

Canal Terrace Conservation Area

Design Guide

April 2020

Queen's Park Community Council



Section 1 Background

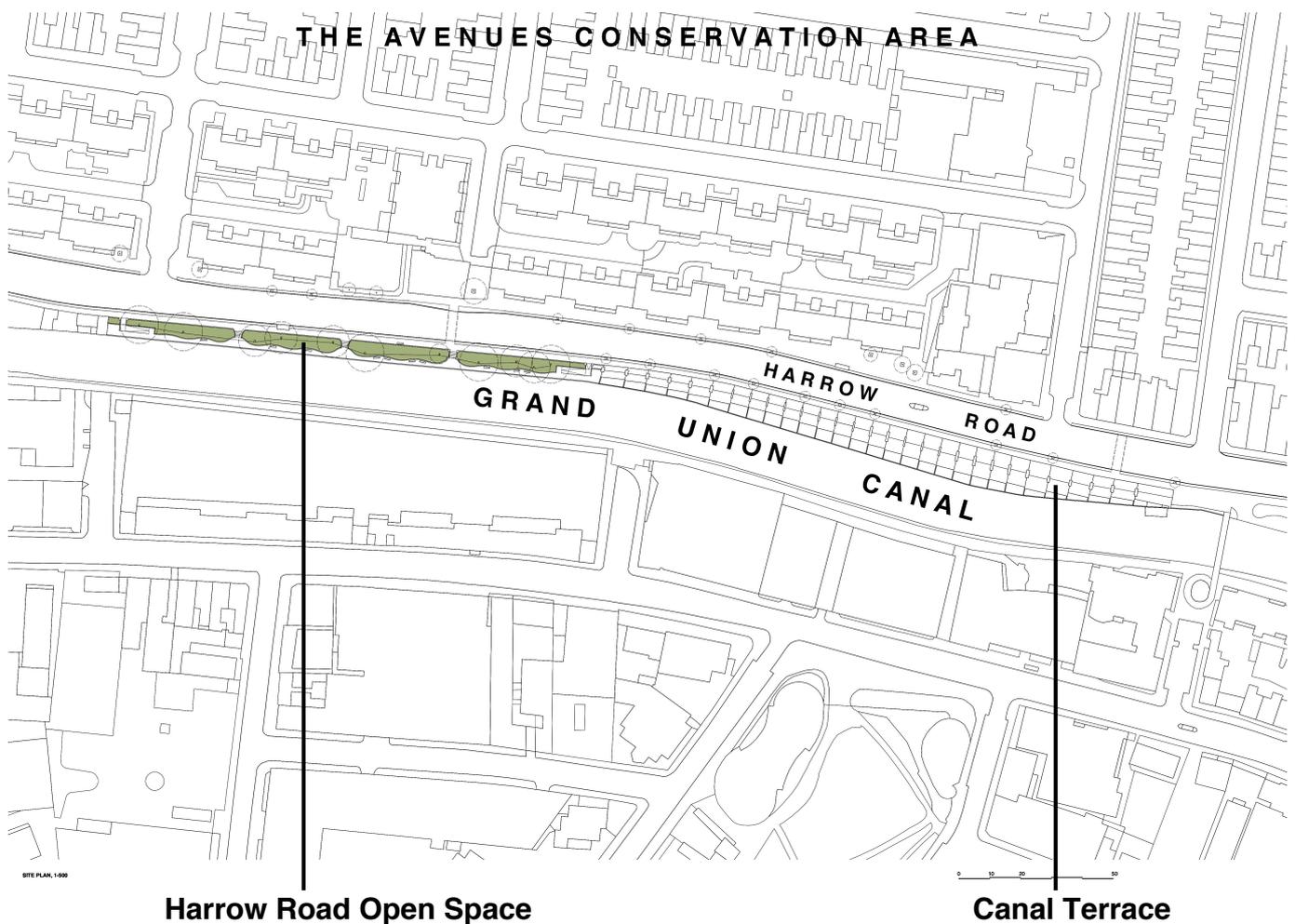
1. Introduction

This design guidance for Canal Terrace has been produced by Queen's Park Community Council in collaboration with Westminster City Council Planning Department. It is intended to provide greater certainty to owner occupiers, landlords, tenants, builders and architects of what is likely to be acceptable in design terms.

