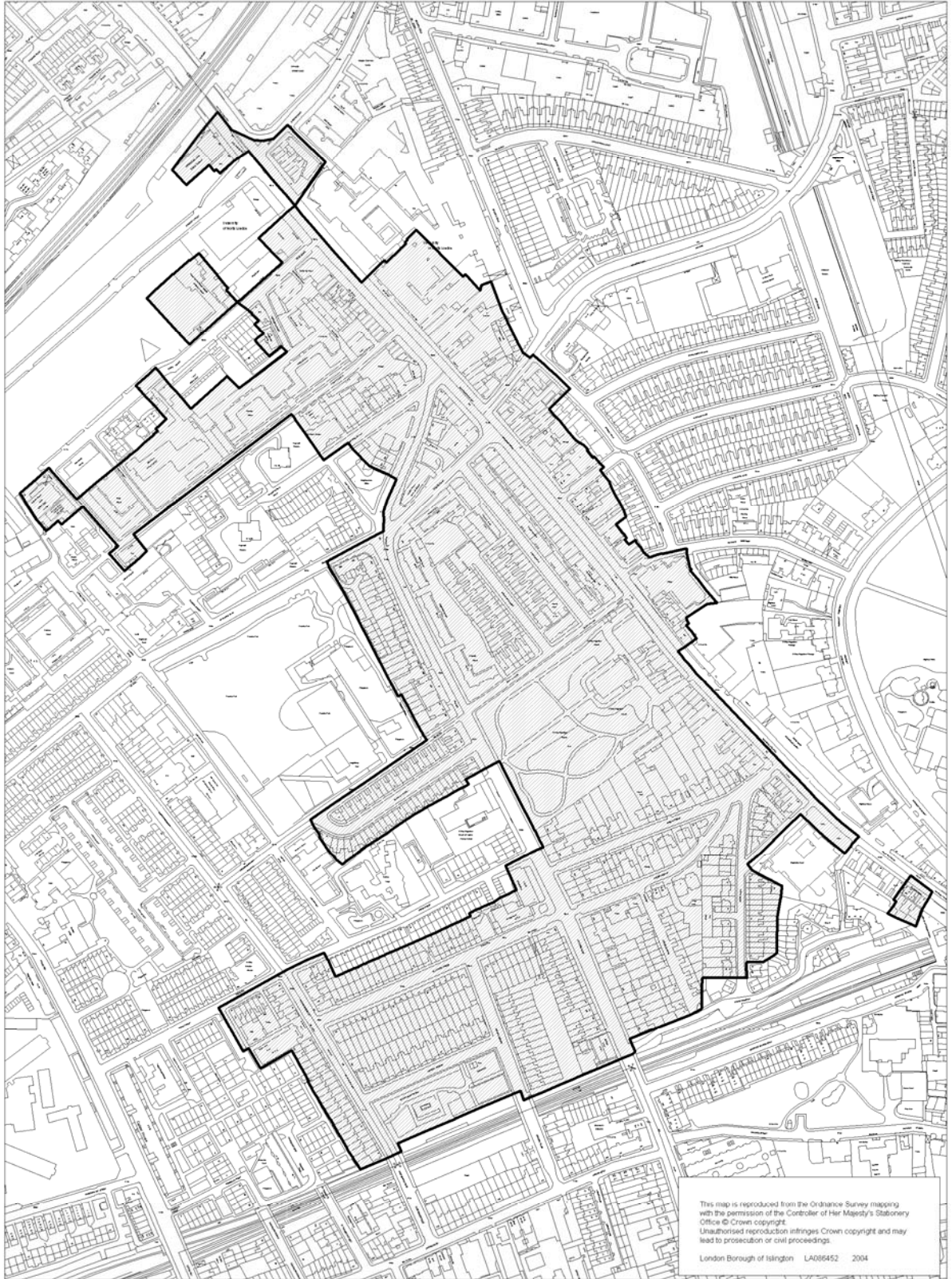


**St Mary Mag (CA06)
Conservation Area Design Guidelines**

October 2003

St Mary Magdalene (CA6)



