

CA THREE

DUNCAN TERRACE / COLEBROOKE ROW

- 3.1 The Council will operate special policies in the Duncan Terrace / Colebrooke Row Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 3.2 The Duncan Terrace / Colebrooke Row Conservation Area is predominantly residential and largely made up of late Georgian and early Victorian terraces. There are also important commercial uses in the area which contribute to its character. The Regent's Canal and City Road Basin are also important features, the former emerging from the Islington Tunnel at Vincent Terrace. A small section of the New River Walk also runs through the area. Overall the area has a remarkable architectural consistency, homogeneity and historic interest, which gives the area its special character and appearance and demand sensitive policies for preservation and enhancement.
- 3.3 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.**
- 3.4 The predominant character of the area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes. There are commercial frontages, for example, on Essex Road, Danbury Street, St Peter's Street and City Road which provides local services and are an important contribution to the character of the area. 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.
- 3.5 The Council wishes to retain all statutory and locally listed buildings together with all other 18th and 19th century buildings and structures in the area and the shopfronts listed in Schedule 3.1. Conservation area consent for their removal will only be granted where these are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**

- 3.6 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 some buildings are protected by statutory listing, the Council considers that there are also many other non-listed buildings which are important to the historic and architectural character and appearance of the area.
- 3.7 Several original shopfronts remain which contribute to the historic charm of the area. The Council will resist their removal and will expect any damaged ones to be restored. The canalside contains several unusual historic features which must be kept, including the furrowed iron bridge protection strips and the rubble brick wall at the rear of Noel Road.
- 3.8 New buildings should conform to the height, scale and proportions of existing buildings in the immediate area.**
- 3.9 Although there is no scope for large scale redevelopment within the area there are several small sites and poorly designed buildings where development might benefit the area. Some of these are gaps in an existing terrace. It is important that development in these cases conforms to the established scale of the area, prevailing parapet heights and pattern of fenestration. Any future redevelopment of 361-373 City Road must respect the scale of the terrace on either side.
- 3.10 Where new shopfronts span more than one property, the break between the individual properties should be marked with pilasters to maintain the vertical emphasis.
- 3.11 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 form, colour and texture.**
- 3.12 The existing character and appearance of the area is largely created by the surviving 18th and 19th century buildings, built of brick, render, timber windows and doors and slate or tile roofing. It is important that new buildings and refurbishment of existing buildings, blend in with and reinforce this character. Care must be taken with the choice of brick and bond.
- 3.13 Shopfronts in the area should also use traditional materials such as painted softwood, 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'.

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

- i) the Council may permit traditional roof extensions on the properties listed in Schedule 3.2. Notwithstanding this schedule, the Council will take into consideration the listed status of any of the properties in Schedule 3.2 when considering appropriate extensions. Special regard must be paid to the retention of historic fabric where it exists and any extension which might be acceptable in townscape terms will still require careful and detailed examination;**
- ii) for all properties not listed in Schedule 3.2, no roof extensions, rooflights or associated party wall alterations, will be permitted which are visible from the street or public area, including long views from side streets, open spaces or the canal and its towpath;**
- iii) 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 or the canal and its towpath.**

3.15 The roofline of a street, particularly on terraces, is a major component of its character. The vast majority of properties in this area have hidden valley roofs behind front parapets. The construction of roof extensions which are not in keeping with the terrace can be damaging to its architectural unity, and have a deleterious effect upon the character and appearance of the conservation area.

3.16 Some terraces already have a large proportion of traditional roof extensions. These terraces should be completed. Traditional extensions using traditional materials may be permitted on the buildings listed in Schedule 3.2, provided that they are correctly detailed and accord with other Council standards. Mansards should be mansarded front and rear and set behind parapet walls. The 'V' line of the butterfly roofs and other original parapet lines and any original chimney pots and stacks should be retained. On 23-33 Frome Street a roof extension with a single low pitched slate roof at the front, with no dormers, will usually be permitted.

