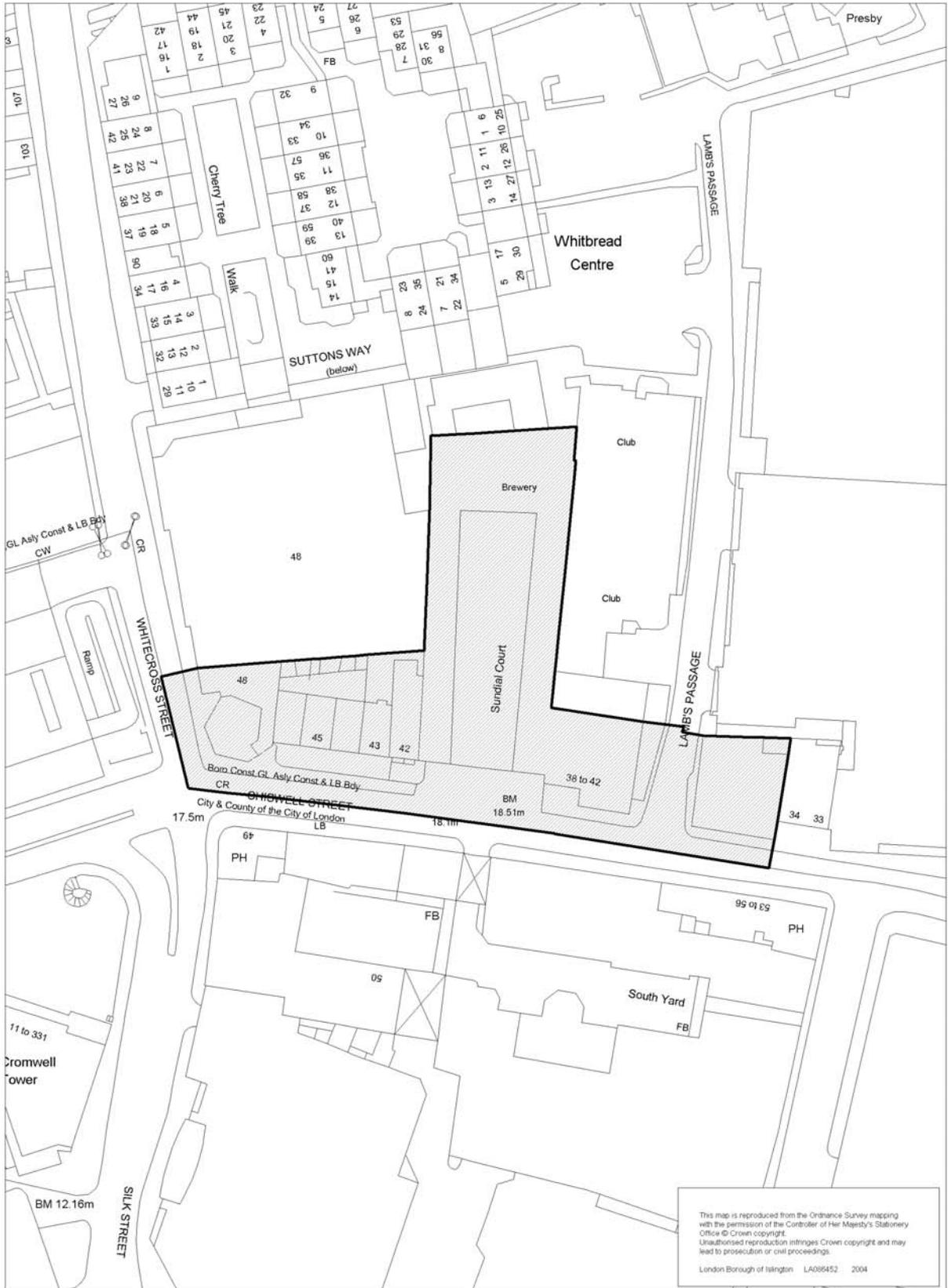


**Chiswell Street (CA20)
Conservation Area Design Guidelines**

January 2002

Chiswell Street (CA20)



Map Scale 1:1000

CA TWENTY

CHISWELL STREET

- 20.1 The Council will operate special policies in the Chiswell Street Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 20.2 The conservation area is the smallest in the Borough. It lies on the north side of Chiswell Street, east of the junction with Whitecross Street, and comprises an enclave of traditional buildings containing important frontages and listed buildings dating from the mid 18th century to the mid 19th century. It is surrounded by high modern blocks, but also relates strongly to the historic brewery buildings on the south side of Chiswell Street now within the City of London and also a conservation area. The area has a rare quality and consistency of scale, materials, design and detailing which require careful and sensitive policies for its protection and enhancement.
- 20.3 The Council will operate its land use policies so as to maintain and enhance the existing mixed use character of the area, however planning permission will not be granted to expand or intensify non-residential uses where this would harm the mixed use character of the conservation area.**
- 20.4 The surrounding area and most of the conservation area is commercial in nature, but part of the listed Whitbread Brewery building, which includes Sundial Courtyard, is now a hall of residence for Guildhall Music School students. 'The Terrace' is in quasi-residential use: actual use appears to be wining and dining with some brief occasional overnight use. Planning permission will not be granted for any proposal in the conservation area which would involve the loss of residential accommodation. Permission will also not be granted for the over intensification of residential use in conversion schemes.
- 20.5 The Council wishes to retain all the statutory and locally listed buildings and all the 18th and 19th century buildings in the area. Conservation area consent will only be granted for their removal where special circumstances override the duty to preserve or enhance the character of the conservation area.**
- 20.6 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 most of the important buildings and structures are protected by statutory listing, there are other non-listed buildings of local architectural or historic interest

