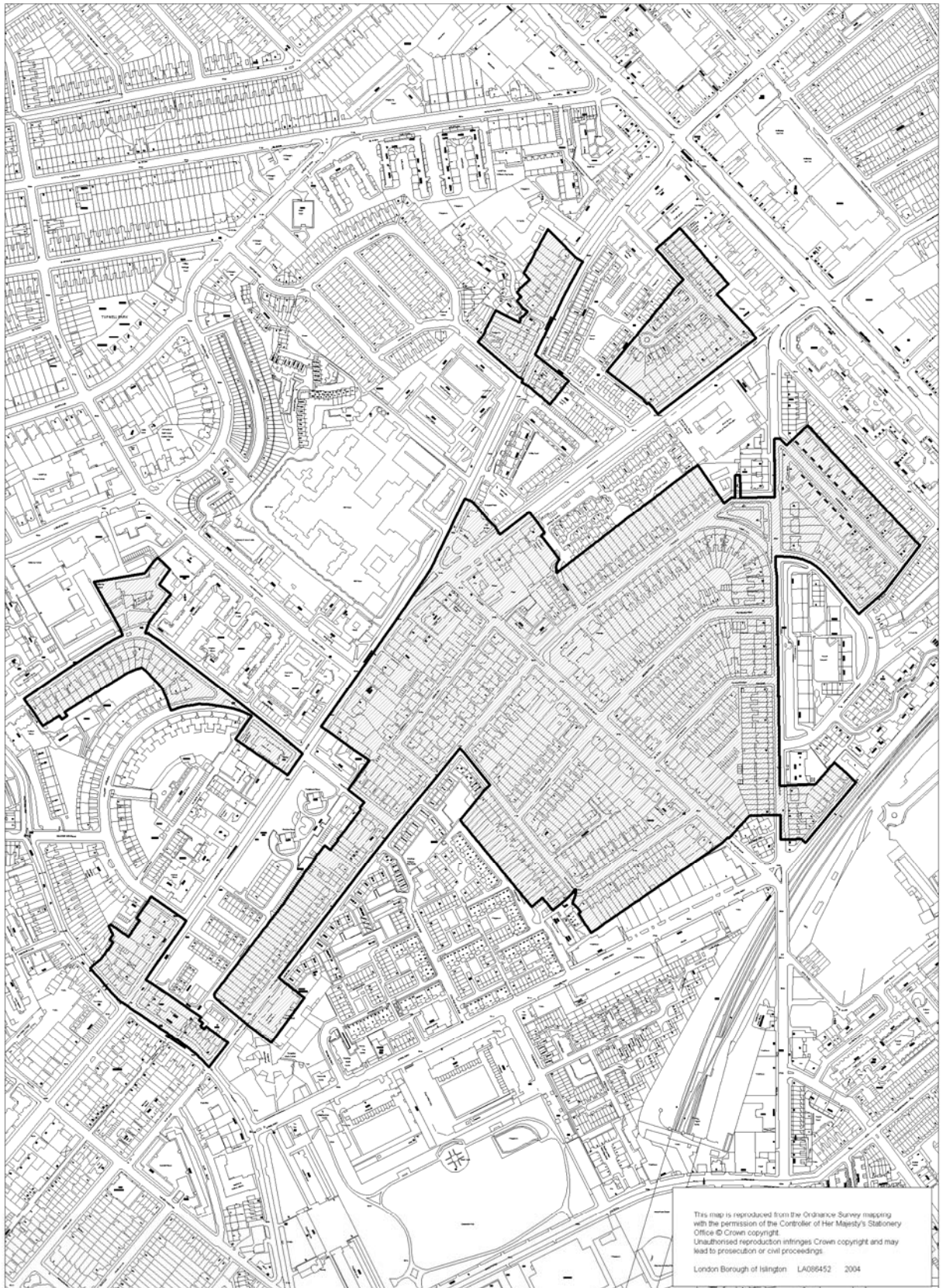


Hillmarton (CA32)
Conservation Area Design Guidelines

January 2002

Hillmarton (CA32)



