

## CA SIXTEEN

# ST. LUKE'S

- 16.1 **The Council will operate special policies in the St. Luke's Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 16.2 Lying in the south of the borough, straddling the ancient thoroughfares of Whitecross Street and Old Street, the St. Luke's Conservation Area is an important surviving part of historic Finsbury, with a special character and appearance which is desirable to preserve and enhance. Whitecross Street is a medieval lane which ran from the Cripplegate to Old Street, home of London's oldest surviving street market and fronted by a number of domestic-scale properties from the 18<sup>th</sup> and 19<sup>th</sup> centuries. Either side, the narrow side streets contain a wide range of 19<sup>th</sup> century commercial buildings and one of the largest late 19<sup>th</sup> century Peabody housing estates.
- 16.3 Central and pivotal to the conservation area St. Luke's Church, dating from 1733, designed by John James and Nicholas Hawksmoor, is one of London's most important churches. The church is now refurbished as a rehearsal, concert and education centre for the London Symphony Orchestra. The unusual obelisk spire is a major local landmark, with important views down Whitecross Street. Surrounding the church is the churchyard and burial ground, now a public open space, with fine plane trees, railings and tombs. Fronting onto these spaces are several important groups of Georgian and Victorian buildings which are of architectural and historic interest and which contribute to the setting of the church.
- 16.4 **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.**

**In particular:**

- (i) **planning consent will not be given for residential uses of ground floor and basement premises currently in non-residential use;**
- (ii) **planning consent will not be granted for additional hot food take-away premises (A5 class) within the area;**

(iii) **with the exception of (ii) above and the protected local shopping centre at 129-209 and 122-166 Whitecross Street, consent will be given for change of use from one non-residential use to another;**

(iv) **the Council will encourage the re-use or change of use of vacant upper floors, for either residential or business use.**

16.5 The character of St. Luke's Conservation Area is a mixture of commercial, institutional, recreational and residential uses. The Council will seek to retain the mixed use character and will not normally permit change of use which would harm this established character. The Council is keen to avoid a proliferation of hot-food take-away premises in the area owing to the associated environmental and visual problems.

16.6 **The Council wishes to retain all statutorily and locally listed buildings in the area, together with all those 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century buildings and structures which contribute positively to the character and appearance of the conservation area (as set out in Schedule 16.1). Conservation area consent will only be granted for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**

16.7 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. Although several buildings and structures in the area are protected by statutory listing, there are others whose retention is critical to the protection and enhancement of the conservation area. It is considered that the loss of any of these buildings or structures, even if replaced by well-designed modern buildings, would erode the historic and architectural interest of the area. All buildings and structures within the area require conservation area consent for demolition, and this will only be granted where demolition and redevelopment would positively enhance the character and appearance of the area. It is recognised that the adaptation of old buildings including alternative uses may be necessary to ensure their continued well-being and to assist their preservation. However, alterations will only be acceptable where they are in keeping with the building's character.

16.8 Several early shopfronts survive and should be preserved and enhanced. Conservation area consent will not be granted for the removal of the shopfronts listed in Schedule 16.1.

- 16.9 **The Council will pay particular attention to design matters and will expect any scheme for new development to comply with the following criteria:**
- i) **existing and established building lines should be retained;**
  - ii) **new buildings should conform to the existing prevailing parapet and roof heights in the conservation area;**
  - iii) **new buildings should respect the existing plot sizes.**
- 16.10 There is little scope for large scale or comprehensive redevelopment within this area although there are major opportunities at the St. Luke's Centre and Finsbury Leisure Centre to radically improve the frontages to Central Street and Helmet Row. Three storeys to parapet, plus a mansard or gabled fourth storey would normally be acceptable, although a higher scale may be possible on Old Street and Central Street. In addition to existing Council policies and planning standards, the Council will pursue policies to ensure a consistent approach to alterations and extensions in the area and to protect and enhance the character of the area.
- 16.11 **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.**
- 16.12 On all refurbishments and extensions the Council will expect to see the use of vernacular materials, such as stock brick, render, stone, timber windows and slate roofing 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 panelled doors, decorative iron work and timber sash windows. These features 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. On new buildings modern materials such as steel and glass may be appropriate, and the Council will encourage good modern design.
- 16.13 New shop fronts will be expected to conform to the Council's 'Shopfront Design Guide'. Improvements to existing design will be required and encouraged. Security shutters will only be allowed in special circumstances and shutter boxes must be concealed and shutters painted.
- 16.14 **The Council will permit visible roof extensions on properties listed in Schedule 16.2. On 18<sup>th</sup> and 19<sup>th</sup> century domestic-scale buildings these should normally be a traditional mansard with dormers, but elsewhere modern lightweight designs would be acceptable. Otherwise no roof extensions visible from any street level position or public area will be permitted.**

