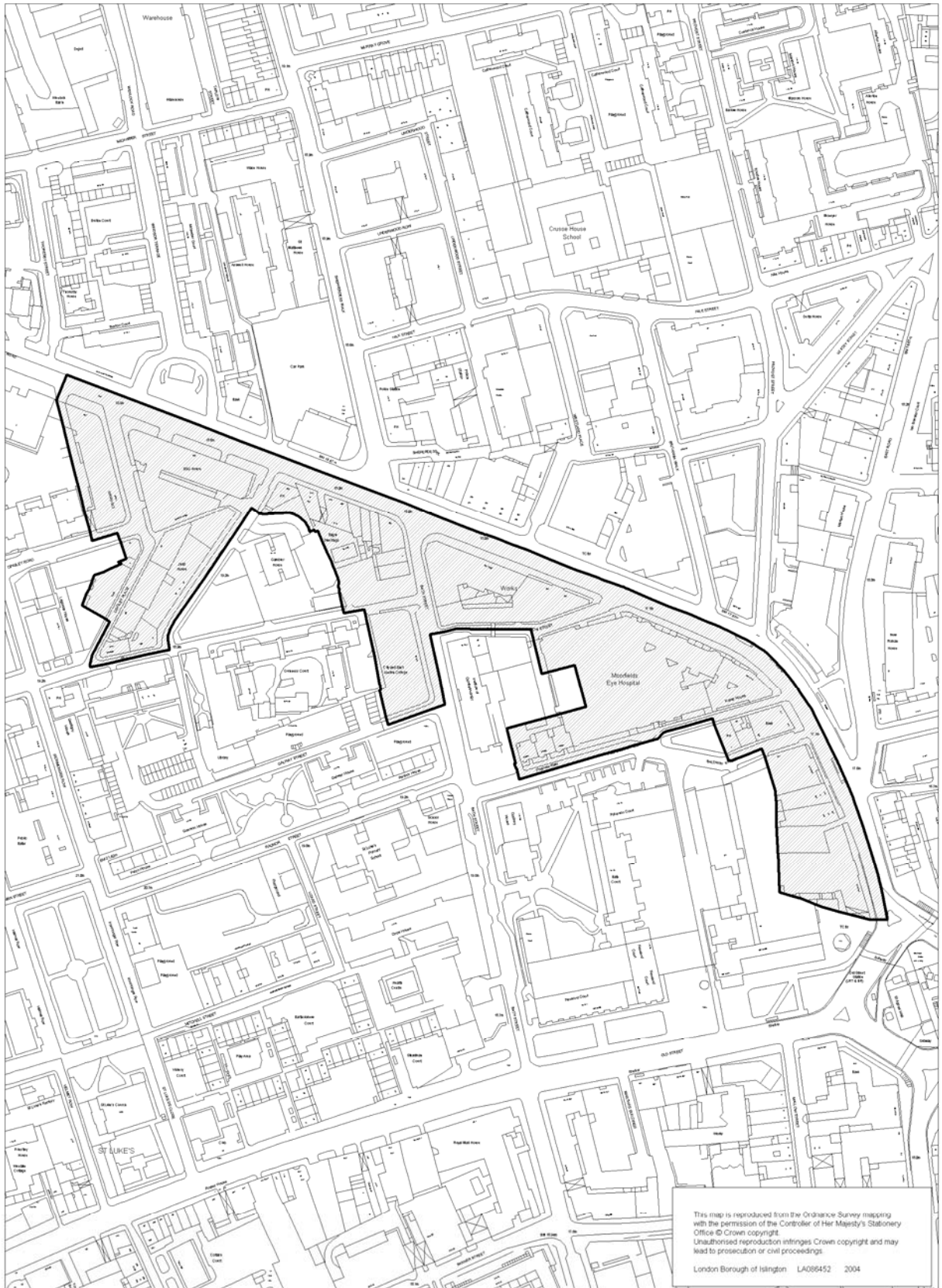


**Moorfields (CA31)
Conservation Area Design Guidelines**

January 2002

Moorfields (CA31)



