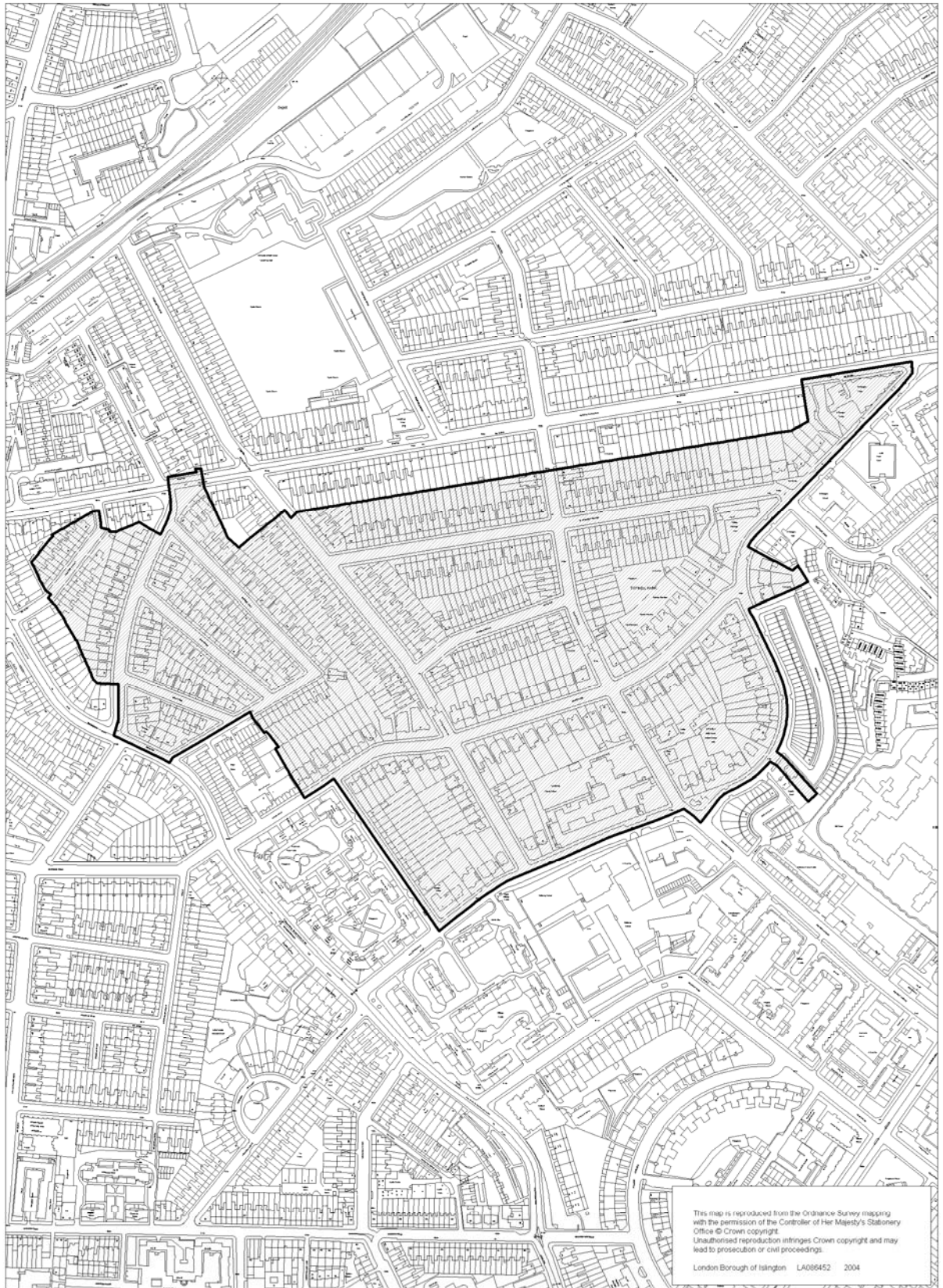


**Tufnell Park (CA11)
Conservation Area Design Guidelines**

January 2002

Tufnell Park (CA11)



Map Scale 1:5000

CA ELEVEN

TUFNELL PARK

- 11.1 The Council will operate special policies in the Tufnell Park Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 11.2 The conservation area is largely made up of the Tufnell Park Estate which was laid out during the 1860's and 1870's as a residential estate by Lord Tufnell. It consists mainly of spacious single and semi-detached villas and also terraces of three and four storeys, many of which were designed by Truefitt, then Surveyor to the estate.
- 11.3 The special characteristics of the conservation area derive from the high architectural quality of the area, with its variety of styles, flamboyant use of different materials and decoration. The unusual relationship between houses of different styles and the variety of architectural details and materials used in the buildings gives the area a special quality.
- 11.4 The Council will operate its land use policies so as to enhance the character and vitality of the area. However planning permission will not be granted to expand or intensify non-residential uses where this would harm the residential character of the area.**
- 11.5 The predominant character of the area is residential, with a few houses providing hotel and bed and breakfast accommodation. The Council wishes to preserve this residential character, and will operate policies set out in the UDP to support this (particularly Chapter 4, Housing).
- 11.6 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 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.**
- 11.7 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 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. The Council considers the 19th century buildings critical to the character of the area and their loss would greatly diminish the

historic and architectural value of the area. Redevelopment of the few 20th century buildings which exist would be considered only where this would improve and enhance the appearance of the area.

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

11.9 Although there is no scope for large scale development within the area, there are some small sites and poorly designed buildings where developments might benefit the area. It is important that development in these cases should conform to the established scale of development in the immediate area and floor to ceiling heights in new developments should not generally exceed those existing in the immediate area.