This guide aims to improve the planning process by providing clear, locally specific design guidelines that have been informed by Westminster’s Planning Officers. However, it should be noted that planning applications are determined on more than just design matters, and any scheme in this area will also therefore need to comply with all relevant policies in the Development Plan.

2. Canal Terrace today

Consists of a terrace of 29 houses which are all privately owned. The map below shows Canal Terrace in the context of the neighbourhood.



On the ground floor the first six properties are businesses. Of the remaining 23 only further three are businesses. This is because they have failed as shops. They overlook the canal and have no backdoor for deliveries and no basements for storage and they are not part of the primary or secondary shopping area in Harrow Road. They look derelict from the outside.



Harrow Road Elevation



Grand Union Canal Elevation

3. A Future look of Canal Terrace?

This could be a beautiful terrace. If this guide is followed it could look like this:



Harrow Road Elevation



Grand Union Canal Elevation



How Canal Terrace could look from the Grand Union Canal

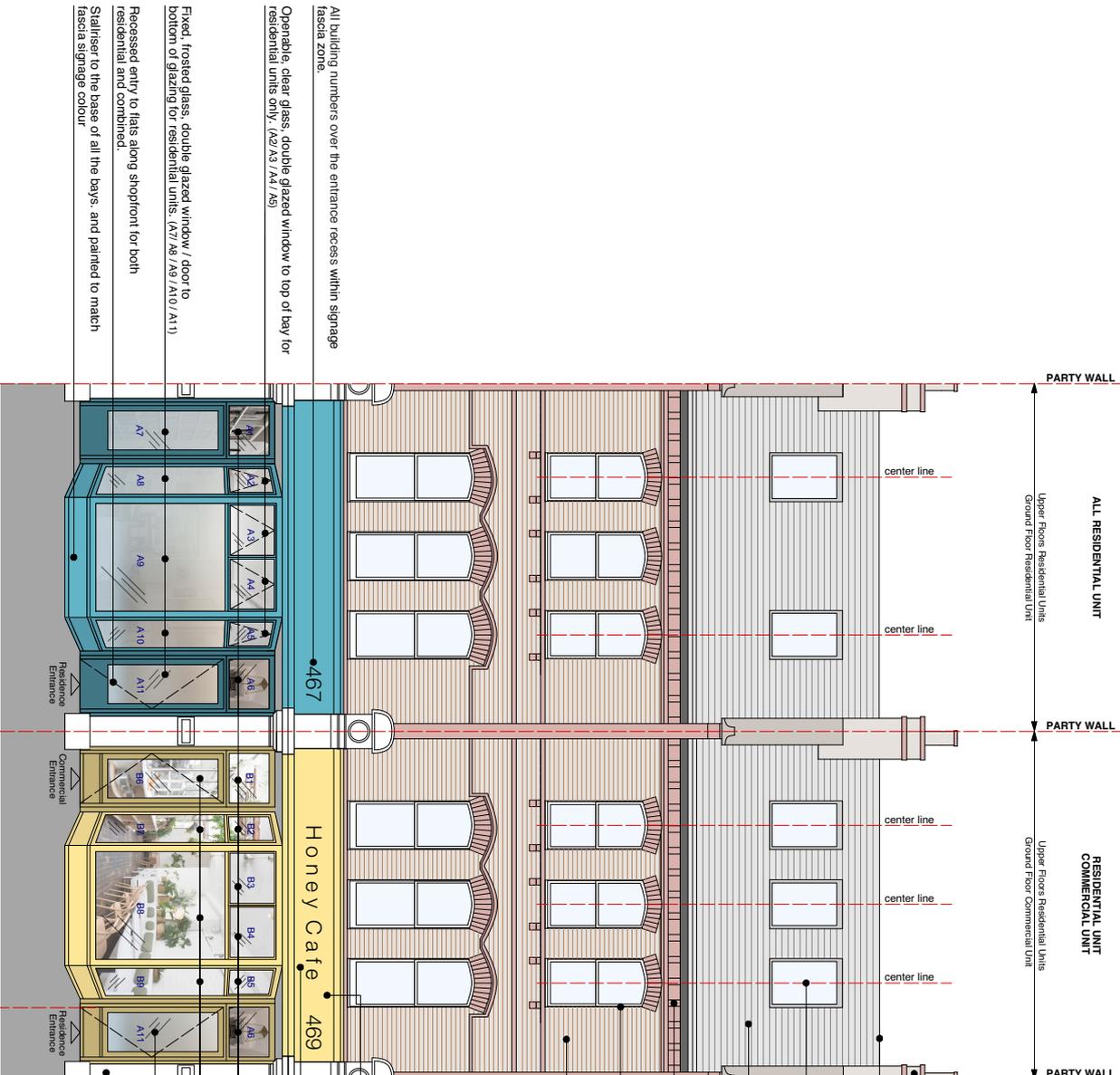
Section 2 The Agreed Plans

1. Drawings

The agreed drawings are to be found attached to this document and consist of the following:

- a) Harrow Road Elevation
- b) Grand Union Canal Elevation
- c) Typical Plan of the Ground Floor of a residential or commercial unit

a) HARROW ROAD ELEVATION



ALL RESIDENTIAL UNIT
 Lower Floor Residential Unit
 Ground Floor Residential Unit

RESIDENTIAL UNIT
 COMMERCIAL UNIT
 Lower Floor Residential Unit
 Ground Floor Commercial Unit

