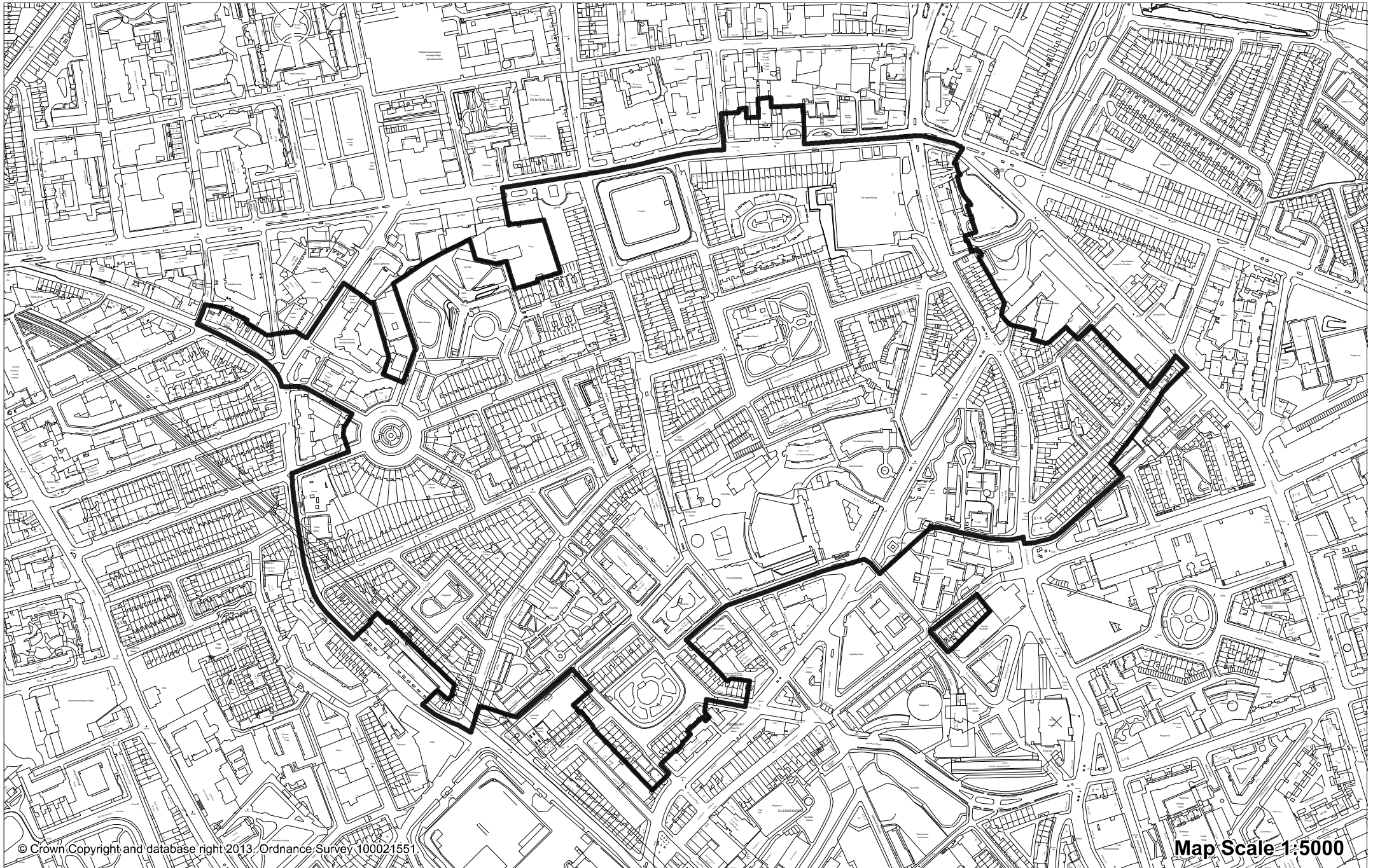


**New River (CA02)
Conservation Area Design Guidelines**

January 2002

New River (CA2)



CA TWO

NEW RIVER

- 2.1 The Council will operate special policies in the New River Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 2.2 The New River Conservation Area is one of the largest in Islington, and is of outstanding importance. The area includes the site of the New River Head, with its historic industrial and water buildings and Sadler's Wells Theatre, while the rest of the area mainly comprises late 18th and early 19th century residential estates built by the New River Company, the Brewer's Company and the Lloyd Baker Estate. These include some of the finest terraces and squares in the Borough. The area has a rare quality and consistency of scale, materials, design and detailing which require careful and sensitive policies for its protection and enhancement.
- 2.3 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.**
- 2.4 The predominant character of the New River Conservation Area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes. There are shopping frontages on, for example, Amwell Street, St John Street, Arlington Way and King's Cross Road which provide local services and are an important contribution to the character of the area. Generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to its character.
- 2.5 The Council wishes to retain all statutory and locally listed buildings together with all other Georgian and Victorian buildings in the area, and will only grant conservation area consent for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 2.6 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. It also states that the assessment of a conservation area should always note those unlisted buildings which make such a contribution.