11.10 In considering applications for extensions, 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.

11.11 The existing character and appearance of the area is created by the survival of 19th century buildings. These were built using materials suited to labour-intensive methods of construction - brick, stone, render, timber for windows and for roofs natural slate and tiles. It is important that new buildings, and refurbishment of existing buildings, blend in with and reinforce this character, and care must be taken with the choice of brick and bond. Modern materials - glass, steel and concrete may be acceptable as long as the design of the new buildings acknowledges the scale and character of the area. Large areas of curtain walling or cladding are not appropriate.

11.12 The size/height of side extensions will be subject to restrictions in certain streets as specified below:

i) **side extensions will not normally be allowed in the following streets:**

Anson Road

Celia Road

Corrine road

Hugo Road

Dalmeny Road

Southcote Road

St George's Avenue

Huddleston Road

- ii) side extensions must be single storey only, setback by at least 2 metres from street:**

Carleton Road

- iii) in cases where side extensions are allowed, the design must be sympathetic to the existing building, and materials and roofing to be used must match the existing house.**

- 11.13 Side extensions can detract from and damage the character of the building as well as that of the conservation area. The existing gaps between properties afford pleasant views of trees and rear gardens, and contribute to the spacious appearance of the area.
- 11.14 Where side extensions are allowed or rebuilt they should be designed to be sympathetic to the existing building and use matching materials to the main house. No side extension would be approved which adversely affects a tree in good health which contributes to the amenity and character of the area.
- 11.15 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.**
- 11.16 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
- 11.17 Where permitted, rear extensions should conform with the main building in terms of scale, design and materials. Sloping chimney stacks on existing extensions should be retained.**
- 11.18 Sloping chimney stacks are an important characteristic of the rear elevations of many terraces in the area such as those properties identified in the list below. These are a distinctive feature of the conservation area and additional storeys to rear extensions of these properties will not be permitted.

Archibald Road:	1-30 (cons)
Dalmeny Road:	1-19
Huddleston Road:	15-87, 14-70
St George's Avenue:	1-126 (cons)

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

- i) on properties with exposed pitched roofs, new or enlarged dormers or rooflights will not be permitted on the front or side slopes. Alterations on rear slopes will be considered on their merits;**
- ii) planning consent will not be given for the removal of original dormers and gables;**
- iii) consent will not be given for the demolition or removal of chimney stacks and pots which are visible from the street or other public areas;**
- iv) 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;**
- v) 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;**

11.20 There are different forms of roof in the area. These consist of gables, mansards, exposed pitch roof and parapets. As these roof details form an important part of the visual and architectural character of both the buildings and conservation area, alterations which are not in keeping with the existing buildings can have a deleterious effect on the whole area. It is also important that existing original detailing should be retained wherever possible or reinstated where missing.

11.21 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.

- 11.22 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.
- 11.23 Illuminated advertisement signs will not be permitted. Other signs should be of appropriate scale and design and should conform to the Council's standards.**
- 11.24 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 suitable size and design.
- 11.25 Illuminated signs whilst suitable for busy city areas are not suitable or in keeping with the character of this conservation area, and will detract from the overall appearance of the street and the historical and architectural quality of the buildings.
- 11.26 Consent will not be granted for the demolition or removal of any existing original porticos, porches or canopies. New porches will not normally be permitted, other than for reinstatement.**
- 11.27 Original porticos, porches and canopies are an integral part of a building. They form a unique architectural feature, which contributes to the quality of the street. Their loss often results in the destruction of the continuity of the streetscene. Missing porches should be reinstated where possible. Ornate tiled dadoes in entrance porches should also be retained. All porches should remain unenclosed.
- 11.28 The Council will not permit alterations to or the removal of original or traditional front boundary walls and railings. New railings or boundary walls should be to a pattern consistent with the area.**
- 11.29 There is considerable variety of boundary treatment in the area; some have metal railings on top of a brick wall, others have engineering bricks as the finishing. Several boundary walls still retain the original names of individual buildings. These railings and walls to the front gardens and corner properties are an important feature of the streetscene and contribute to the character of the area. In addition to prohibiting alterations to original features, the Council will encourage the reinstatement and maintenance of traditional designs where original features have been removed.
- 11.30 Where walls are rebuilt or reinstated they should be in brick to match the house. Timber, wire or concrete fencing should be avoided on street frontages. Dustbin and meter enclosures should be discretely located so as to be invisible from the street.

- 11.31 **New garages or car ports will not be permitted at the front or sides of properties.**
- 11.32 Garages and car ports are inconsistent with the character of the area. Those in front hide the architectural features of the property and those on the side disrupt the spacing between buildings and hide back gardens and trees. Given the architectural importance of boundary walls in the area, the Council will also discourage the creation of crossovers across pavements and hardstanding in front and side gardens.
- 11.33 **The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 11.34 The street surfaces and furniture contribute to the character of the area. Traditional street materials complement those used in the building and where they exist they must be kept. Areas of tarmac paving should be replaced by traditional slab paving. Traditional designs for lampposts, bollards, litter bins and other street furniture would be more suitable. Existing traffic barriers are unsuitable for the conservation area. Where appropriate, barriers or gates in an appropriate scale, design and painted black should be used to complement the conservation area.
- 11.35 **Existing yorkstone paving, granite kerbs, cornerstones, cast-iron coal-hole covers, cobbles and granite setts should be kept intact.**
- 11.36 The traditional street materials complement those used in the buildings and where they exist must be kept. Where replacement is necessary the Council will insist on a modern alternative which is the closest to the existing.
- 11.37 **The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 11.38 Advertising hoardings give an impression of clutter and lack of interest in an area. They 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.

NOTE: An 'Article Four Direction' now applies to the Tufnell Park 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.