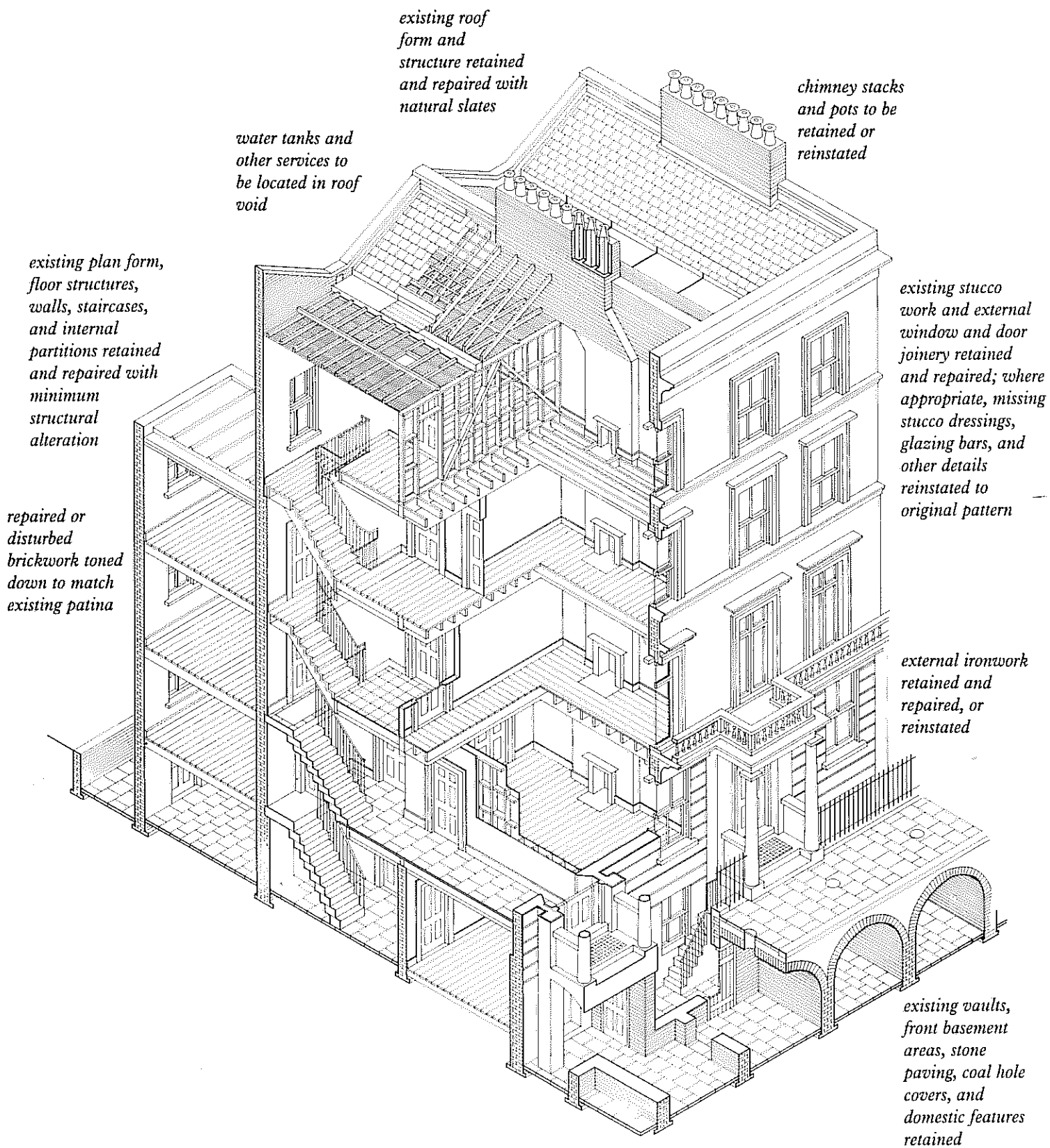
Conservatories should be designed using traditional materials and painted finishes in a manner and style consonant with the style and detail of the building to which they are fitted. Double-glazed units with false glazing bars are not considered appropriate.

Crossovers and vaults

The small area underneath the crossover to the front basement area can often be enclosed to provide limited extra accommodation, such as an entrance lobby to a basement flat, but any enclosure should not project into the open basement area.

Vaults should be left largely intact, although sometimes it may be possible to provide a series of small openings to link the spaces internally for storage purposes. Coal hole covers are an important historical feature of the street scene and should be retained where they survive.

FIGURE 9



Typical mid-Victorian terrace house:
cut open view from front

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

FIGURE 10

existing roof form
and structure
retained and
repaired with
natural slates

existing plan form,
floor structures,
walls, staircases,
and internal
partitions retained
and repaired with
minimum
structural
alteration

water tanks and
other services to
be located in roof
void

chimney stacks
and pots retained
or reinstated

external window
and door joinery
retained and
repaired; where
appropriate,
missing glazing
bars and other
details reinstated
to original pattern