Map Scale 1:4750



CA SIX

ST MARY MAGDALENE

- 6.1 The Council will operate special policies in the St Mary Magdalene Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 6.2 The St Mary Magdalene Conservation Area is an area of special architectural and historic interest, with a character and appearance that is worthy of protection and enhancement. The area lies north of the North London Line, and has a character distinct from Barnsbury to the south.
- 6.3 In the south of the conservation area, although the earliest terraces in Liverpool Road date from the late 18th century, most of the houses are early Victorian, built in solid brick and stucco, with slate roofs. Many of these houses east of Liverpool Road are semi-detached villas, while those to the west are terraces, including the grand houses facing Arundel Square and Ellington Street. The spacious churchyard gardens around St Mary Magdalene (1812) and Arundel Square are important open spaces in the area, with fine mature trees. Although the different streets vary in their individual character, the quality of architecture and townscape throughout the area is high.
- 6.4 Holloway Road is a principal historic route north and its long history is reflected in buildings built from the 18th to the 21st century. Around the junctions between Holloway Road and Liverpool Road is the Ring Cross Archaeological Priority Area, there remains evidence of earlier medieval settlement that can be seen in the scale of building and in the street plan.
- 6.5 The Council will apply its land use policies in the area. The predominant use south of St Mary Magdalene Church and west of Holloway Road is residential. Along Holloway Road retail uses dominate. West of Ring Cross and Between Madras Place and Palmer Place there are many varied examples of social housing from different periods of the 20th century. Schools and colleges make up a significant proportion of the building types around Eden Grove, George's Road and Chillingworth Road as well as the university buildings on Holloway Road.
- 6.6 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.
- 6.7 The Council wishes to retain all statutory and locally listed buildings together with all other 18th and 19th century 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. Redevelopment of the 20th century buildings in the area will be considered only where this improves the appearance of the area. The following 20th century buildings are considered to contribute positively to the character and appearance of the conservation area and conservation area consent will not be granted for their demolition:

Geary House

Hartnoll House

Morgan Mansions

Radford House

Westbrook House

Ring Cross Junior School

43-45 Eden Grove

83-91 George's Road

6.7 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 that 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. The Council considers the 18th and 19th century buildings critical to the character and historic charm of the area and their loss would reduce the historic and architectural interest of the area.

6.8 **The Council will have particular regard to roof extensions and dormers.**
Therefore:

i) **new roof extensions visible from street level will only be allowed on those terraces where a significant number already exist, with the intention of eventually completing a new and harmonious roof line on these terraces. Elsewhere, roof extensions or additions, visible from the street, will not be allowed;**

ii) **traditional roof extensions may be allowed on the properties listed below:**

Arundel Square: 1, 2, 5, 6, 12, 13, 16, 18-59 (cons)

Bride Street: 77-81

Ellington Street: 1-21, 45-61

Holloway Road: 67-99, 83-99, 115-129, 134-138, 189-201, 222-234

Westbourne Road: 4-12

Notwithstanding the above schedule, 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 extension which might be acceptable in townscape terms will still require careful and detailed examination;

- iii) roof extensions or dormer windows visible from any street or public area will not be permitted on the properties listed below:**

Arundel Square: 3, 4, 7, 8, 9, 10, 11, 14, 15

Bride Street: 83-95

Chillingworth Road: 1-12, St Mark's Studio

Crane Grove: 1, 3, 5, 13-41

Digswell Street: 22

Ellington Street: 23-43, 14-62

Furlong Road: 1, 3, 19, 2A, 2, 4, 6

Holloway Road: 99-113, 54, 56, 60-68, 131-185, 203-257, 70-164, 166-170, 295-299

Liverpool Road: 405-409, 414, 421-441, 491-541, 551-553

Palmer Place: 15-16

Westbourne Road: 13-23

- iv) Between 140 and 164 Holloway Road an irregular building line exists with several main buildings of only 1 or 2 storeys and some shopfront extensions of 2 storeys. The Council will expect future proposals to conform to a building line with 3 storeys with mansard extensions set back to a line level with 146 - 150 and single storey shopfront extensions up to the rear of the pavement.**

