

**Arlington Square (CA04)  
Conservation Area Design Guidelines**

**January 2002**

# Arlington Square (CA4)



Map Scale 1:3750

## CA FOUR

# ARLINGTON SQUARE

- 4.1 The Council will operate special policies in the Arlington Square Conservation Area in order to preserve and enhance the special character and appearance of the Conservation area.**
- 4.2 The area around Arlington Square has special architectural and historic interest because of the strong visual unity of its 1840's terraces of mainly two storey plus basement houses, and the buildings which are visible from the canal contribute to the industrial vernacular of the character of this part of the conservation area. Several of the street blocks were originally built as artisan's cottages relating directly to a factory or workshop in the middle of the block. Generally the houses retain most of their external architectural details. Many of the streets are unusually wide, giving the area a pleasantly spacious feeling, even though back gardens are generally small. Along Arlington Avenue and Baring Street the area borders the Regent's Canal.
- 4.3 The Council wishes to retain all statutory and locally listed buildings together with all other 19th century buildings and structures in the area. Conservation area consent for their removal will only be granted where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 4.4 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. A considerable number of the buildings in the area are statutorily listed, and the uniformity and completeness of the early Victorian terraces is essential to the harmonious character of the area. Conservation area consent will not be granted for the demolition of any of the 19th century buildings in the area. Redevelopment of the few 20th century buildings which exist (mainly after war-time bomb damage) would be considered only where this would improve and enhance the appearance of the area.
- 4.5 Several old shopfronts exist in the area which contribute to its character and these should be retained. However it is considered that the design of many shopfronts in the area could be improved so as to better complement the character of the area. Any changes or alterations to shopfronts and pub fronts will be expected to conform to the Council's 'Shopfront Design Guide'.

**4.6 Planning permission will not be granted to change expand or intensify uses where this would harm the character of the conservation area.**

4.7 The prevailing character of the area is residential with a few corner pubs and some shops along New North Road and industrial premises backing onto the canal. This land use character is considered integral to the overall character of the area. Permission will not therefore be granted for the change of use from existing uses where this would be harmful to the character of the conservation area.

**4.8 Special roof design policies will be applied in the area as follows:**

- i) **traditional roof extensions which conform to the preferred design described in paragraph 4.9 may be permitted on the following properties, using traditional materials:**

**Rydon Street: 2-13 (cons)**

**Linton Street: 41-69, 48-60**

**Rees Street: 1-19, 2-16**

- ii) **elsewhere set-back roof extensions will be permitted only if they, and any necessary works to the party parapet walls, are not visible from any street level or public area. Rear elevations should be mansarded to reduce their visual impact;**

- iii) **roof extensions visible from the street, including long views from neighbouring streets, will not be allowed.**

4.9 The ad-hoc construction of roof extensions is considered damaging to the architectural unity of the area and the character and appearance of the conservation area. Because of the width and pattern of streets in the area there are only a few terraces where setback roof extensions are likely to be acceptable. New roof extensions visible to the street will therefore only be allowed on those terraces where a significant number have already been allowed, with the intention of eventually completing a new and harmonious roof line on these terraces. The preferred design requires that:

- i) the overall width of the dormer window must not exceed the width of the first floor window openings;
- ii) the height of the extension should not be more than that required to allow for minimum room height;

- iii) the proportions (height/width ratio) of the dormer windows should match the first floor windows;
- iv) the dormer windows must be timber sash windows;
- v) the party wall parapet must spring from a point at least 100mm back from the rear edge of the front parapet, and should be constructed in second hand stock bricks with stone coping;
- vi) chimney stacks and pots must be retained and reinstated;
- vii) the front sloping roof (mansard) must be clad in natural slate at a 72 degree slope;
- viii) the rear elevation should also be mansarded in slate, not vertical brickwork, so as to maintain the butterfly or other original profile at the back;
- ix) all visible flashings and sides to dormers must be in lead;
- x) rainwater from the front valley gutter must be drained internally or to the rear to avoid external downpipes on the street elevation;
- xi) 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.

**4.10 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.**

4.11 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.

**4.12 Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be, unless it can be shown that no harm will be caused to the character of the area.**

4.13 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

**4.14 The Council wishes to see the preservation and retention of front boundary railings and traditional iron work in the area.**

4.15 The front boundary railings are an important feature of the area. The Council does not wish to see alterations to, or the removal of, the area's original or traditional front railings. Gates to give access to the front basement steps should match the original railings exactly. Owners will be encouraged to replace non-conforming front walls and fences with traditional metal railings with each head and post sunk into a stone coping. However properties in Arlington Avenue, Arlington Square, Coleman Fields, Linton Street, Rydon Street and St Philip's Way have unusual lower horizontal rails. In these cases vertical rails should not be encased in concrete, but should match the original design.

**4.16 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.**

4.17 Most 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. Front entrance steps to front doors should be stone or cement. Where balcony railings are reinstated they should be in the correct pattern.

4.18 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.

**4.19 Existing yorkstone paving, granite kerbs, cast iron coal-hole covers, granite setts, cornerstones and cobbles must be retained. The Council will also seek to improve the quality of paving, street furniture and open space in the area.**

4.20 The street surfaces and furniture contribute to the character and appearance of the area. Traditional street materials complement those used in the buildings and where they exist must be kept. A few sections of yorkstone paving survives, as do many attractive 19th century coal-hole covers. Granite kerbs, cornerstones, cobbles and setts to entrance ways must be retained and replaced in situ if

damaged or dug up. Unsightly or damaged paving should be replaced by 900 x 600mm slab paving. Where possible, unnecessary traffic signs and unattractive concrete bollards should be removed. Traditional metal bollards should be installed where required.

- 4.21 Some of the existing streets are very wide and present an opportunity for environmental improvement, including pavement widening, tree planting and more attractive street lighting.
- 4.22 The Council will not give advertisement consent for new hoardings and will seek to remove any which do not have consent.**
- 4.23 Advertisement hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of any building to which they are attached. The Council is opposed to the proliferation of advertisement hoarding in the area and will take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.
- 4.24 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**
- 4.25 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.