- 16.15 **The Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio satellite or telecommunications equipment at roof level where this can be seen from street level or public space, including long views from side streets.**
- 16.16 The roofline of a street particularly on a terrace, is a major component of its character. Alterations which are not in keeping with the existing roofs have a harmful effect on the character and appearance of the conservation area. The Council wishes to stop the proliferation of unsightly roof-top antennae, air-conditioning units and other plant.
- 16.17 The Council considers that visible roof extensions are appropriate on various properties within the area. On 18<sup>th</sup> and 19<sup>th</sup> century domestic-scale buildings these should be traditional double-pitched mansards with traditional dormer windows, using traditional materials of slate, timber and lead, thus respecting and enhancing the historic character of the properties and ensuring a consistent approach in terraces. Elsewhere, where the existing property is already very tall or where there is already a roof extension, further extensions which are visible from the street or public area will not be permitted. Where concealed roofs behind parapets, exist, any alterations to the roof which are permitted must respect and retain the butterfly or other original profile at the back.
- 16.18 Notwithstanding Schedule 16.2, the Council will take into consideration the listed status of any of the properties in Schedule 16.2, 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.
- 16.19 **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 where a full height flue is unavoidable it should be clad in brick to match the original building. Any exposed metal should be painted a dark colour.**
- 16.20 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, so that they are integrated with the host building.
- 16.21 **The Council will seek to bring about a general improvement to the quality of streets and public spaces within the area. Existing public spaces, historic materials such as granite setts and York stone paving and other traditional street furniture must be retained and repaired if damaged.**

- 16.22 The churchyard and the public gardens north of Mitchell Street are important green spaces in an otherwise densely built-up area. The mature plane trees are a magnificent feature of these spaces. However, it is recommended that new planes be planted, so that these will be established when the existing trees reach old age.
- 16.23 There is enormous potential to improve the pedestrian environment in Whitecross Street, by improving the quality of paving materials, possibly rationalising and concentrating the street market, street furniture and deterring traffic.
- 16.24 The quality of paving and street furniture within this area is variable and could be greatly improved to be more in keeping with the historic buildings. Apart from the few fragments of yorkstone in Anchor Yard most of the paving in the area is bitmac. This should be replaced by slab paving. Yorkstone should be used on the north side of Old Street and for the pavements in St. Luke's Close, Helmet Row and Mitchell Street. The road closures in Ironmonger Row, Helmet Row and Mitchell Street should be replaced in due course by slab paving.
- 16.25 All existing granite kerbs, both wide and narrow and granite set cross-over entrance shown in Schedule 16.1 should be retained, but improved by the installation of dropped kerbs. Where possible original granite sett carriageways should be re-exposed in side streets.
- 16.26 A large number of historic cast-iron bollards survive in the area. These must be retained in situ. All the other bollards in the area, whether concrete or metal, should be replaced by Cannon-type, cast-iron bollards, with priority given to returning the existing St. Luke's bollards, currently located elsewhere in the Borough.
- 16.27 Existing lighting in the area is poor in quality and design, and needs improving. Windsor style Victorian period lighting would be appropriate for Helmet Row, Anchor Yard, Ironmonger Row, Norman Street, Mitchell Street, St. Luke's Close and Whitecross Street. Where pavements are narrow (as in Whitecross Street, Helmet Row, St. Luke's Close and Anchor Yard) wall mounting lights should be considered to avoid the need for lampposts. CCTV cameras should be integrated with new street furniture.
- 16.28 **The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 16.29 Advertising hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of a building to which they are attached. The Council is opposed to the proliferation of advertising hoardings in the area and will take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.

