

**Whistler Street (CA40)
Conservation Area Design Guidelines**

January 2008

Whistler Street (CA 40)



CA FOURTY

WHISTLER STREET

- 1. The Council will operate special policies in the Whistler Street Conservation Area in order to preserve and enhance the special character and appearance of the area.**
 - 1.1 Whistler Street was laid out as private housing in the 1880s and escaped major war damage and proposals for comprehensive redevelopment in the 1970s. The two-storey terraced houses face directly onto a rhomboid circuit of narrow streets. Apart from the pedestrian link to Framfield Road, access is only from Drayton Park. On the western side a high brick wall forms the boundary to the railway land now known as Olden Gardens. Overall Whistler Street has a strong character and appearance, reminiscent of north-country bye-law housing, which is unique in Islington.
 - 1.2 Architecturally the houses are plain but very consistent, built of yellow stock brick with red brick dressing and some with stucco window surrounds and projecting ground floor bays. All four arms of Whistler Street are on a slope and the elevations and roof lines are stepped accordingly. Windows are typically timber sashes with painted panelled front doors. The pitched slate roofs with prominent chimney stacks are an important part of the character of the area. Some terraces face directly onto the highway while others have tiny front gardens protected by low brick walls. Owners are 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.
- 2. The Council will operate its land-use policies so as to enhance the character 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.**
 - 2.1 The use of land in the area is entirely residential.
 - 2.2 Planning permission for non-residential uses that are likely to harm the residential character of the area will not be granted.
 - 2.3 Proposals resulting in loss of residential uses and conversions into flats that result in over-intensification of residential uses will not be granted.
- 3. The Council will only grant conservation area consent for demolition where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
 - 3.1 The Council considers that all the buildings, including boundary walls, within the conservation area contribute positively towards its character and appearance. PPG15 states that the general presumption should be in favour of retaining such buildings. The area has such a degree of consistency, including the recent buildings

at Nos.14 and 26 – 32, that demolition would greatly diminish the historic and architectural value of the area.

4. Extensions and refurbishments should be sympathetic to the scale, proportion and materials of existing buildings in the area.

4.1 The scale and bulk of new extension will be expected to be sympathetic to existing buildings in the vicinity and to use vernacular materials such as brick, render, timber windows, doors and slate roofs. Modern materials such as glass and steel may be acceptable as long as the design complements the area.

5. Consent will not normally be given to remove or alter original timber sash windows or original front doors.

6. Consent will not normally be given for the painting, rendering or cladding of areas of original external brickwork.

6.1 The Council considers that the consistent appearance of the street frontages, and the survival of original and traditional materials is important to the character and appearance of the area. Consent will not normally be given for the fixing of additional pipes, vents or flues on elevations fronting the street. Burglar alarm boxes should be small and plain and discreetly located .

7. Special roof policies will be applied in the area, as follows:

- full width rear roof extension will normally be allowed;
- roof ridges may be raised by extending the existing front slope in order to achieve minimum practical head heights;
- flush roof lights on front slopes will be allowed where they are not visible from the street;
- party walls shall be extended in matching brickwork except on end-of-terrace street flanks where the brickwork shall not be extended;
- chimney stack and chimney pots shall be retained.

7.1 The existing roofs including chimney stacks and pots are very important to the consistent character and appearance of the area. It is important to avoid the ad hoc construction of roof extensions which could be damaging to the character of the area. Front roof slopes, including traditional slates, should be retained. Front flush roof lights may be allowed where they are not visible from the street. Normally roof ridges should not be raised but where this is necessary to achieve minimum practical head height this may be allowable by extending the existing front roof slope upwards and backwards. Full width rear roof extensions need care with end-of terrace street flank elevations. Chimney stacks and chimney pots should be retained.

8. Rear extensions in rear gardens will be allowed on their merits where normal planning standards are met and where no harm will be caused to the character and appearance of the area.

8.1 Most of the houses in the area have original multi-storey 'extension' wings with light-wells in between. Gardens are generally very small. Further extensions at the rear

will be permitted only where the scale, design and materials are sympathetic with the existing property and where all other planning standards of the Council are met.

9. Recessed front door entrances should remain unenclosed

9.1 The recessed front door entrances are a characteristic feature of the area and consent will not normally be given to enclose these with porches or security gates.

10. Satellite dishes or antennae will not normally be permitted on front elevations or front roof slopes.

10.1 It is recognised that satellite dishes have to be located to face the direction of the receiving signal and it is therefore acknowledged that for some terraces where the rear elevation is not suitable for this, more ingenious locations such as rear roof slopes or rear gardens will be necessary.

11. The Council will not permit the demolition or alteration of front boundary walls unless the proposals will enhance the appearance of the conservation area and improve the sense of enclosure to the street.

11.1 The front boundary treatment is important to the character of the area. The Council will seek to ensure that proposals for change enhance the area by the use of traditional materials. Dustbin and meter enclosures will not be permitted unless discreetly located so as to be invisible from the street.

12. The Council will seek to retain and improve the quality of paving and street furniture in the area.

12.1 Traditional materials, including the distinctive granite sett gullies should be retained. Traditional designs for lampposts and other street furniture which might be necessary, such as bollards, are appropriate for the area in order to enhance its Victorian character. Where paving materials are renewed traditional materials should be used.