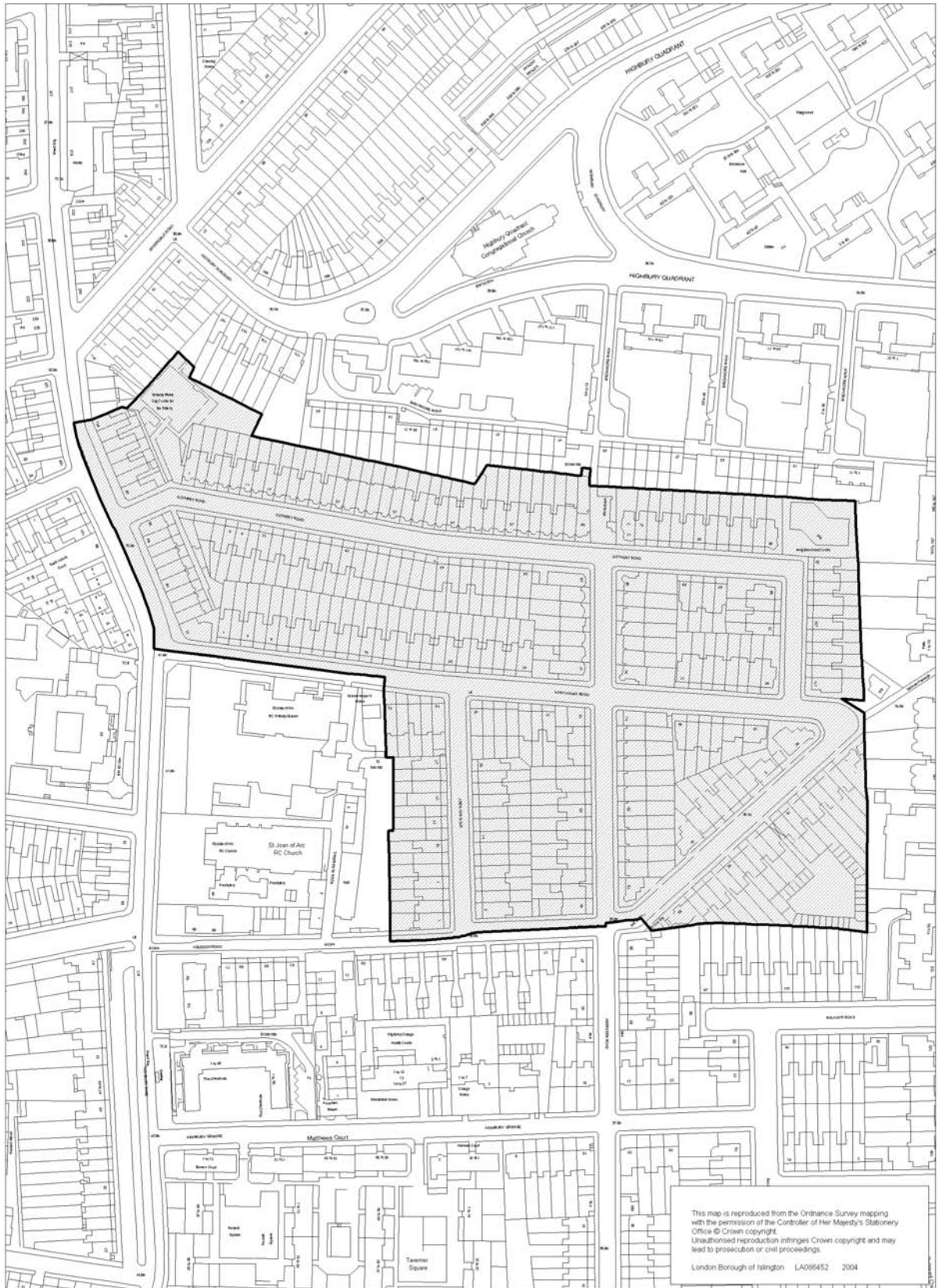


**Sotheby Road (CA36)  
Conservation Area Design Guidelines**

**January 2002**

# Sotheby Road (CA36)



Map Scale 1:2500

## CA THIRTY SIX

# SOTHEBY ROAD

- 36.1 The Council will operate special policies in the Sotheby Road Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 36.2 The area was laid out for housing in the last decade of the 19th century partly on the grounds of a large house on Highbury Park subsequently demolished. Kelross Road was previously known as Newington Turning and was the old path through from Highbury to St Mary's Church on Stoke Newington Church Street. The streets are lined with trees which enhance the quality of the environment, and were planted as part of the original estate development.
- 36.3 The area is characterised by highly detailed and ornate brick terrace houses with bay windows. They are generally two or three storeys over a semi-basement with highly decorated pitched roofs, incorporating gables or dormers, or on corner sites, turrets. The good decorative details include terracotta work, date plaques, stucco swags, capitals and window heads, spade roof slates, ridge tiles and cast iron work, 'encaustic-style' tiled entrances and dado porch tiling. The windows are double hung timber vertical sliding sashes with decorative glazing and the entrance doors are panelled with coloured glazing in upper parts. Some of the old boundary walls and posts survive. These features add value to the properties and contribute to the character of the area as a whole. Owners are therefore encouraged to maintain and repair original features. Where renewal is unavoidable or features are missing, replacement should be in the traditional and/or matching design.
- 36.4 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not normally be granted to change, expand or intensify uses which would harm the character of the conservation area.**
- 36.5 The predominant use of land in the area is residential, although there are shops on Highbury Park, some with good timber shopfronts.
- 36.6 Planning permission for development of non-residential uses that are likely to harm the residential character of the area will not be granted, e.g. office uses, vehicle repair workshops, etc.
- 36.7 Proposals resulting in a loss of residential uses and conversions that result in over-intensification of residential uses will not be granted.

