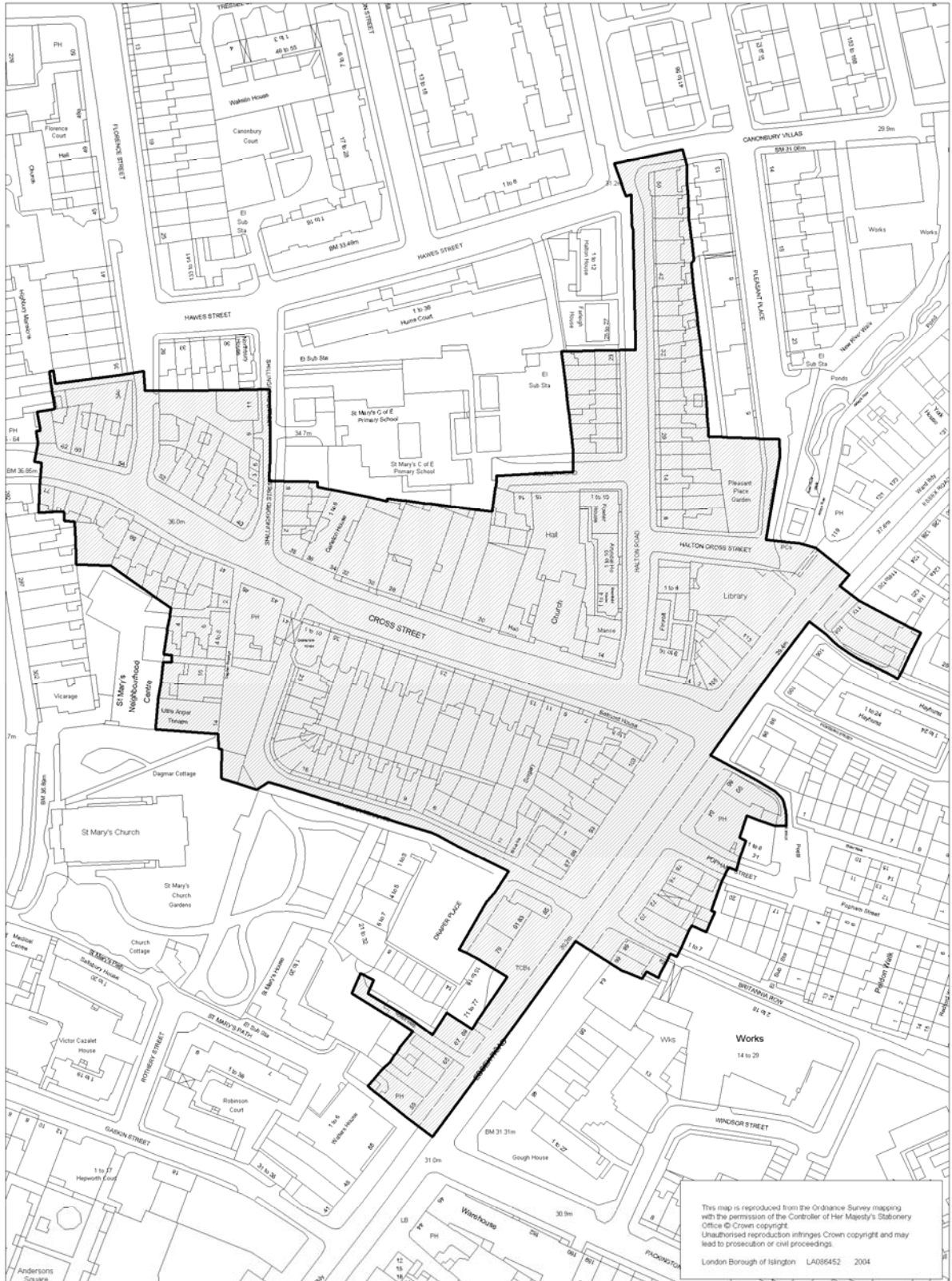


**Cross Street (CA13)  
Conservation Area Design Guidelines**

**January 2002**

# Cross Street (CA13)



Map Scale 1:1750

## CA THIRTEEN

# CROSS STREET

- 13.1 The Council will operate special policies in the Cross Street Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 13.2 The Cross Street Conservation Area lies between two of the oldest thoroughfares in Islington, Upper Street (A1) and Essex Road (once known as Lower Street). Cross Street itself is a lively retailing street with a number of small shops now with specialist traders. The area is a mixture of retail and residential, characterised by the narrow plot-widths and small scale of 17th and 18th century buildings. There are several fine terraces in the area, some of which are listed buildings.
- 13.3 The Council will apply its UDP housing (Chapter 4) and shopping (Chapter 8) policies to protect and preserve the character of the area. It will not normally grant change of use from residential to any other use and it will encourage new retail uses in the Protected Shopping Frontages in the area (40-62 & 65-71 Cross Street and 66-68 & 108-112 Essex Road). The Council will seek to retain other non-residential uses which contribute to the mixed use character of this conservation area.
- 13.4 The Council wishes to retain all locally and statutorily listed buildings together with all the 18th and 19th century buildings and structures in the area and the shopfronts listed below. 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.**

**Cross Street: 2, 4, 34, 36, 38, 40, 62, 41, 49, 51, 63, 71**

**Dagmar Passage: 14**

**Essex Road: 59, 65, 67-69, 83, 93-95, 109; 70, 84 (The Half Moon PH), 88, 96, 112**

**Shillingford Street: 2**

- 13.5 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.

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 shopfronts critical to the character and historic charm of the area and their loss would reduce the historic and architectural interest of the area. Some original shopfronts remain. The Council will resist their removal and will expect any damaged ones to be restored.

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

13.7 Existing buildings in the area are 3-4 storeys high. Any new building which exceeds 4 storeys and which does not reflect the floor to ceiling heights of existing buildings would be detrimental to the character of the area. It would also contravene the 'Local Landmarks' policy as described in paragraph 13.15 below.

13.8 The existing buildings in the area were built on small, narrow fronted plots which gives buildings in the area a strong vertical emphasis. This verticality is one of the main physical characteristics to be conserved.

13.9 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.

13.10 There are some small, vacant sites and several poorly designed buildings in the area, which would benefit from their redevelopment. A planning brief has been approved for the largest of these, 67-73 Essex Road.

**13.11 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.**

13.12 The existing character and appearance of the area is created by the survival of 17th, 18th and 19th century buildings. These were built using materials suited to labour-intensive methods of construction - brick, render, 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; and care must be taken with the choice of brick and bond.

13.13 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.