16.30 **Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**

16.31 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 16.1**  
**BUILDINGS AND STRUCTURES**

i) Buildings and structures which contribute positively to the character and appearance of the conservation area.

Baltic Street	6, 12, 14, City and Islington College Annexe, 4 octagonal bollards on south side, 1 cannon bollard on north side.
Banner Street	59, 61, 74-84, 90, 92
Bartholomew Square	22-25, 26-28
Cahill Street	1, Bollard on corner with Chequer Street
Central Street	31, 37, 47, 49-51, 90-92 (front part only), 94-102 (Chadworth House)
Chequer Street	1, granite setts, Peabody Estate Blocks A, B, D, E, F, G, H, K, J, L, M, N, R, S, T and V, Chequer School
Dingley Road	Telephone Exchange
Domingo Street	4, 5, 6, 9, 10
Dufferin Avenue	1-3
Dufferin Street	1, 2, 3, 18, 19
Errol Street	1, 3, 12
Fortune Street	18, 20
Garrett Street	5, 7, Whitbread Stables
Gee Street	20, 59-61
Golden Lane	115, 117-123, 125, 122-126
Helmet Row	1, 2, 3, 12, 2 cast-iron bollards at junction with Old Street

Honduras Street	1-5
Hull Street	Telephone Exchange
Ironmonger Row	Public Baths, 3-31, 60-76, 94, Telephone Exchange, 2 cast-iron bollards at junction with Old Street
Lever Street	83-109 (Chatsworth House), Telephone Exchange
Mitchell Street	24-30, 32, 39, 41, 43, 45, 12 cast-iron bollards at Helmet Row junction, 9 at Ironmonger Row junctions, north side gates to public gardens.
Nag's Head Court	Vehicle Entrance
Norman Street	22 (Public House), Public Baths, 4 cast-iron bollards
Old Street	36-42, 44, 52, 58, 64-66, 76-78, 88, 90, 92-100, 112-116, 118, 120, 29-33, 35-39, 41-47, 49-59, 69-85, 109A, 109-115, Wenlake House, Wenlake Cottage, Priestley House. 161, St.Luke's Church, railings, wall and gates to churchyard, gravestones and monuments within churchyard, granite setts crossover to 112-116.
Roscoe Street	15-16, 21
Quaker Gardens	Memorial tablet to Burial Ground and George Fox.
Shrewsbury Court	1,6
Timber Street	6-9,10
Warwick Yard	Granite Setts, corner stone and kerbs
Whitecross Street	Peabody Estate (see Chequer Street), 103, 105-107, 109-113, 115, 117, 119, 123-127, 131-133, 135, 137, 139-145, 147, 149-157, 161, 163-165, 167, 169, 171-173, 177-187, 191-209, 126-130, 142-146, 166

**ii) Shopfront to be kept:**

Central Street	37, 47, 49-51
Golden Lane	122-126 (pilasters and fascia)
Helmet Row	1, 2
Ironmonger Row	94
Mitchell Street	39, 43, 45
Norman's Buildings	22
Old Street	38, 44, 92, 98, 106, 111, 115
Timber Street	6-9
Whitecross Street	141, 153, 155, 161, 167, 169, 126-130 (pilasters and fascias)

## **SCHEDULE 16.2**

### **ROOF EXTENSIONS**

Baltic Street	4, 5, 6
Banner Street	61, 90, 92
Bartholomew Square	22-25
Central Street	31-51, 90-92
Chequer Street	1,2
Dingley Road	Telephone Exchange (part)
Domingo Street	9, 10
Fortune Street	18, 20
Garret Street	20
Golden Lane	122-126
Helmet Row	2, 3, 4-7
Honduras Street	2-8
Hull Street	Telephone Exchange (part)
Lever Street	Telephone Exchange (part)
Mitchell Street	43, 45, 64-66
Old Street	36-58 (even), 90, 112-116 (even), 41-47 (odd), 61-85 (odd), 109a, 115
Paton Street	1-3
Timber Street	6-9
Whitecross Street	129, 135-157 (odd), 167, 171-173, 177-187, 193-207 (odd), 122-130, 132-136, 164 (even)