

**Calabria Road (CA38)
Conservation Area Design Guidelines**

June 2003

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London Borough of Islington LA086452 2004

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CA THIRTY EIGHT

CALABRIA ROAD

- 38.1 The Council will operate special policies in the Calabria Road Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 38.2 The area was laid out for housing in the last two decades of the 19th century.
- 38.3 The area is characterised by highly detailed and ornate, mainly red brick terrace houses with bay windows. They are generally two or three storeys sometimes over a semi-basement with pitched roofs, sometimes incorporating gables or dormers. The good decorative details include cast iron terrace railings over single storey bays, date plaques, moulded brick inset panels, red rubber brickwork to bay windows, stone mouldings, capitals and window and door heads, shaped roof slates and tiles, ridge tiles, cast iron work, tiled entrances and toothed string courses. The windows are double hung timber vertical sliding sashes some with decorative glazing and the inset entrance doors are panelled with coloured glazing in upper parts and in fan lights.
- 38.4 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.**
- 38.5 The sole use of land in the area appears to be residential.
- 38.6 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.
- 38.7 Proposals resulting in a loss of residential uses and conversions that result in over-intensification of residential uses will not be granted.
- 38.8 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.**
- 38.9 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 will be considered only where there is improvement or enhancement to the appearance or character of the conservation area. It is difficult to conceive of the removal of any of the present buildings without harming the character and architectural wholeness of the area. The old street name signs should be retained.

38.10 New buildings should conform to the height, scale and proportions of the existing buildings in the immediate area.

38.11 The scale and bulk of any new building and of extensions will be expected to conform with the prevailing heights in the vicinity and to use vernacular materials, such as brick, render, timber windows and 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.

38.12 In considering applications for extensions and refurbishment in conservation areas, 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.

38.13 Consent will not normally be given to remove or alter original timber sash windows or original front doors.

38.14 Consent will not normally be given for the painting, rendering or cladding of areas of original external brickwork.

38.15 Consent will not normally be given for the fixing of pipework, vents or flues to front or side elevations of buildings. Burglar alarm boxes should be small and plain and discreetly located without damaging architectural features such as stucco work or terracotta panels.

38.16 On all redevelopment, extensions and refurbishment schemes the Council will expect to see the use of appropriate materials such as brick, stone, timber windows and doors, and slate or red tile roofs, which will blend with and reinforce the existing appearance and character of the area. Many properties in the area still have original internal and external architectural features including stained glass and decorative tiles. 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.

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

In Calabria Road, Fergus Road, Gallia Road and Corsica Street:

- i) new or enlarged windows, either flush, projecting or recessed will not normally be permitted on front or side roof slopes.**
- ii) alterations to rear roofs will be allowed, including projecting dormers where:
 - A) they are lower than the main ridge and do not raise the overall height of the roof;**
 - B) they are set back from the rear wall by no less than 500mm;**
 - C) they are not full width and are set in by an average of one metre from each party wall, retaining the original roof slope either side;**
 - D) the scale of the windows and glazing pattern are sympathetic to the main rear elevation;**
 - E) the materials are sympathetic to the existing roof covering.****

In Liberia Road:

- iii) new or enlarged dormer windows will not normally be permitted on front roof slopes.**
- iv) flush roof lights (one per property) may be allowed on front roof slopes on those properties where substantial numbers exist on neighbouring buildings.**
- v) rear dormer windows in rear slopes will be considered with particular regards to the immediate neighbouring properties on either side and otherwise with regards to the criteria (ii) above.**

All Properties:

- vi) 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.**
- Vii) permission will not normally be given to replace traditional roof materials (usually red clay tiles or natural slate) with artificial materials. Patterned tiles and slates must be retained.**

- 38.18 The area consists of an exceptionally high quality and variety of roof types with mansards, gables, exposed pitched roofs and decorated eaves being present. Although some roofs have been altered during renovations, and many have been recovered in inferior materials, some still have their natural slate covering and most of the bays' natural slate roofs survive. Some properties have decorative ridge tiles. 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.
- 38.19 The Council will not normally grant planning permission for side extensions.**
- 38.20 Whilst most of the streets are arranged as continual terraces of houses, those gaps and breaks in the terraces which do exist allow an important relief to the enclosure of the streets and afford views through to rear gardens and long views which are important to the character and appearance of the area.
- 38.21 Rear extensions higher than single storey at garden level will not normally be allowed unless it can be shown that no harm will be caused to the character of the area.**
- 38.22 Most of the houses in the area have originally multi-storey rear 'extension' wings with light-wells in between and further extension at the rear will be permitted only where the scale, design and materials to be used are in-keeping with the existing property and where all other planning standards of the Council are met.
- 38.23 Satellite dishes or antennae will not normally be permitted on front elevations or front roof slopes.**
- 38.24 It is recognised that satellite dishes have to be located to face the direction of the receiving signal and it is therefore acknowledged that for some terraces where the rear elevation is not suitable for this, more ingenious locations such as rear roof slopes or rear gardens will be necessary.
- 38.25 The recessed front doors are essential features of most of the buildings in the area and should remain unenclosed.**
- 38.26 The Council will not 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.**
- 38.27 Dustbin and meter enclosures will not be permitted unless discreetly located so as to be invisible from the street.

38.28 The Council will not permit the demolition or alteration of existing front boundary walls unless the proposals will enhance the appearance of the conservation area and improve the sense of enclosure to the street.

38.29 The Council will not permit the creation of front area hardstandings.

38.30 While few of the original pre-war boundary walls or railings survive, the front boundary treatment is nevertheless important to the character of the area. The Council will seek to ensure that proposals for alterations enhance the area by the use of traditional materials, sympathetic to the main house.

38.31 The Council wishes to see original tiled front paths and areas retained

38.32 Some properties have the original tiled front paths. Such details are intrinsic to the character of the properties and the conservation area and should therefore be retained.

38.33 The Council will seek to improve the quality of paving, street furniture and open space in the area.

38.34 Street furniture is rather poor at present. Footway paving is in large concrete slabs with granite kerbs. Ideally, traditional designs of lampposts, bollards and other street furniture would be favoured. Where pavements are renewed traditional concrete slabs with granite kerbs are acceptable.

38.35 The Council will not give advertising consent for new hoardings and will seek to remove any erected without consent.

38.36 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.