

Kennedy O'Callaghan Architects

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Mansard roof guidance for Driffield Road and Medway Conservation Areas

Value: Design guidance for 1,760 houses
Value per unit approximately £150,000

Completion date: 2017

Client: London Borough of Tower Hamlets

Brief description of Project

We were appointed in 2016 by the London Borough of Tower Hamlets Placemaking Team to prepare prototype designs and design guidance for mansard roof extensions in the Driffield Road and Medway Conservation Areas

Services provided

We prepared prototype designs, design guidance for mansard roof extensions and design guidance for facade and public realm improvements to mitigate perceived harm. We were also responsible for re-writing the Conservation Area Character Appraisal and Management Guidelines for the two conservation areas, and we employed Alan Baxter Ltd to provide the specialist skills to undertake this work

Design proposals

We formed a close working relationship with the planning and conservation team during the course of the project as we reviewed and discussed design options.

To do this we designed a prototype house which embodied all the typical characteristics of the houses in the conservation areas and we studied the impact of a variety of prototype designs on the streetscape and on the character of the conservation area.

We also prepared design proposals to mitigate the potential harm that could arise from such development. This included guidance on how to reinstate lost features such as railings and mouldings

Technical guidance

Our design guidance included illustrated technical advice notes on ways of improving the environmental performance of the houses through high levels of insulation and a combination of solar thermal and photovoltaic roof panels. The guidance also included compliance with planning and building control procedures

Sensitive setting

The study focused on assessing the impact of the proposed changes on the character of the conservation areas and ways of mitigating the perceived harm

Publication and public consultation

The guidance is published on the LBTH website and was displayed at 5 public consultations in the borough which we set up and attended

Architects

Kennedy O'Callaghan and Janie Price



Reconstruction of typical house



Typical house with mansard roof extension



Illustration for restoration of railings and steps



Illustration for restoration of windows and consoles



A typical street was modelled for each Conservation Area to study the impact of mansard roof extensions on the character of each Conservation Area