

Hanway Street Conservation Area Appraisal and Management Strategy

Adopted 23 March 2011



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PART 1: CHARACTER APPRAISAL

1.0 INTRODUCTION

Assessment Area

- 1.1 The Hanway Street Conservation Area is bounded by the rear of commercial properties on Oxford Street to the south, with the southern end of Hanway Street (within the Westminster City Council Hanway Street Conservation Area) extending to the south west. Beyond this to the west is Evelyn Yard and the rear of properties on Rathbone Place. To the north lies Gresse Street, dominated by a part 6 part 9 storey building which fronts this street and Tottenham Court Road (Map1).
- 1.2 Westminster City Council's (WCC) Hanway Street Conservation Area on the other side of Hanway Street. The character of the two areas is clearly linked and any development within Westminster would impact on the setting of Camden's conservation area and vice versa. The adopted conservation area audit SPG for this area, which was adopted in 2006 is available on WCC's Website.
- 1.3 The Conservation Area was previously within and now directly adjoins the Bloomsbury Conservation Area, and is close to the boundary of Denmark Street and Charlotte Street Conservation Areas. The wider area is predominantly residential and commercial, with shops and small business interspersed with hotels, restaurants and public houses. Residential uses are retained above and within some properties and there are blocks of modern flats within the wider area.

Purpose of the Assessment

- 1.4 This assessment has been prepared by the London Borough of Camden to define the special interest of the conservation area in order that its key attributes are understood and can be protected and that measures can be put in place to ensure its appropriate enhancement. Hanway Street was previously within the Bloomsbury Conservation Area (designated in 1968), for which an appraisal was undertaken in 1998 and substantially updated (as a result of various extensions to the west) in 2010. The Hanway Street sub area was designated in 1985.
- 1.5 This appraisal is based on survey work undertaken in 2010 and as a result of extensive consideration and appraisal of the Bloomsbury Conservation Area. The conclusion was drawn that the Hanway Street area is of a very different character to the remainder of the conservation area and should be the subject of an Appraisal and Management Plan in its own right.
- 1.6 It is important to note that while the appraisal seeks to provide a summary of the special interest and character and appearance of the area, it would be impossible to identify all of its detailed characteristics or highlight every aspect of its special interest. Accordingly, future development proposals

must be considered in the context of this character appraisal and a thorough assessment at the time of the specific character and appearance of that part of the conservation area.

2.0 STATUTORY AND PLANNING POLICY CONTEXT

National Policy

- 2.1 Camden has a duty under the *Planning (Listed Building and Conservation Areas) Act 1990* (section 69 and 72) to designate as conservation areas any “areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” and pay special attention to the preserving or enhancing the special character or appearance of those areas.
- 2.2 Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.
- 2.3 Government policy on conservation areas is set out in by *Planning Policy Statement 5 Planning for the Historic Environment* (March 2010). This supersedes *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1995) and *Planning Policy Guidance Note 16: Archaeology and Planning*.
- 2.4 English Heritage has produced *Guidance on Conservation Area Appraisals 2005* and *Management of Conservation Areas 2005*, used as a framework for this document. These guidance notes set out the rationale and criteria for designation and the way in which information should be presented in order to best support the preservation and management of designated areas.

The London Plan

- 2.5 The London Plan identifies Tottenham Court Road as an Opportunity Area (Policy 2a.5 and 5b.2). As such it is defined as an area that has a special role in meeting housing and employment targets and promotes social and economic inclusion. Tottenham Court Road will be the focus of the realisation of development proposals to capitalise on the impact of Crossrail (scheduled for 2014). Safeguarding areas for Crossrail are close to the boundary of the conservation area at Gresse Street/Rathbone Place and within Hanway Street and Hanway Place.
- 2.6 Part of the Hanway Street Conservation Area also falls partially within the Parliament Hill to the Palace of Westminster Strategic Viewing Corridor

and Wider Setting Consultation Area in the Mayor's View Management Strategy.

London Borough of Camden's policy

- 2.7 The Council's policies and guidance for conservation areas are currently contained in the Local Development Framework. The Core Strategy and Development Policies documents were formally adopted on 8th November 2010, superseding the UDP and, along with the London Plan, form the statutory development plan for Camden.
- 2.8 The Government's introduction of a new planning system, including the requirement for the production of a Local Development Framework (LDF), focuses on flexibility, sustainability, strengthened community and stakeholder involvement and includes a high level of monitoring and community involvement.
- 2.9 The LDF will incorporate the London Borough of Camden Planning policies:
- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which includes a development plan for the whole area and will outline a broad strategy for conservation. The Area Action Plan for Fitzrovia is also relevant.
 - Supplementary Planning Documents (SPDs): these provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
 - Statement of Community Involvement (SCI)
- 2.10 The Conservation Area Appraisal and Management Strategy were adopted on 23 March 2011 following public consultation and will support the SPDs.
- 2.11 The conservation area falls within the Central London Area Clear Zone and is subject to policies CS2 (Growth areas), CS9 (achieving a successful Central London) and CS11 (promoting sustainable and efficient travel) within the Local Development Framework. The conservation area is within a safeguarding area for Crossrail 2 (Chelsea to Hackney Line), which may have implications in the future for development within the conservation area.
- 2.12 Nos 6-17 Tottenham Court Road, 5,6 and 12 Hanway Place are allocated in the LDF preferred options Site Allocations (2010) document. At the time of writing this document is subject to an Examination in Public. This proposes to make more efficient use of the site for potential mixed use development, public realm improvements and the provision of public open

space and improved community facilities. There are implications for possible future development here and in the wider area, in terms of consideration of the conservation area and its setting.

- 2.13 The Council has produced a Streetscape Design Manual for Camden (published March 2005). This is a generic document regarding public realm enhancement work. This document includes sample illustrations of best practice, e.g. for historic street settings, and typical street settings within conservation areas. However, the importance of local conditions will also be taken into consideration along with this appraisal. www.camden.gov.uk/streetscape. Further guidance may be sought in English Heritage's Guidance *Streets For All*. Reference should also be made to Westminster City Council's adopted Hanway Street Conservation Area Audit SPG and Westminster City Council's emerging public realm guidance *The Westminster Way* for advice on street furniture and public realm on Hanway Street.

Other Guidance

English Heritage have produced a detailed appraisal of the Hanway Street area, including the parts within Camden and Westminster, with suggested proposals for conservation led regeneration. This has not been formally adopted by Camden but Council is broadly supportive of its conclusions.

Designation and Boundaries

- 2.13 The Hanway Street Conservation Area boundary accords with the original boundary of an extension to the Bloomsbury Conservation Area designated in February 1989.
- 2.14 The boundary has been assessed as part of this review and no changes are considered necessary.

Community Involvement: Bloomsbury Conservation Area Advisory Committee (CAAC), the Charlotte Street Association (CSA) and Hanway Place Residents Association

- 2.15 The Bloomsbury Conservation Area Advisory Committee is made up of representatives of amenity groups, residents' groups, civic and community groups. The CAAC advises Council committees on planning proposals affecting the conservation area, including streetworks, and suggest proposals for improvements.
- 2.16 The CSA is open to anyone living or working in Fitzrovia. Its area of interest is bounded by Euston Road to the north, Gower Street at the east, Oxford Street at the south and Wells/Cleveland Street on the west. Its main objectives are: to represent the interests of residents and other users of the area with particular regard to its essential character, scale and

functions; to initiate and publicise positive proposals for the improvement and extension of the area's environment and amenity

- 2.17 The Hanway Place Residents Association is particularly concerned with the closure of the street, the neighbouring building works, the possible nightclub development and the number of people congregating in the area. Other issues relate to toilet facilities and drugs problems, especially at night.

3.0 ASSESSMENT OF SPECIAL INTEREST

Summary of Special Interest

- 3.1 The area containing Hanway Street and Hanway Place is a section of hinterland behind Oxford Street and Tottenham Court Road characterised by a narrow curved streetscape and an intimate, quiet refuge from the surrounding bustling commercial area. Vestiges of pre-Georgian London are hinted at in the curving layout of the streets, which reflect parish boundaries that pre-date the expansion of London in the 17th and 18th centuries. However its earliest buildings reflect Georgian domesticity, developed piecemeal and re-fronted and enlarged in the 19th century. Buildings were converted into small shops and businesses, retaining some residential use on the upper floors. The organic layout of the narrow streets and the footprint and scale of the buildings are unique to the area, and contrast with the surrounding urban grain which is of a larger scale and to a planned layout. The cul-de-sac nature of Hanway Place creates a surprisingly quiet enclave in the midst of this busy area..

Location, Context and Topography

City

- 3.2 The conservation area is located in central London, its southern boundary approximately 750m north of the river Thames. The primary routes of Oxford Street and Tottenham Court Road to the south and east of the conservation area form part of central London's retail core, midway between the City of London and the City of Westminster. The route along Oxford Street (once known as the Tyburn Road) originated as a Roman highway that extended out of London to the west and remains one of the principal routes in and out of London. Tottenham Court Road is historically a primary route out of London to the north and the crossing with Oxford Street is a key nodal point in central London which was widened in the 1960s . There is cartographic evidence of Hanway Street existing as early as 1600, linking these two major roads.

Borough

- 3.3 Hanway Street is at the south of the London Borough of Camden, on the eastern boundary adjoining the City of Westminster . The conservation area has a boundary with the Bloomsbury Conservation Area to the east and is in close proximity to Denmark Street Conservation Area to the south and Charlotte Street Conservation Area to the north. The conservation area shares a boundary with the Hanway Street Conservation Area in the City of Westminster.

