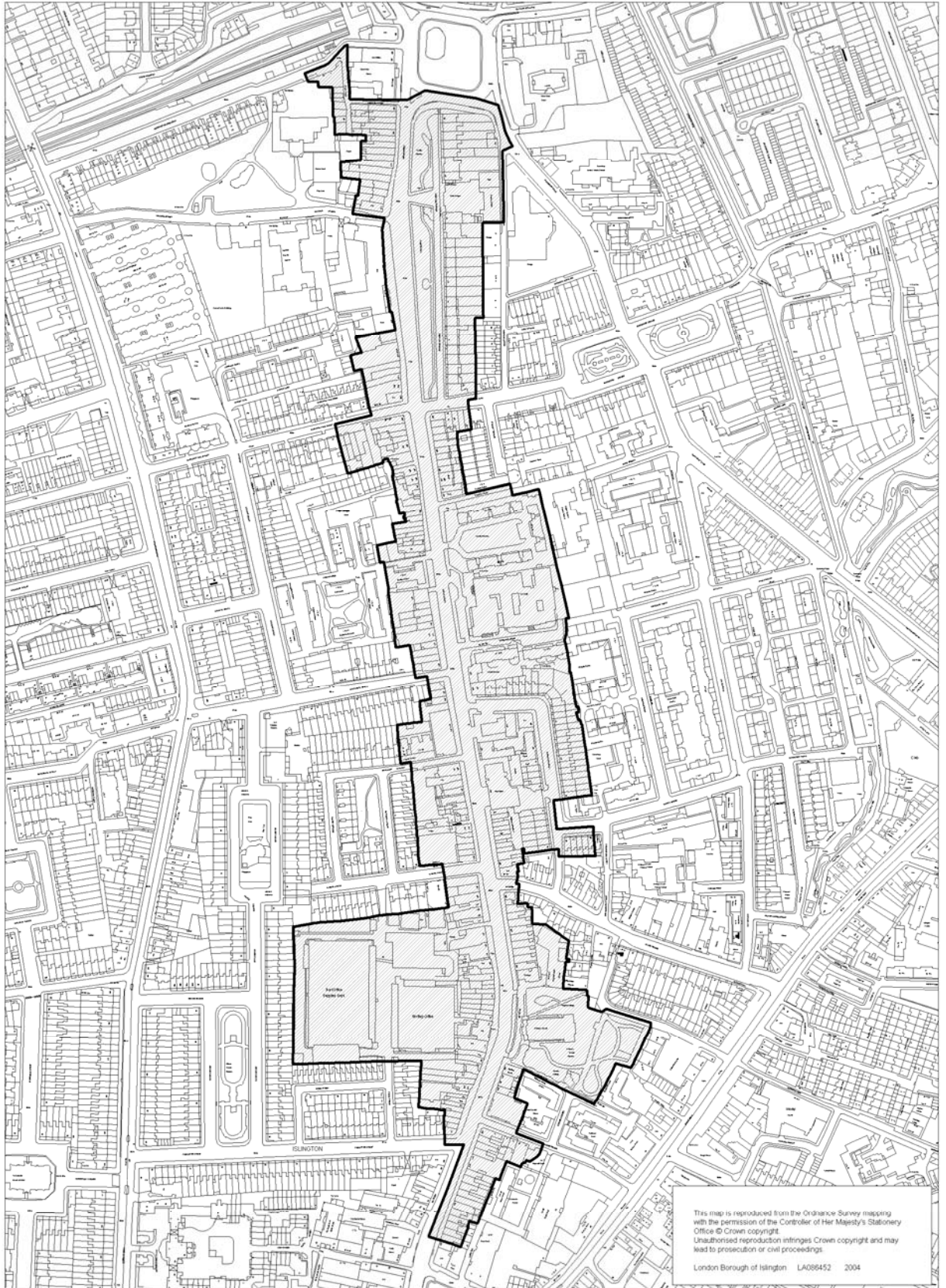


**Upper Street North (CA19)
Conservation Area Design Guidelines**

January 2002

Upper Street (North) (CA19)