- v) **no roof extensions will be permitted on existing shopfront extension.**
- vi) **no alterations or additions to the front and sides of existing visible pitched roofs, including dormers, roof lights or replacement of slate with tile, will be permitted on the properties listed below:**

Chillingworth Road: 1-12

Crane Grove: 7, 9, 2-28

Crossley Street: all

Digswell Street: 4

Eden Grove: 43-45, Geary House, Mount Carmel Roman Catholic Secondary School, Catholic Church of the Sacred Heart of Jesus and Presbytery, Our Lady of the Sacred Heart Roman Catholic School, Gatehouse of the Electric Lighting Station.

Furlong Road: 5, 5A, 7-17, 21, 10-28

George's Road: 1-11, 83-91, St James School, Radford House, Ring Cross Junior School

Holloway Road: 221-249

Liverpool Road: 477-487, 302-344, 434-436, 551-553, Liverpool House, Mersey House, Birkenhead House

Orleston Road: 1, 2

Paradise Passage: 1-9 (cons)

Ringcroft Street: 4-30, 2-29

Madras Place: 9-13

Hartnoll Street: Hartnoll House, Westbrook house

- 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.**

- 6.9 There is a variety of existing roof forms in the area, some with exposed pitched and hipped roofs, many with parapets and hidden roofs, and some with mansards and dormers. The ad hoc construction of roof extensions or the addition or insertion of dormer windows and attic windows into existing roofs can be damaging to the architectural unity of terraces and pairs of semi-detached houses. The Council considers this to be harmful to the character and appearance of the conservation area and therefore development will only be allowed as stated above.
- 6.10 Consent will not be given for the demolition or removal of chimney stacks and pots which are visible from the street.
- 6.11 Where traditional mansards are permitted, the rear elevation should be mansarded, not in vertical brickwork, so as to maintain the butterfly or other original profile at the back.
- 6.12 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.**
- 6.13 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.
- 6.14 The Council will not permit new or enlarged side extensions on the properties listed below:**
- | | |
|--------------------------|---------------------------------------|
| Crane Grove: | 1, 5, 9, 13, 2-28 |
| Ellington Street: | 17, 30, 61, 32 |
| Furlong Road: | 5-17, 10-28 |
| Liverpool Road: | 302-328, 336, 340-344, 551-553 |
| Orleston Road: | 1, 2 |
| Westbourne Road: | 14 |
- 6.15 The spacious and distinctive character of the area east of Liverpool Road including Furlong Road, Crane Grove, Orleston Road and the east side of Liverpool Road owes much to the existing gaps between the pairs of semi-detached or detached villas. The filling in of these gaps by new buildings or enlarged side extensions would spoil the character of the area.

6.16 The Council will not give permission for the demolition or removal of the porticos to 18-37 (cons) Arundel Square.

6.17 The porticos to 18-37 Arundel Square form a unique architectural feature, which contributes to the quality of the street. The loss of any of these porticos would destroy the continuity of the streetscape.

6.18 The Council considers front boundary railings and walls to be an important feature of the area. Therefore:

i) traditional metal railings, painted black with posts individually set into a stone coping should be retained or reinstated where missing or damaged on the properties listed below:

Arundel Square:	all
Bride Street:	7-95
Ellington Street:	all
Holloway Road:	58
Liverpool Road:	491-545
Westbourne Road:	Former St Clement's Church

ii) dwarf stock brick walls (about six courses plus coping stone) surmounted by traditional railings or a hedge, should be retained or reinstated on the properties listed below:

Chillingworth Road:	1-12
Crane Grove:	all
Crossley Street:	all
Furlong Road:	all
Liverpool Road:	405-437, 302-328, St Mary Magdalene Gardens

iii) high stock brick walls, (with coping of stone, blue engineering brick or brick on edge) should be retained or reinstated to rear and side gardens, and to the front of 330-344 Liverpool Road.