Local

- 3.4 Hanway Street links the arterial routes of Tottenham Court Road and Oxford Street. The fine urban grain of the western section of the conservation area, where original buildings remain, is integrated at the east into the rear of less refined grain of larger modern buildings on the Tottenham Court Road frontage and to the north fronting Gresse Street and Stephen Street. Commercial Oxford Street is to the south, and to the east is Tottenham Court Road. Evelyn Yard lies to the west with Rathbone Place beyond. The scale and footprint of buildings surrounding the conservation area is bigger, with wider roads and plot widths.

Topography

- 3.5 Any minor rise in the land is not discernable within the conservation area (see Topography Map Appendix 4)

Plan Form, General Character and Setting

- 3.6 The Hanway Street Conservation Area comprises two narrow streets to the west of Tottenham Court Road and includes a frontage to Tottenham Court Road. Originally developed on open marshland around the mid 18th century it retains its original street pattern, although the individual buildings have largely been redeveloped in a piecemeal fashion during the 19th century. Hanway Street links Oxford Street with Tottenham Court road just to the north west of their busy junction. Hanway Place forms a loop to the north, which extends southwards at the east to meet Hanway Street. The area has a tight grain characterised by narrow lanes (around 4m wide), enclosed by three and four storey development of varied character, occupied by a rich mix of small scale warehouse, office and retail/entertainment uses with residential uses on the upper floors. A former block of terraces and warehouses on the Tottenham Court Road frontage was replaced in the 1990's by a single, larger scale block of mixed use development that steps down in scale to the rear.

- 3.7 The street has a hidden, slightly rundown character, with many of the buildings in need of renovation. The secluded nature, created by the strongly enclosed streets, the additional seclusion of Hanway Place set well within the block, and the curving streets which reveal views to the visitor in a gradual and enticing manner, is beguiling, despite its decaying appearance. The 20th century development at its eastern and northern edges seems to turn its back on the conservation area, increasing the sense of quiet and seclusion. The overall impression of the area is that the retention of its original street pattern and rich mix of uses is remarkable given the way the wider area has evolved, particular in the 20th Century. If one stood part way along either Hanway Place or Hanway Street it would be easy to forget two of the busiest thoroughfares in London are only a few metres away.
- 3.8 Beyond the conservation area boundary, Oxford Street to the south has a varied streetscape. Buildings range from three to five stores with shop fronts at street level and includes large scale Edwardian and Victorian buildings punctuated by modern infill, which reflects the area's growth and popularity as a shopping and entertainment district. The western side of Tottenham Court Road is dominated by late 20th century commercial buildings. Evelyn Yard to the west contains a recent modern residential building and the part of Hanway Street within Westminster lies along the western boundary extending south. Rathbone Place further west is dominated by early 20th century through to late 20th century four/five storey buildings. Historically the wider area contained many other backland yards and alleys to the west and north of a similar scale, which have been lost to later development. Hanway Street and Hanway Place survive as a backland enclave of varied small scale buildings laid along narrow thoroughfares. The contribution that the mix of uses makes to the quality and character of the conservation area is important.

Landscape and Public Realm

- 3.9 Being a very urban area, there is no soft landscaping and an absence of gardens and trees. The only spaces providing relief from built form are the narrow streets and pavements.
- 3.10 Street surfacing is primarily asphalt, poorly reinstated in a number of places, and this would benefit from comprehensive re-surfacing. There is a small area of granite sets on Hanway Place. Yellow road markings are found on both streets. Footpaths are grey pavers with granite kerbstones and there are some small areas of granite sets. Glazed blocks to basement areas are also found on some sections of pavement. Hanway place benefits from a Victorian style lamp standard.
- 3.11 Historic street furniture, though limited, contributes to the quality of the public realm. A variety of bollards are retained, for example the distinctive black ridged type, originating from the old St Pancras Borough. The bollards are historic indicators of borough boundaries, including that between Westminster City Council and the London Borough of Camden.

Modern pedestrian guardrails are found on the pavement on Hanway Place. An audit of streetscape elements is contained at Appendix 1.

Prevailing and Former Uses

- 3.12 Historically there were a number of residential, commercial and industrial premises interspersed throughout the Hanway Street Conservation Area and it retains its selection of small shops, semi-industrial/office buildings and modest housing. Tottenham Court Road was, and remains, a busy commercial street. A high percentage of independent shops, bars and restaurants remain on Hanway Street and Hanway Place, reflecting its past, when it containing small shops and coaching Inns. The former Westminster Jewish Free School now accommodates offices and residential, and the Sainsbury's on Tottenham Court Road extends into this building at ground floor level.

4.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Origins and historic development of the area

- 4.1 Understanding how our environment was shaped serves not only to enhance the experience of residents and visitors, but plays an important part in planning and development decisions – ensuring we preserve what is special and - where appropriate - restore historic associations that have been lost. The ownership and use of land, settlement patterns and the earliest routes through and around the landscape are often the markers of modern day roads and alleyways, plot patterns and place-names.
- 4.2 A comprehensive account of Tottenham Court Road and neighbourhood, including Hanway Street, is available online in Volume 21 of the survey of London at <http://www.british-history.ac.uk/>.
- 4.3 The Hanway Street Conservation Area lies within the boundaries of the ancient marsh and forested county of Middlesex and the Hundred of Ossulton. Hanway Street and Hanway Place were historically within the parish of St. Pancras, comprising the southwestern portion of the parish, within the manor of Tottenham. Part of Hanway Street (within the modern borough of Westminster) is located within the eastern extremity of the Parish of St Marylebone, which derives its name from the small 'bourne' (a Saxon word for brook) that used to run to the west of Oxford Street.
- 4.4 Through the Middle Ages and Tudor period, the vicinity around the conservation area was undeveloped marshland, under the ownership of various religious foundations including the Leper Hospital of St Giles in 1110 and Burton St Lazar in 1354. In 1536, with the Dissolution of the Monasteries, Henry VIII disposed of the land and in the 17th Century came under the ownership of the Berners family. At this time little existed in this

area other than a few scattered plots around Oxford Street and Tottenham Court Road. A lane cutting between these was the precursor of what is now Hanway Street.

- 4.5 At the beginning of the 18th century London's West End became increasingly fashionable. The first planned development in the area began with the building of the small Berners Estate to the north of Oxford Street in 1718. A stone laid at No. 4 Hanway Street is dated 1721, and the first written record of the street appears in the Overseer's Survey of 1723. The exact provenance is unknown, however the streetname is likely to have derived from Thomas Hanway, a commissioner of the Royal Navy. The name has also been attributed to Jonas Hanway(1712- 1786). Portsmouth-born traveller, philanthropist and eccentric who founded The Marine Society in 1756, became governor of the Foundling Hospital two years later and then went on to help establish the Magdalen Hospital.
- 4.6 In 1739 a Marylebone gardener named Thomas Huddle extended the Berners' development along the Oxford Street and Tottenham Court Road frontages. Gradually the Tyburn Road evolved into a developed urban street, which became known as Oxford Road (later Oxford Street) when the Earl of Oxford purchased fields to the west. By 1746 the area within and surrounding the conservation area had been completely developed, including Rathbone Place, Hanway Street, east Oxford Street and Tottenham Court Road. Fully developed by the 1740s, Hanway Street was originally known as Hanover Yard.
- 4.7 The area was closely associated with coaching inns which developed close to the busy crossroads. In the mid 18th century buildings along Hanway Street consisted of lace shops and other establishments selling luxury items, with residential premises above. As a result of the close proximity to the major cross-roads of Oxford Street and Tottenham Court Road, as well as the nearby stable facilities in Black Horse Yard, a large number of coaching inns had also established themselves here. The builder William Baker was a resident of Hanway Street at the time. He is said to have laid the first stone in Baker Street in 1755. Horwood's Map of 1799, shows larger individual plots on the south side of the street, with a void between them and Oxford Street..
- 4.8 By the 19th century the narrow Hanway Street had become a busy thoroughfare that formed the direct route from the west to Bloomsbury; and in 1841 it was widened by six feet. Very little survives from the earlier phases of development along Tottenham Court Road. Rebuilding took place in the 19th century to accommodate the boom in commerce, retail and entertainment of that period. Plots along the south side of Hanway Street were also demolished, to make way for the expansion of Oxford Street and Tottenham Court Road.
- 4.9 The main thoroughfares of Oxford Street and the Tottenham Court Road have continued to flourish as retail centres, although commercial and

entertainment activities have dwindled. During the 1950s, Hanway Street was still a popular thoroughfare but it started to experience a decline towards the end of the century. Today, the street houses an eclectic mix of shops, bars and restaurants. However, many of the buildings are in need of renovation. The 20th Century development fronting the east side of the conservation area on to Tottenham Court Road is substantially larger than the rest of the conservation area, and the widened junction here with Hanway Street has affected its secluded nature somewhat, however the enclosure it provides the east side of Hanway Place maintains the prevailing narrowness of the streets.

