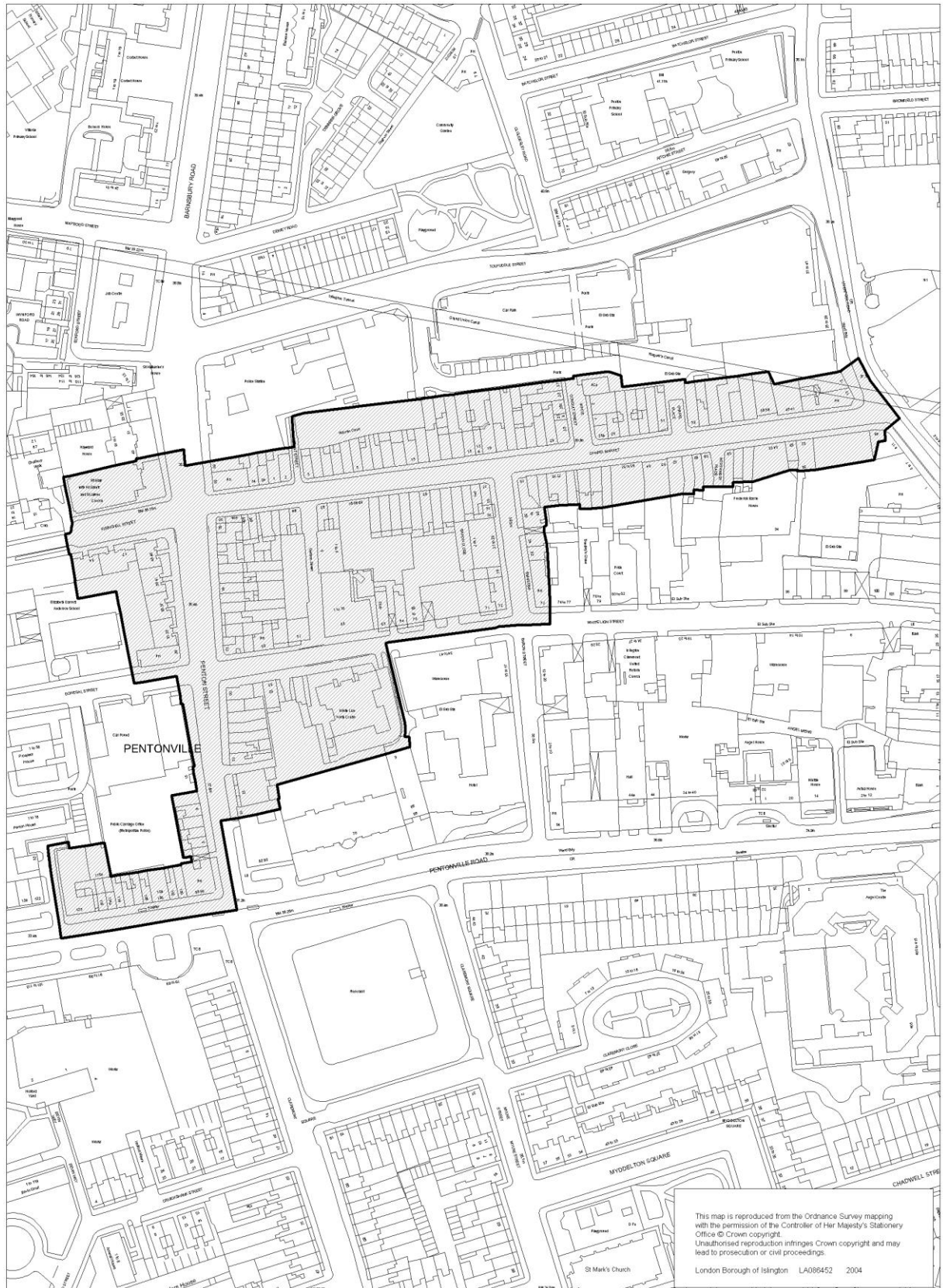


**Chapel Market/Penton Street (CA33)
Conservation Area Design Guidelines**

January 2002

Chapel Market/ Penton Street (CA33)



Map Scale 1:2500

CA THIRTY THREE

CHAPEL MARKET / PENTON STREET

- 33.1 The Council will operate special policies in the Chapel Market / Penton Street Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 33.2 In the 1780's the land north of the new road from King's Cross to the Angel was developed by Henry Penton as a new residential estate, known as Pentonville, and included Chapel Market (originally called Chapel Street), Penton Street and White Lion Street. In the mid-nineteenth century Chapel Market developed as a thriving street market and the whole area became more commercial in character with shops at ground floor and many small-scale industrial and workshop uses. Despite alterations and changing commercial requirements many of the old Georgian houses have survived to give this area a special historic and architectural character and appearance, which it is desirable to preserve and enhance. A grant scheme is currently in place to encourage owners to repair and restore the external fabric of their buildings.
- 33.3 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.**
- 33.4 There is a wide variety of land use in the area, with shops and commerce at ground floor level and a mixture of residential, business use and storage on upper floors. This variety is vital to the character of the area. The pockets of residential accommodation are important and in line with Borough-wide policies they must be retained. Re-use of vacant upper floors will be encouraged, particularly for residential use. Chapel Market is a protected shopping frontage where loss of retail use will be resisted, elsewhere in the area, the Council would normally wish to see commercial uses retained at the ground floor level. The long-established street market with its traditional stalls is also an important element in the character of the area, which the Council wishes to maintain. This includes the provision of adequate barrow storage areas.
- 33.5 The Council wishes to retain all statutory and locally listed buildings and all 18th and 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**

more recent buildings will be considered only where this improves the appearance of the area.

