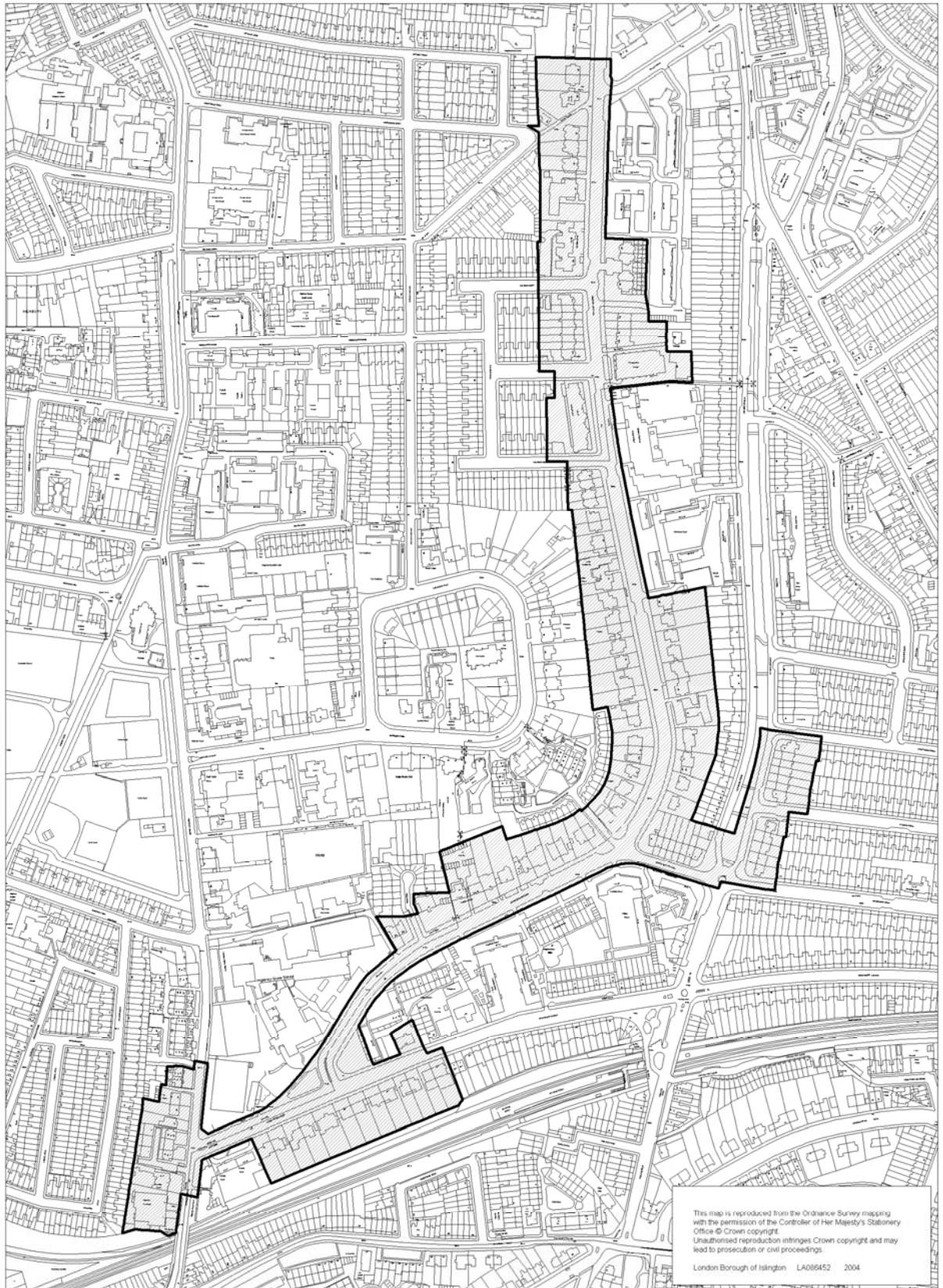


Highbury New Park (CA15) Conservation Area Design Guidelines

January 2002

Highbury New Park (CA15)



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London Borough of Islington LA086452 2004

Map Scale 1:5000

CA FIFTEEN

HIGHBURY NEW PARK

- 15.1 The Council will operate special policies in the Highbury New Park Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 15.2 Highbury New Park was laid out in the 1850's as a new fashionable residential development. The wide gently curving road is lined with grand detached and semi-detached houses, originally for large middle class families, elaborately decorated in order to attract the wealthier clientele. Although a few of the Victorian Villas have been demolished and replaced by modern flats, Highbury New Park remains an area of special architectural and historic interest.
- 15.3 The Council wishes to retain all the statutory and locally listed buildings and historic shopfronts in the area together with all other buildings and structures regardless of their age, which contribute positively to the character and appearance of the conservation area. 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.**
- 15.4 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. The retention of the Victorian houses is essential to the character of the streets and permission will not be given for the demolition of any of these properties. Redevelopment of the more recent buildings in the area will be considered only where this improves the character of the area.
- 15.5 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 commercial uses where this would harm the residential character of the conservation area.**
- 15.6 It is essential to maintain the residential nature of the area to retain its character, so change of use away from residential will not normally be permitted. Business or hotel uses will not be allowed to intensify or expand their activities.