5.0 CHARACTER ANALYSIS

Spatial Character

- 5.1 The spatial character of the Hanway Street Conservation Area has evolved as a result of piecemeal development, the retention of the original street layout (albeit widened) and is enhanced by a number of historic buildings. The area has a tight grain characterised by narrow lanes (around 4m wide), enclosed by three and four storey buildings of varying in character and style, occupied by a mix of small scale warehouse, office, retail with residential uses on the upper floors. The streets are uncharacteristically narrow in the context of the wider area and are flanked by three and four storey buildings. This creates an enclosed and intimate spatial quality, with vistas into and out of the conservation area shaped by the curve of the road and the dense urban grain.
- 5.2 The historic light industrial and commercial use of Hanway Place and Hanway Street is still evident. This pattern of use is in many ways still present today in altered form, with shops, offices and some light industrial uses remaining, with residential above.
- 5.3 The character of the Hanway Conservation Area lies in the intimacy of the streets, the curving narrow plan street layout which allows views to evolve and gradually reveal, and the retention of historic buildings which reflect its development in a piece meal fashion. A sense of enclosure is created by the unbroken three and four storey terraces set at the back edge of the pavement, amplified by the height to width ratio of the buildings to the streets. The secluded character of Hanway Street and Hanway Place is particularly apparent in Hanway Place, and at the east of the conservation area where the two roads meet. The widening of the junction with Tottenham Court Road, however, has eroded this seclusion somewhat at this specific location.
- 5.4 The street layout is a loose triangular form, narrowing towards Oxford Street. The building comprising No's 6-17 Tottenham Court Road and

No. 8 Hanway Place is of a height, massing and scale that makes Hanway Place landlocked at the east end. The frequency of small, independent establishments reinforces the secluded quality of the area, in contrast to the large chain stores in the surrounding retail core.

Building Typology and Form

Terraces

- 5.5 The entire conservation area is formed of terraced properties. Along the north side of Hanway Street are a group of three and four storey terraces which loom over the narrow street. Those on the south side (within the City of Westminster) are of a different character occupying wider plots, with more horizontal emphasis and a robust semi-industrial character.
- 5.6 Nos. 10-16 Hanway Street (including the frontage to Hanway Place) are three storeys, of three bays with mansard roof dormers and shopfronts at ground floor. No.18, in red brick, has a slightly wider, four bay frontage and rises to four storeys with a ground level shop. Nos. 20 and 22 comprise a pair of smaller scale three storey terraces with small attic mansard dormers and shopfronts at ground level. Many retain original shopfront features. For example, No. 20 retains elements a stallriser and pilasters with Corinthian Capitals. . 24-26 Hanway Street is a three storey red brick mid 20th Century building, not characteristic of the conservation area in terms of age or design. However its scale and massing in the context of the conservation area is appropriate.
- 5.7 Nos.28-32 are four storey terraces in a yellow brick, with sash windows with stucco surrounds, some with rubbed brick window heads. The ground floor frontages and the rear, backing onto Hanway Place, have been significantly altered and include poorly executed alterations to the fenestration. At the eastern end of Hanway Place there is a group of three storey Victorian buildings on either side (including the former Westminster Jewish Free School founded in 1811). These buildings have large multi pane arched windows dressed with contrasting red brickwork. No.14 retains its timber loading doors on the upper floors with the hoist above.
- 5.8 A former block of terraces and warehouses on the Tottenham Court Road frontage was replaced in the late 20th Century by a single, larger scale block of mixed use development that steps down in scale to the rear, fronting Hanway Place.

Characteristic Local Details and Prevalent Building Materials

- 5.9 Yellow and brown brick are the predominant facing materials with a variety of red brick and stucco detailing to sash timber windows and to door heads. Timber shopfronts are prevalent on Hanway Street, varying in age, detailing and quality. There are some metal windows and shutters on later buildings. Rubbed brick arches, stucco window surrounds and decorative dressings are characteristic. Elaborate pilasters survive on some shopfronts and are another important feature.

Key views and vistas

- 5.10 Vistas into, along and out of the conservation area are primarily characterised by the narrow width of the roads, allowing glimpses of Hanway Street and the curve of the terraces on the approach from Oxford Street.
- 5.11 The former Westminster Jewish Free School is a key building, with its striking façade. The junction of Hanway Street and Hanway Place at the western extremity of the conservation area is another focal point, the eye is drawn to the narrow opening that leads to Hanway Place and the lively and colourful shopfronts on Hanway Street. From Tottenham Court Road views in to the conservation area are at first dominated by the large corner feature on the return of the modern building fronting Tottenham Court Road. However, there are clear vistas towards the north side of Hanway Street beyond.

Trees and Private Open Spaces

- 5.12 The conservation area is devoid of trees and open spaces, apart from very small yard areas behind some buildings and roof terraces visible on Hanway Place.

6.0 HERITAGE AUDIT

Introduction

- 6.1 An audit of the fabric of the conservation area has been undertaken to identify unlisted buildings that contribute to the character and appearance

of the conservation area. Buildings and streetscape and other elements that add or detract from its character and appearance are also identified. The built heritage audit is set out in Appendix 1 with a plan showing the location of positive, neutral contributors and negative elements.

- 6.2 There is a strong presumption to retain buildings that make a positive contribution to the character and appearance of the area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the conservation area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements identified as neutral are those that broadly conform to the prevailing character, scale, form and materials but do not comply with the criteria to be classified as making a positive contribution. Integrity and context are consequently influential in making this judgement.

Listed buildings

- 6.3 There are no listed buildings within the conservation area.

Buildings that make a positive contribution

- 6.4 There are a number of individual buildings and groups of buildings that contribute to the character and appearance of their immediate surroundings and the conservation area as a whole (see Appendix 7). Whilst some of these buildings may have been subject to minor alteration over the years, they contribute as part of a group. The criteria for assessing unlisted buildings in conservation areas (as suggested by English Heritage in Guidance on Conservation Area Appraisals 1995) have been applied. This provides a checklist of questions to assist with the process of considering which building make an important contribution to the conservation area.

Streetscape Features

- 6.5 The character and the appearance of the conservation area are not solely a function of its buildings, use and activity. Elements within the public realm, such as original paving materials, traditional bollards and street furniture of historic interest (e.g. lamp posts, post boxes and bollards) contribute greatly to the area's quality, character and appearance. It should be noted that the survey may not be exhaustive and any works should seek to retain elements of streetscape interest.

The extent of intrusion or damage

Negative Elements

- 6.6 Inevitably there are a small number of structures and elements of streetscape that impinge on the character and quality of the conservation area. In addition, there may be unsympathetic and prominent features that detract from a building such as inappropriate additions (e.g. uncharacteristic dormer windows or uPVC windows). The Management Strategy sets out areas of particular concern and these issues are addressed in more detail here.

Buildings or features which Detract

- 6.7 There are buildings, elements or spaces within the conservation area which detract from its special character or appearance. They are elements which blight the area, where sensitive redevelopment may provide an opportunity for beneficial change.

Neutral buildings

- 6.8 There are buildings which neither preserve nor detract from the character and appearance of the area, where there may be potential for enhancement. They are predominantly made up of 20th century buildings; many of which display poor quality of design.

Opportunity sites

- 6.9 No's 6-17 Tottenham Court Road, 5,6 and 12 Hanway Place, at the east of the conservation area, are allocated in the LDF preferred options Site Allocations Document (2010) as an area where the Council will seek to make more efficient use of the site for potential mixed use development, public realm improvements and the provision of public open space and improved community facilities. Development of the area would have an impact on the character and appearance of the Hanway Street Conservation Area, and the sensitivities and complexities of the site must be considered carefully in order to preserve the differences and varieties of scale, appearance, character and ambience which make up the conservation area. In addition, further development sites nearby such as proposals for Centre Point Plaza may encourage more people to visit, use and pass through the area. The St Giles Circus: Strategic Framework Study (Design for London/Farrells 2008) sets out proposals for the area the scope and impact of which are relevant to the conservation area and its setting.

Heritage at Risk

- 6.10 Hanway Street (within the context of its former designation within Bloomsbury Conservation Area) is not identified as a conservation area at

risk by English Heritage. It contains no listed buildings on the current English Heritage Buildings at Risk register.

7.0 CURRENT ISSUES

Summary of Issues

- 7.1 Whilst some redevelopment has occurred in recent years (most notably 6-17 Tottenham Court Road), the majority of planning proposals since its designation in 1989 have been for change of use, signage, plant and equipment, roof and rear extensions and alterations to shopfronts.
- 7.2 As such, a key development pressures is that of incremental change and the implications of change of use such as alterations to shopfronts and other frontages. There may be redevelopment of the east end of the conservation area in the future, which has the potential to significantly effect the character of the conservation area. There are also potential development pressures arising from the Cross Rail development. This is discussed in more detail within the Management Strategy at Section 8.

Loss of Historic Shop Frontages / Poorly designed replacements

- 7.3 Shopfronts, including well designed contemporary ones can make an important contribution to the character and appearance of both individual buildings and the conservation areas as a whole, as well as being of historic and architectural interest in their own right. Historic shopfronts in the conservation area do survive, although some have been altered and replaced. Loss of detailing and poorly designed contemporary shopfronts are not, in all instances, sympathetic to the character and appearance of the conservation area. Signage is of mixed quality.

20th Century Infill Buildings

- 7.4 Whether a modern building distinguishes itself by contrast (in terms of materials, form and detail) or seeks to blend with its neighbours, inadequately considered design, cheap materials, and 'off the peg' details (such as windows and doors) often fail to result in a successful infill building which preserves or enhances the character and appearance of the conservation area.
- 7.5 Nos 24-26 Hanway Street and the buildings fronting Tottenham Court Road/Hanway Place are considered to be neutral contributors to the conservation area, in terms their scale and proportions they have regard to earlier buildings within the conservation area, although in design terms they are not architecturally of note.

Gap Sites

- 7.6 There are no gap sites in the conservation area.

