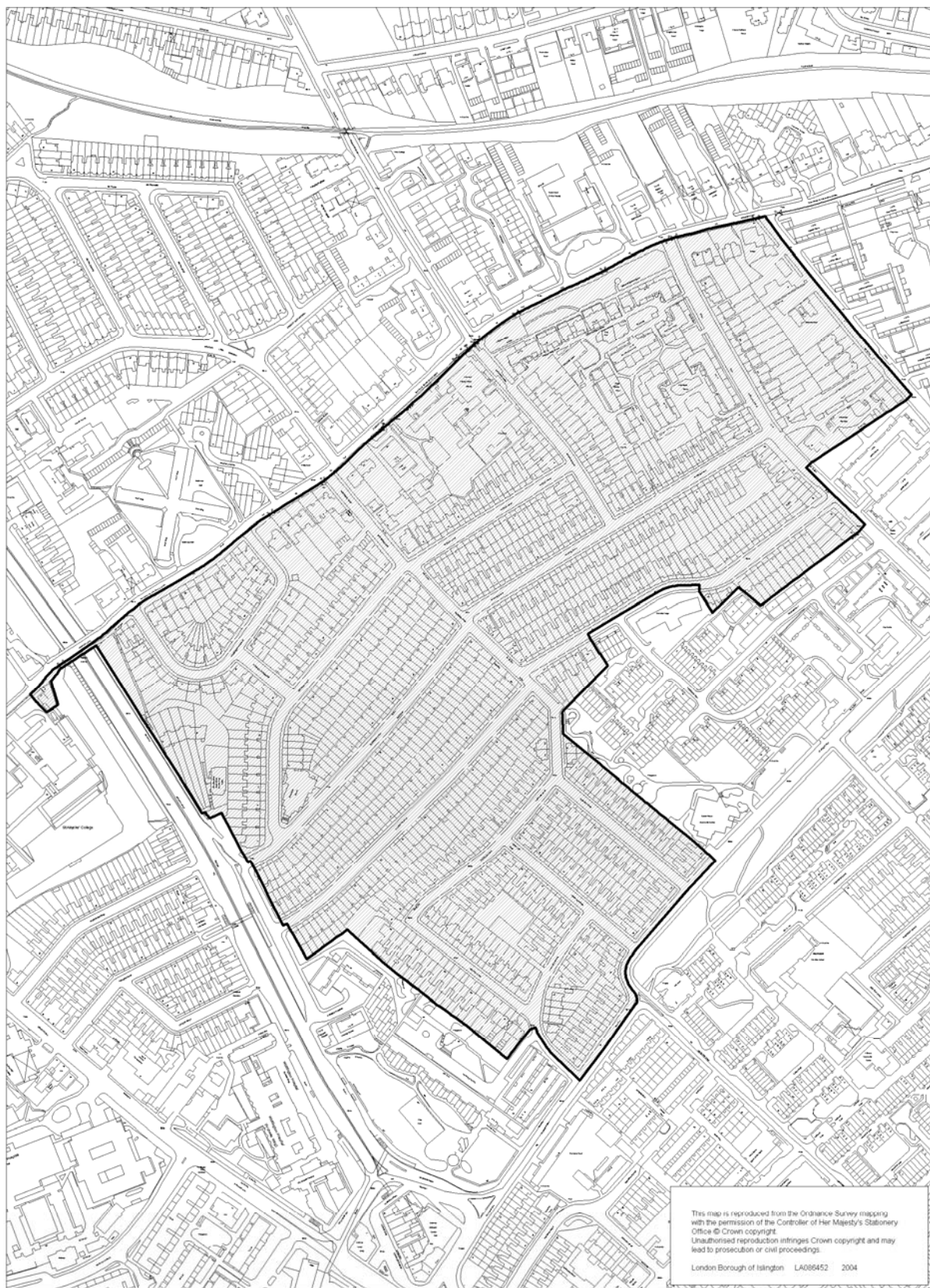


**Whitehall Park (CA07)
Conservation Area Design Guidelines**

January 2002

Whitehall Park (CA7)