33.6 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. The Council considers that it is essential to the character and appearance of the area that all the remaining 18th and 19th century buildings are retained.

33.7 Where redevelopment is acceptable, a high standard of design will be expected which reflects the scale and character of the area.

33.8 There are a number of sites where redevelopment would be welcome, particularly the cleared sites adjoining 10 Penton Street and 54 White Lion Street, 58-62 and 65-70 White Lion Street and 40-41, 47-51, 54-55, 62-64 and 65-67 Chapel Market. New development should be three storeys, to a parapet between 10-12 metres high, with any additional floor set back or mansarded. Materials should be mainly brick, avoiding large areas of glass or curtain walling. Roofs should be slate or lead. In Chapel Market the opportunity should be taken to set back the upper floors on the traditional building line, and to re-introduce the vertical rhythm of the original narrow building plot widths.

33.9 The following special roof design policies will be applied in the area:

i) **traditional roof extensions may be permitted on the following properties, using traditional materials:**

Baron Street:	all
Chapel Market:	1A, 2A, 3, 4, 5, 6, 7, 10, 23-31 (cons), 32-44 (cons), 56-61 (cons), 68-99 (cons)
Hermes Street:	all
Liverpool Road:	13, 15, 17
Penton Street:	1, 7, 10, 18, 20, 22, 26, 28, 32-48, 54, 56, 60
White Conduit Street:	1a, 2, 22, 23
White Lion Street:	56, 63-64, 65, 72

Notwithstanding the above schedule, the Council will take into consideration the listed status of any of the above properties when considering appropriate extensions. Special regard must be paid to the retention of historic fabric where it exists and any acceptable extension in townscape terms will be granted consent subject to survey;

- ii) existing mansards and roofs should remain unaltered on the following properties:

Chapel Market: 9, 12, 13, 14, 15, 18, 18A, 19, 20, 21, 22, 26A

Penton Street: 9, 24, 29, 52

White Conduit Street: 21

White Lion Street: 73, School and School House

- iii) roof extensions or dormer windows will not be permitted on the following properties:

Chapel Market: 1, 2, 8, 11, 16, 17, 46, 47-51, 53, 54, 55, 62-67

Penton Street: 31-45 (Winfield), 58 (Salmon & Compasses PH)

Pentonville Road: 96-120

White Lion Street: 55, 57, 71

33.10 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.

33.11 There is a variety of existing roof forms in the area, including parapets and hidden roofs, mansards and dormers and gables. The adhoc construction of roof extensions or alterations of existing roofs is damaging to the character and appearance of the conservation area. Where concealed roofs behind parapets exist, any alterations to the roof which are permitted must respect and retain the original butterfly profile or other original parapet line at the rear.

- 33.12 Consent will not be granted for demolition or removal of chimney stacks or pots which are visible from the street.
- 33.13 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.**
- 33.14 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.
- 33.15 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.**
- 33.16 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.
- 33.17 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.**
- 33.18 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.
- 33.19 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.
- 33.20 Permission will not be granted for removal of existing shopfronts on the following properties:**

Baron Street: 31-33

Chapel Market: 13, 17, 74, 78 (Alma PH)

Penton Street: 10, 18, 58 (Salmon and Compasses PH)

Pentonville Road: 96, 98, 108, 116

White Conduit Street: 2

White Lion Street: 55, 72, 73 (The Three Johns PH)

33.21 Several old shopfronts exist in the area which contribute to its historic character. The Council considers that the design of many other shopfronts in the area could be improved. Changes and alterations will be expected to conform to the Council's 'Shopfront Design Guide'. Permission will not be granted for solid roller shutters; mesh or grille shutters should be used where necessary.

33.22 Permission will not be granted for the removal or demolition of railings or walls on the following properties:

Penton Street: 31-45, 36, 38, St Silas Church

White Lion Street: 63-4, 71, school wall

33.23 Traditional railings and boundary walls are an important feature of the street scene.

33.24 The Council will seek to bring about an improvement in the quality of paving and street furniture in the area and will require that all existing yorkstone paving, granite kerbs, cast-iron bollards and coal hole covers, granite setts and cobbles are kept intact.

33.25 The quality of paving and street furniture within the area is varied and needs improving. A number of historic features survive, notably the old parish bollards in Penton Street and Chapel Market, granite kerbs, cast iron coal-hole covers in Pentonville Road, Penton Street and Chapel Market, some small areas of yorkstone in White Lion Street and Penton Street, granite sett crossovers in Penton Street and cobbled paving in Warren Court, Grant Street and Risinghill Street. These should be retained and replaced in situ if damaged or dug up. Areas of tarmac paving should be replaced by slab paving. Any new cross-over should be surfaced with granite setts.

33.26 The Council considers that the opportunity exists to improve the environment for pedestrians and traders in Chapel Market and its side streets. The street lighting too would be enhanced by the replacement of existing lanterns and columns by Windsor-style lanterns.

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

33.28 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.

33.29 Signs should be of appropriate scale and design and conform to the Council's standards.

33.30 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. Internally lit box signs or neon signs may be considered inappropriate.