which are important to the character and appearance of the area. Consent will not be granted for the demolition of any of the 18th and 19th century buildings in the area. Redevelopment of more recent buildings would be considered only where this improves the appearance of the area.

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

20.8 The scale and bulk of any new building will be expected to conform with the prevailing heights in the vicinity, and to use vernacular materials, such as brick, stone, render and slate roofs. Modern materials such as glass and steel may be acceptable as long as the design of the new building complements the area. Large areas of curtain walling or cladding are not appropriate.

20.9 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 form, colour and texture.

20.10 On all redevelopment, extensions and refurbishment schemes the Council will expect to see the use of appropriate materials such as brick, stone, render, timber windows and slate roofs, which will blend with and reinforce the existing appearance and character of the area. Many properties in the area still have original external and internal architectural features, such as door cases deeply recessed with cornices and fanlights, flat gauged brick arches, keystones, moulded stone string courses, moulded stucco cornices, dentil courses, and a pedimented stone sundial. These features add to the architectural value of the property and contribute to the character of the area as a whole, and should be maintained and where necessary repaired. Where renewal is unavoidable or features are missing these should be reinstated with traditional and matching designs.

20.11 Modern or neo-Georgian front doors and aluminium pivot windows or pvc double-glazed sashes will look out of place and spoil the character of the area. Existing brick elevations, including chimney stacks, should be properly maintained and repointed and not painted or rendered.

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

- i) consent will not be given for demolition or removal of chimney stacks or pots which are visible from the street or public spaces;**
- ii) roof extensions which are visible from any street position will not normally be permitted;**

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.

20.13 The predominant roof form in the area, which contributes to the consistent appearance of the area, is a front parapet with a hidden valley roof behind. As these roof details form an important part of the visual and architectural character of both buildings and the conservation area, it is important that existing original detailing should be retained wherever possible or reinstated where missing.

20.14 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.

20.15 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.

20.16 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.

20.17 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

20.18 Permission will not be granted for the demolition or removal of the enclosed porch at 49 Chiswell Street.

20.19 The enclosed porch at 49 Chiswell Street is an essential feature of the building and should be retained. Consent will not be granted for the demolition or removal of the porch.

20.20 The Council will not permit any redevelopment or extension that will affect the size or character of the Sundial Courtyard of the Whitbread Brewery building.

- 20.21 The Sundial Courtyard of the Whitbread Brewery building is an important feature of the Conservation Area and should not be used for car parking. If possible the area should be pedestrianised with no vehicular access except for emergency vehicles. Permission will also not be granted for redevelopment or extensions that will affect the size of the Sundial Courtyard.
- 20.22 The Council wishes to see traditional railings, ironwork and front boundary walls retained. New railings should be to a pattern agreed as suitable for the area and painted black.**
- 20.23 The traditional cast-iron railings in front of 42 to 46 Chiswell Street are a very important feature of the area, with traditional lanterns, ornamental heads and finials. Permission will not be given for alterations or removal of original or traditional railings or their footings. The Council will encourage owners to maintain railings in good repair, and will require for listed buildings that they are painted a consistent colour, usually black. Traditional lanterns should be reinstated where missing. The gate and front wall of Sundial Courtyard is also an important feature of the area. Planning permission will not be granted for their alteration or removal. The Council will encourage owners to maintain the front wall and gates in good repair.
- 20.24 The Council will not give advertisement consent for advertisement signs in the area and will seek to remove those which do not have consent.**
- 20.25 Advertisement hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of the building to which they are attached. At present there are no advertisement signs in the area, and the Council will oppose any attempt to introduce advertisement hoardings and will take action against the owners, advertisers and their agents of any unauthorised hoardings.
- 20.26 The Council will seek to improve the quality of paving and street furniture in the area.**
- 20.27 Street furniture and paving varies in the area, and there is need for consistent materials to be used on the whole street regardless of the conservation area boundary. Ideally, traditional designs of lampposts, bollards, litter bins and other street furniture would be favoured. Existing black metal bollards should be retained and where missing should be reinstated. Similarly traditional paving materials such as yorkstone and granite setts should be retained. Where pavements are not in yorkstone, traditional 900 x 600mm slabs should be used.