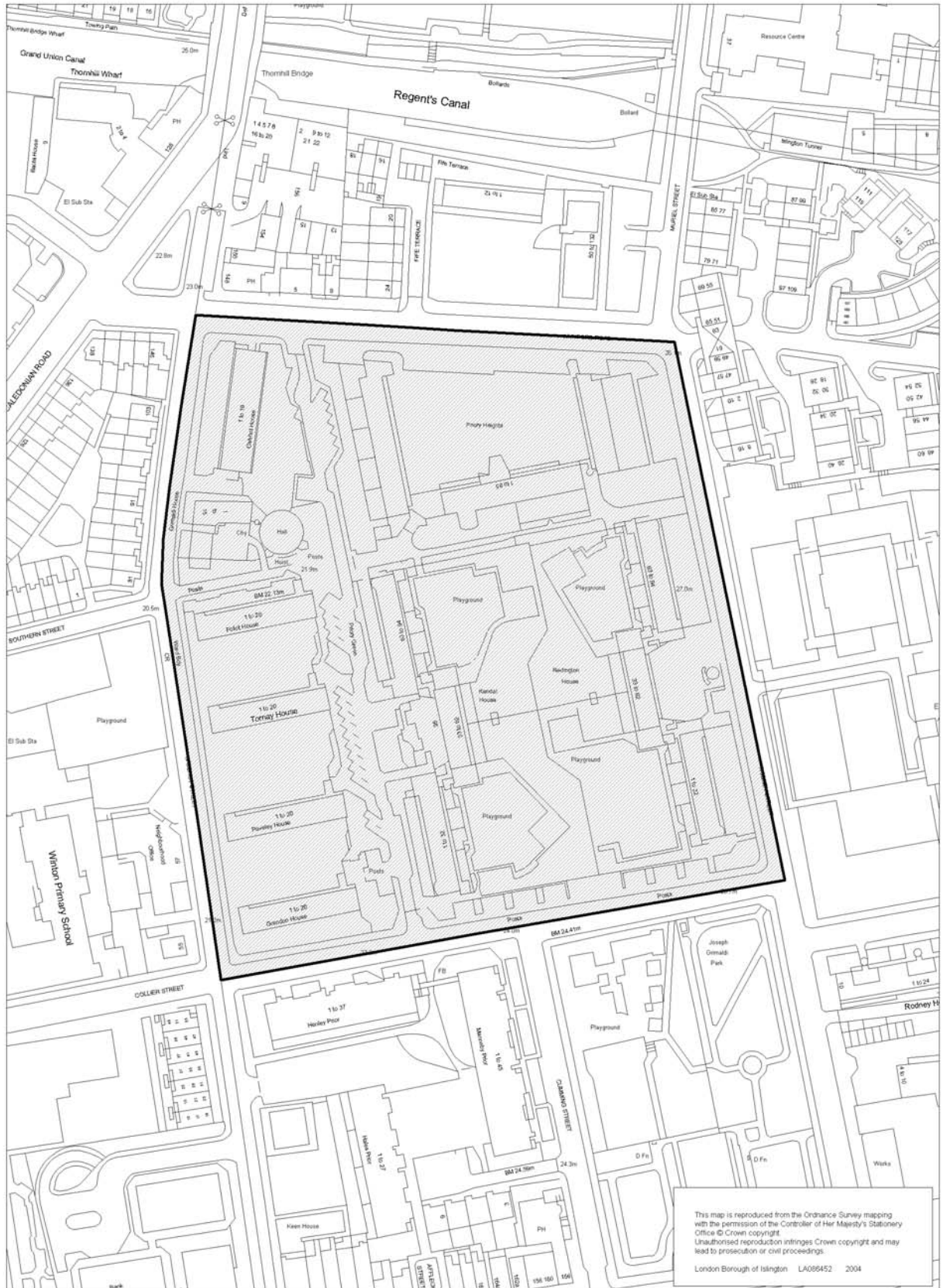


**Priory Green (CA37)
Conservation Area Design Guidelines**

February 2003

Priory Green (CA37)