Positive change

- 7.7 There is capacity for new development within the area on the Tottenham Court Road frontage. There is also scope for incremental enhancement of the area by reinstatement of quality architectural details and there is an opportunity for public realm improvement, such as the removal of street clutter, and the introduction of appropriately designed signage, only where absolutely required.

Assessment of the boundary

- 7.8 The conservation area boundary (designated as a sub-area within the Bloomsbury Conservation Area) has been assessed and no changes are proposed.

8.0 PART TWO - MANAGEMENT STRATEGY

Background

- 8.1 English Heritage *Guidance on the Management of Conservation Areas* (1995) advises that following an appraisal of the conservation area, a strategy for its management in the mid to long term should be developed to address issues identified through the appraisal.
- 8.2 The Character Appraisal and this associated Management Strategy seek to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of Hanway Street.
- 8.3 The aims of the Management Strategy are to:
- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the conservation area;
 - set out an approach to consultation on the management of the conservation area;
 - confirm how issues identified through the character appraisal will be tackled;
 - identify specific policy or design guidance that is relevant to the conservation area to support the development control function and those preparing applications for planning permission, listed building consent and conservation area consent;
 - identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific Development Brief would assist the management of the conservation area and decision-making processes;
 - identify areas that may benefit from specific enhancement proposals should funding become available; and,
 - identify the management tools available to the Council through legislation.

Policy and Legislation

- 8.4 The purpose of the Management Strategy is to provide clear, concise proposals for maintaining and enhancing the conservation area. This includes actions and a review framework which address the issues raised in the Appraisal.
- 8.5 The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden has produced a Local Development Framework (LDF), the development of which included a high

level of monitoring and community involvement. This was adopted in 2010.

- 8.6 The LDF comprises the London Borough of Camden Planning policies:
- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which will outline broad strategy for conservation
 - Supplementary Planning Documents (SPDs) that provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
 - Statement of Community Involvement (SCI)
- 8.7 The Conservation Area Appraisal and Management Strategy are to be adopted and should support the SPD. They will be a material consideration in Planning and Conservation Area Consent applications.

9.0 MONITORING AND REVIEW

Monitoring

- 9.1 The Council will continue to monitor the listed buildings within the Conservation Area, as well as other buildings, to ensure that they do not become 'at risk'. Action will be taken as necessary to safeguard the listed buildings and their special interest.

Review

- 9.2 The Council is required to undertake a periodic review of the Hanway Street Conservation Area to ensure that the character and appearance is being maintained and protected to re-evaluate boundaries and see whether there are areas which justify inclusion or whether there are areas which have deteriorated to such an extent that their character and appearance has been lost.
- 9.3 As part of the review process the Council will:
- undertake a visual appraisal;
 - maintain a searchable photographic record of listed buildings within the area on the Council website, ensuring that this is updated as new buildings are added;
 - record the character of streets and areas;
 - maintain and update a record of other aspects of interest within the conservation area including shopfronts of merit and the historic fabric of the public realm; and,

- consider current issues impacting on the character and appearance of the conservation area.
- 9.4 As part of the most recent character area appraisal (adopted 23 March 2011), the following has been reviewed: current issues, conservation area boundaries, positive contributors to the conservation area, negative elements and elements of streetscape interest.
- 9.5 A photographic record is being made to accompany the Appraisal and Management Plan that will provide a visual benchmark for review of the condition of the conservation area in the future. The survey will have the benefit of:
- capturing a moment in time to support the Appraisal
 - providing the means to review the state of the area accurately and periodically
 - being a potentially useful tool in enforcement action
- 9.6 The survey is being undertaken by the Council and will be available to planning officers. There are currently no plans to make it available to the public.

Future review

- 9.7 The Council has a duty to review the condition of its conservation areas periodically. The next review of Hanway Street is anticipated in five years from the adoption of this Appraisal and Management Strategy.
- 9.8 The review may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or changes to the boundaries of existing conservation areas. At that time the Hanway Street Character Appraisal and Management Strategy will be reviewed in the light of changes to the area.

10.0 MAINTAINING CHARACTER

General Approach

- 10.1 The following approach to maintaining the special interest of the Hanway Street Conservation Area will be adopted as part of the strategy for its effective management:
- the Hanway Street Conservation Area Appraisal and Management Strategy will be subject of public consultation and will be periodically reviewed to ensure that these documents remain sufficiently current to enable its effective management and decision-making on new development within the area;

- the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the conservation area, will be kept under review to aid decision-making and the preparation of proposals;
- applications for development will be determined having regard to the special interest of the conservation area and the specialist advice of conservation officers;
- in accordance with the relevant legislation most applications for development within the conservation area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development;
- where relevant and possible further supplementary planning documents including design guidance and planning briefs will be produced;
- in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Hanway Street Conservation Area are preserved, repaired and reinstated where appropriate;
- the Council will seek to ensure that the departments responsible for the environment (highways / landscape / planning / conservation and urban design) work in an effective, co-ordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,
- the Council will continue to consult the Bloomsbury CAAC and all relevant Residents Associations on applications which may impact on the special interest of the Hanway Street Conservation Area and seek their inputs in relation to ongoing management issues.

11.0 BOUNDARY CHANGES

- 11.1 The boundary of the conservation area (which was a sub-area of the Bloomsbury Conservation Area) has been reviewed as part of this study, consideration has been given as to whether there are any areas that should be added into or de-designated from the conservation area.
- 11.2 There are no proposed boundary changes. The current boundary is considered to remain appropriate, in terms of the retention of relatively intact terraces and the historical spatial layout of the area.

12.0 CURRENT ISSUES

Summary of issues

- 12.1 Whilst some redevelopment of has occurred in recent years, the majority of planning proposals since designation in 1989 have been for changes of use, plant and equipment and extension and alterations.
- 12.2 Since the last review of the Bloomsbury Conservation Area , a number of changes have taken place in and around the area, which are of particular significance in terms of the current and future impact on the character, appearance and setting of the Hanway Street Conservation Area as a whole.
- 12.3 *Crossrail Act 2008*
The Crossrail Act was passed through Parliament in 2008, and gives permission for the construction and maintenance of the Crossrail railway, which will pass through central London. The Act disapplies certain sections of the Town and Country Planning Act 1990, and makes provision for the formation of tunnels, stations, ventilation shafts and other associated engineering operations required for the building of the railway.
- 12.4 The Hanway Street Conservation Area is directly affected by the Crossrail Act. In order to facilitate the construction of Cross Rail 2 Chelsea to Hackney line the area will be safeguarded, (due to possible development underneath the land) which has implications in terms of tall buildings and redevelopment.
- 12.5 A number of other buildings in the immediate area will or have been demolished in order to allow for the construction of the station and railway for Cross Rail 1, which will run via Tottenham Court Road. These include the Astoria theatre and other buildings around St Giles Circus, which are within the City of Westminster. These sites lie near the conservation area, and the redevelopment of the sites after Crossrail construction is completed will have an effect on the wider area, including the conservation area.
- 12.6 *Hanway Street Study*
English Heritage has commissioned a study into conservation-led regeneration options for the eastern end of Oxford Street, including Hanway Street. Hanway Street is likely to be affected by the Crossrail proposals, and may be subject to development pressures as a result of this major work. The study is currently being discussed with stakeholders. The resulting report may provide some useful insights and heritage-led development suggestions which may be considered in the context of future proposals within the Hanway Street Conservation Area.
- St Giles Circus Study (2008)*
This sets out proposals for the area, the scope and impact of which are relevant to the conservation area

Enhancement schemes for the public realm

- 12.7 The survey has identified loss of/harm to original/interesting streetscape elements, for example;
- Unsympathetic surfacing materials;
 - Clutter of street furniture, unnecessary guardrails etc; and
 - General visual clutter from excessive signage and Telecommunications equipment.
- 12.8 The streetscape survey has identified that while historic street furniture and granite curbs survive, there is an absence of historic pavement surfaces and period style street lighting. Visual clutter is also evident as a result of excessive signage including poorly designed fascia signs and banner signage.

New Development and alterations to existing buildings

- 12.9 The conservation area hosts a variety of built forms, generally comprising 3 and 4 storey terraced buildings. New design should respect the scale and layout of the particular location, and complement the appearance, character and setting of the existing buildings and structures, historic street pattern, areas of open space, and the environment as a whole.
- 12.10 Building heights and positions should not interfere with views of local landmarks. Developments should respect and, where possible, enhance central London panoramas and other significant views from within and out of the conservation area.
- 12.11 Development proposals will be expected to preserve or enhance the character or appearance of the Hanway Street Conservation Area. This also applies to developments which are outside the conservation area but would affect its setting or views into or out of the area.
- 12.12 Urban design and landscape principles together with more detailed guidance on sustainable development and landscaping can be found in Camden Planning Guidance (2006). Some key points include:-

Quality erosion and loss of architectural detail

- 12.13. The appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, front doors and natural slate roofs, can have considerable negative impact on the appearance of a historic building and the area. It is often possible to successfully upgrade windows and doors through draft-proofing, secondary glazing and the installation of thicker glass without harmfully altering the appearance of the building.

- 12.14 Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.
- 12.15 In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. Where such features are missing from individual properties, the owners are encouraged to reinstate them.

Shopfronts, canopies and shutters

- 12.16 The appearance of shopfronts contributes significantly to the conservation area. New applications for replacement shopfronts in the area represent an opportunity for improvement and enhancement of the character and appearance of the area.
- 12.17 However, such alterations should not be at the expense of the unique character of Hanway Street (engendered in part by the number of independent establishments in the area), which is an intrinsic and significant part of the area's special character.
- 12.18 The installation of a new shop front and associated features such as shutters or grilles will require planning permission and listed building consent where a building is listed. Poorly designed or inappropriate shopfronts detract from the character and appearance of the conservation area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting; this includes the use of appropriate materials.
- 12.19 Further guidance on shopfronts can be found in Camden's Supplementary Planning Guidance, which is available on the Council's website.