Map Scale 1:3000

CA THIRTY ONE

MOORFIELDS

- 31.1 The Council will operate special policies in the Moorfields Conservation Area in order to preserve and enhance the special character and appearance of the area.
- 31.2 The Moorfields Conservation Area primarily consists of an unusual and impressive collection of late Victorian and Edwardian commercial and institutional buildings fronting the City Road. The finest of these buildings is the Leysian Mission, but nearly all the other buildings facing City Road have architectural merit, with a high degree of ornament and decoration and good quality materials. As a group these buildings give this section of City Road a cohesive character of Edwardian and Victorian grandeur, which relates very well to the scale of City Road. To the south a few of the side streets, such as Dingley Place and Bath Street contain several interesting Victorian commercial buildings, generally to a somewhat smaller scale.
- 31.3 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.
- 31.4 Intense development pressure resulting from the 'City Fringe' location and the proximity to Old Street Station demands strong policies and controls to protect and enhance the character and appearance of the area. In land use terms the Council will encourage a mix of uses, including commercial, medical, shops and services. In addition the existing small pockets of residential should be kept. The commercial and industrial uses are important to the character of the area and the Council will resist changes of use which prejudice this character.
- 31.5 The Council wishes to retain all statutory and locally listed buildings in the area and the buildings and structures 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.

Baldwin Street: 3 (Old Fountain PH)

Bath Street: 2, 4, 6

City Road: 104-122 (The Leysian Mission), 124-134
(Fergusson House), 136-144, 154-160 (Kemp)

**House), 162-184 (Moorfields Eye Hospital),
186-188, 190-196, 198, 200, 202, 204, 208-
218, 226**

Dingley Place: 29, 31

- 31.6 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 that the buildings listed above must be retained. It is considered that in these cases 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.
- 31.7 Extensions and alterations to buildings should respect and enhance the original character of the buildings.**
- 31.8 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 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. Increased accommodation may be possible by adding an extra floor, but normally this must be set back so as to be invisible from the street, and also comply with other planning requirements and standards. Visible roof extensions would be acceptable on 146-148, 202 and 204 City Road. Changes to shopfronts will only be allowed where this enhances the appearance of the area, and complies with the Council's 'Shopfront Design Guide'.
- 31.9 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.
- 31.10 Where redevelopment is acceptable a high standard of design will be expected which reflects the scale and character of the area.**
- 31.11 On City Road redevelopment must respect and reinforce the grand but dignified character of the buildings which face the street. The prevailing sheer height to parapet level of 4 or 5 storeys, plus basement should be maintained, but not exceeded. Behind parapet level an additional setback storey may also be acceptable; plant and lift-overrun space must be included within the roof structure. Satellite dish receivers and aerials must be out of sight from the street. Materials should be mainly brick or stone, avoiding large areas of glass or curtain walling.

The maintenance of variety and interest is important with a proper balance between vertical and horizontal emphasis. Glass to windows and entrances should be clear.

- 31.12 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.**
- 31.13 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.
- 31.14 The existing ornate metal railings in City Road should be retained.**
- 31.15 Several properties fronting City Road have ornate metal railings protecting basement areas at the back edge of the pavement. These are important to the character of the area and should be retained and properly maintained, and painted black.
- 31.16 The Council will seek to bring about an improvement in the quality of paving and street furniture in the area, and will seek the retention of all existing cast iron bollards, granite kerbs and granite setts.**
- 31.17 The quality of paving and street furniture within the area is generally very poor and needs improving in order to enhance the character of the area. Unsightly tarmac and Bitmac paving should be replaced by traditional slab paving. A few traditional cast iron bollards survive, and must be retained. Granite kerbs and granite sett crossovers, for example in Peerless Street, should also be retained and replaced in situ if damaged. The installation of dropped kerbs at pavement junctions should be given high priority, particularly in the vicinity of Moorfields Eye Hospital. The existing pedestrian guardrails in front of the Leysian Mission are ugly and detract from the appearance of the building. They should be replaced by a more sympathetic railing design.
- 31.18 The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 31.19 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.

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

31.21 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.