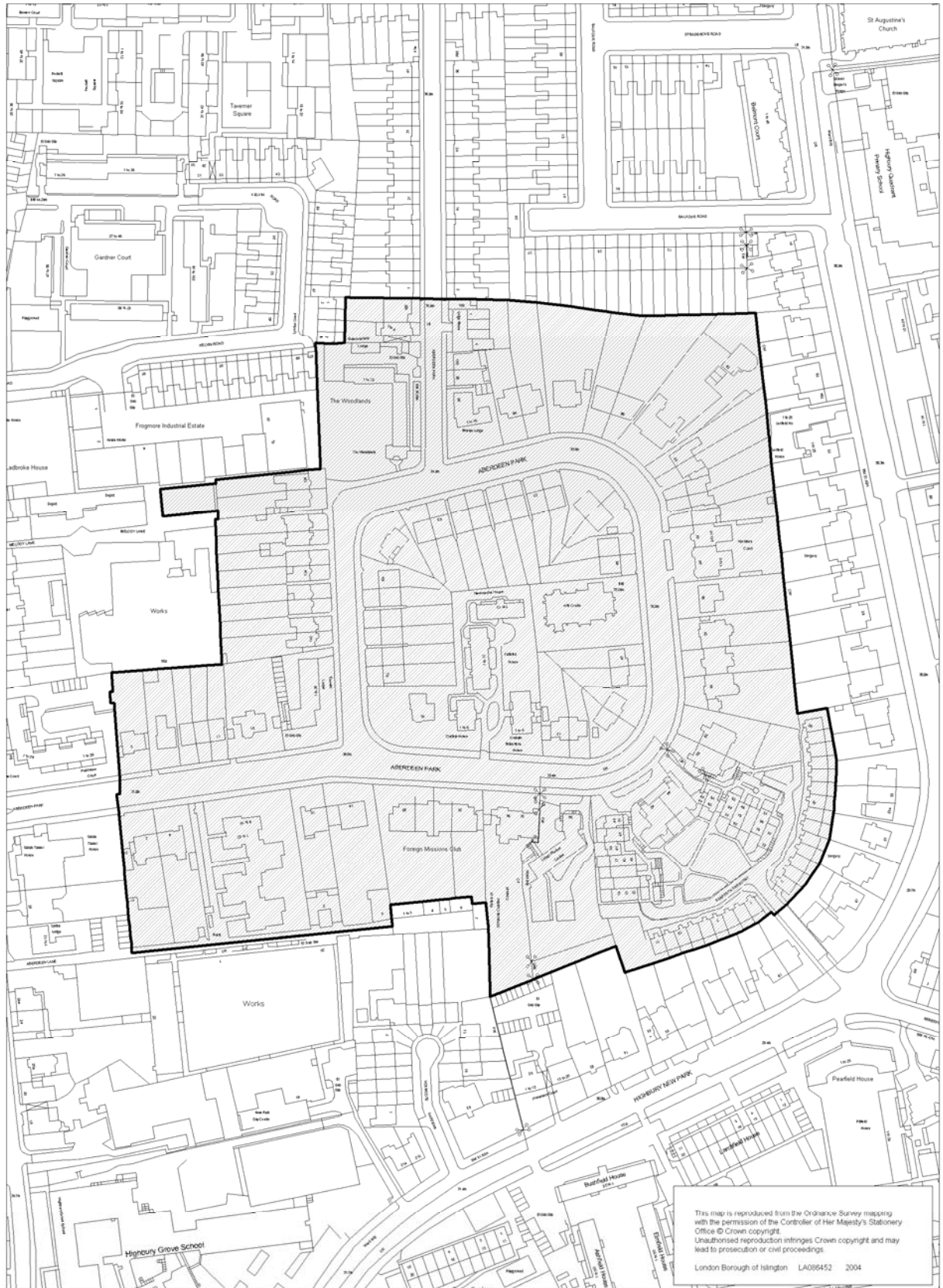


**Aberdeen Park (CA27)  
Conservation Area Design Guidelines**

**January 2002**

# Aberdeen Park (CA27)



Map Scale 1:2500

## CA TWENTY SEVEN

# ABERDEEN PARK

**27.1 The Council will operate special policies in the Aberdeen Park Conservation Area in order to preserve and enhance the special character and appearance of the area.**

27.2 Aberdeen Park is an area of special architectural and historic interest. It was laid out as an exclusive residential estate in the 1850's with large detached and grouped villas set in large gardens, though some 1920's houses and modern blocks of flats have since been added. Despite the architectural mix, a significantly large number of the Victorian villas survive, several with a strong Italianate style, to give the area its character. In the middle of the estate, St Saviour's Church is one of the finest Victorian Churches in London still retaining its quiet suburban setting. The area's seclusion, partly stemming from the fact that Aberdeen Park is a private road, together with its spacious layout, large gardens and mature trees, gives the whole estate a special character and appearance which is desirable to preserve and enhance.

