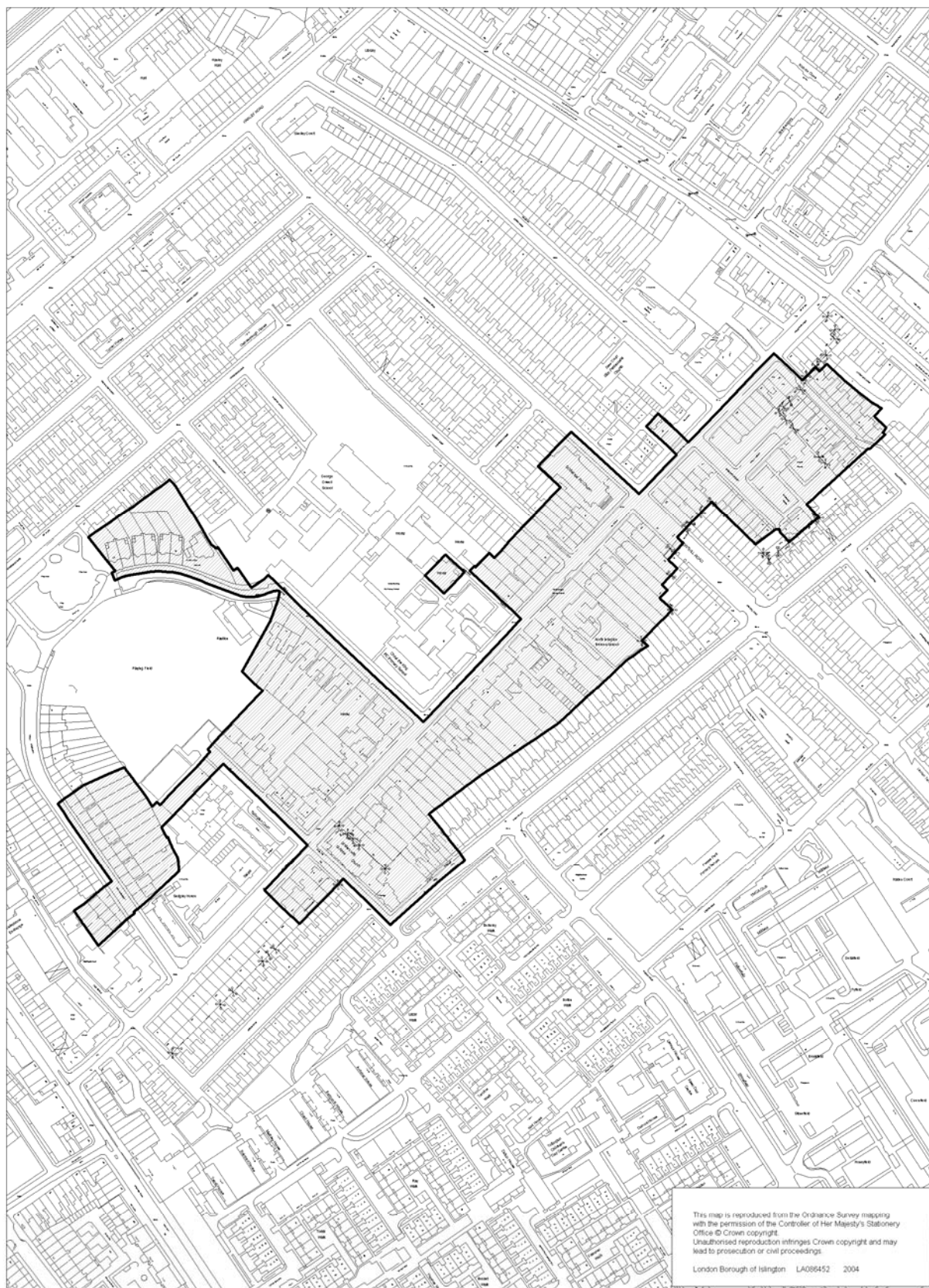


**Tollington Park (CA25)  
Conservation Area Design Guidelines**

**January 2002**

## Tollington Park (CA25)



**Map Scale 1:3750**

## CA TWENTY FIVE

# TOLLINGTON PARK

- 25.1 The Council will operate special policies in the Tollington Park Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 25.2 Tollington Park was one of the earliest residential streets to be laid out in the northern part of the Borough, and was lined with grand semi-detached villas in the 1830's and 40's, many of which survive. Together with the two fine Victorian Churches of St Mellitus and St Mark in their contrasting styles, and the many mature trees, Tollington Park has an unusually spacious quality and an above average standard of architectural design.
- 25.3 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.**
- 25.4 The predominant character of the Tollington Park Conservation Area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes. There are shopping and commercial frontages at 144-164 Tollington Park which provide local services and are an important contribution to the character of the area. Generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to the character.
- 25.5 The Council will apply its housing and shopping policies to protect and preserve the character of the area. It will not normally grant change of use from residential to any other use. The design of new shopfronts in the existing parade at 144-164 Tollington Park will be expected to conform to the Council's 'Shopfront Design Guide'.
- 25.6 The Council wishes to retain all statutory and locally listed buildings together with all other 19th century buildings and structures in the 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. Redevelopment of the few 20th century buildings will be considered only where this improves the appearance of the area.**

25.7 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 reduce the historic and architectural interest of the area.