Fascia, signs and advertisements

- 12.20 The installation of signage, particularly illuminated signage will usually require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the retail areas within the conservation area.
- 12.21 Hoardings, because of their size and scale, are not considered acceptable forms of advertising within the conservation area. New development may increase pressure for more intensive advertising. This will be resisted where it is considered to detract from the character and appearance of the area.
- 12.22 Proposals for advertising within the conservation area would be expected to conform to guidance set out in Camden's Supplementary Planning Guidance.

Roof alterations and extensions

- 12.23 The conservation area retains its distinctive historic rooflines, which it is considered important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, unsympathetic materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.
- 12.24 Roof alterations or additions are unlikely to be acceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition.
- 12.25 Where a roof extension is considered to be acceptable in principle, the retention or reinstatement of any characteristic features such as parapets, cornices, chimney stacks and pots will be encouraged.
- 12.26 There a growing demand for on-site renewable energy sources which Camden supports and welcomes. Fixtures such as solar panels and solar water heating can be successfully installed onto roofs without harming the character and appearance of the area, where there is a valley roof or concealed roof slope.
- 12.27 Section 40 of the General Permitted Development Order “Installation of Domestic Microgeneration Equipment” sets out when such works may be permitted development in a conservation area.
- 12.28 In all cases guidance in the Camden’s Supplementary Planning Guidance should be considered before preparing roof alteration and extension schemes

Rear Extensions

- 12.29 The infilling of already limited yards and rear spaces between buildings will generally be unacceptable.

Telecommunication equipment, cable and satellite dishes

- 12.30 External telecommunications apparatus including cable runs can harm the appearance of a historic building. Guidance on the installation of telecommunication equipment including satellite dishes can be found in Camden’s Supplementary Planning Guidance or by contacting the Duty Planner service. Where redundant equipment exists the council will expect it to be removed.

Energy and on-site renewable facilities

- 12.31 The council welcomes on-site renewable energy production in both new and existing buildings, and encourages developments and enhancement schemes where these can be incorporated without detrimental effect upon the character and appearance of the building and conservation area.

For further information refer to section 17 of Camden Planning Guidance. English Heritage have published a useful document entitled “Energy conservation in traditional buildings” (2008) which is available in the free publications section of the HELM web site: www.helm.org.uk

13.0 MANAGEMENT OF CHANGE

Technical advice

- 13.1 In order to achieve high quality development the planning authority will provide professional, technically experienced officers to assess and advise on applications impacting on the historic environment. Conservation officers are supported in their work by English Heritage, who, if required, can provide further specialist technical advice.

Enforcement

- 13.2 The Council has adopted an enforcement policy for handling complaints of unauthorised development and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the special qualities of the conservation area.
- 13.3 Guidance regarding enforcement issues can be found in PPG18: Enforcing Planning Control and Circular 10/97: Enforcing Planning control: Legislative Provision and Procedural requirements – published by DETR.

Materials and Maintenance

- 13.4 In all cases, existing/original architectural features and detailing which contributes to the character and appearance of the conservation area should be retained and kept in good repair, and only be replaced when there is no alternative. Opportunities to enhance the appearance of the building through the restoration of missing features should be encouraged.
- 13.5 Original detailing such as timber framed sash windows, steel windows, doors, parapet details, railings and console brackets remain. Original materials should be retained wherever possible and repaired if

necessary. Where these features have been lost in the past, replacement with suitable copies will be encouraged.

- 13.6 Generally, routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building or structure, and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen which match the original.
- 13.7 The use of the original natural materials will be required, and the use of unsympathetic materials such as concrete roof tiles, artificial slate and UPVC windows will not be considered acceptable. Parts of the conservation area are characterised by the use of concrete and other such man-made materials; these should be maintained appropriately.
- 13.8 Original facing materials such as stonework, brickwork and concrete should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and conservation area. This may lead to long term damage to original structural materials, and may be extremely difficult (if not impossible) to reverse once completed.
- 13.9 Cleaning of buildings to make them look lighter in colour should not normally be undertaken since it may involve the abrasive removal of the face of the brick or stone and can lead to increased water penetration. Some stone buildings cleaned for cosmetic reasons have then suffered much more serious damage due to corrosion of iron cramps connecting the stones. In addition, the patina of wear and weathering on many buildings in the conservation area is a particular element of the character of the conservation area and cleaning may harm that character. The cleaning of listed buildings is likely to require listed building consent.

Demolition

- 13.10 Within the conservation area total or substantial demolition of a building will require conservation area consent.
- 13.11 The Council will seek the retention of those buildings that are considered to make a positive contribution to the character or appearance of the conservation area. A list of such buildings is contained at appendix 2. Consent will not be granted for demolition of any building in the conservation area unless a redevelopment scheme has been approved which will preserve or enhance the conservation area.
- 13.12 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

Archaeology

13.13 Hanway Street Conservation Area falls just outside the boundary of the London Suburbs Archaeological Priority Area. However, this does not rule out the possibility of archaeological deposits being found in the event of excavation. The Greater London Archaeology Advisory Service at English Heritage monitor development proposals and will advise the planning service as necessary.

Streetscape and public realm

13.14 There is a degree of historic street furniture and little surface treatment remaining within the conservation area. That which remains should be retained.

13.15 Alterations and improvements to the public realm surface treatment should seek to use context-sensitive and high quality materials which are appropriate to their use and location, and which respect and enhance the existing buildings and provide them with a suitable setting.

13.16 The materials, design and positioning of any new elements of street furniture (e.g. signage, seating, lighting, bicycle stands etc.) should be carefully considered and should be appropriate to the character and appearance of the conservation area and the setting of any adjacent listed buildings.

13.17 In order to reduce visual clutter within the conservation area, the removal of redundant or unnecessary street furniture, signage etc. will be encouraged.

13.18 The appraisal has identified elements of historic streetscape interest within the conservation area. These include granite kerbs, York paving stones and slabs and cast iron bollards which add interest and character to the public realm within the conservation area. It should be borne in mind that these lists may not be exhaustive and in any streetscape proposals consideration should be given to the value and retention of any elements of historic streetscape interest.

13.19 The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the Borough. Reference should be made to this document and consultation with conservation officers undertaken.

13.20 The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamps, wayfinding and signage design. Information and advice can be found in

the Council's Streetscape Design Manual. English Heritage guidance 'Streets for All' should also be reviewed

Opportunities for enhancement

- 13.21 The care and maintenance of individual properties can have a significant impact on the character and appearance of the conservation as a whole. For example, although buildings which on the whole make a positive contribution to the conservation area, the rear of 24/26 and 28 and 30 Hanway Street (fronting Hanway Place) and 1a Hanway Place would benefit from enhancement, the poor unkempt appear of these properties in particular, along with a high incidence of alterations to windows, unsightly down pipes and equipment give the area a run down appearance. There are also areas of pavement and road surfacing which would benefit from repair and unified surface treatment.

Changes of Use

- 13.22 The Council will keep under review changes of use (and apply LDF policy where relevant) to see whether particular policies are required to protect the character of the area.

14.0 OTHER ISSUES

- 14.1 There are a number of issues that the Council may wish to consider in relation to the management of the conservation area.

Promoting Design Quality

- 14.2 The Council will ensure continued consultation with Bloomsbury Conservation Area Advisory Committee and other local interest groups.
- 14.3 Design awards and environment champions will be used by the Council to encourage high quality design.

Consideration of resources to sustain the historic environment

- 14.4 London Borough of Camden has a team of conservation officers and landscape officers that support the aims of the designation of the area and give advice and assistance to the public.
- 14.5 Local Authorities are encouraged to identify Heritage Champion from amongst the elected members to promote heritage issues across the Council. At the time of writing the role is up for re-election
- 14.6 The Conservation Area Advisory Committee is run on a voluntary basis and receives no funding from the Council.

Procedures to ensure consistent decision making

- 14.7 The Council requires high quality applications for works in the Conservation Area; therefore, applicants need to:
- i) ascertain where planning permission or conservation area consent is required for alteration and demolition
 - ii) ascertain what is significant about the space/ feature/ building
 - iii) understand the relevant policies and guidance
 - iv) show what effect the proposal will have on the space/ feature/ building – this may require an historic environment impact assessment
 - v) illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages.
- 14.8 The Council has strict procedures to ensure that applications will only be validated where there is sufficient information to assess the proposals.
- 14.9 It is recommended that applicants consult the duty planner prior to application.
- 14.10 Planning applications will be determined in accordance with local guidance (Camden's Planning Guidance and the Conservation Area Appraisal), local policy (London Borough of Camden's Local Development Framework), and national policy (The London Plan).
- 14.11 Other guidance, for instance that published by English Heritage on listed buildings and conservation areas, will also be taken into account.

15.0 COMMUNITY INVOLVEMENT

- 15.1 Community involvement is encouraged in order to:
- promote 'ownership' of the Character Appraisal and Management Strategy by both the local community and the Council in order to achieve incremental improvements
 - support the Sustainable Community Strategies and Local Area Agreements within the draft LDF to promote satisfaction with the local area and increased civic participation in the decisions affecting conservation areas
- 15.2 Conservation Area designation is about recognising the significance of an area and what gives its special character. Designation is not intended to prevent change but to make sure that the effects on what people value about a place are properly considered.