Map Scale 1:1750

CA THIRTY SEVEN

PRIORY GREEN

- 37.1 The Council will operate special policies in the Priory Green Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 37.2 The Priory Green Conservation Area is a mid 20th century planned social housing scheme commissioned by Finsbury Council and designed by Tecton and Lubetkin, Skinner and Bailey. It is a residential estate with limited communal facilities set within a mature landscaped area. The landscape is not now as was first designed by the architects, but contains many trees which contribute positively to the character and appearance of the area. The Council wishes to see these retained and protected. If existing specimens are removed, these should be replaced with an appropriate alternative landscaping scheme.
- 37.3 The setting of the individual blocks within the landscape, views in and around the site, and the relationship between different phases of development are all important to the character and unity of the site. The Council will seek to protect and enhance these special qualities.
- 37.4 The predominant character of the conservation area is residential. There are other community uses in purpose-designed areas. The Council will support appropriate new uses for the redundant community building, subject to the maintenance of its special character.
- 37.5 The Council wishes to retain all locally listed buildings and 20th century sculpture on the site and will only grant conservation area consent for their removal where there are special circumstances, or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 37.6 PPG 15 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.
- 37.7 Islington is fortunate in having two grade II* statutory listed housing estates designed by Lubetkin within the Borough which form a consistent and important body of the architect's work. Priory Green is part of this tradition, with a number of innovations and stylistic devices which had been previously developed, including the distinctive chequerboard effect of the elevations. The Council considers that the buildings on this site are of great importance and has added them to the local list of buildings of architectural or historic importance. The loss of buildings would greatly reduce the historic and architectural interest of the area.
- 37.8 The buildings on the Priory Green Estate have many distinctive details which the Council will seek to preserve; although some elements have been lost, we will encourage reinstatement where these are missing. These include original doors, windows, light fittings, balcony rails, rainwater goods, painted artwork, sculpture and tiling.

- 37.9 The Council will not normally grant permission for the enclosure of both access and private balconies that were designed to be open.**
- 37.10 The open balconies to flats on the estate are an important element of the buildings' designs and enclosing them will have a harmful effect on the appearance of the individual blocks and the estate.
- 37.11 New building on the estate should be subservient to the height, scale and proportions of existing buildings in the immediate area.**
- 37.12 Existing buildings in the area are four storeys in height or more, with the exception of the former laundry building. To preserve and/or enhance the character and appearance of the conservation area it is essential that new buildings do not dominate the existing. The setting of the blocks in the landscape must be retained and protected.
- 37.13 In considering applications for extensions and refurbishment, the Council will normally require the use of matching materials. For new development, materials should be sympathetic to the character of the area, in terms of form, colour and texture.**
- 37.14 The existing character and appearance of the area is created by the use of modern materials that are used elsewhere in Lubetkin and Tecton's work. 'Signature' materials include pale external ceramic tiles, and open lattice metal balconies. These materials are key to the character of the estate and should be preserved and renewed in replica as necessary.
- 37.15 Other modern materials including glass, steel and concrete may be acceptable for new buildings, subject to the design maintaining the character of the conservation area. Large, uniform planes of single materials are not appropriate for new buildings.
- 37.16 The Council may permit roof extensions on the properties listed in Schedule 37.1, otherwise no roof extension visible from any street level position or public area will be permitted.**
- 37.17 The roofline of the residential blocks is a major component of the area's character. Alterations that are not in keeping with the existing buildings can have a harmful effect on the whole area.
- 37.18 The Council is opposed to the erection of plant rooms, air conditioning units and other devices 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.
- 37.19 Where roof extensions are permissible the Council normally will expect these to be set back from the existing building line and designed in modern, visually lightweight materials.**
- 37.20 The architectural character of the existing blocks is strong, but there may be scope for lightweight roof extensions, which are set back from the building edge which would preserve the character of the buildings and area. It is expected that these will incorporate larger areas of glazing and will adopt a complementary design approach and use of materials to the principal blocks.

- 37.21 The Council will not normally grant permission for the installation of satellite dishes fixed to the elevations of the residential blocks.**
- 37.22 Satellite dishes detract from the architectural character of the blocks when fixed to their elevations and have a harmful effect on the character of the conservation area. The Council will encourage the removal of existing dishes, and where appropriate, the installation of common servers for blocks.
- 37.23 The Council will require external works including boundary enclosures, gates, lighting, seating, paving and signage to preserve and/or enhance the original character and appearance of the conservation area.**
- 37.24 The street surfaces and furniture also contribute to the character of the area. The use of external materials must complement those used in the buildings and where original surfaces exist they should be retained. Where replacement is necessary, the Council will insist on an alternative which is the closest match to the original.
- 37.25 The Council will not give advertising consent for new hoardings and will control estate agents boards where possible. It will seek to remove those which do not have consent.**
- 37.26 Advertising hoardings and estate agents boards give an impression of clutter and lack of interest in an area. They often obscure the architecture 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.

SCHEDULE 37.1

BLOCKS WHERE ROOF EXTENSIONS MAY BE PERMITTED

Grimaldi House

Kendal House

Redington House