15.7 The following special roof design policies will be applied in the area:

- i) new or altered dormer windows will not be allowed on the front or side roof slopes of properties in the area;**
- ii) improvements to the design of existing dormers would be encouraged on 81, 83, 112, 114, 116 and 139 Highbury New Park and 33 Highbury Grove;**
- iii) no dormer windows will be allowed on the front, side or rear of 2-7 Beresford Terrace, 66 Highbury New Park or 1 Petherton Road;**
- iv) any alterations to roofs requiring planning permission must use natural slate;**
- v) where concealed roofs behind parapets exist, any alterations to the roof which are permitted must respect and retain the butterfly or other original profile at the back;**
- vi) 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.**

15.8 Nearly all the Victorian houses in the area have visible pitched slate roofs, some with gables but most with hipped ends. It is considered that the addition or insertion of dormer or attic windows into existing roofs can be visually damaging to the architectural design of individual villas, and to the balance and symmetry of semi-detached pairs or terraces. The Council therefore considers this type of alteration to be damaging to the character and appearance of the conservation area.

15.9 Consent will not be given for the demolition or removal of chimney stacks or pots which are visible from the street or important to the character of the area.

15.10 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.

15.11 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.

15.12 Side extensions will not be permitted except on the following properties:

Highbury New Park: 12, 16, 20, 21a, 23, 37, 49, 61, 69, 74, 90, 135

Grosvenor Avenue: 151

15.13 The spacious and distinguished character of the area owes much to the gaps between the detached and semi-detached villas with views through the trees and rear gardens. The filling-in of these gaps with side extensions would spoil the character of the area. Only in a few cases, as listed above, would new or rebuilt single storey side extensions be acceptable. These extensions should be at least two metres back from the front corner of the existing house.

15.14 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.

15.15 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

15.16 Permission will not be given for the demolition or removal of the porticos on the following properties:

Grosvenor Avenue: 114

Highbury Grove: 5, 19-23

Highbury New Park: 18, 23, 29-39, 70-74, 85-91, 110-116, 111, 121, 133-137

15.17 The porticos are essential features of certain buildings in the area. The missing portico at 68 Highbury New Park should be rebuilt.

15.18 The Council will encourage the preservation and retention of the distinctive front boundary walls in the area.

15.19 The fine and distinctive front boundary walls are a very important feature of the conservation area. Their preservation and reinstatement where missing is desirable, on the following basis:

Highbury New Park: Rendered walls and gate piers, with open balustrading. Good examples survive at 18, 35, 59, 79 & 135. Wooden gates should be retained and reinstated.

Highbury Grove (west side): Stock brick dwarf wall with rendered balustrading above, plus brick gate piers with pyramid capitals.

Highbury Grove (east side): Retention of school railings.

Beresford Terrace: Decorative yellow and red walls plus stone coping, with brick gate piers.

Petherton Road: Dwarf stock brick wall with stone coping plus privet hedge and railings.

Church Path, Kelross Passage and 21B Highbury New Park: Retention of stock brick boundary walls.

Dustbin enclosures should be hidden or avoided in front gardens.

15.20 New garages or car-ports will not be permitted at the front or side of properties within the area.

15.21 In order not to disrupt the character of the area no new garages or car-ports will be allowed in the area. The Council will also discourage the creation of additional cross-overs and hardstandings for vehicles in front of properties in the area.

15.22 The Council will seek to retain the quality and character of the streets and spaces in the area, and will require the retention of all existing yorkstone paving, granite kerbs, cornerstones and crossovers.

15.23 The quality of the streets and spaces is vital to the character of the area. A small amount of yorkstone survives at the landscaped junction of Highbury Park and Grosvenor Avenue which could possibly be used in a more attractive layout. A large number of original granite crossovers still exist and these must be retained and replaced in situ if damaged or dug up. Any new crossovers should be in traditional granite setts. Granite kerbs and cornerstones should also be kept. Traditional slab paving should be retained in Highbury Grove, Grosvenor Avenue, Petherton Road and Beresford Terrace. In Highbury New Park, however, the existing red tarmac does give a more informal and suburban feel and allows the roots of the magnificent trees more flexibility. Cast-iron tree grids would be an improvement.

15.24 The area is considered unsuitable for concrete bollards. All existing concrete bollards should be removed and replaced by metal bollards of approved design.

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

15.26 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.

NOTE: The Council has agreed to serve an 'Article Four Direction' for the Highbury New Park Conservation Area. This means that 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.