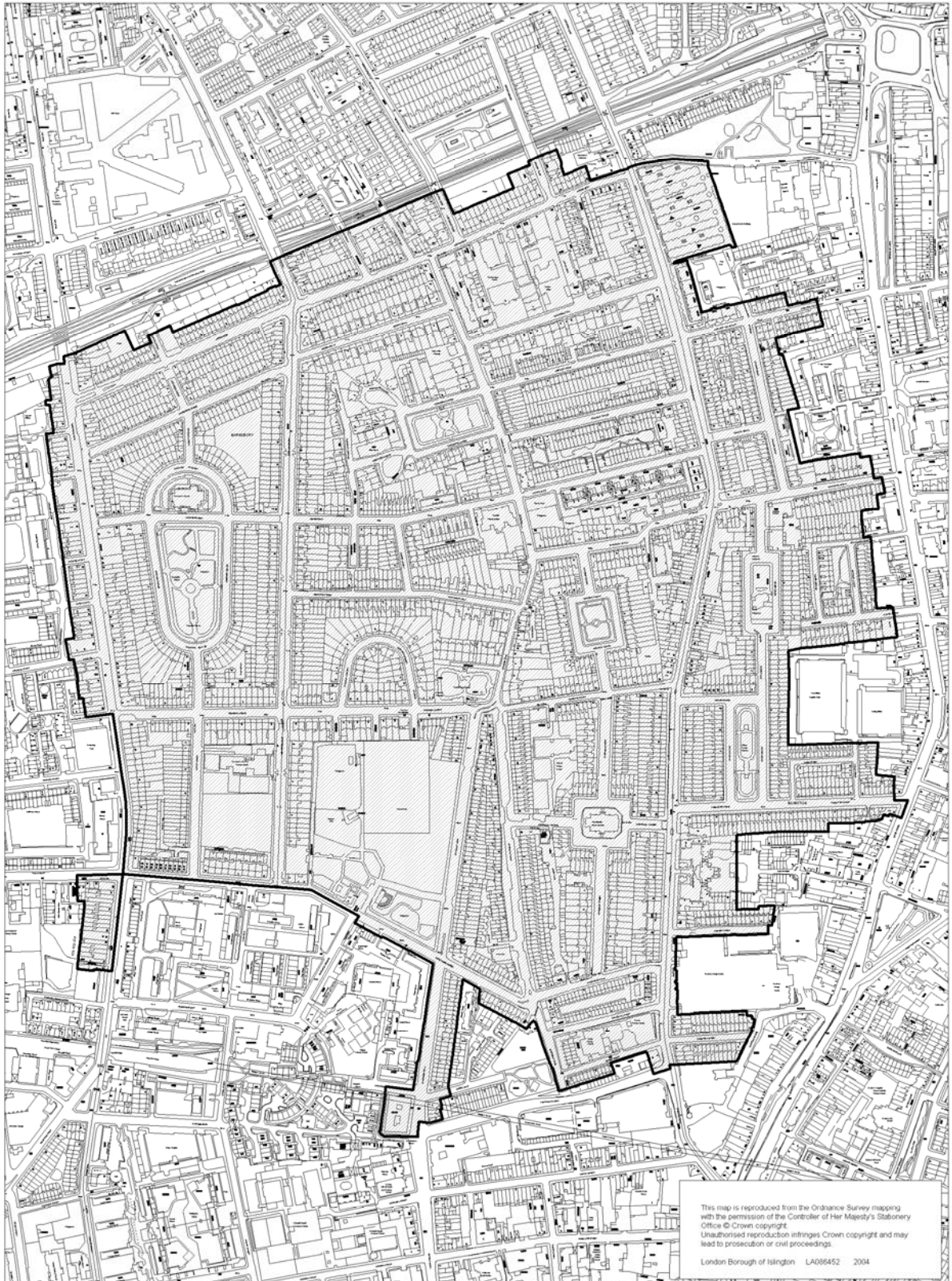


**Barnsbury (CA10)  
Conservation Area Design Guidelines**

**January 2002**

## Barnsbury (CA10)



**Map Scale 1:6500**

## CA TEN

# BARNSBURY

- 10.1 The Council will operate special policies in the Barnsbury Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 10.2 The Barnsbury Conservation Area is the largest in Islington and was declared to be of outstanding importance. It contains many of the best examples of formal late-Georgian/early-Victorian residential developments in London. These include some of the finest sequences of squares and terraces in London, such as Lonsdale Square, Gibson Square and Thornhill Square. Many of the squares contain superb, mature trees and well established planting which enhance the magnificent buildings surrounding them. Overall, the area has a rare quality of consistency and completeness which requires careful and sensitive policies to protect and enhance it.
- 10.3 The predominant character of the Barnsbury 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 Liverpool Road and Caledonian 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.
- 10.4 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 10.1. 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.**
- 10.5 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. Many properties here are statutorily listed, others are of local architectural and historic interest but all combine to create the special character of this area.
- 10.6 This area contains a wide variety of architectural styles with distinctive detailing, and the Council will seek to preserve these details and will encourage owners to

reinstate them where they are missing. These include porticos (listed in Schedule 10.1) and the sphinxes on the entrance steps of the houses on the south side of Richmond Avenue. A grant scheme is also anticipated to encourage owners to repair and restore the external fabric of some buildings - this is likely to cover most properties in Caledonian Road.

