

Highbury Fields (CA05) Conservation Area Design Guidelines

January 2002

Highbury Fields (CA5)



Map Scale 1:5000

CA FIVE

HIGHBURY FIELDS

- 5.1 The Council will operate special policies in the Highbury Fields Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 5.2 The conservation area is centred on the streets and properties which front onto Highbury Fields, which include some of the finest Georgian terraces in the Borough and also include the distinguished Victorian villas north of the Fields, from Highbury Hill to Aubert Park. The area also contains the old village centre of Highbury Barn, with its clock tower, and Highbury Park. The consistently high architectural and historic quality of the buildings, combined with the spacious scale of development gives the area a special character and appearance which is considered essential to preserve and enhance.
- 5.3 Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.**
- 5.4 The predominant character of the area is residential, although there are commercial uses for example in Highbury Place, Calabria Road, Highbury Grove and Holloway Road. The shops in Highbury Park are a protected shopping frontage. The Council wishes to preserve the general character of the area and will operate policies set out in the UDP to support this. 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.
- 5.5 The Council wishes to retain all statutory and locally listed buildings together with all other 18th and 19th century buildings and structures in the area and the special items listed in Schedule 5.1. Conservation area consent will only be granted for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 5.6 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 some buildings are protected by statutory listing, there are also many other non-listed buildings which are important to the historic and architectural character and appearance of the area.

- 5.7 Several original shopfronts remain which contribute to the historic charm of the area. The Council will resist their removal and will expect any damaged ones to be restored. The grand nineteenth-century porticos are also an important feature of the area and must be kept and repaired.
- 5.8 New buildings should conform to the height, scale and proportions of existing buildings in the immediate area.**
- 5.9 Although there is little scope for large scale redevelopment within the area, there are several sites and poorly designed buildings where development might benefit the area. These include 21-22 Highbury Crescent and the site adjoining 11A Highbury Place, fronting Calabria Road. It is important that new development conforms to the established scale of the area, prevailing parapet heights and the pattern of fenestration.
- 5.10 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.**
- 5.11 The existing character and appearance of the area is largely created by the surviving 18th and 19th century buildings, built of brick, render, timber windows and doors and slate roofs. It is important that new buildings, extensions and refurbishment of existing buildings blend in with and reinforce this character, with care being taken with the choice of brick and bond.
- 5.12 Shopfronts in the area should also use traditional materials such as painted softwood, iron and render/stucco. Natural aluminium is not an acceptable material. Coated aluminium or steel will only be acceptable if the design of the shopfront is appropriate for the building and enhances the conservation area. Full guidance on appropriate design and detailing is given in the Council's 'Shopfront Design Guide'.
- 5.13 Special roof design policies will be applied in the area as follows:**
- i) the Council may permit traditional roof extensions or dormers on the properties listed in Schedule 5.2. Notwithstanding this schedule, the Council will take into consideration the listed status of any of the properties listed in Schedule 5.2 when considering appropriate extensions. Special regard must be paid to the retention of historic fabric where it exists and any extension which might be acceptable in townscape terms will still require careful and detailed examination.**
 - ii) existing mansards should remain unaltered on the properties listed in Schedule 5.3. New or altered dormer windows will not be**

permitted on the front or side slopes of the properties listed in Schedule 5.4. No roof extensions or dormers will be permitted on the properties listed in Schedule 5.5.

- iii) 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.**

- 5.14 The roofline of a street, particularly on terraces or smaller groups of properties, is a major component of the character and appearance of the conservation area. The construction of roof extensions and the addition of dormers or attic windows into existing roofs can be damaging to the architectural unity of terraces and to the balance of detached or semi-detached villas, and can have a deleterious effect on the whole area. There is a variety of existing roof forms and architectural styles in the area, some with parapets and hidden roofs, some with exposed pitched and hipped roofs, some with gables and some with mansards and dormers. This justifies a detailed and specific policy, street by street, throughout the area. Long views across open spaces and down side streets mean that the roofscape is an important component of the character and appearance of the conservation area.
- 5.15 Consent will not be given for the demolition or removal of chimney stacks or pots which are visible from the street or public spaces.
- 5.16 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.
- 5.17 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.**
- 5.18 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.
- 5.19 The Council will permit new or re-built single-storey side extensions on properties listed in Schedule 5.6. Elsewhere planning permission for side extensions will not be granted.**
- 5.20 The spacious and distinctive character of the area owes much to the existing gaps between detached and semi-detached villas. The gaps afford pleasant views to rear gardens and trees. The filling in of these gaps with side extensions would harm the character of the area.