**25.8 Special roof design policies will be applied in the area as follows:**

- i) **roof extensions or dormer windows visible from any street view will not be permitted on the properties listed below:**

<b>Charteris Road:</b>	<b>47-67, 52-72</b>
<b>Fonthill Road:</b>	<b>1</b>
<b>Leeds Place:</b>	<b>1a</b>
<b>Moray Road:</b>	<b>1</b>
<b>St Mark's Villas:</b>	<b>1-3</b>
<b>Tollington Park:</b>	<b>39-51, 96-108, 162, 164</b>
<b>Tollington Place:</b>	<b>2, 5, 8</b>
<b>Weymouth Villas:</b>	<b>1-3</b>

- ii) **new dormer windows, rooflights or alterations to existing dormer windows will not be permitted on the front or side of the properties listed below:**

<b>Everleigh Street:</b>	<b>1-17, 18</b>
<b>Tollington Park:</b>	<b>35, 37, 59-79, 89, 54-94, 114-160</b>
<b>Tollington Place:</b>	<b>4, 6, 6a</b>
<b>Turle Road:</b>	<b>12-20 (cons)</b>

**Turleway Close: 69-81**

**Wray Crescent: 1-7, 2-24**

- iii) on all roofs visible from street level or from other public areas, permission will not be given to replace slate with tiles or other materials;
- iv) 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;
- (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.

25.9 The roofline on a street is a major component of its character. Alterations which are not in keeping with the existing buildings have a harmful effect on the character and appearance of the conservation area. Although there is a variety of roof forms in this area, many have exposed pitched and hipped roofs, some with original dormers. A few properties have parapets and gables with hidden roofs. 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.

**25.10 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.**

25.11 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.

**25.12 The Council will apply the following policies in relation to side extensions:**

- i) side extensions will not be permitted on the properties listed below:

**Fonthill Road: 1A**

**Tollington Park: 59, 61, 63, 89, 66, 68, 72, 114-126**

**Tollington Place: 5**

**Turlewray Close: 69-79**

**Wray Crescent: 2-24**

- ii) **no additions will be permitted to the existing side extensions on the properties listed below:**

**Moray Road: 1**

**Tollington Park: 35-47, 54-60, 70, 88-108, 158**

**Tollington Place: 2, 8**

**Turle Road: 12-20 (cons)**

25.13 The spacious character of the area owes much to the existing gaps between the pairs of semi-detached or detached villas. The filling in of these gaps with side extensions, thus creating continuous terraces, would spoil the character of the area.

**25.14 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.**

25.15 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

**25.16 The Council will have particular regard to porticos in the area. Therefore:**

- i) **demolition of the existing porticos will not be permitted on the properties listed below:**

**Moray Road: 1**

**Tollington Park: 59, 61, 89, 54-64, 106**

**Turle Road: 12-20 (cons)**

- ii) **reinstatement of porticos would be welcomed on 96-104 and 108 Tollington Park and will be sought as part of any development scheme;**
- iii) **entrance steps should be stone or cement.**

25.17 Several of the Victorian villas in the area possess grand porticos at their front entrances, which contribute to the architectural quality of the street. The loss of these porticos would reduce the quality of the area's character.

**25.18 The Council considers the front boundary walls to be a unifying feature of this area. Therefore:**

- i) **permission will not be granted for the demolition or removal of the existing rubble and engineering brick-front garden walls of 54-60 Tollington Park and 8 Tollington Place;**
- ii) **elsewhere in the area the Council will expect the front boundary to comprise a dwarf stock brick wall (about 6 courses high), with a stone coping, surmounted by metal railings or a hedge, and with stock brick gate piers capped with a stone coping.**

25.19 Most of the houses in the area are set back behind generous front gardens. The front garden walls are therefore an important feature in the street and contribute to the character of the area. The loss of these walls would be detrimental to the character of the area.

**25.20 Garages and carports are incompatible with the character of the neighbourhood and will not be permitted at the front or side of any properties within the area.**

25.21 The spacious character of the area owes much to the existing gaps between the pairs of semi-detached or detached villas. The filling in of the gaps with garages or carports would spoil the character of the area. Siting garages or carports in the front of any property would damage the generous front gardens which also characterise the area, and would hide the architectural features of the properties.

25.22 The Council will also discourage the creation of additional crossovers across pavements and the creation of hardstanding for vehicles in front of properties in the area. The continuous forecourt in front of 96-108 Tollington Park is regrettable and the Council will encourage the reinstatement of front boundary walls and soft landscaping.

**25.23 Existing granite kerbs, cornerstones and granite setts and cobbles to entrance ways must be retained and replaced in situ if damaged or dug up.**

25.24 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. Where unsightly or damaged pavings exist, these should be replaced by traditional 900 x 600mm slab pavement.

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

25.26 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.

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

25.28 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.

**NOTE:** Committee has granted approval to serve an 'Article Four Direction' for Tollington 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.