Map Scale 1:4500

CA SEVEN

WHITEHALL PARK

- 7.1 The Council will operate special policies in the Whitehall Park Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 7.2 The conservation area lies immediately below the Highgate-Hornsey Ridge (along which runs Hornsey Lane) and slopes considerably, falling from north to south. The oldest parts have many large mature trees and good younger trees on both public and private land which enhance the quality of the environment. The streets south of Hornsey Lane were laid out as a late Victorian residential estate and tend to fan out slightly, following the contour pattern of the slope.
- 7.3 The area includes a variety of residential properties with differing architectural qualities and styles.
- 7.4 Whitehall Park contains the grandest houses with the best views, mainly large 3-storey, late Victorian, red brick terrace properties with Westmoreland slated mansard roofs, cast iron decorative railings and gabled dormer windows and, on the end houses, significant turrets. Gladsmuir and Harberton Roads consist of similar, but less grand houses than Whitehall Park. The properties on these three streets are of exceptional architectural merit.
- 7.5 Fitzwarren Gardens and some Hornsey Lane houses contain good examples of high quality 1920's semi-detached family dwellings some with strong influence of Lutyens and Voysey. There are also a couple of very fine 2-storey Regency properties on Hornsey lane which are much earlier than any other buildings in the area.
- 7.6 Alpha Villas is an unusual terrace of five large, 3-storey, red brick Victorian houses perched above Archway Road. They have a brick parapet roofline with pedimented double arched windows.
- 7.7 Miranda Road and Lysander Grove properties are mainly large 3-storey plus basement Victorian Villas with stucco rendered walls, exposed hipped slated roofs and plaster moulded window and entrance details.
- 7.8 Cressida, Prospero and Parolles Roads, together with Miranda and Lysander Grove, form the 'Shakespeare' area, and comprise smaller scale late Victorian terraces, some with bays and double entrance porches and interesting plaster details.

- 7.9 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.**
- 7.10 The predominant use of land in the area is residential, although there are some shops on Cressida Road of which only one is within the conservation area. 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. Non-residential uses that may be looked upon favourably could include community and health uses, e.g. community centres and doctor's surgeries. Proposals resulting in loss of residential uses and conversions that result in over-intensification of residential uses will not be granted.
- 7.11 The Council wishes to retain all statutory and locally listed buildings together with all pre-1939 buildings in the area, and will only grant conservation area consent for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 7.12 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 there are no statutory listed buildings in the area, most of the properties along Whitehall Park, Gladsmuir Road and Harberton Road are locally listed as are some of the properties on Hornsey Lane, Miranda Road and Lysander Grove. These buildings are of local architectural or historic interest and are important to the character and appearance of the area. The Council considers pre-war buildings critical to the character of the area and their loss would greatly diminish the historic and architectural value of the area. Redevelopment of more recent buildings will be considered only where there is improvement or enhancement to the appearance or character of the conservation area.
- 7.13 New buildings should conform to the height, scale and proportions of the existing buildings in the immediate area.**
- 7.14 The scale and bulk of any new building and extensions 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.
- 7.15 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 colour and texture.**

7.16 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 internal and external architectural features, such as leaded glass fanlights, stained glass half glazed panel doors, timber boxed frame windows with curved head top sashes and arched glazing bars, tiled dado porches, decorative stucco window surrounds and porch entrances, etc. 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.

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

- i) **on properties with exposed pitched roofs, new or enlarged windows either flush, projecting or recessed will not normally be permitted on the front or side slopes;**
- ii) **on properties with front parapets, roof extensions and associated party wall alterations will not normally be permitted which are visible from the street or other public areas, including long views from side streets;**
- iii) **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;**
- iv) **permission will not normally be given to replace traditional roof materials such as Welsh or Westmoreland slate with artificial materials;**
- v) **roof lights will only be allowed where they are not visible from the street;**
- vi) **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.**

7.18 The area consist of an exceptionally high quality and variety of roof types with mansards, gables, turrets, exposed pitched roofs and parapets being present. Along Whitehall Park, Gladsmuir Road and parts of Harberton Road, roofs consist of gabled projections from steep slated mansards. Although some roofs have been altered during renovations, most roofs retain the original 'spade-shaped'

green Westmoreland slate. Some properties on Whitehall Park still have the original cast-iron roof railings pinnacles, ogee guttering and rectangular rainwater pipes. 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 the ad-hoc construction of dormers, roof lights and roof extensions as these can be very damaging to the character and appearance of the conservation area. There will therefore be a presumption against roof extensions or alterations unless there are good reasons otherwise.