Map Scale 1:6250

CA THIRTY TWO

HILLMARTON

- 32.1** The Council will operate special policies in the Hillmarton Conservation Area in order to preserve and enhance the special character and appearance of the area.
- 32.2** The majority of the area was first developed in the 1850s and 1860s, either with pairs of three and four storey semi-detached villas or as terraces, some in small groups. Some of the villas were designed by Truefitt. The area has a spacious scale, with wide streets and grand houses often with views between the villas into the substantial rear gardens. There are many mature trees both in public and private areas which enhance the character of the area. The three churches, or former churches, in Camden Road and Hillmarton Road are fine examples of mid-Victorian ecclesiastical architecture, and the Camden Road Church is an important landmark. The generally consistent historic and architectural quality of the architecture gives the area a special character and appearance which it is considered essential to preserve and enhance.
- 32.3** 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.
- 32.4** The area is predominantly residential, apart from the shops in Brecknock Road, York Way and Caledonian Road, and a few other rather isolated commercial uses. This is important to the area's character and appearance. The Council wishes to preserve this character and will operate policies set out in the UDP to support this. 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 its character.
- 32.5** The Council wishes to retain all statutory and locally listed buildings together with the Victorian buildings and structures in the area, and the inter-war properties in Warlters Road and Warlters Close. Conservation area consent for their removal will only be granted where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.
- 32.6** 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 a few 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.

- 32.7 A number of properties in the area have grand entrance porticos, notably in Camden Road. Permission will not be granted for the demolition or removal of any existing porticos. Missing porticos should be reinstated where possible. The Council wishes to see the existing porches in Warlters Road and Close retained and unenclosed.
- 32.8 **New buildings and extensions to existing buildings should conform to the height, scale and proportions of existing buildings in the immediate area.**
- 32.9 Although there is little scope for large scale redevelopment within the area there are a few sites and poorly designed buildings where development might benefit the area. It is important that new development conforms to the established scale of the area, prevailing height and patterns of fenestration. Generally the Council will require the use of vernacular materials, such as brick, render, timber windows and slate roofs. It is important that new buildings and refurbishments of existing buildings blend in with and reinforce the existing character of the area.
- 32.10 **The Council may permit dormer windows to an approved design on the properties listed in Schedule 32.1; new or enlarged dormer windows or roof lights will not be permitted on the front or side roof slopes of properties listed in Schedule 32.2; roof extensions and party wall alterations or rooflights which are visible from the street or other public areas will not be permitted on the properties listed in Schedule 32.3.**
- 32.11 **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.**
- 32.12 The roofline of a street is a major component of its character. The construction of roof extensions and the addition of dormers or attic windows into existing roofs can be damaging to the architectural balance of detached or semi-detached villas, and the unity of terraces, and have a harmful effect upon the character and appearance of the conservation area. The variety of existing roof forms in the area justifies a detailed and specific policy, street by street, throughout the area. Long views down side streets or from public areas are also important.
- 32.13 Traditional slate roofs should be retained and not replaced by different materials. Consent will not be given for the demolition or removal of chimney stacks or pots which are visible from the street or public spaces. 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.