Map Scale 1:4500

CA EIGHTEEN AND CA NINETEEN

THE ANGEL AND UPPER STREET NORTH

- 18.1 The Council will operate special policies in the Angel and Upper Street North Conservation Areas in order to preserve and enhance the special character and appearance of these areas.**
- 18.2 These two conservation areas cover the length of Upper Street, Islington's historic main thoroughfare. The slightly winding form, wealth of old buildings and stepped pavements with many intact areas of historic paving create a unique and special environment for residents, shoppers and visitors. Upper Street and the Angel are lively commercial areas with mainly retail and service uses and featuring the well known antiques market and associated shops in and around Camden Passage. The Camden Passage area has its own special character. It is small scale, with low floor to ceiling heights and is in predominantly retail use - mainly occupied by antique traders. Most of the passage is a pedestrian only area paved in yorkstone.
- 18.3 The character of both conservation areas derives from the 17th, 18th, 19th and 20th centuries. The general grain is of individual buildings with traditionally narrow plot widths and a height of two, three or four storeys. The resulting vertical emphasis is echoed by the original shopfront pilasters and consoles which divide properties. The variety of height and of design at roof and parapet level provides great visual interest. This is punctuated by several important local landmarks.
- 18.4 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.**
- 18.5 The predominant uses of the area are retail and related uses, with residential on upper floors. There are protected shopping frontages at 1-49, 213-215, 235-250 and 260-272 Upper Street, 19-25 Canonbury Lane, 27-43 Islington High Street; and a new 'specialist' shopping area which aims to prevent loss of retail units from the Camden Passage antiques area. The Council will seek to maintain the lively retail nature of the area and will not normally grant permission for schemes which harm this established mixed use character.
- 18.6 The Council wishes to retain all statutory and locally listed buildings together with the buildings listed in Schedule 18.1. 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.

- 18.7 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. Here most of the important buildings and structures are protected by statutory listing but the Council considers all the buildings shown in Schedule 18.1 are critical to the character and historic charm of the area and that their loss would reduce the historic and architectural interest of the area.
- 18.8 New buildings should conform to the height, scale and proportions of existing buildings in the immediate area, and should follow the traditional building line.**
- 18.9 Existing buildings in the area are 3-4 storeys high, apart from the Camden Passage area (see below). Any building higher than that would not only be out of keeping with the area but also contravene the 'Local Landmarks' policy (see para 18.21 below). 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.
- 18.10 New properties facing onto the main shopping areas i.e. Upper Street, Islington Green, Essex Road, Islington High Street, Liverpool Road, Canonbury Lane, Cross Street and the Camden Passage area, must have a shopfront or at least a display window on the ground floor street frontage.
- 18.11 In considering applications for extensions, alterations 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.**
- 18.12 The existing character and appearance of the area is created by the survival of 17th, 18th, 19th and early 20th 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, and refurbishments 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 building acknowledges the scale and character of the area. Large, flat uniform planes on elevations are not appropriate.
- 18.13 The Council may permit traditional roof extensions on the properties listed in Schedule 18.2. Otherwise roof extensions visible from any street level or public area will not be permitted.**

- 18.14 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.**
- 18.15 The roofline is a major component of the area's character. The varied and interesting roofline is an attractive characteristic of the area. Alterations which are not in keeping with the existing buildings, or which disrupt the line of a terrace have a harmful effect on the character and appearance of the conservation area. Roof extensions will only be permitted on the properties listed in Schedule 18.2 if 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 profiles at the back, and any original chimney pots and stacks should be retained. Repairs or alterations to existing roofs and dormers must use traditional materials such as slate, lead and timber. Consent will not be granted for demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.
- 18.16 Notwithstanding Schedule 18.2, the Council will take into consideration the listed status of any of properties within Schedule 18.2, 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.
- 18.17 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.**
- 18.18 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.
- 18.19 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.**
- 18.20 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

18.21 The Council will protect views of the local landmarks in this area. These are:

- i) the Union Chapel Tower and Spire, Compton Terrace;**
- ii) St Mary's Church and Spire, Upper Street;**
- iii) the dome of the Angel Corner House, 1 Islington High Street;**
- iv) the 'cinema' tower, 7 Islington High Street.**

New development should not compete in terms of height or scale, or block views of them.