**27.3 The Council wishes to retain all statutory and locally listed buildings in the area and the 19th century buildings and structures listed below. 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.**

**Aberdeen Lane: north wall of 1-6 (cons)**

**Aberdeen Park: 3, 5, 7, 9, 11, 15, 19, St Saviour's Church  
2, 4, 12, 20-26, 30-32, 42, 44, 50, 52, 58-94,  
98, 100, 106, 108, 124, 126, west boundary wall  
of the Woodlands**

**Highbury Grove: the Balloon Factory, 56a**

27.4 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. The retention of the buildings and structures listed above is essential to the character of the area. The redevelopment of other buildings in the area will only be considered where this improves the appearance and character of the area.

**27.5 New non-residential uses will not be allowed in the area.**

27.6 With the exception of the listed balloon shed at the rear of 124/126 Aberdeen Park, the area is entirely residential. In order to retain the character of the area, no non-residential use will be permitted either as redevelopment or change of use.

**27.7 Any new development should be in keeping with the character of the area and respect the massing and design of the buildings and use vernacular materials.**

27.8 The Council will pay particular attention to design matters when considering planning applications to ensure that the character of the area is enhanced, not spoilt. Any new building will be expected to use traditional materials, such as stock brick, red brick and stone dressings, stucco moulded window surrounds, timber doors, with slate or tile roofs. The massing and design of any new development will be expected to conform with and reinforce the existing spacious villa-type form of development of detached or semi-detached houses surrounded by gardens. Large blocks of flats with extensive frontages will not be allowed.

**27.9 The following special roof design policies will be applied in the area:**

- i) additional storeys will not be allowed on any properties in the area, including 106 Aberdeen Park (the former lodge house);**
- ii) new or altered loft or dormer windows will not be allowed in the front or side roof slopes of any properties in the area;**
- iii) new or altered skylight or velux windows will not be allowed in the front roof slopes of any properties in the area;**
- iv) any repairs or alterations to roofs should use traditional materials, either tile or slate, to match the original design of the property;**
- v) consent will not be given for the demolition or removal of chimney stacks or pots which are visible from the street or other public areas or are important to the character of the area;**
- 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.**

27.10 Nearly all the houses in the area have very prominent pitched and hipped roofs, clad in either slate or tile, with prominent chimney stacks and pots. Their appearance is very important to the area. At present there are very few visible roof or loft extensions. The Council therefore considers visible roof extensions to be harmful to the character and appearance of the conservation area.

**27.11 Side extensions will not be permitted except on the following properties where rebuilt single storey side extensions to improved designs would be acceptable:**

**Aberdeen Park: 2, 5, 15, 30, 31, 35, 47, 58, 67**

27.12 The spacious character of the area owes much to the gaps between the detached and semi-detached houses, with views through to trees and rear gardens. The filling of these gaps with side extensions would spoil the character of the area.

**27.13 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.**

27.14 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

**27.15 Permission will not be given for the demolition or removal of the porches or porticos on the following properties:**

**Aberdeen Park: 3, 5, 15, 19, 30, 32, 42, 44, 50, 52, 60, 124, 126**

27.16 The porches and porticos are essential features of some of the buildings in the area and should be retained.

**27.17 The Council will require the preservation, retention and reinstatement of traditional front boundary walls.**

27.18 The front boundary walls are an important part of how an area looks, and their maintenance, good repair and reinstatement where missing, as suggested below, is vital to the enhancement of the conservation area.

i) the unusual rubble walls should be kept at 72-78 Aberdeen Park;

- ii) the railings at 106 Aberdeen Park should be retained, and matching railings be reinstated at 108 Aberdeen Park;
- iii) the old boundary wall at the rear of Woodlands should be kept;
- iv) elsewhere in the area, front boundary walls should follow the model of a dwarf stock brick wall (6 courses) either red or yellow to match the house, with stone coping and privet hedge, with stock brick gate piers (20-30 courses) with stone coping and timber or metal gates;
- v) brick garden walls should be kept, and not replaced by fencing.

**27.19 New garages and car-ports will not be permitted at the front or side of properties in the area.**

**27.20 Existing timber garage doors should be retained.**

27.21 The spacious character of the area owes much to the existing gaps between properties. The filling in of these gaps with garages or car-ports would spoil this character. The Council will discourage the creation of additional cross-overs and hardstandings for vehicles in front gardens in the area.

27.22 The existing timber garage doors, with multi-pane glass lights should be retained as a characteristic feature of the area, and not be replaced with modern up-and-over steel doors.

**27.23 The Council will encourage the retention of the quality and character of the streets and spaces in the area.**

27.24 Aberdeen Park has an unusual green and suburban character, to which the paving and street furniture contribute. It is recommended that pavements should be simple concrete slabs with a grass verge on either side. Cross-overs should be demarcated in granite or brick setts.

**NOTE:** An 'Article Four Direction' now applies to the Aberdeen 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.