- 10.7 The Council considers the shopfronts critical to the character and historic charm of the area and their loss would reduce the historic and architectural interest of the area. Nos. 270-400 (even) Caledonian Road form part of an early shopping parade with wide forecourts which are a rare survival of open trading space.

**10.8 New buildings must conform to the height, scale and proportions of existing buildings in the immediate area.**

- 10.9 There is no scope for large scale redevelopment within this area but there are a number of small sites and poorly designed buildings whose development would benefit the area.

- 10.10 Some of these are gaps in existing terraces. Development in this case should conform to the traditional parapet heights and pattern of fenestration. It is also important to maintain the vertical rhythm resulting from the traditional narrow plot width.

- 10.11 Where new shopfronts span more than one property, the break between the properties should be marked with pilasters to keep the vertical stress. Single pane windows without a stall-riser are not appropriate for the area.

**10.12 In considering applications for extensions and refurbishment, 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.**

- 10.13 The existing character and appearance of the area is created by the survival of 18th and 19th century buildings. These were built using materials suited to labour-intensive methods of construction - brick, stucco, stone, timber for windows and doors and slate or tile roofing. It is important that new buildings, extensions and refurbishments of existing buildings, blend in with and reinforce this character. Care must also be taken with the choice of brick and bond.

- 10.14 Modern materials - glass, steel and concrete - may be acceptable as long as the design of the new building acknowledges the scale and character of the area. Large, flat, uniform planes on elevations are not appropriate.

- 10.15 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'.

- 10.16 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.**
- 10.17 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.
- 10.18 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.**
- 10.19 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
- 10.20 Side extensions to detached and semi-detached properties will not be permitted.**
- 10.21 Several streets, such as Barnsbury Square, Belitha Villas, Hemingford Road and Richmond Avenue, have a spacious and distinctive character derived from the gaps between the detached and semi-detached villas. Filling in these gaps will block the glimpses of green and open spaces through them and spoil the special character of these streets and the variety of urban design in the area.
- 10.22 The Council may permit appropriate traditional roof extensions on the properties listed in Schedule 10.2, otherwise no roof extension visible from any street level position will be permitted. This includes long views from side streets and across open spaces.**
- 10.23 Notwithstanding the above-mentioned schedule, the Council will take into consideration the listed status of any of the properties listed in the schedule 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.

- 10.24 The Council will not permit new or enlarged dormer windows or rooflights on the front or side slopes of exposed pitched roofs.**
- 10.25 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.**
- 10.26 The roofline of a street, particularly on a terrace, is a major component of its character. Alterations which are not in keeping with the existing buildings have a harmful effect on the character and appearance of the conservation area. Although there is a variety of roof forms in this area, the most common is the hidden valley roof behind a parapet.
- 10.27 In this area the long views available across open spaces and wide roads mean that the roofscape becomes part of the overall urban landscape. So, alterations to the roofline, party walls, and chimney stacks can have a detrimental effect on the character of the area.
- 10.28 Traditional mansards using traditional materials may be permitted on the buildings listed in Schedule 10.2, provided that they are correctly detailed and accord with other Council standards. They should be mansarded front and rear and set behind parapet walls. The 'V' line of the butterfly roofs or other original profile at the back and any original chimney pots and stacks should be retained.
- 10.29 On properties with existing exposed pitched roofs, dormer windows will not be permitted on the front or side slopes.
- 10.30 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.**
- 10.31 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.
- 10.32 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.

**10.33 The Council will not permit new garages or car-ports at the front or side of properties.**

10.34 Garages and car ports at the front or side of properties detract from their appearance. The Council will also discourage the creation of additional crossovers and hardstandings for vehicles in front of properties in the area. This damages the streetscape and does not reduce the amount of on-street parking.

**10.35 Existing yorkstone paving, granite kerbstones, cast iron coal-hole covers and granite setts and cobbles must be kept intact.**

10.36 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 the existing.

**10.37** In this area this policy particularly applies to the yorkstone paving of the forecourt of the shops in Caledonian Road (east side) and the exposed granite sett road surface in Waterloo Terrace and Malvern Terrace.

**10.38 The Council has introduced additional planning powers (under an 'Article 4(1) Direction') to control the construction of enclosures to the front forecourts at 270-400 (even) Caledonian Road and will not give consent for such enclosures.**

10.39 The enclosure of forecourts, most of which are quite large, damages the local street environment in this part of the conservation area and introduces a measure of visual intrusion and clutter. Such development detracts from the open character of what is perceived and used as a wide pavement.