- 6.19 Railings and walls to front gardens and corner properties are an important feature of the street scene and contribute to the character of the area. Their retention is considered essential.
- 6.20 The Council will not permit new garages or carports at the front or side of any properties within the area.**
- 6.21 New garages and carports are out of character with 18th and 19th century properties in this area. The creation of additional crossovers across pavements and the creation of hardstanding for vehicles destroys front and side gardens. The Council will resist their creation.
- 6.22 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.**
- 6.23 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.
- 6.24 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.**
- 6.25 Some 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.
- 6.26 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.
- 6.27 The Council will protect the open spaces of Arundel Square and St Mary Magdalene Church Gardens. The Council will require the retention and maintenance of the trees, boundary railings and old Victorian lampposts in St Mary Magdalene Gardens.**

- 6.28 Arundel Square and St Mary Magdalene Church Gardens are important open spaces, essential to the character of the area. The trees and Victorian features in St Mary Magdalene Church Gardens also contribute to the character of the area.
- 6.29 The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 6.30 Existing yorkstone paving must be retained and where possible consolidated. Granite kerbs, cornerstones and granite setts and cobbles to entrance ways must be retained and replaced in situ if damaged or dug up.
- 6.31 The street surfaces and furniture also contribute to the character and appearance of the area. The traditional street materials complement those used in the buildings and where they exist they must be kept. Where replacement is necessary the Council will insist on a modern alternative which is the closest possible to that existing.
- 6.32 The raised pavement outside 509-519 Liverpool Road is an unusual feature which should be kept.
- 6.33 The Council will encourage the removal and replacement by underground cabling of the unattractive telegraph poles and overhead wires which exist in the area. In due course the ugly concrete lampposts should be replaced by a more traditional design which would enhance the character of the area.
- 6.34 The Council will not usually permit the removal of part or all of an original shopfront as listed below, nor allow any alteration to a shopfront that is detrimental to the character of the area:**

Holloway Road:	54, 66, 98-102, 103-105, 107, 109, 111, 115, 139 146-150, 158, 147-185, 209-211,
Liverpool Road:	441, 483, 487, 489
Ronalds Road:	1-7
Westbourne Road:	14

- 6.35 Shopfronts in the area provide a visual focus and interest and are an important factor in creating the character of the area.

The following standards will apply:

- i) shopfronts spanning more than one property should avoid disrupting the vertical emphasis and must reflect the break between properties with pilasters.

- ii) traditional materials should be used such as:
 - a) painted timber (fascia boards, stallriser, door, mullions);
 - b) render/stucco (pilasters, consoles);
 - c) iron (grilles, mullions).
- iii) uncoated aluminium is not acceptable.
- iv) steel may be acceptable if the design of the shopfront is appropriate.
- v) where only part of an original shopfront survives, the Council will require that these features are retained and incorporated sympathetically into the design of the new shopfront.
- vi) the design should reflect the strong vertical emphasis which characterises shopfronts in the area.
- vii) internally illuminated box fascia signs or projecting signs will not be permitted. Fascia and projecting signs should be painted on timber or have individual illuminated letters or can be externally illuminated.
- viii) permission will not be granted to increase the width, length and depth of fascia boards.
- ix) security grilles should always be open mesh on the inside face of the glass, their box housing must always be hidden within the shop and preferably. Solid aluminium shutters will not be permitted.
- x) canopies should be straight canvas canopies capable of full retraction.

6.36 Several old shopfronts exist and others retain important historic details such as original pilasters, corbel brackets and fascia signs and these contribute to the character of the area. Removal of these shopfronts or details would harm that character. The design of many other shopfronts in the area could be improved. Changes in these shopfronts will be expected to conform to UDP policies and the Council's 'Shopfront Design Guide'.

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

6.38 Advertising hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of a building to which they are attached. The Council is opposed to the proliferation of advertising hoardings in the area and will

take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.

- 6.39 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 St. Mary Magdalene 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.