English Heritage.

- 15.3 Camden has a statutory duty to publish proposals for the enhancement of the Conservation Area. If you wish to become involved or find out more please contact Camden Council's Regeneration and Planning Service.
- 15.4 English Heritage has launched a campaign to support the preservation and enhancement of conservation areas and it provides a campaign pack of information on request. To find out more see www.english-heritage.org.uk

16.0 GUIDANCE

Information

- 16.1 A range of information is available on the Council's website to assist businesses, occupiers and developers in making applications that will meet the objective of preserving or enhancing the character or appearance of the conservation area.
- 16.2 London Borough of Camden, *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas.
- 16.3 London Borough of Camden '*Your Camden*' is an internet magazine for the borough.
- 16.4 English Heritage has many useful publications, all available on their website including:
 - Heritage at Risk
 - Register and guidance
 - Campaign for Conservation Areas
 - Streets For All
- 16.5 There is a wealth of further information provided by English Heritage, the Victorian Society, Twentieth Century Society, SPAB and other conservation organisations. The Planning portal is also useful for general planning issues. Contacts are listed below.

17.0 Contacts

London Borough of Camden
Regeneration and Planning Service
Town Hall Extension
Argyle Street
London
WC1H 8ND

tel 020 7278 4444
www.camden.gov.uk
email ppp@camden.gov.uk

English Heritage
London Office
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

tel 020 7973 3000
web www.english-heritage.org.uk
email london@english-heritage.org.uk

The Georgian Group
6 Fitzroy Square
London
W1T 5DX

Tel 087 1750 2936
Web: www.georgiangroup.org.uk
e-mail: info@georgiangroup.org.uk

Victorian Society
1 Priory Gardens
LONDON
W4 1TT

tel 020 8994 1019
web www.victoriansociety.org.uk
email Admin@victoriansociety.org.uk

Twentieth Century Society
79 Cowcross Street
London
EC1M 6EJ

tel 020 7250 3857
web www.c20society.org.uk
email caseworker@c20society.org.uk

CABE
1 Kemble Street
London
WC2B 4AN

tel 020 7070 6700
web www.cabe.org.uk
email info@cabe.org.uk

Westminster City Council
City Planning and Development Planning,
Westminster City Hall
64 Victoria Street London
SW1E 6QP
020 7641 2513
www.westminster.gov.uk/planning

The Planning Portal

Web www.planningportal.gov.uk

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Summerson, John, *Georgian London*
Woodford, Peter F., *Streets of Bloomsbury and Fitzrovia*

A History of CAMDEN, Hampstead, Holborn and St Pancras,
John Richardson, Historical Publications 1999

WCC Hanway Street Conservation Area Audit SPG.

Appendix 1: Built Heritage Audit

Positive Contributors

Hanway Street 1a, 10-22, 28-32

Hanway Place 2,3,5,6, 14

Neutral Contributors

Hanway Street 24-26 Hanway Street

Hanway Place 4, 7, 8

Tottenham Court Road 6-17

Shopfronts of Merit

Hanway Street 18, 20

Streetscape Elements

Positive

Hanway Street 2 bollards outside 28-30

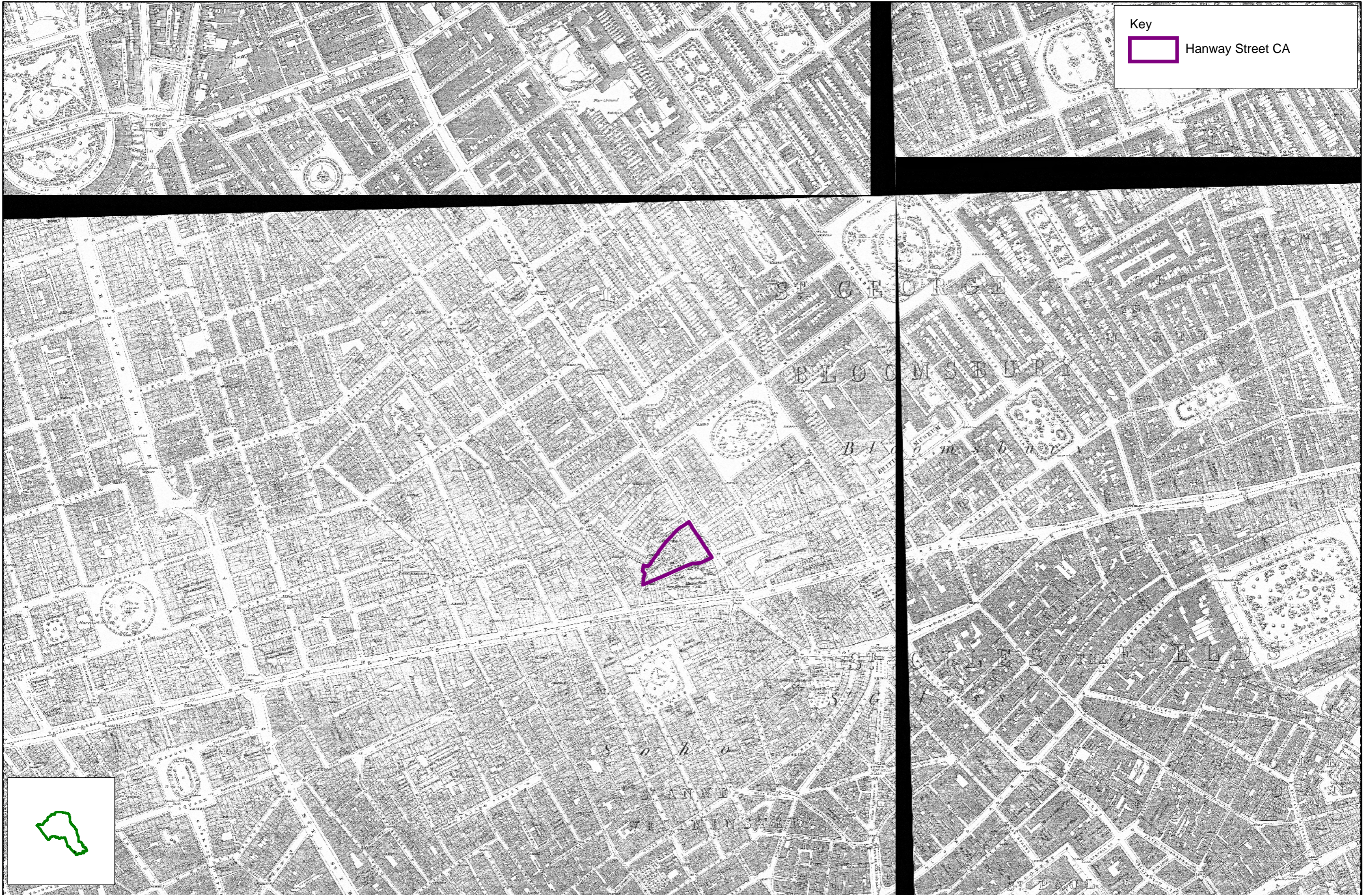
Hanway Place 2 bollards at junction with Hanway Street, stone bollard r/o 28 Hanway Street, lamp standard; granite sets