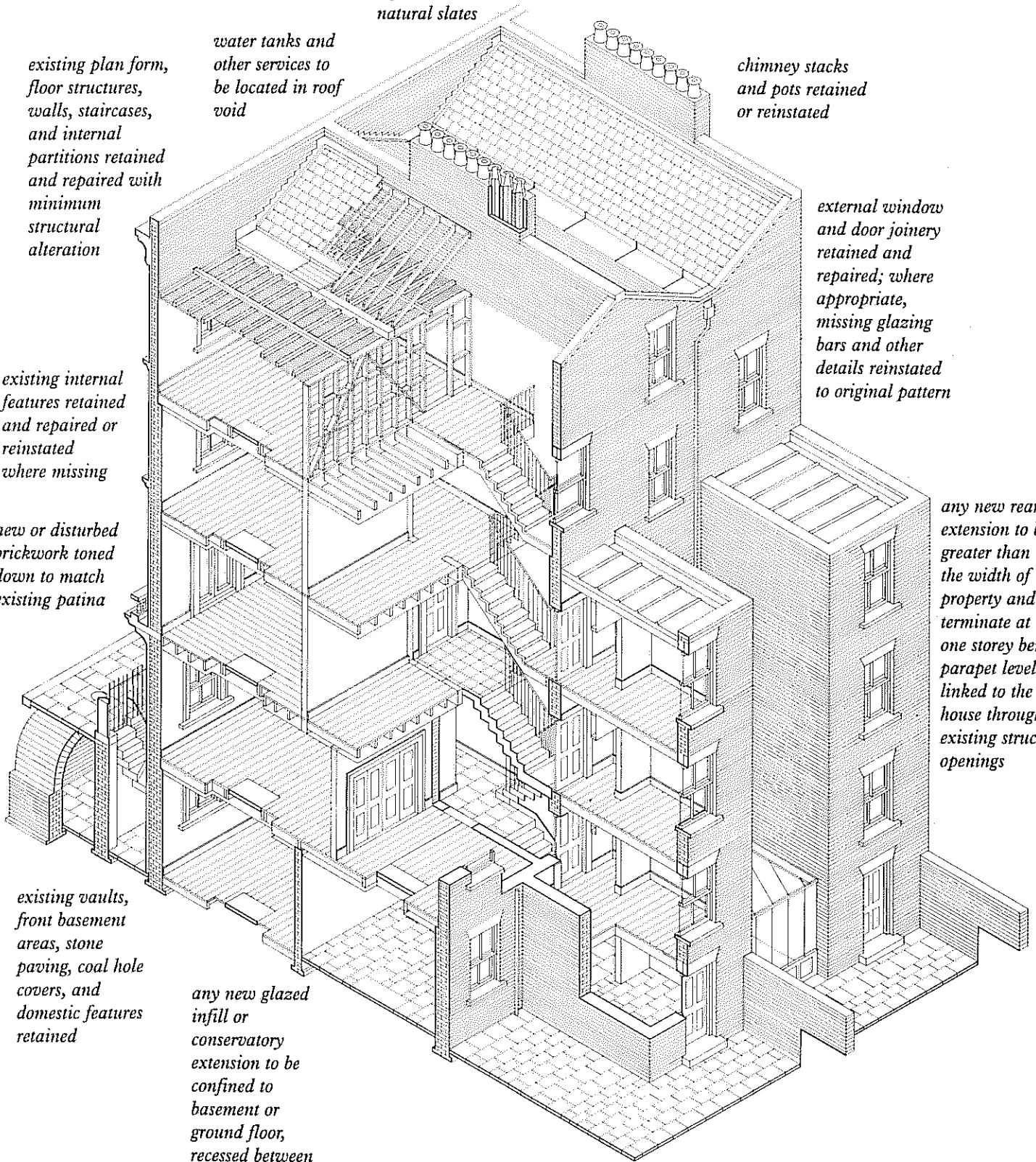
existing internal
features retained
and repaired or
reinstated
where missing

new or disturbed
brickwork toned
down to match
existing patina

any new rear
extension to be no
greater than half
the width of the
property and to
terminate at least
one storey beneath
parapet level,
linked to the
house through
existing structural
openings

existing vaults,
front basement
areas, stone
paving, coal hole
covers, and
domestic features
retained

any new glazed
infill or
conservatory
extension to be
confined to
basement or
ground floor,
recessed between
rear extensions



All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

Typical mid-Victorian terrace house:
cut open isometric view from back

Further reading

Books

- Brereton, C *The repair of historic buildings*, London 1995
Byrne, A *London's Georgian houses*, London 1986
Cruikshank, D, and Wyld P *Georgian town houses and their details*, London 1986
Cruikshank, D and Burton, N *Life in the Georgian city*, London 1990
Johnson, A *How to restore and improve your Victorian house*, London 1992
Muthesius, S *The English terraced house*, London and Newhaven 1982
Parissien, S *The Georgian Group Book of the Georgian House*, 1995
Ramsey, S C and Harvey, J D M *Small Georgian houses and their details, 1750-1820*, London
Rasmussen, S E *London: the unique city*, London 1937
Sambrook, J *Fanlights*, London 1989
Summerson, J *Georgian London*, London 1988

Guidance notes

- English Heritage: *Georgian joinery 1660-1840*, 1993
English Heritage: *Ornamental ironwork: gates and railings*, 1993
English Heritage: *The pointing of brickwork*, 1994
English Heritage: *Framing opinions*, 1994
English Heritage: *Timber sash windows*, 1994
English Heritage: *Mansard roofs*, 1989
English Heritage: *Dormer windows*, 1991
English Heritage: *Office floor loading in historic buildings*, 1994
English Heritage: *Development in the historic environment: an English Heritage guide to policy, procedure, and good practice*, 1995
Georgian Group: *Guides nos 1-14*
Victorian Society: *Care for Victorian houses nos 1-7*
London Borough of Wandsworth: *Do it in style: a guide to the care, repair and adaptation of your house*, 1992

City of Westminster: *The protection of historic buildings in Westminster Conservatories*, 1994
A guide to care and maintenance: Stucco 1994
Facade Cleaning, 1995
Roofs, 1995
Department of the Environment/Department of National Heritage:
Planning and the historic environment PPG 15 September 1994

Acknowledgements

Figures 1-10 drawn by Alan Baxter and Associates

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