- 5.21 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.**
- 5.22 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
- 5.23 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.**
- 5.24 The majority of 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.
- 5.25 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.
- 5.26 The Council will not permit new garages or car ports at the front of properties in the area. Where existing garages, stables and coach houses contribute to the character of the conservation area, their external appearance should be retained.**
- 5.27 Cars parked in front gardens and garages, or car-ports to house them, are damaging to the character and appearance of the area. The Council will discourage the creation of additional cross-overs across pavements and the creation of hardstanding for vehicles in front of properties in the area.
- 5.28 The Council wishes to see traditional railings, ironwork and front boundary walls retained. New railings or boundary walls should be to a pattern and colour suitable for the street.**
- 5.29 The Highbury Fields area has considerable variety of boundary wall and railing treatment. Traditional black-painted cast-iron railings set in stone copings are an

important feature of Highbury Park, Highbury Place and Highbury Terrace. Traditional stock brick walls with grand brick piers and pyramid plinths are an important feature in Highbury Hill and Highbury Crescent, Aubert Park, Hamilton Park and Leigh Road. The Council will not give permission for the alteration or removal of original or traditional front walls and railings or their footings, or side boundary walls, and will encourage owners to maintain and reinstate traditional designs. The hooped railings around Highbury Fields should be kept.

5.30 Existing yorkstone paving, granite kerbs and cornerstones, cast-iron bollards and coal-hole covers, cobbles and granite setts and the lamp posts in church path must be kept intact.

5.31 The Council will seek to improve the quality of paving, street furniture and open space in the area.

5.32 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 they must be kept. Impressive areas of yorkstone paving remain in Highbury Park and Highbury Hill and must be retained and where possible added to. Several cast-iron bollards survive, notably Victorian octagonal bollards inscribed with St Mary's Islington. Areas of tarmac paving should be replaced by traditional slab paving. Any new crossovers should be surfaced with granite setts.

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

5.34 Advertising 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 hoardings in the area and will take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.

5.35 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.

5.36 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.

NOTE: An 'Article Four Direction' now applies to the Highbury Fields Conservation Area. This means that certain selected building works previously regarded as 'permitted development' will now require planning permission. A quick reference summary is set out at the end of this document. However for further details please contact the Planning Service.

SCHEDULE 5.1

SHOPFRONTS TO BE RETAINED

Calabria Road:	3, 9, 13, 19
Corsica Street:	15
Highbury Park:	1, 18, 26 (Highbury Barn PH), 34, 69, 73

PORTICOS TO BE RETAINED

Aubert Park:	13, 15, 25, 27
Hamilton Park:	2
Hamilton Park West:	44-54, 56-68
Highbury Crescent:	7-13 (cons), 15-18 (cons), 20, 23, 24
Highbury Grove:	42-56
Highbury Hill:	3, 87, 89, 91, 28, 48, 50
Highbury Park:	23, 55
Highbury Place:	1, 24, 32
Leigh Road:	2, 4, 8-14, 35
Panmure Close:	57, 59

SCHEDULE 5.2

TRADITIONAL ROOF EXTENSIONS PERMITTED

Fieldway Crescent:	Gatehouse
Hamilton Park:	6, 10, 12
Highbury Place:	5, 10, 11, 13, 14, 14A, 15, 15A, 16A, 18, 22, 27, 28, 29, 30, 31, 32, 33, 36

SCHEDULE 5.3

EXISTING MANSARDS TO REMAIN UNALTERED

Aubert Park:	5, 7, 17
Baalbec Road:	2, 4, 6
Corsica Street:	19-27
Highbury Grove:	24, 24A, 60
Highbury Place:	1-4 (cons), 6-9 (cons), 17, 19-21 (cons), 23-26 (cons), 39, 39A
Highbury Terrace:	3-11 (cons), 13

SCHEDULE 5.4

NO NEW OR ALTERED DORMER WINDOWS OR ROOFLIGHTS ON FRONT OR SIDE ROOF SLOPES.

Aubert Park:	1, 3, 25-31
Calabria Road:	1-19
Corsica Street:	15, 17
Fieldway Crescent:	20, 22, Fieldway House
Hamilton Park:	1-15, 2
Hamilton Park West:	49-57, 44-68
Highbury Crescent:	7-20 (cons), Meeting House
Highbury Grove:	20A, 40-58
Highbury Hill:	1-93, 2-90
Highbury Park:	75
Highbury Terrace:	23, 24, 25
Leigh Road:	27-35, 2-14, 22-32
Panmure Close:	57, 59
Roseleigh Avenue:	1-19 (cons)

SCHEDULE 5.5

NO ROOF EXTENSIONS OR DORMERS PERMITTED

Baalbec Road:	7-47, Baptist Chapel
Calabria Road:	147-151
Hamilton Park:	23-35
Highbury Crescent:	23, 24, Crescent Mansions (1-8), York House
Highbury Grove:	18, 20, 28, 62-66, Fieldview Court, Lynton Lodge, Sarah Tankel House, Vicarage
Highbury Park:	1-21, 23-61, 63-73, 4-36, 54, 56
Highbury Place:	11A, 12, 40-44 (cons)
Highbury Terrace:	1, 2, 14-22 (cons)
Holloway Road:	2-4
Leigh Road:	1-17, De Barowe Mews
Ronalds Road:	Crescent Mansions (9-24)

SCHEDULE 5.6

SIDE EXTENSIONS

Aubert Park:	25
Hamilton Park West:	48, 50, 52, 62
Highbury Crescent:	7, 8, 11, 13
Highbury Hill:	7, 31, 33, 57, 59, 4-12, 28-36, 82
Leigh Road:	31
Roseleigh Avenue:	15