18.22 These buildings contribute to the character of the immediate area and to Islington as a whole.

18.23 The Council will not usually permit the removal of part or all of an original shopfront as listed in Schedule 18.3, nor allow any alteration to a shopfront which is detrimental to the character of the area.

18.24 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) coated aluminium or 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 signs and fascias will not normally be permitted. Traditional hanging signs or individual illuminated letters or neon words are preferable.
- viii) permission will not be granted to increase the width, length and depth of fascia boards.
- ix) security grilles should always be open mesh, their box housing always hidden within the shop and preferably on the inside face of the glass.
- x) canopies should be straight canvas canopies capable of full retraction.
- xi) internally illuminated box or neon signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.

18.25 The Council will require a traditional approach to new development in the Camden Passage area. In particular, proposals must be carefully designed to complement the narrow passages and to integrate with the small scale and height of this area.

18.26 The Camden Passage area closely reflects the period of its construction and is of a smaller scale than the rest of the Angel and Upper Street. An historic ambience has been retained in the Passage area and the Council will protect this by resisting:

- i) removal or alteration of painted timber fascias;
- ii) the introduction of any internally illuminated signs.

For the purpose of these guidelines the Camden Passage area is taken to be: 80-120 Islington High Street, 30-36 (cons) Islington Green, 1-2 Camden Walk, 2-6 Charlton Place and Pierrepont Row and Arcade, and all of Camden Passage.

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

18.28 The Council will seek to improve the quality of paving, street furniture, lamp standard design and railings on public land in the area.

18.29 The street surfaces and furniture contribute to the character and appearance of the area. The existing quality is variable and could be greatly improved to enhance the historic buildings.

18.30 There are several locations where large areas of yorkstone paving and granite kerbstones are left largely intact i.e. Camden Passage and Compton Terrace. This must not be removed. There are some instances of heavy cement grouting which partially obscures the sett. This should be avoided in future.

18.31 The historic lamps and fixing in Pierrepont Arcade and Pierrepont Row must be retained. Certain areas such as Terrets Place and Camden Passage should eventually have suitable period lighting installed.

18.32 The historic cast iron bollards which survive must be retained in situ (except the St James Parish bollards which could be relocated). Existing concrete bollards should be reviewed, and if still required, replaced by a traditional design from the Council's approved list.

18.33 The railings installed around Compton Terrace Gardens and Islington Green do not contribute to the character of the conservation area and the Council will seek to replace them with a more appropriate design. Street signs throughout the area should be reviewed in order to reduce clutter.

18.34 The Council is strongly opposed to the proliferation of advertisement hoardings in the area. Permission will not normally be granted for new hoardings. Where resources permit, the Council will take legal action against unauthorised hoardings and estate agents' signs.

18.35 An unsightly clutter of estate agents' boards or the larger impact of hoardings have a deleterious effect on the character of the conservation area.

Note: An 'Article Four Direction' now applies to Upper Street North 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.