While many of the important buildings and structures are protected by statutory listing, the Council considers that there are also many other non-listed buildings of local architectural or historic interest which are important to the character and appearance of the area. Consent is therefore unlikely to be granted for the demolition of any of the Georgian or Victorian buildings in the area. Furthermore redevelopment of more recent buildings will only be considered where this improves the appearance of the area.

2.7 New buildings should conform to the height, scale and proportions of the existing buildings in the immediate area.

2.8 There are a number of sites in the area where redevelopment would be welcome, particularly the north side of Percy Circus and 3 Chadwell Street in order to reinstate the original townscape. The Council has also approved a planning brief for the New River Head and Claremont Square site which accepts an element of new building. The scale and bulk of any new building will be expected to conform with the prevailing heights in the vicinity, and to use vernacular materials, such as brick, stone, render and slate roofs. Modern materials such as glass and steel may be acceptable as long as the design of the new building complements the area. Large areas of curtain walling or cladding are not appropriate.

2.9 The Engine and Pump House on the New River Head is designated as a local landmark, with important views from Rosebery Avenue, Hardwick Street and Amwell Street. The Council will protect views of this local landmark and new development should not try to compete in terms of height and scale, or block views to it.

2.10 In considering applications for extensions and refurbishment in conservation areas, the Council will normally require the use of traditional materials. For new development, materials should be sympathetic to the character of the area, in terms of form, colour, and texture.

2.11 On all redevelopment, extensions and refurbishment schemes the Council will expect to see the use of appropriate materials such as brick, stone, render, timber windows and slate roofs, which will blend with and reinforce the existing appearance and character of the area. Many properties in the area still have original external and internal architectural features, such as fanlights, cast-iron balconies, timber sash windows, panelled front doors, decorative stucco, moulded window surrounds and door cases, marble fireplaces, window shutters and ceiling cornices. These features contribute to the character of the area as a whole, and should be maintained and where necessary repaired. Where renewal is unavoidable or features are missing, these should be reinstated with traditional and matching designs. The principle of careful repair also applies to some twentieth century buildings, such as the Spa Green Estate and Bevin Court.

2.12 Special roof policies will be applied in the area as follows:

- i) traditional roof extensions may be permitted on the following properties, using traditional materials:**

St John Street: 424

Yardley Street: 21, 23

Notwithstanding the above, the Council will take into consideration the listed status of any of the above properties when considering appropriate extensions. Special regard must be paid to the retention of historic fabric where it exists and any acceptable extension in townscape terms will be granted subject to survey;

- ii) elsewhere no roof extension visible from any street position or from public open spaces will be allowed;**
- iii) alterations or extensions to existing dormer windows or the formation of rooflights will not be permitted which are visible from any street, public open space, or other public area;**
- v) traditional natural slate roofs should be retained and not replaced by different materials;**
- v) existing chimney stacks and chimney pots should be retained;**
- vi) where traditional mansards are permitted, the rear elevation should be mansarded, not in vertical brickwork, so as to maintain the original butterfly or other original profile at the back.**
- vii) the Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets.**

2.13 The predominant roof form in the area, which contributes to the consistent appearance of the area, is a front parapet with a hidden valley roof behind. Some terraces had mansard roofs with dormers added, often in the 19th century. The ad hoc construction of roof extensions and the addition or insertion of dormer and attic windows into existing roofs can be very damaging to the architectural unity of terraces and to the character and appearance of the conservation area.

