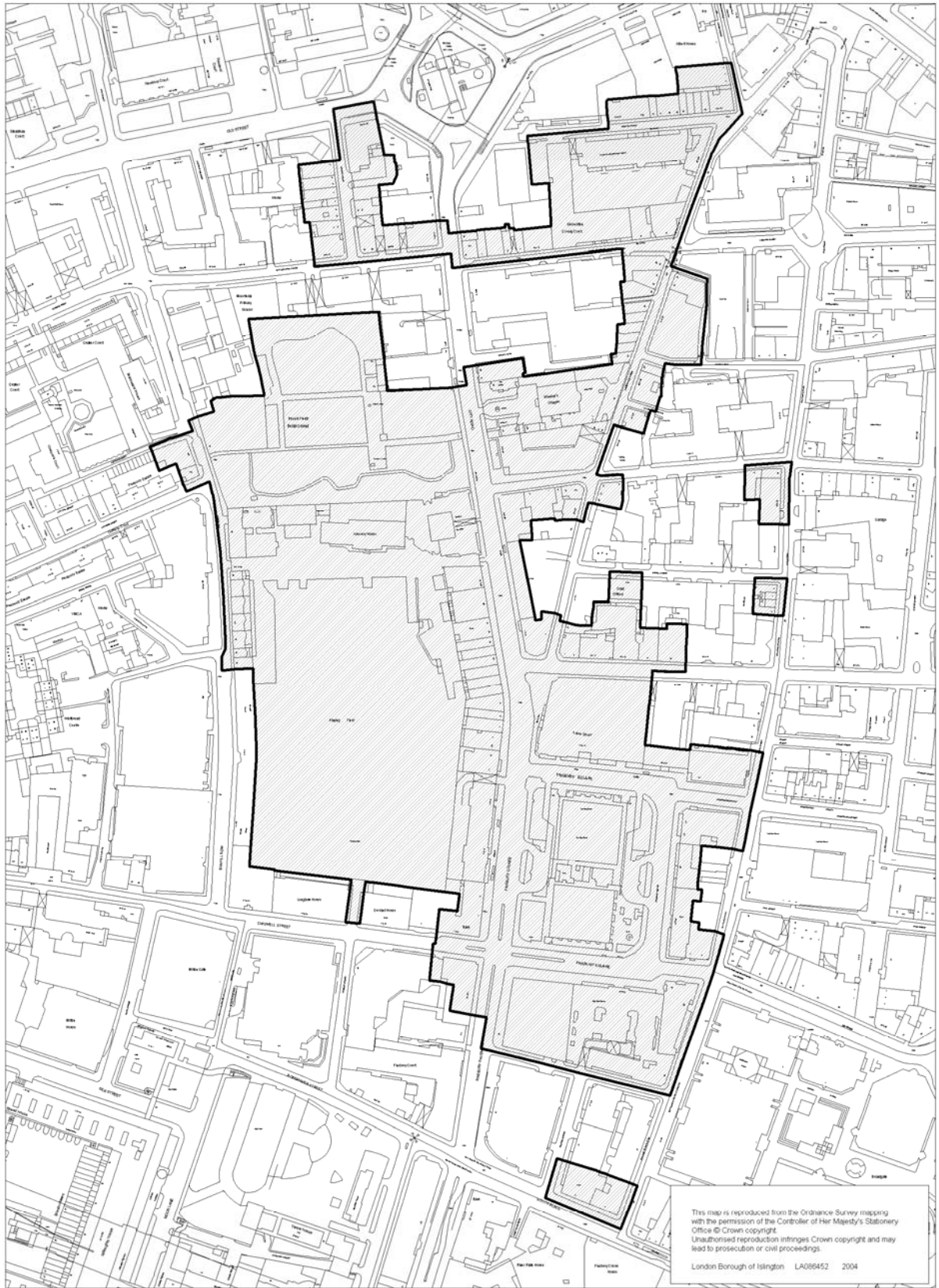


**Bunhill Fields/Finsbury Square (CA22)
Conservation Area Design Guidelines**

December 2002

Bunhill Fields and Finsbury Square (CA22)