Shopfronts of Merit

Hanway Street 18, 20

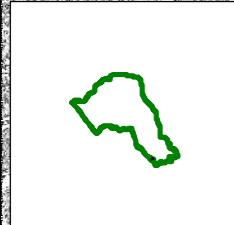
Neutral Rubbish bins

Negative Roof antennae
Guard Rails



Key

 Hanway Street CA



Hanway Street CA 1875 - 1878



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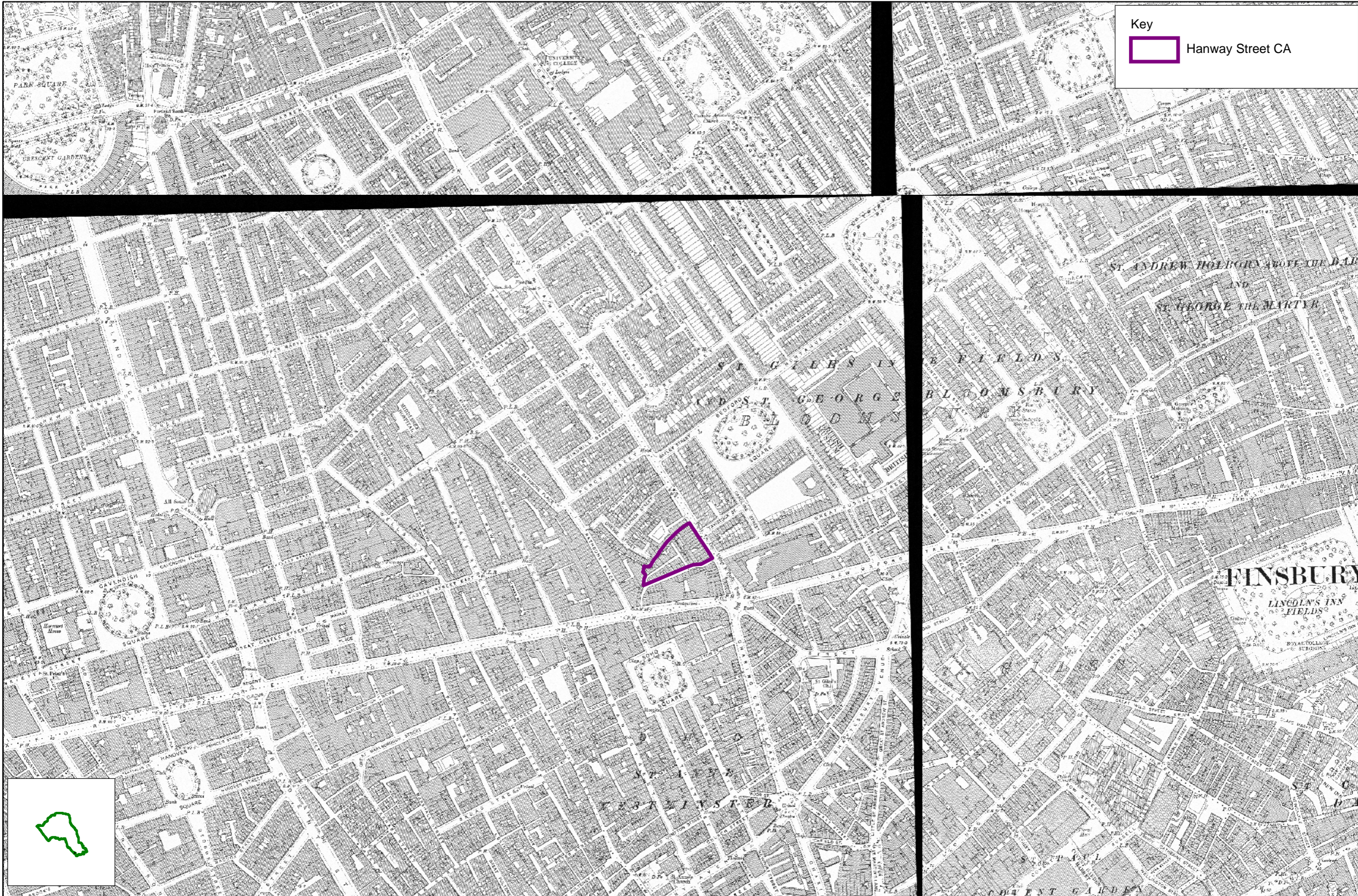
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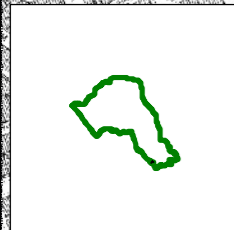
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Key
Hanway Street CA



Hanway Street CA 1894



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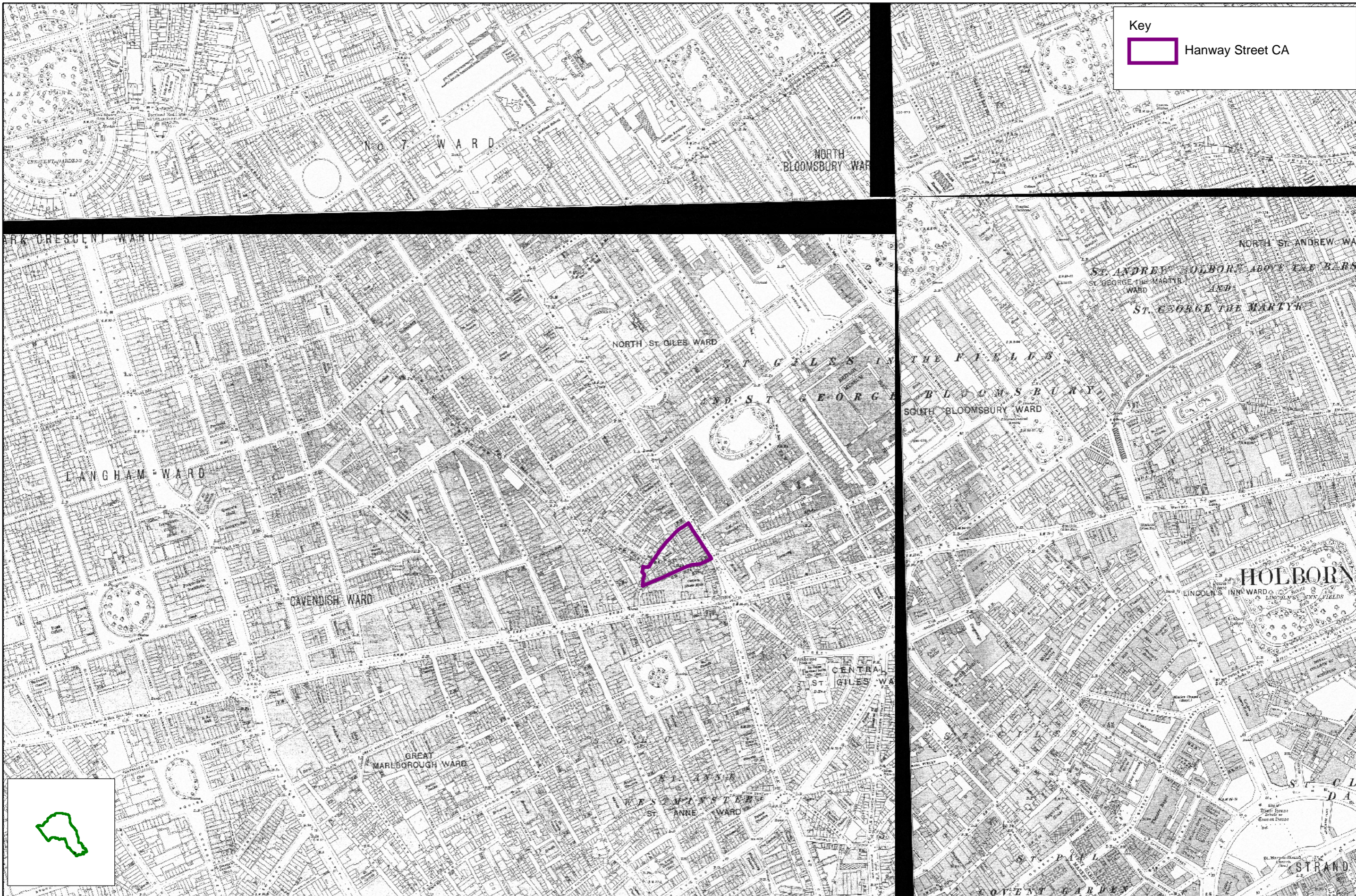
Scale 1: Not Usable Scale



Print Date: 11/11/2010

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Hanway Street CA 1914



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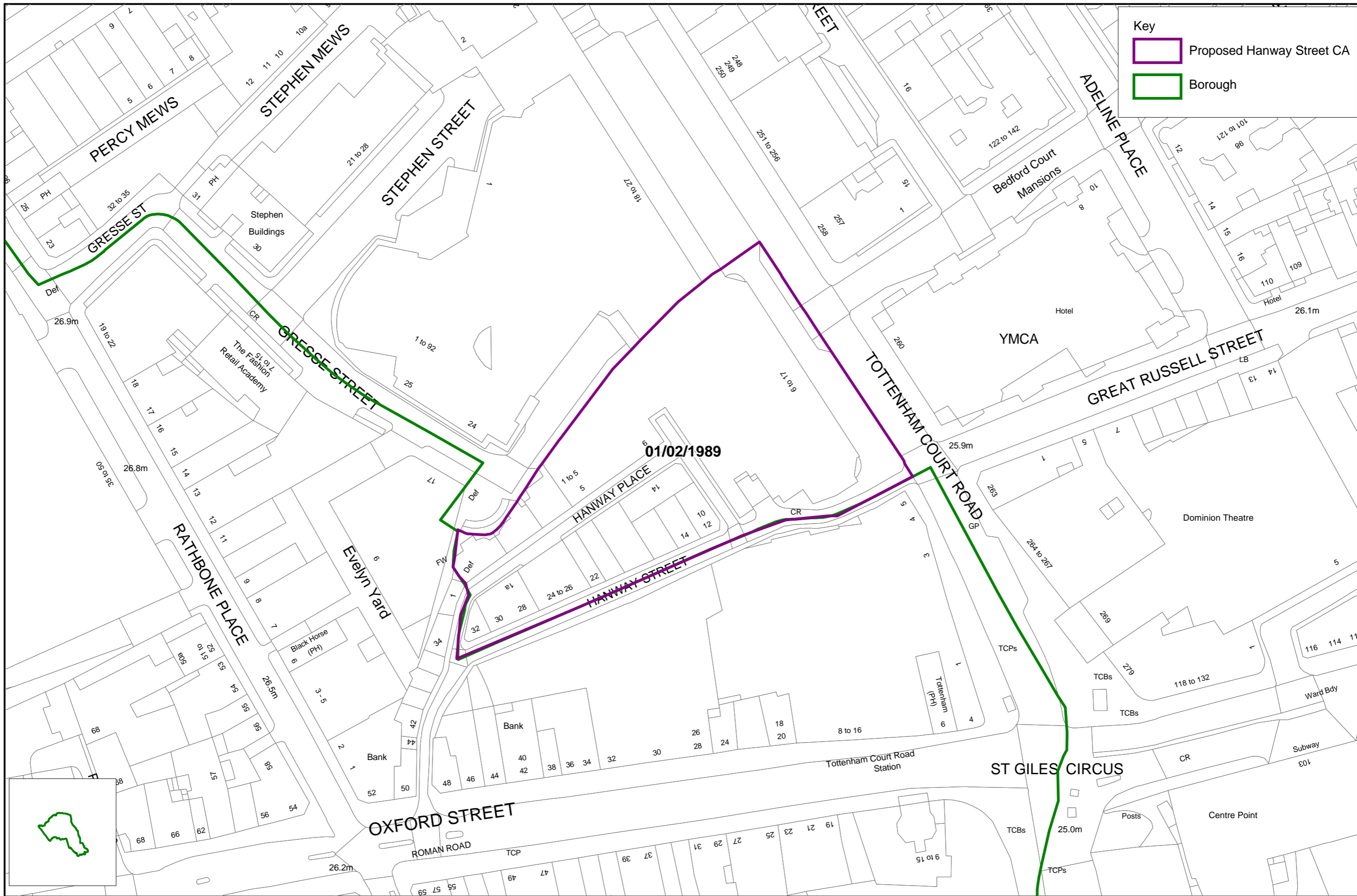
Scale 1: Not Usable Scale





