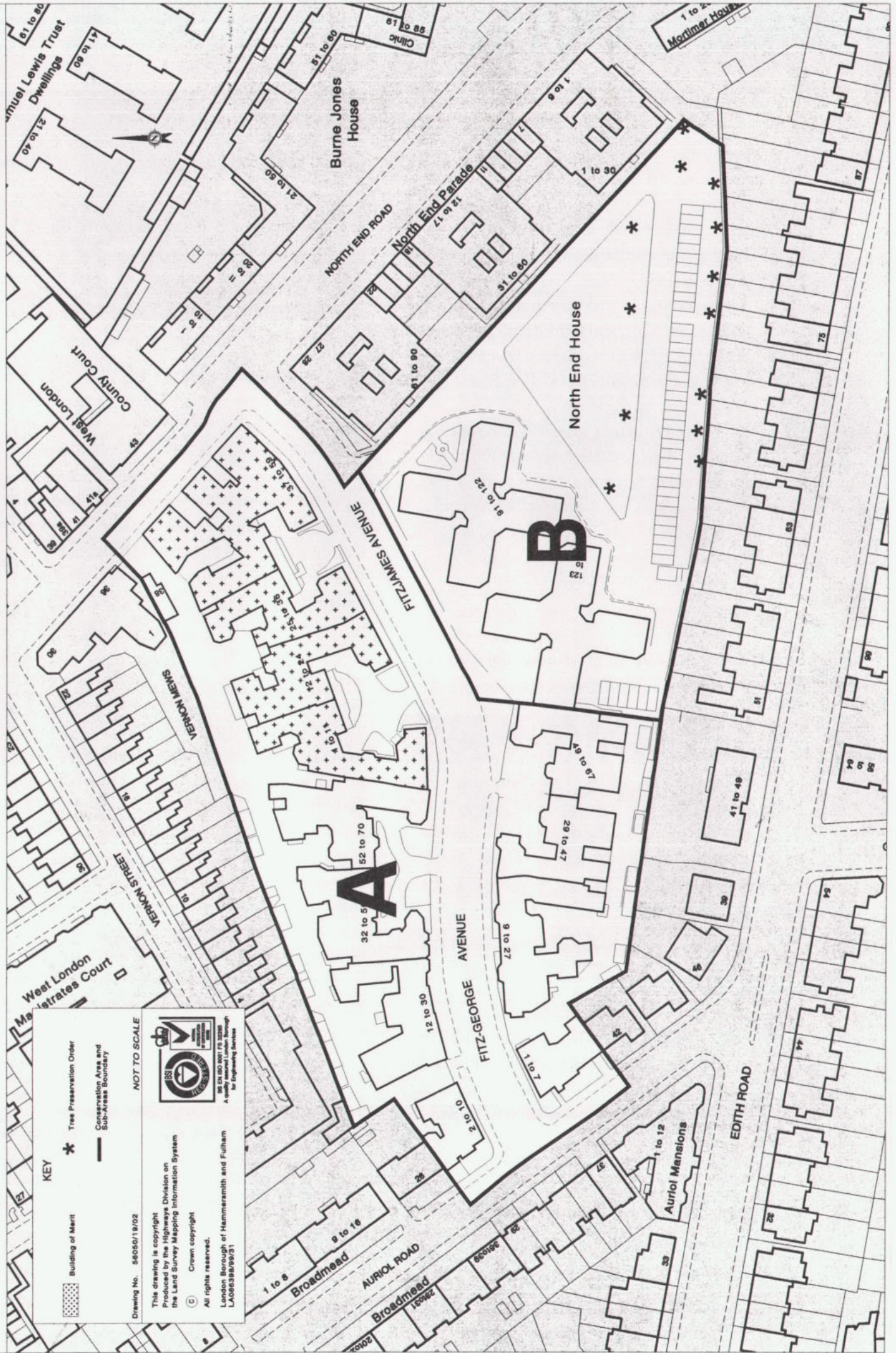


# PLAN OF THE CONSERVATION AREA BOUNDARY & SUB-AREAS





## **6 BROAD DESIGN GUIDELINES**

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**6.1** The previous section described the character of the conservation area looking at the individual mansion blocks and the townscape of the street as a whole. This section identifies key components which define the character, or those which affect it, suggesting broad design guidelines to deal with each one.