Map Scale 1:3500

CA TWENTY TWO

BUNHILL FIELDS / FINSBURY SQUARE

- 22.1 The Council will operate special policies in the Bunhill Fields / Finsbury Square Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 22.2 Situated in the south-east corner of the Borough immediately north of the Moorgate entrance to the City of London, this area contains a number of famous and historic buildings and open spaces and possesses a special character. Therefore, it requires strong policies and controls to enhance the quality of the area and to protect it against intense pressure for development resulting from the close proximity of the Square Mile.
- 22.3 Bunhill Fields (owned by the City Corporation) and Wesley's Chapel are internationally famous sites. Finsbury Square and the playing fields of the Honourable Artillery Company are also ancient open spaces, now surrounded by late-19th century or early-20th century buildings. City Road and Tabernacle Street, both running north connected by several cross streets, are lined with solid late-Victorian, Edwardian or more modern buildings, which are almost entirely commercial. Although buildings of quality are scattered, there is enough to give the area a cohesive character of Edwardian grandeur and Victorian commercialism which relates well to the spaces and streets because of their scale, materials and ornament.
- 22.4 The Council wishes to retain all statutory and locally listed buildings and the buildings and structures listed in Schedule 22.1. 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.**
- 22.5 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. Several buildings and monuments in the area are protected by statutory listing. These include the Wesley's Chapel complex, Bunhill Fields Burial Grounds (which is owned by the City Corporation), Armoury House, Finsbury Barracks, Shoreditch County Court in Leonard Street and 20-29 Bunhill Row.

22.6 A number of non-listed buildings are also critical to the existing character of the area and provide important frontages to the streets and spaces. They must be retained. Even a good standard of modern design would not compensate for the loss of these buildings, which hold the key to the turn of the century character of the conservation area.

22.7 The Council will pay particular attention to land use and design matters and will expect any development to comply with appropriate criteria; particularly in relation to heights, materials, roof structures and shopfronts in the following locations:

Finsbury Square

City Road

Tabernacle Street, Epworth Street and other side streets

FINSBURY SQUARE

22.8 Finsbury Square is entirely commercial in character and appearance. The Council will seek to retain the established character and residential schemes will be resisted.

22.9 Where development is acceptable a high standard of design will be expected which respects and reinforces the grand City-type buildings which face the Square. The prevailing sheer height to parapet level of six-storeys plus basement should be maintained, but not exceeded. Precise parapet heights may vary by a metre or less between buildings. Behind the parapet, two set-back storeys may be acceptable, including plant, either as a vertical wall at least two metres back or as a mansard. Plant rooms must be included within the roof structure. Satellite dish receivers and aerials must also be out of sight from the Square.

22.10 Elevations facing the Square and its approaches must be wholly in Portland Stone below parapet level. Above the parapet, vertical walls should be in Portland Stone, mansards should be in slate. The principal horizontal lines of elevation, e.g. cornices, bands, window heads and cills, should relate to similar features of adjoining buildings. Ground floor entrances should be grand but should avoid large areas of glass. Window openings should produce a balanced rhythm with no dominance of glass over stone. Strong vertical or horizontal emphasis should be avoided. Front areas, giving light to basements, should be protected by heavy metal railings on a stone base. Rear elevations facing Artillery Fields should be in brick and designed with care. Glass to windows and entrances should be clear, not coloured or tinted.

CITY ROAD

- 22.11 City Road has a mixed use character comprising commercial, institutional and residential. The Council will seek to retain the vitality of this area by protecting the mixed use character and encouraging commercial uses. Residential schemes on the ground floors will normally be resisted.**
- 22.12 City Road comprises lower and smaller buildings than Finsbury Square, often with fairly narrow frontages, and several with ground floor shops. Where redevelopment is acceptable, this character must be respected and replicated. Height to parapet should not exceed four or five storeys. An additional mansard floor may be acceptable, perhaps behind a gable. Plant and other roof structures should not be visible from the street.
- 22.13 Front elevations should be mainly in brick with complementary materials such as stone dressings, but with no predominance of glass. The maintenance of variety and interest is important; some vertical emphasis may be acceptable. Glass to windows and entrances should be clear. Ground floor shopfronts should be incorporated and designed to relate to the upper part of the buildings. The fascia line above ground floor should relate closely to the adjacent buildings. Full guidance on appropriate design and detailing is given in the Council's 'Shopfront Design Guide'.