- 32.14 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.**
- 32.15 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.**
- 32.16 The Council will not normally grant planning permission for side extensions.**
- 32.17 The existing gaps between detached, semi-detached and groups of villas afford pleasant views of trees and rear gardens, and contribute to the spacious appearance of the area. Side extensions generally spoil the character of the area, and there will generally be a presumption against them unless there are good reasons otherwise. Where existing side extensions are rebuilt they should have a flat or low pitch roof, hidden behind a horizontal front and side parapet, and should use matching materials to the main house. No side extension will be approved which adversely affects a tree in good health which contributes to the character of the area.**
- 32.18 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.**
- 32.19 The Council wishes to preserve the scale and integrity of the existing buildings by ensuring that extensions are subordinate to the mass and height of the main building.**
- 32.20 The Council will not permit new garages or car ports at the front of properties in the area.**
- 32.21 Cars parked in front gardens and garages or car ports are damaging to the character and appearance of the area. The Council will discourage the creation of additional crossovers across pavements and the creation of hardstanding for vehicles in front of properties in the area.**
- 32.22 The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures in Stock Orchard Crescent.**

- 32.23 Some of the properties in the conservation area have front basement areas, protected by cast iron railings, which are important to the character of the area. The filling in or covering over of these areas prejudices light to the basements and spoils the appearance of the front elevation. The widening of front entrance steps, and the construction of dustbin and meter enclosures have a detrimental effect on the area. Dustbins and meter enclosures should be discreetly located so as to be invisible from the street.
- 32.24 These developments will only be permitted where it can be shown that the development would preserve or enhance the character of the conservation area. In addition, the needs of disabled people will be considered exceptional to this policy and essential adaptations will be allowed.
- 32.25 The Council wishes to see original brick boundary walls and railings retained. New walls or railings should be to a pattern suitable for the property and the street.**
- 32.26 There is considerable variety of boundary treatment in the area, with traditional brick walls and piers, a few small areas of railings and more recent fencing and hedges. The Council wishes to see original walls retained; where walls are rebuilt or reinstated they should be in stock brick to match the house. Timber fencing should be avoided on street frontages. Dustbin and meter enclosures should be discreetly located so as to be invisible from the street.
- 32.27 The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 32.28 The street surfaces and furniture contribute to the character of the area. Traditional street materials complement those used in the building and where they exist they must be kept. Areas of tarmac paving should be replaced by traditional slab paving. Street lighting in the area is not particularly sympathetic, and more traditional designs for lampposts and bollards would be more suitable.
- 32.29 The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 32.30 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.
- 32.31 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.

- 32.32 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: An 'Article Four Direction' now applies to the Hillmarton 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 32.1

Caledonian Road:	496-498, 546-548, 554-556, 471-535
Camden Road:	394-398, 229-235, 241-243
Hillmarton Road:	45-59
Hungerford Road:	2-30, 1-11
Penn Road:	32-33 (cons)

SCHEDULE 32.2

Beacon Hill:	1-17, 18-31 (cons)
Caledonian Road:	482-492, 550-552, 558
Camden Road:	348-356, 388-390, 400-404, 353-377
Cardozo Road:	2-28, 1-37
Freegrove Road:	2-76, 1-73
Hartham Close:	1-7 (cons)
Hartham Road:	2-30, 1-37, 41-85
Hilldrop Crescent:	67-68 (cons)
Hilldrop Road:	49-56 (cons)

Hillmarton Road:	12-54, 7-43
Hungerford Road:	32-38, 40B, 40C, 40D, 40-96, 13-15
Keighley Close:	1-8 (cons)
Middleton Grove:	1-8 (cons), 9-12 (cons)
Parkhurst Road:	35-63
Penn Road:	1A, 2-27 (cons), 34-37 (cons),
Stock Orchard Crescent:	1-10 (cons)
Stock Orchard Street:	1-8 (cons)
Warlters Close:	2-24, 1-51
Warlters Road:	10-36, 1-23,
Widdenham Road:	114-152, 113-171,
York Way:	386-398

SCHEDULE 32.3

Brecknock Road:	2-12
Caledonian Road:	537-547
Camden Road:	284-288, 358-382, 237-239
Hartham Road:	32-34
Hilldrop Road:	35-48
Hillmarton Road:	8-10
Parkhurst Road:	32-36, 38 (Prince Edward PH)
Penn Road:	38-59 (cons)
Widdenham Road:	2-112, 1-111