**6.2** Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative affect on the special character and appearance of an area. The following section outlines factors the Council considers to be important in preserving the character of an area through encouraging good practice. Not all the alterations and works listed below require planning permission or conservation area consent.

**6.3** In respect of the highway and its infrastructure the constraints on local government expenditure and the duty to maintain a safe surface means that priority can not be given to providing historical materials or upgrading or altering street furniture.

### **Uses**

**6.4** The balance of uses within a conservation area are important in defining its character particularly if they reflect the historic development of the area.

### **Alterations to Buildings**

**6.5** The mansion blocks of Fitzgeorge and Fitzjames' Avenues are of similar age and design and their group value depends upon common, unifying, features which should be protected. Although privately owned, there is a Management Company, and it is unlikely that they will suffer from piecemeal alteration.

**6.6** The massing and rhythm of the buildings within a street is a key element in defining its character. Extensions and alterations to properties should not visibly affect their scale, rhythm and massing when seen from the street or any public

space and should not be excessive additions to the properties.

### **Disabled Access**

**6.7** The Council will support dignified and easy access to and within historic buildings for disabled people. Suitable access for disabled people, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken.

### **Roof Extensions**

**6.8** Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace which has been significantly impaired by front roof extensions.

**6.9** The design of any rear roof extension should be sympathetic to the character of the conservation area. Where they are visible from the street, including long views, then particular attention will need to be paid to their appearance. In some cases, high visibility of the rear roof of properties may prohibit a roof extension where it would have a detrimental affect on the character of the conservation area.

**6.10** Where traditional materials remain in place repairs or alterations to roofs and dormer windows should use matching traditional materials, i.e. slate, lead and timber. The reinstatement of traditional materials to roofs is encouraged whenever the opportunity arises.

**6.11** Existing rooflines should not be disturbed. Original features such as decorative ridge roof tiles, finials, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

**6.12** Consent should not be granted for demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.



**6.13** Modern additions such as satellite dishes, T. V. aerials, rooflights and vents should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

#### **Rear Extensions**

**6.14** The design and materials of rear extensions should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met. When they require planning permission rear extensions will be considered on their own individual merit.

**6.15** Rear building lines should respect and take into account the value of rear gardens.

#### **Brickwork, render and painting**

**6.16** Properties should be retained in their original condition if they are not already rendered or painted.

**6.17** Existing brick elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary. If a property has been painted advice should be sought from the Council regarding whether the paint can be safely removed or the property should be repainted in a matt finish paint of a colour to match the original brick.

**6.18** On properties which are already rendered or have stucco mouldings these should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. On properties where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

**6.19** The repointing of brickwork should be appropriate to the property and match the original; the use of inappropriate pointing, such as struck joints in a hard cement mortar, should be discouraged.

#### **Windows and original features**

**6.20** Original architectural features such as

timber sash windows, panelled doors, decorative stucco, moulded window surrounds, door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable or features missing, owners are encouraged to reinstate these with traditional or matching designs.

**6.21** Surviving, original, decorative railings, gates, filial and balconies etc., should be retained. The reinstatement of missing elements, particularly boundary railings, to match surviving examples, should be encouraged.

**6.22** All original features should ideally be kept. If their loss is unavoidable they should be replaced with exact replicas.

**6.23** Properties with poor replacement windows should be encouraged to change them for those of a more appropriate design when an opportunity arises.

#### **Other Additions**

**6.24** Alarm boxes should be located away from important architectural detail so as to minimise their affect on the townscape quality of an area and the appearance of the building on which they are located.

**6.25** Satellite dishes and T.V. aerials will not be permitted where they would be visually obtrusive and where alternative locations are possible.

**6.26** Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

**6.27** The positioning of gas and electricity meters on external walls is to be avoided or, if absolutely necessary, their location should be carefully considered. The routing of external telephone, tv cables, etc., on external walls should be carefully considered.

**6.28** Gutters, rainwater pipes and soil pipes



should be replaced, when necessary, in their original form and material. The use of PVC should be discouraged.

#### **Continuity and historic names**

**6.29** The Council considers the retention of the old names of sites and properties within the conservation area to be desirable. This would enable the historic identity and continuity of areas to be preserved. The names of historic or locally important developments and their associated signage and features should be kept. This is particularly relevant to public houses. Historic names and associations should also be taken into account in the naming of new developments.

**6.30** The Council would also like to see the inclusion of date plaques on any new developments. This would provide interesting features in the townscape and points of reference for the future.