- 2.14 The Council is opposed to the erection of large vent pipes on the rear elevation of commercial properties where this is harmful to amenity. Where possible existing chimney flues should be used. Any new flues should be modest in size, and painted a dark colour.**
- 1.2 Large flues and vent pipes can often detract from the visual amenity of the area. The Council will therefore seek to ensure that these are appropriately located and are of a suitable size and design.
- 2.16 Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the area.**
- 2.17 In order to preserve the scale and integrity of the existing buildings it is important that rear extensions are subordinate to the mass and height of the main building. Rear extensions will be permitted on their merits and only where the scale, design and materials to be used are in keeping with the existing property and where all other planning standards are met. Normally, the two storey part of the extension will be on the staircase side of the elevation. Original windows, especially those to the principal rooms of the property contribute to the character and appearance of historic buildings and should be retained
- 2.18 The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures.**
- 2.19 The majority of the properties in the conservation area have front basement areas, protected by cast iron railings, which are important to the character of the area. The filling in or covering over of these areas prejudices light to the basements and spoils the appearance of the front elevation. The widening of front entrance steps, and the construction of dustbin and meter enclosures have a detrimental effect on the area. Dustbins and meter enclosures should be discreetly located so as to be invisible from the street.
- 2.20 These developments will only be permitted where it can be shown that the development would preserve or enhance the character of the conservation area. In addition, the needs of disabled people will be considered exceptional to this policy and essential adaptations will be allowed.
- 2.21 The Council wishes to see traditional railings, ironwork and front boundary walls retained. New railings should be to a pattern agreed as suitable for the area and painted black.**
- 2.22 Traditional cast-iron railings are a very important feature of the area, with several designs of ornamental heads and finials. Permission will not be given for

alterations or removal of original or traditional railings or their footings. The Council will encourage owners to maintain railings in good repair, and will require for listed buildings that they are painted a consistent colour, usually black. Traditional designs should be reinstated where missing. New railings should have each rail sunk into a coping stone. Where gates are required these must match the railings exactly.

2.23 Permission will not normally be given for removal of existing shopfronts on the following properties:

| | |
|----------------------------|---|
| Amwell Street: | 31, 33, 35, 37, 39, 41, 42, 50, 52, 53, 57, 59, 61, 63, 66, 67, 68 (The Fountain PH), 70, 72 |
| Arlington Avenue: | 18, 26, 27 (The Harlequin PH), 28 |
| Chadwell Street: | 4 |
| Goswell Road: | 249, 353, 355, 357, 359-363 |
| Great Percy Street: | 26 (Percy Arms PH) |
| King's Cross Road: | 2 (Union Tavern), 4, 6-8 |
| Myddelton Street: | 27 |
| Rawstorne Street: | 53 |
| Rosebery Avenue: | 108, 197 |
| St John Street: | 316, 318, 360 (Empress of Russia PH), 370, 394, 399, 418 (Old Red Lion PH), 420, 428 |
| Yardley Street: | 14 |

2.24 A large number of old shopfronts exist in the area which contribute to its Georgian and Victorian character. The Council considers that the design of many other shopfronts in the area could be improved. Changes in shopfronts will be expected to conform to the Council's 'Shopfront Design Guide'. Permission will not be granted for solid roller shutters. Mesh or grill shutters should be used where necessary.

2.25 The Council will not give advertisement consent for new hoardings and will seek to remove those which do not have consent.

- 2.26 Advertisement hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of the building to which they are attached. The Council is opposed to the proliferation of advertisement hoardings in the area and will take action against the owners, advertisers and their agents for unauthorised hoardings.
- 2.27 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**
- 2.28 Advertisements and signs can often detract from the visual amenity of the area. The Council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of a suitable size and design.
- 2.29 The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 2.30 The area contains a number of small but attractive public open spaces which, with their mature trees, contribute to the spacious character of the area. Care should be taken in the maintenance of the existing mature trees, and new trees should be planted for future generations. The Council is keen to promote future public access and open space on the New River Head site, and at Claremont Square, should the reservoir become redundant.
- 2.31 The quality of paving and street furniture in the area is variable. The area contains some of the best and most extensive areas of yorkstone paving in the Borough. This must be retained, properly maintained, relaid if dug up, and if possible reinstated where missing. All granite kerbs and cornerstones, cast-iron coal hole covers and cobbled entrance ways must be retained and replaced in situ if damaged or dug up. Exposed granite sett surfaces must be kept and not tarmacked over. Where pavements are not yorkstone, traditional 900 x 600mm slabs should be used. It is essential that the existing cobbled mews in the area are retained and not resurfaced in different materials. These traditional cobbled surfaces are important to the character of the area, and must not be tarmacked.
- 2.32 Unsightly concrete bollards should be replaced by metal bollards from the Council's approved range. Some streets already have traditional style street lights, and they should be introduced elsewhere as funds permit.