7.19 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 painted a dark colour.

7.20 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.

7.21 The Council will not normally grant planning permission for side extensions.

7.22 Side extensions visible from the front of properties can detract from and damage the character of the conservation area. Although some properties on Fitzwarren Gardens, Hornsey Lane and Lysander Grove have such extensions, there will be a presumption against side extensions and they will not be normally permitted. Where existing side extensions are to be rebuilt or new extensions are proposed, they should have a flat or low pitch roof, hidden behind a horizontal front and side parapet. The design must be sympathetic and use matching materials, such as stock brick, timber windows and timber doors, to the main house. No side extension will be approved which adversely affects a tree in good health which contributes to the character of the area.

7.23 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.

7.24 Most buildings in the area have original large rear projections. In these cases new extensions may be inappropriate and will only be permitted where it can be shown that no harm will be caused to the character of the area. 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 of the Council 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

- 7.25 Permission will not normally be granted for the demolition or removal of porches or porticos.**
- 7.26 The porches and porticos are essential features of some of the buildings in the area and should be retained. Consent will not be granted for demolition or removal of any existing original porticos or porches or canopies. Missing porches should be reinstated where possible. Many Victorian properties in the Conservation Area are characterised by ornate tiled dadoes in the entrance porches, and these should be retained. All porches should remain unenclosed.
- 7.27 The Council wishes to see brick boundary walls and railings retained. New walls or railings should be to a pattern suitable for the property and the street.**
- 7.28 Although there are a number of different boundary treatments in the conservation area, they are one of the most important architectural characteristics of the area. Many of the existing boundary walls are the original brick burr rubble walls. This is an unusual/rare wall construction which is special to this part of the borough and should be retained. Most of the original wooden gates and gate posts have been replaced, but where these still exist, they should be retained.
- 7.29 New front boundary treatments, where the original rubble walls have already been lost, should be of brick construction and timber fencing should be avoided, especially at the front adjacent to the street. Bricks should match the house.
- 7.30 Dustbin and meter enclosures will not be permitted unless discreetly located so as to be invisible from the street.
- 7.31 The Council wishes to see original tiled front paths and areas retained.**
- 7.32 Some properties have the original 'encaustic' styled tiled front paths and areas, while others on Whitehall Park have raised front gardens with burr rubble retaining walls and stone steps. Such details are intrinsic to the character of the properties and the conservation area and should therefore be retained.
- 7.33 The Council will not normally permit new garages or car ports at the front of properties in the area.**
- 7.34 A few properties along Hornsey Lane and Fitzwarren Gardens have had parts of the front walls removed to provide access for car parking and garages. Given the architectural importance of boundary walls in the area, the Council will not permit their demolition for the creation of crossovers across pavements and hardstandings in front gardens.

7.35 Permission will not be given for the removal of the existing shopfront in Dresden Road.

7.36 There is one shop in the conservation area at 96 Dresden Road. The maintenance of the shopfront is important and the Council wishes to see its retention.

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

7.38 There are a few open spaces within the area and no formal public open space. However, care should be taken in the maintenance of street spaces including the planting and caring for shrubs, hedges and trees.

7.39 Street furniture and paving varies in the area. Ideally, traditional design of lampposts, bollards and other street furniture would be favoured. Similarly paving material such as yorkstone and granite setts should be retained. Where pavements are not in yorkstone, traditional slabs should be used.

NOTE: An 'Article Four Direction' now applies to the Whitehall Park Conservation Area. This means that certain selected building works previously regarded as 'permitted development' will now require planning permission. A quick reference summary is set out at the end of this document. However for further details please contact the Planning Service.