TABERNACLE STREET, EPWORTH STREET AND OTHER SIDE STREETS

- 22.14 The established character of this area is commercial with a mixture of workshops, small offices and live/work units. The Council will seek to retain the established character and wholly residential schemes will be resisted.**
- 22.15 The prevailing character of the narrow side streets either side of City Road is of late-Victorian warehouses and offices although there are also small pockets of earlier Georgian survivals such as 3 - 9 Paul Street. This character must be retained and new development where acceptable, must blend with this character in terms of scale, materials and ornament. Four or five storeys sheer from back of pavement should be maintained with a clear parapet line. Plant and roof structures should be set back to be invisible from the street. New buildings should be in brick, with punched window openings, and with a vertical emphasis. Bland flat frontages and curtain walling should be avoided. Glass to windows and entrances should be clear.

POLICIES FOR THE AREA AS A WHOLE

- 22.16 On refurbishment or where renewal is unavoidable the Council will normally require the use of vernacular materials.**

- 22.17 Many properties in the area still maintain original features both externally and internally. These include decorative stone work, ironwork, panelled doors and original windows, either timber or metal. These special features contribute to the character of the area as a whole. Owners are therefore encouraged to maintain and repair the original features wherever possible. Where renewal is unavoidable or features missing, the Council encourages owners to reinstate these with traditional and matching designs.
- 22.18 Refurbishment will be welcome where this respects and enhances the original character of the building. Care must be taken to avoid removing or simplifying decorative details and in installing modern windows where this will harm the character of the building. New plant and tank rooms must be located to be invisible from the street.
- 22.19 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.**
- 22.20 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.
- 22.21 Existing open spaces, yorkstone paving and other traditional street furniture must be retained and repaired if damaged.**
- 22.22 Finsbury Square is protected by the London Squares Preservation Act but its character has been spoilt by the underground car park entrances, the petrol filling station and their signs and structures. The Council wishes to see the removal of these incursions and the square restored to being wholly public open space. Improvements to the railings, planting and the design of the cafeteria are desirable.
- 22.23 Bunhill Fields, which is a quiet retreat from the busy streets, has a very special character. Its seclusion and tranquillity must not be threatened by any increase in scale of buildings on City Road, Bunhill Row and Featherstone Street which back onto the Fields.
- 22.24 The quality of paving and street furniture in the area is variable. A few areas of yorkstone paving survive (e.g. the north side of Finsbury Square). This must be retained and where possible added to. Granite kerbs, cornerstones and traditional cast-iron bollards should be retained and replaced in-situ if damaged and dug up. Unsightly bitmac paving should be replaced by traditional slab paving. Additional funds will be required to supplement the cost of replacing street furniture to the Council's standards.

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

22.26 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.

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

22.28 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.

SCHEDULE 22.1

BUILDINGS AND STRUCTURES

Bonhill Street:	1-3 (cons), 11
Bunhill Row:	15, 20, 21, 23, 25, 27, 29, 102 (Artillery Arms PH), Bunhill Fields Burial Ground
Chiswell Street:	Railings and gates to Honourable Artillery Company Playing Fields
City Road:	1-9, 2, 3, 4, 6, 12, 14, 16, 20, 38 (Barracks), Armoury House, 47,49, Wesley's Chapel (entire complex including tombs, headstones, railings), Bunhill Fields (entire complex including tombs, walls, railings), 70-74, 73 (Angel PH), 75
Clere Street:	Two bollards
Cowper Street:	22-24, 29-37 (cons), Central Foundation School (including rear), two bollards on corner with Tabernacle Street

Epworth Street:	8, 24, two bollards on corner with City Road and Tabernacle Street
Featherstone Street	36 and 37, 38-40
Finsbury Square:	12A, 13-21 (Triton Court), 22-25, 39-45 (City Gate House), drinking fountain, two horse troughs
Lackington Street	City Gate House
Leonard Street:	1, 3, 5-7, 9-15, 17 (rear side elevation to school yard), Shoreditch County Court, 21-23 (including Tabernacle Street frontage)
Mallow Street	3-12
Old Street	210-216
Paul Street:	3-9, 23-33, 35
Singer Street:	5, 7, 9
South Place	3, 4
Tabernacle Street:	2A, 27 (including Epworth Street frontage), three bollards outside 4-14, 30-34, 46-50, 52-58, (including Platina Street frontage), 41, 43, 45, 47, 49, 51, 53, 55-57, 59, 60, 62-72
Worship Street:	2-8, 5-9, 10-18, 19-23, 25-29