#### **Setting of the conservation area**

**6.31** The setting of a conservation area is important in defining its character and appearance. Any development, or alterations to properties, affecting the setting of the conservation area should take full account of the character and appearance of the conservation area, and should preserve or enhance it, as described in the profile.

#### **Landmarks**

**6.32** The blocks themselves form the landmarks within the conservation area and are visible from the surrounding area.

#### **Views**

**6.33** Great care is required so as not to block, or have an impact on, key views by intervening or inappropriate development. The existence, and importance of these views should help determine the permitted heights of new buildings in the conservation area.

#### **Building line**

**6.34** The frontages on either side of a street define an enclosed space which is in a critical

relationship to the scale of the buildings. This relationship has sometimes been lost by redevelopment breaking the rhythm of the elevations and spaces. Any new development in the future should respect the dominant building line within a street, and the general rhythm of the facades, conforming to the height and alignment of the existing frontage.

**6.35** There is a definite pattern of fronts and backs throughout the conservation area with properties fronting onto the street or public space. The building line of the rear of buildings can also be important as can its relationship with gardens. This should be maintained as much as is possible throughout the conservation area through the careful design of any proposals to the rear.

#### **Boundary Treatment**

**6.36** The reinstatement of the original type of railings and gateposts should be encouraged. Photographic evidence of their original form is available.

**6.37** Permission should not be granted for alterations or removal of original or traditional front walls and railings and their footings. Owners should be encouraged to maintain railings in good repair, and to reinstate them with traditional and appropriate designs where they are missing, in a design matching the original where it is known. Where gates are required, these should match the railings.

**6.38** In streets and terraces with traditional railings, dustbin or meter enclosures should not be permitted where these would detract from the appearance of the area.

**6.39** The excavation of front gardens to provide windows to basements or increase the light to basements should not be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace and the extent of the excavation would negatively impact upon this. They may be acceptable if they are sensitively designed and proportioned.



### **Landscape and floorscape**

**6.40** It is not only an area's buildings but also the spaces between them which are important to the character of an area. It is important that the roads and pavements form a neutral backcloth to the building within the conservation area.

**6.41** Footpaths should be of uniform materials, ideally traditional, which are visually distinguishable from the road surface (which should ideally be black, unless original cobbles or setts exist) and visually subordinate within the townscape providing a coherent character throughout the conservation area.

**6.42** All original granite kerb stones and areas of historic stone paving should be kept if practicable where it forms part of a significant composite scheme. Ideally new paving should be rectangular and not square, and if not york stone at least of the same colour.

**6.43** Tactile surfaces are not always appropriate in conservation areas. Where they are absolutely necessary (i.e. at controlled crossings such as zebra and pelican) they need to be of contrasting colour for safety reasons. However we will not install them anywhere else.

**6.44** Any highway management scheme's should be of sympathetic materials which relate to their surroundings and are properly 'joined' to the surrounding footpaths/roads and take into account where practical English Heritage guidelines for conservation areas.

### **Open Spaces**

**6.45** All the open spaces in the conservation area are private. The courtyards provide depth and interest in the townscape. The large open area with many mature trees to the rear of North End House is important in providing relief and an appropriate setting for these large blocks, and those along North End Road.

### **Trees**

**6.46** There are significant mature street and private trees of value to the townscape in the conservation area. All trees in a Conservation Area, including those in rear gardens, are protected. Owners should be urged to look after trees on their land and plant new trees in order to ensure a continuing stock of mature trees for future generations.

**6.47** A programme of planting should be initiated where appropriate to ensure there is new stock to replace existing trees in the future.

### **Street furniture**

**6.48** The conservation area would benefit from more sympathetically designed lighting columns and lanterns should the opportunity ever arise.

**6.49** Careful consideration should be given to the number and location of street signs so as to avoid clutter. These should be reviewed with a view to reducing the number of columns by fixing signs to lamp posts etc.

**6.50** The remaining cast iron street name plates should if possible be retained.

### **Opportunity Sites**

**6.51** Opportunity sites are sites where visual improvements are desirable and could be achieved through redevelopment or refurbishment. It is considered that there are no opportunity sites in this conservation area.

### **Advertisement hoardings**

**6.52** The proliferation of Advertisement hoardings in the conservation areas should be discouraged. Permission should not be granted for new hoardings.