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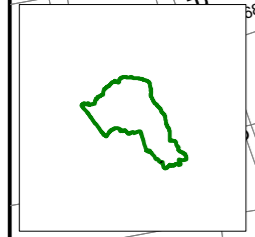
Map Ref No: c08051



Key

-  Proposed Hanway Street CA
-  Borough

01/02/1989



Hanway Street CA designated date



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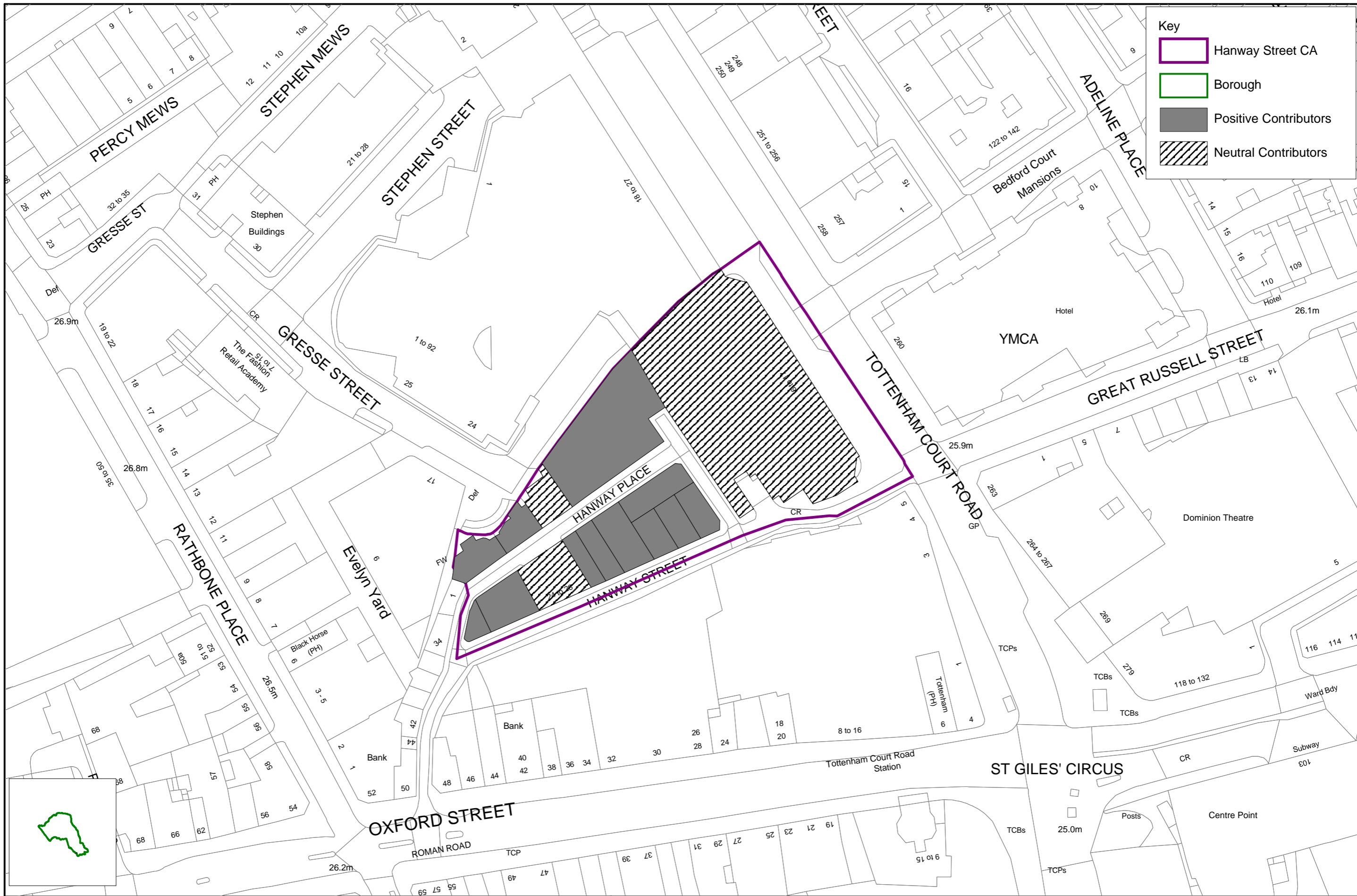
Scale 1: Not Usable Scale



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Key

- Hanway Street CA
- Borough
- Positive Contributors
- Neutral Contributors

Hanway Street CA Townscape



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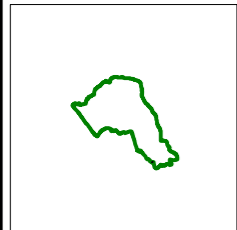
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Map Ref No: c08079



Key

-  Hanway Street CA
-  Urban Grain



Hanway Street CA Urban Grain



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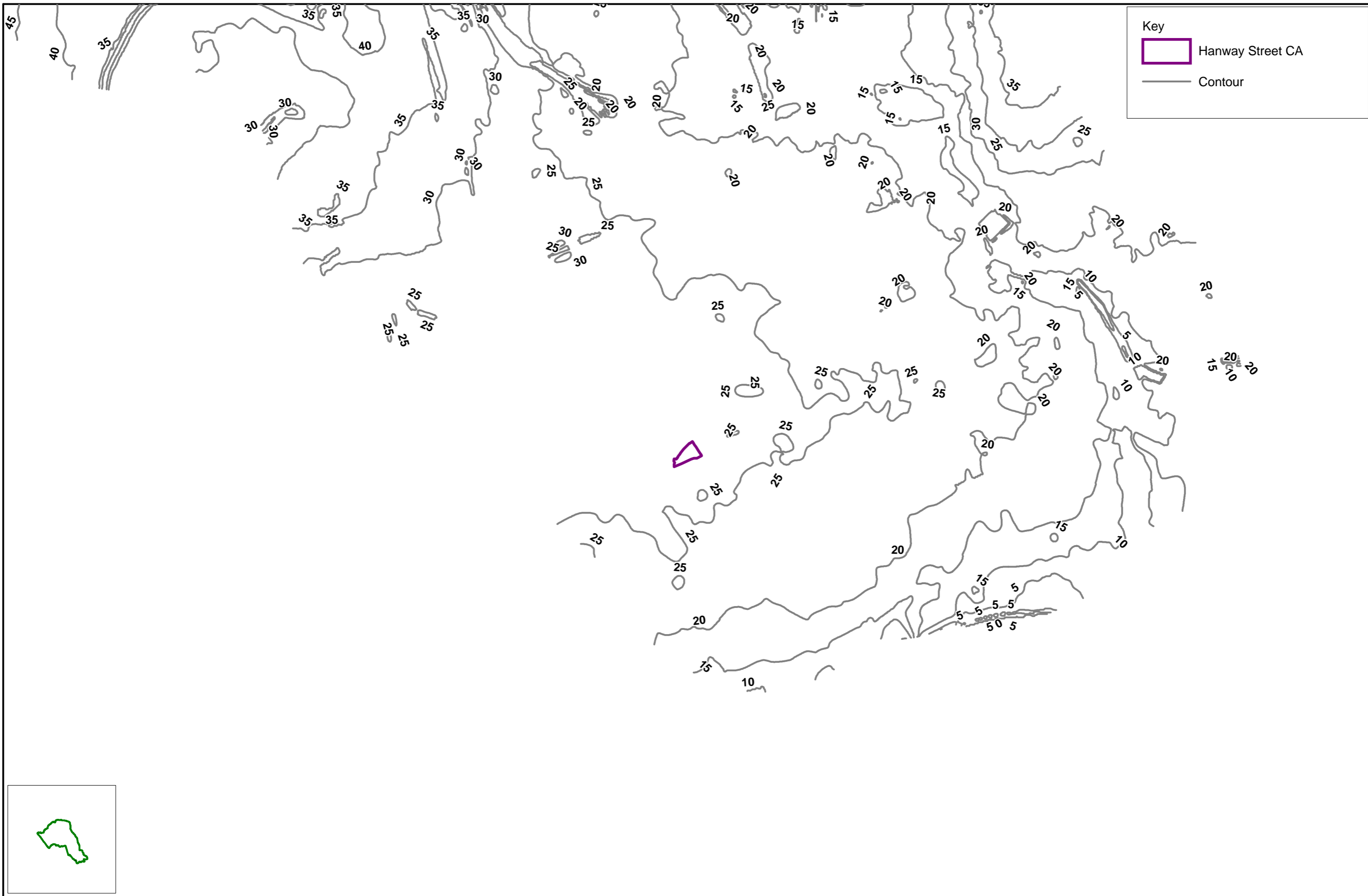
Scale 1: Not Usable Scale





Print Date: 11/11/2010

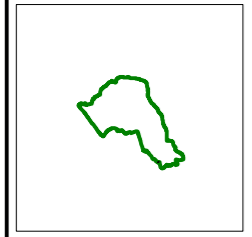
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Map Ref No: c08048



Key

-  Hanway Street CA
-  Contour



Hanway Street CA Topography



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