SCHEDULE 18.1

BUILDINGS TO BE RETAINED

| | |
|------------------------|--|
| Almeida Street: | 29, 30 |
| Camden Passage: | 2-28, 11-45 |
| Camden Walk: | 1-2 (The Camden Head PH) |
| Canonbury Lane: | 19-25 |
| Charlton Place: | 2-6 |
| Colebrooke Row: | 70-75 (cons) |
| Compton Terrace: | 1-25 (cons) 2 telephone kiosks |
| Cross Street: | 66 (The Old Parr's Head PH) |
| Essex Road: | 4-16 |
| Florence Street: | 1-25, 30-34, 35-41, 45-50 (cons) |
| Gaskin Street: | 8 |
| Islington Green: | 1, 10-17 (cons), 19-24, 30-31 (cons), war memorial, statue of Hugh Myddelton: two telephone kiosks |
| Islington High Street: | 1, 7, 9, 13, 23-25, 29-43, 80-120 |
| Islington Park Street: | 59-63, 46-52 |
| Liverpool Road: | 3-7 (Business Design Centre) |
| Providence Place: | Flats 1-18 |
| St Mary's Path: | Church Cottage |
| Swan Yard: | 6 |
| Terrets Place: | 1, 2, 3 |

Upper Street: Consecutive numbers:1, 10-14, 20-22, 25-28, 30-31, 34, 36-38, 43, 44-45, 46-49, 52 (Business Design Centre), 56-58, 60-64, 67-79, 83, 87-88, 90-96, 100, 103-109, 110, 112, 114-116, Blocks A, B and F r/o 116, 117-127, 129, 133, 133a, 133b, 134-149, 150-155, 159-167, 169-171, 173-174, 176, Garston House and gateposts to Sutton Dwellings, r/o 181, 181-197, 203-215, 235-240, 242-244, 246-250, 260-272, Tyndale Mansions, Town Hall, 274-275. 277, 279-288, 292-302, Vicarage, St.Mary's Church, tombs and railings in Churchyard, 303-330, 334-341, 342-354, 357 (Phelps Cottage), 359 (The Mall), telephone kiosks.

Water Tower Place: The Water Tower

SCHEDULE 18.2

TRADITIONAL ROOF EXTENSIONS

Camden Passage: 6, 7, 8, 9

Charlton Place: 2, 4, 6

Compton Terrace: 6-8 (cons), 10, 11, 14-19 (cons)

Gaskin Street: 10-12

Islington Green: 13-17, 35-36

Islington High Street: 3-5, 13, 19-21, 27, 41, 43, 100-104, 108-114

Islington Park Street: 59-63

Swan Yard: 8-12, 15

Upper Street: Consecutive numbers: 8-9, 14, 21-22, 29, 31, 39, 44-45, 62-66, 69, 79, 88, 89, 93-95, 98-99, 102, 103,106a-109, 111, 131-132, 134-137, 147-150, 153, 176, 177, 201-204, 208-212, 215, 245, 287, 288, 296-301, 313-324, 327-329, 333-338, 341, 343-346, 350-436,350-352

SCHEDULE 18.3

SHOPFRONTS TO BE RETAINED

| | |
|------------------------|---|
| Canonbury Lane: | 21, 23, 25 |
| Cross Street: | 66 (Old Parr's Head PH) |
| Charlton Place: | 2, 4, 6 |
| Camden Walk: | 1A, 2 (Camden Head PH) |
| Camden Passage: | 8, 14, 16, 25, 27, 41 |
| Islington Green: | 1 (The Slug and Lettuce PH), 36 |
| Islington High Street: | 1, 23-25, 82 (The York PH), 96, 98, 100, 102, 104, 106, 120 |
| Essex Road: | 4, 6, 8, 10, 16 |
| Florence Street: | 50 (The Florence PH) |
| Upper Street: | 1, 12 (The Nag's Head PH), 56 (Solomon Grundy PH), 69, 75, 106a, 115 (The King's Head PH), 129, (The Mitre PH), 133, 135-6, 138, 140a, 146-7, 153 (Royal Mail PH), 154-5, 181 (The Hare and Hounds PH), 186, 189, 190, 191, 192, 193, 194-5, 196/7, 204, 207 (Hope and Anchor PH), 235 (Angel and Crown PH), 250, 260, 262, 266, 268, 281, 282, 285, 286, 292, 293, 295, 296, 297, 302, 305/7, 321, 322, 323, 324, 327, 330, 338, 344, 345, 346, 353. |