PARTY WALL

ALL RESIDENTIAL UNIT
 Lower Floor Residential Unit
 Ground Floor Residential Unit

PARTY WALL

RESIDENTIAL UNIT &
 COMMERCIAL UNIT
 Lower Floor Residential Unit
 Ground Floor Commercial Unit

PARTY WALL

Entrance to Residential Unit

All building numbers over the entrance recess within signage fascia zone.

Operable clear glass, double glazed window to top of bay for residential units only. (A2/A3/A4/A5)

Fixed, frosted glass, double glazed window / door to bottom of glazing for residential units. (A7/A8/A9/A10/A11)

Recessed entry to flats along shopfront for both residential and combined.

Skaferser to the base of all the bays, and paired to match fascia signage colour

Retain chimney pots and stacks or repair/reinstate to original appearance.

Retain ridge height and tiles where possible.

New conservation type rooflights are to be flushed to the face of roof tiles and center on windows below. Note, rooflights are limited to number of windows on second floor.

Retain original natural slate tiles where possible or use matching tiles when required to replace.

Retain and repair decorative brickwork features.

Original timber sash windows refurbished, or existing sash windows to the front and rear are to be replaced only by double glazed timber sash windows.

Ensure pointing is in good repair. All repointing should be flush.

All fascia signage to be contained within the shop front and between the adjacent pilasters. Colours of individual units can be varied and vibrant.
 Lighting to follow Westminster's guide for signage lighting.

Signage for commercial units to be within the signage zone but have freedom of font type. Projecting vinyl box sign will not be allowed