- 36.8 The Council wishes to retain all pre-1939 buildings in the area and will only grant conservation area consent for removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 36.9 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or 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. Although there are no statutorily listed buildings, the area has such a degree of consistency that all the pre-war buildings are important to the character and appearance and their loss would greatly diminish the historic and architectural value of the area. Redevelopment of more recent buildings will be considered only where there is improvement or enhancement to the appearance or character of the conservation area. The Victorian post box at the corner of Ardilaun and Northolme Roads should be retained as should the old style street name signs. The shopfronts at 72, 78 and 90 Highbury Park are on the Register of Historic Shopfronts and more are to be added.
- 36.10 New buildings should conform to the height, scale and proportions of the existing buildings in the immediate area.**
- 36.11 The scale and bulk of any new building and extensions will be expected to conform with the prevailing heights in the vicinity and to use vernacular materials, such as brick, render, timber windows, doors and slate roofs. Modern materials such as glass and steel may be acceptable as long as the design for the new building complements the area. Large areas of curtain walling or cladding are not appropriate.
- 36.12 In considering applications for extensions and refurbishment, the Council will normally require the use of traditional materials. For new development, materials should be sympathetic to the character of the area, in terms of colour and texture.**
- 36.13 On all redevelopment, extensions and refurbishment schemes the Council will expect to see the use of appropriate materials such as brick, terracotta, stucco, timber windows and doors and slate roofs, which will blend with and reinforce the existing appearance and character of the area.
- 36.14 The Council will not normally grant planning permission for side extensions.**
- 36.15 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.**

36.16 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

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

- i) on properties with exposed pitched roofs, new or enlarged rooflights either flush, projecting or recessed will not normally be permitted on the front or side slopes;**
- ii) roof extensions and associated party wall alterations will not normally be permitted which are visible from the street or other public areas, including long views from side streets;**
- iii) consent will not normally be granted for demolition or removal of chimney stacks or pots which are visible from the street or other public areas;**
- iv) permission will not normally be given to replace traditional roof materials (usually natural Welsh or Westmoreland slate) with artificial materials. Spade slates must be retained;**
- v) rooflights will only be allowed where they are not visible from the street;**
- vi) 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.**

36.18 The area consists of an exceptionally high quality and variety of roof types with mansards, gables, exposed pitched roofs and parapets being present. Although some roofs have been altered during renovations, most roofs retain the original 'spade' slates and natural slate. Some properties still have the original cast-iron roof railings, decorative ridge tiles and pinnacles. As these roof details form an important part of the visual and architectural character of both the buildings and the conservation area, it is important that existing original detailing should be retained wherever possible or reinstated where missing. It is also important to avoid ad hoc construction of dormers, rooflights and roof

extensions that are very damaging to the character and appearance of the conservation area. There will therefore be a presumption against roof extensions or alterations unless there are good reasons otherwise.

**36.19 The open porches are essential features of some of the buildings in the area and should remain unenclosed.**

36.20 A few of the properties in the conservation area are characterised by ornate tiled dados in the entrance porches and these should be retained.

**36.21 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.**

36.22 The majority 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. Dustbin and meter enclosures should be discreetly located so as to be invisible from the street.

36.23 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.

36.24 There are remnants of the original boundary treatments in the conservation area. In some roads these are dwarf walls of lump brick and wooden posts and gates. Ornate cast iron railings were the original treatment in Sotheby Road. Where original boundary features still exist, they should be retained.

36.25 New front boundary treatments, where the original features have already been lost, should seek to reinstate the original treatment, and should be to a pattern suitable for the property and the street. In particular:

- i) in Sotheby Road, front boundary walls should follow the model of a dwarf stock brick wall either red or yellow to match the house, with stone coping surmounted by the original style metal railings and with metal gates;
- ii) in Northolme Road and Kelross Road, front boundary walls should follow the model of clump brick walls, surmounted by a featherboard wooden fence and timber gates.

- 36.27 The Council wishes to see original tiled front paths and areas retained.**
- 36.28 Some properties have the original 'encaustic' style tiled front paths and areas. Such details are intrinsic to the character of the properties and the conservation area and should therefore be retained.
- 36.29 The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 36.30 Street furniture and paving varies in the area. Ideally, traditional designs of lampposts, bollards and other street furniture would be favoured. Similarly, paving material such as yorkstone and granite setts should be retained. Where pavements are not in yorkstone, traditional slabs should be used.
- 36.31 The Council will not give advertising consent for new hoardings and will seek to remove any erected without consent.**
- 36.32 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.
- 36.33 Where new shopfronts span more than one property the break between the properties should be marked with pilasters to keep the vertical stress. Single pane windows without a stallriser are not appropriate for the area.
- 36.34 Shopfronts in the area should be constructed with traditional materials such as painted timber (not tropical hardwood) iron and render/stucco. Natural aluminium is not an acceptable material. Coated aluminium or steel will only be acceptable if the design of the shopfront is appropriate for the building and enhances the conservation area. Full guidance on appropriate design and detailing is given in the Council's 'Shopfront Design Guide'.
- 36.35 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**
- 36.36 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.
- 36.37 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.**

36.38 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.

**NOTE:** An 'Article Four Direction' now applies to the Sotheby Road 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.