3.17 Consent will not be given for the demolition or removal of chimney stacks or pots which are visible from the street or public spaces.

3.18 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.

- 3.19 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.
- 3.20 Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted in this conservation area, unless it can be shown that no harm will be caused to the character of the area.**
- 3.21 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.
- 3.22 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.**
- 3.23 Most 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. Where there are existing bin enclosures (for example in Grantbridge Street) the Council will encourage their removal.
- 3.24 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.
- 3.25 The Council wishes to see traditional railings and ironwork retained. New railings should be to a pattern agreed as suitable for the area and painted black.**
- 3.26 Traditional railings and ironwork are an important feature of this conservation area. The Council will not give permission for the alteration or removal of original or traditional railings or their footings and will encourage owners to maintain and reinstate traditional designs. A wide variety of modern copies of railings and balconies are available to replace any which are missing or damaged beyond repair.
- 3.27 The forecourts of the properties in City Road have become little more than car parking areas. The Council will endeavour to reduce the amount of parking, replace tarmac with yorkstone or setts, increase tree planting and soft landscaping, and encourage the reinstatement of traditional 'Strawberry Hill' and spearhead railings where appropriate. Timber fences will not be permitted.

- 3.28 Existing yorkstone paving, granite kerbstones and cornerstones, cast-iron bollards and coal-hole covers, cobbles and granite setts must be kept intact.**
- 3.29 The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 3.30 The street furniture and surfaces contribute to the character and appearance of the area. Traditional street materials complement those used in the buildings and where they exist they must be kept. Where pavements are not in yorkstone this should be reinstated, or replaced by traditional 900 x 600mm slabs. The Council will encourage the removal of unattractive telegraph poles and overhead wires in the area. The opportunity exists to improve the landscaping of the public gardens along Duncan Terrace and Colebrooke Row to enhance the historic character of the area and to improve the signposting for pedestrians following the course of the New River.
- 3.31 The Council will not permit any development, including permanent moorings, over, in or under the water of the Canal or City Road Basin.**
- 3.32 The open stretch of the Canal and City Road Basin is an essential part of the character of the conservation area. The open aspect of the water or its potential for recreational use should not be diminished by permanent structures or moorings.
- 3.33 The canal towpath must be retained. The Council will seek to achieve a public path around City Road Basin.**
- 3.34 The Canal towpath forms an important pedestrian and informal cycle route, and is vital to the amenity value of the Canal. It has been a long-established objective of the Council to extend the towpath around City Road Basin in order to increase the public enjoyment of the water space.
- 3.35 The Council will not give advertising consent for new hoardings and will seek to remove any erected without consent.**
- 3.36 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.
- 3.37 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**

- 3.38 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.

SCHEDULE 3.1

SHOPFRONTS TO BE RETAINED

City Road:	271-273 (The Ram & Teasel PH)
Danbury Street:	23, 36, 38, 25 (The Earl of Essex PH)
Essex Road:	44 (The Old Queens Head PH)
Gerrard Road:	41 (Gerrard Arms PH)
Graham Street:	131, 139 (The Prince of Wales PH)
Noel Road:	87 (The Island Queen PH)
Remington Street:	17 (The Trafalgar PH)
St Peters Street:	30 (Duke of Cambridge PH), 42.

SCHEDULE 3.2

ROOF EXTENSIONS

Burgh Street:	1-4 (cons), 17-20 (cons), 21-23 (cons)
Charlton Place:	15
City Road:	381
Colebrooke Row:	43, 55, 60-63 (cons)
Danbury Street:	7-19, 23-33, 37-59, 22-42
Duncan Terrace:	15, 23, 25, 27, 32
Elia Street:	1-14, 17-23 (cons)
Graham Street:	129-133
Nelson Terrace:	1, 16, 17
Noel Road:	4-76, 55-85
Quick Street:	8a, 9-18 (cons)
Rocliffe Street:	2-10, 16-26
St Peter's Street:	30 (part), 44, 46