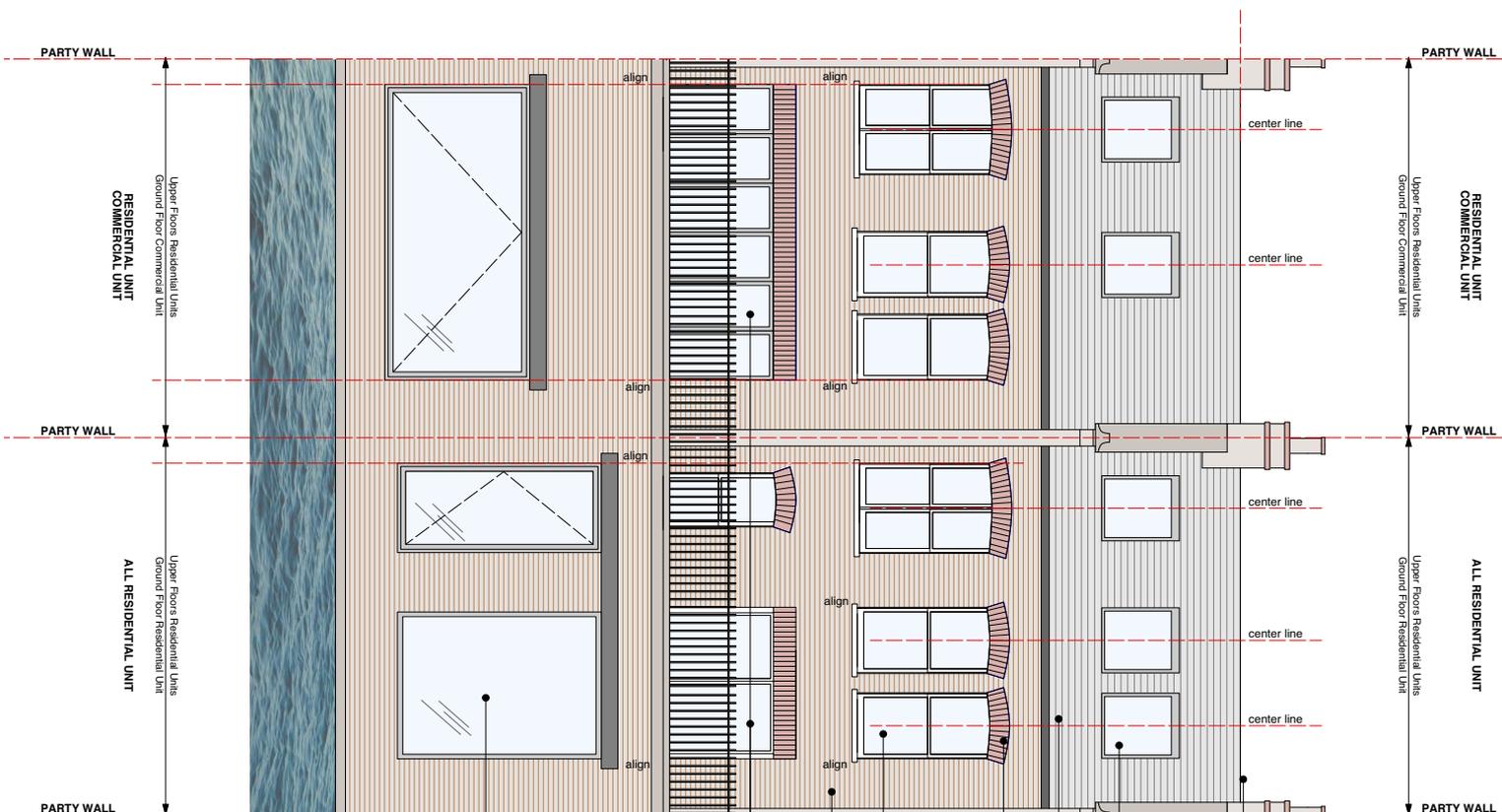
Fixed, clear glass, double glazed window to top window for commercial & residential units. (A1/A2/B1/B2/B3/B4/B5)

Fixed, clear glass glazed window for commercial units. (B6/B7/B8/B9)

Fixed, frosted glass, double glazed window / door to bottom of glazing for residential units. (A7/A8/A9/A10/A11)

All plasters refurbished and reinstated where hidden behind boxing. To be painted in white.

b) GRAND UNION CANAL ELEVATION



Retain chimney pots and stacks or repair/reinstate to original appearance

Retain ridge height and ties where possible.