**10.40 The Council wishes to see traditional ironwork kept in the area. Parish bollards and old railings should be kept. New bollards and railings should be of a pattern agreed as suitable for the area and painted black.**

10.41 Traditional ironwork also contributes to the character of the area and complements the existing buildings. There is a wide variety of modern copies of traditional railings and balconettes available to replace any which are broken beyond repair or missing.

10.42 This area has a considerable variety of boundary treatment. Traditional railings and walls of front gardens and corner properties are an important part of the street scene. The number of different patterns of railings and other ironwork creates both a fascinating historical record and visual interest. The Council will not give permission for the alteration or removal of original or traditional front

walls and railings and will encourage owners to maintain and reinstate traditional railings.

10.43 Existing concrete or modern metal bollards should be replaced with an appropriate traditional design.

**10.44 The Council will not give advertising consent for new hoardings and will seek to remove any erected without consent.**

10.45 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.

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

10.47 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:** As stated above, an 'Article Four Direction' now applies to part of the Barnsbury Conservation Area, and a second Direction has been approved by Committee. These mean 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 10.1: STRUCTURES**

### **i) PORTICOS**

#### **a) To be kept:**

Almeida Street:	1b (Theatre), 18, 22, 24, 25, 26
Barnsbury Park:	8, 12, 18, 19, 27
Barnsbury Square:	6, 28
Battishill Street:	3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Belitha Villas:	10, 12, 14, 16, 18, 20, 22, 24, 27, 29, 31, 33
Islington Park Street:	44
Liverpool Road:	64, 66, 68
Malvern Terrace:	1
Mountford Crescent:	3, 4, 5, 6
Offord Road:	133
Thornhill Road:	4, 8, 12, 16, 37, 49

#### **b) To be reinstated:**

Almeida Street:	17, 19, 20, 21, 23, 27, 28
Battishill Street:	1, 2
Belitha Villas:	All properties without porticos

### **ii) SHOPFRONTS**

Barnsbury Road:	14 (Penny Farthing PH), 160
Barnsbury Street:	5, 26, 44 (Drapers Arms PH), 47, 49, 51, 53
Bridgeman Road:	107

Caledonian Road:	157 (Prince of Wales PH), 214 (Milford Haven PH), 269, 271, 331, 342 (Prince of Wales PH), 388 (Offord Arms PH), 390
Cloudesley Road:	40, 42, 71, 97, 114, 116 (Crown PH)
Cloudesley Street:	34 (Cloudesley Arms PH)
Cloudesley Square:	1a
Copenhagen Street:	2, 4, 5, 23
Hemingford Road:	113, 115 (Huntingdon Arms PH), 158 (Hemingford Arms PH), 69, 171
Liverpool Road:	57 (George PH), 80 (Minogues PH), 140, 142/144, 158, 160, 200, 201 (Regent's PH), 253, 264 (King's Arms PH)
Offord Road:	4, 38 (Oxford Arms PH), 84, 140
Richmond Avenue:	74 (Duke of Wellington PH), 94
Roman Way:	1a, 2a, 1, 2, 4
Theberton Street:	3, 4, 5, 8, 10, 12, 89
Thornhill Road:	24

### 3. OTHER

Sphinxes and columns in Richmond Avenue.

## **SCHEDULE 10.2: ROOF EXTENSIONS**

Almeida Street:	20, 21, 22, 23, 27, 28
Arundel Place:	6, 7, 10, 11
Barnsbury Grove:	48, 50, 52, 54, 56
Barnsbury Park:	2, 3, 4, 9
Barnsbury Square:	29
Barnsbury Street:	2/4, 3, 5, 26a, 45, 47, 53, 55, 57, 59, 61, 63, 65, 71
Brooksby Street:	25, 27, 29, 31, 49, 53, 2-68
Cloudesley Road:	35, 37, 39, 49, 51, 53, 61, 67, 71, 75, 81, 85, 87, 91, 89, 93, 97, 99, 105, 107, 115, 117, 119, 121.
College Cross:	6, 8, 12, 14, 16, 18, 39, 41, 57, 59, 63, 65 Mitchell House
Huntingdon Street:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70
Islington Park Street:	12, 14, 16, 26, 28, 30, 32, 34, 36, 38, 40, 41, 42, 43, 44
Lambert Street:	6
Liverpool Road:	72, 74, 76, 140, 146, 148, 150, 152, 154, 156, 162a, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 201, 203, 205, 207, 225, 239, 241, 243, 249, 251, 253, 255, 257, 261, 263, 267, 269, 271, 273, 275, 277, 279, 281, 289, 293, 315, 317, 321, 325, 355, 359, 363
Lonsdale Place:	2
St Clement Street:	11
Thornhill Road:	62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82