13.14 Shopfronts in the area should also be constructed with traditional materials such as painted timber (not tropical hardwood) 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'.

- 13.15 The Council will protect views of St Mary's Church, Upper Street, an important local landmark. New development should not compete in height with, or block views of, the church.**
- 13.16 Policy D18 in the UDP seeks to protect views of well known local landmarks. These buildings are key elements within Islington's townscape, creating interesting skylines and views.
- 13.17 St Mary's is the Parish Church at the heart of the oldest part of Islington Village. There has been a church on this site since the 16th century. The present building was constructed in 1754 although the nave was destroyed by fire in an air-raid during the Blitz and rebuilt in 1955.
- 13.18 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.**
- 13.19 The Council wishes to preserve the scale and integrity of the existing buildings by ensuring that extensions are subordinate to the mass and height of the main building.
- 13.20 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.**
- 13.21 The majority 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.
- 13.22 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.
- 13.23 The Council may permit traditional roof extensions on the properties listed below; otherwise no roof extension visible from any street level position or public area will be permitted.**

**Cross Street: 23, 41, 55, 57, 59**

**Essex Road: 72, 74, 76**

**Halton Road: 8**

**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.**

- 13.24 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.**
- 13.25 The roofline on a street, particularly on a terrace, is a major component of the area's character. Alterations which are not in keeping with the existing buildings can 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.
- 13.25 Traditional mansards using traditional materials may be permitted on the buildings listed above, 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 roof or other original profile at the back and any original chimney pots and stacks should be retained.
- 13.27 The Council will not normally permit new dormer windows or the widening of existing dormers, or new rooflights to the front and side slopes of existing exposed roofs.**
- 13.28 It is considered that the alteration of existing original dormers or the introduction of rooflights or additional new dormers in the exposed front or side slopes of historic buildings can be visually damaging to the conservation area.
- 13.29 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.**

- 13.30 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.
- 13.31 Existing yorkstone paving, granite kerb stones, cast iron coal-hole covers and granite setts and cobbles must be kept intact.**
- 13.32 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.
- 13.33 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.**
- 13.34 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.
- 13.35 St Mary's parish bollards are of particular historical interest and should be retained in their historic role. Existing concrete or modern metal bollards should be replaced with an appropriate traditional design.
- 13.36 The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 13.37 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.
- 13.38 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**
- 13.39 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.