New conservation type rooflights are to be flush to the face of roof tiles and center on windows on second floor. Note, rooflights are limited to number of windows on second floor

Retain original natural slate tiles where possible or use matching tiles when required to replace.

Retain and repair decorative brickwork features

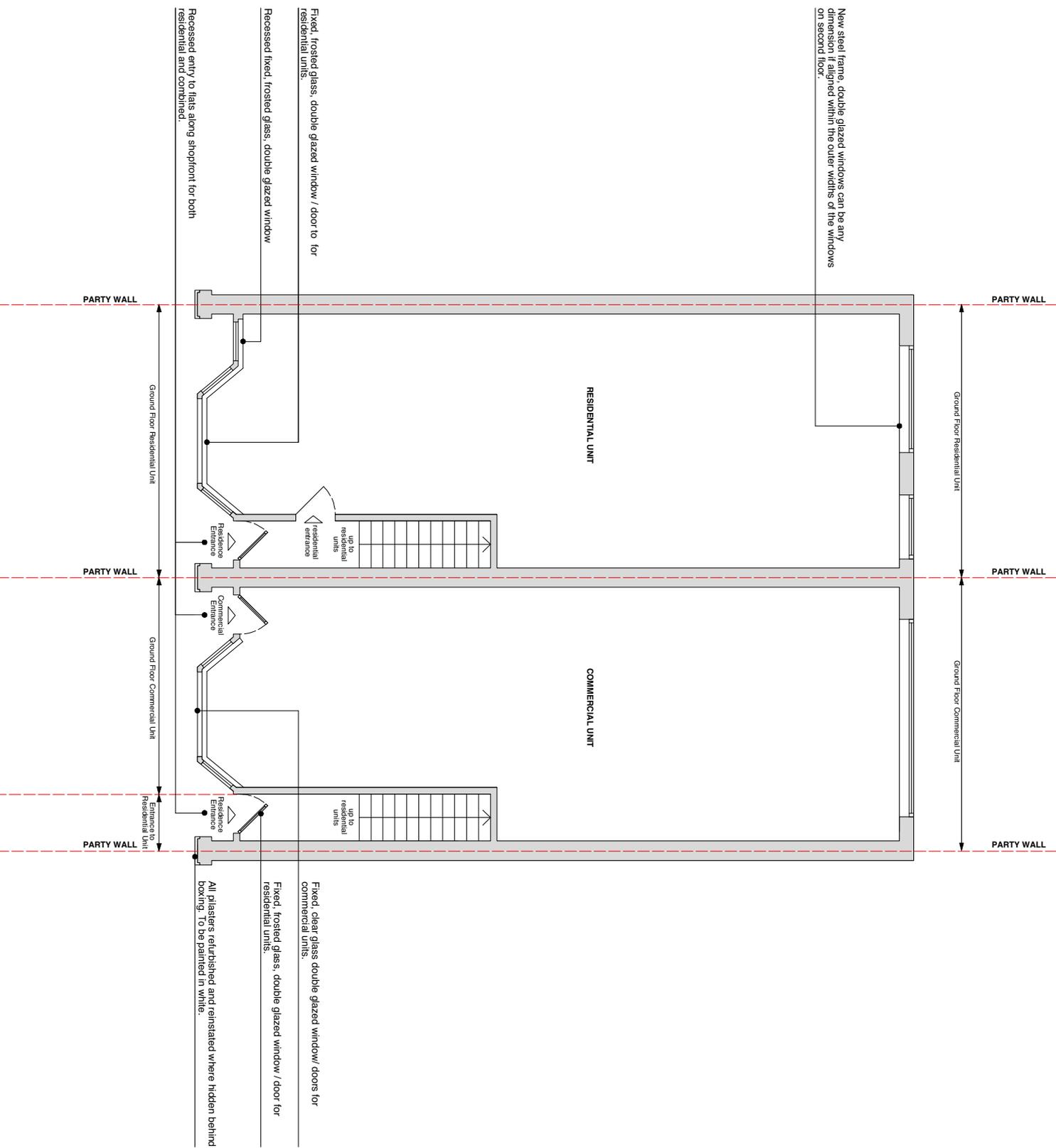
Original timber sash windows refurbished, or existing sash windows to the front and rear are to be replaced only by double glazed timber sash windows.

Ensure pointing is in good repair. All repointing should be flush.

New timber double glazing permitted if aligned within the outer widths of the windows on second floor.

New steel frame double glazed windows can be any dimension if aligned within the outer widths of the windows on second floor. No cill or lintel height restrictions. Window can be operable

c) TYPICAL PLAN OF THE GROUND FLOOR



Section 3 Appendices

a) **Queen's Park Community Council (QPCC)**

QPCC was established in May 2014 and is the first and only parish council in London. Community Councils have the right to be consulted on all planning applications in their area. Since May 2014 QPCC has been commenting on all planning applications. QPCC discusses current planning policies with WCC and also consults local people about the changes they want to see. For more information on QPCC please visit our website:

www.queensparkcommunitycouncil.gov.uk

or get in touch by e-mail:

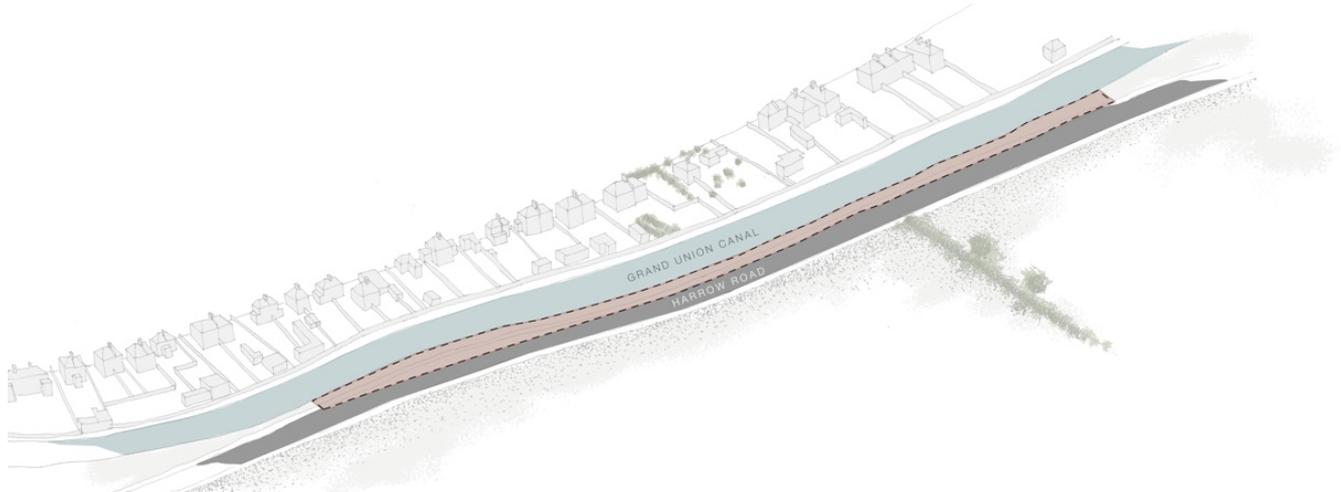
info@queensparkcommunitycouncil.gov.uk

or phone on:

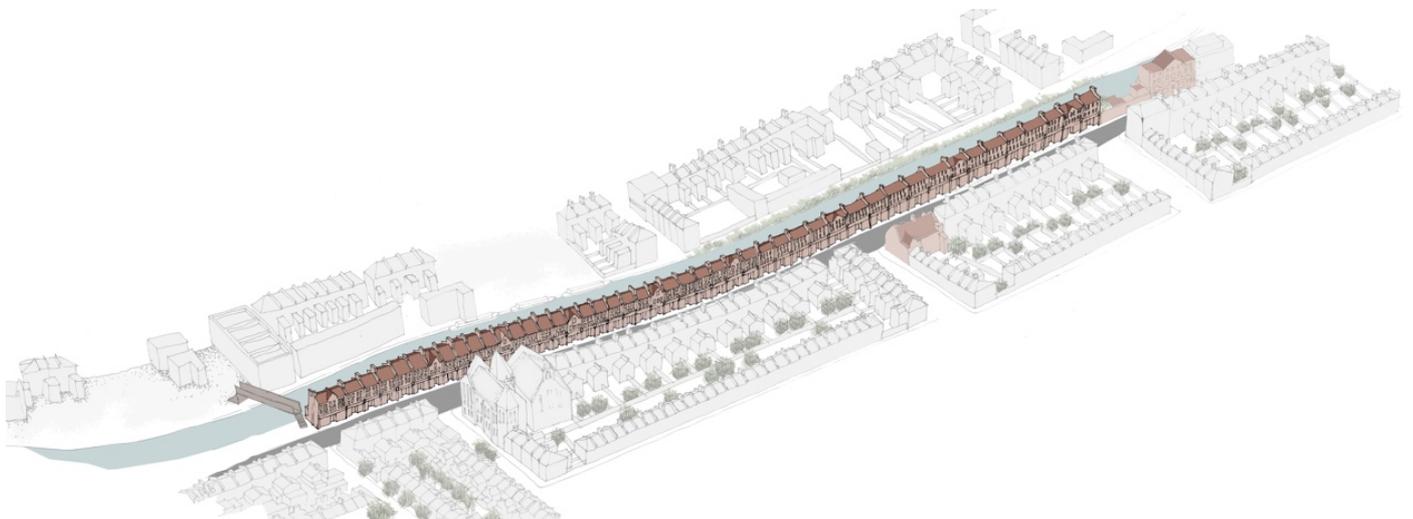
020 8960 5644

b) **History of Canal Terrace**

Canal Terrace was built in 1882 by The Artizans Labourers and General Dwellings Company who also built The Avenues Conservation Estate and Queen's Park Hall. It consists of a row of terraced houses that lay between the Flora Pub and Second Avenue. In the 1970s a section of Canal Terrace was demolished and left as open space overlooking the canal from Fourth Avenue to the Flora Pub. This space would now make an excellent pocket park along the edge of the Grand Union Canal.



1800s: The Parish of St Luke Chelsea



1882: Canal Terrace as built by the Artizans, Labourers & General Dwellings Co. (from Fourth Avenue to the Flora Pub)



Present: Canal Terrace with Harrow Road Open Space following the demolition of part of the terrace in the 1970s

c) What is a conservation area?

A conservation area is a place of “special architectural or historic interest”. Westminster City Council is our Local Planning Area and therefore has a duty to identify areas of special architectural or historic interest within its boundaries. It must then designate them as conservation areas. Once a conservation area has been designated the Local Planning Area has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. A home owner has fewer rights to alter their property

d) Canal Terrace Conservation Area

Canal Terrace became part of the Queen’s Park Conservation Area in 1991. The Queen’s Park Estate Conservation Area was first designated in 1978. The Queen’s Park Estate Design Guide published in 1995 gives further details of the estate.

Acknowledgements

The Queen’s Park Community Council would like to thank architects Oliver Barsoum and Sonja Rump from Syte Architects. They saw the potential of Canal Terrace and worked from 2014, almost entirely pro bono, to complete this design guide. QPCC would also like to thank Amanda Coulson (Area Team Leader North Planning Team), Tom Burke (Head of Design and Conservation North Planning Team till 2019) Rebecca Mason Heritage and Design Team North Planning Area from 2019 and QPCC Planning team Cllr John Mcardle Cllr Gill FitzHugh Ann Lewis and Simon Walton.