

HOW YOU CAN MAINTAIN YOUR PROPERTY

Many properties in the area still retain original architectural features both outside and inside. These include leaded glass fanlights, stained glass, timber box frame windows with curved head top sashes, ornate glazing bars, tiled entrances and dado porches, decorative stucco window and porch surrounds and spade-shaped roof slates.

These special features increase the value of your property and contribute to the character of the area as a whole. Owners are therefore encouraged to maintain and repair the original features wherever possible. Where renewal is unavoidable or features are missing, the Council encourages owners to reinstate these with traditional materials and matching designs.

Modern flat or neo-Georgian front doors, aluminium pivot windows or UPVC double-glazed sashes would look out of place and spoil the character of the area.



Existing brickwork, including chimney stacks, should be properly maintained and repointed and should not be painted or rendered. Gutters, hoppers and other rainwater goods need regular inspection.

Water penetration and vegetation growth can result in expensive repairs.

If you have any queries or would like more information on maintenance and repair, the Council's Planning Department will be able to advise you on the best treatment.



PAINT COLOURS

External decorative plasterwork was originally painted off-white or in pastel colours, often to resemble stone. Avoid vivid modern colours which will appear brash. Front doors were usually painted in darker shades. Never paint previously unpainted brick work. The Council can give advice about how best to remove paint from brickwork.

CARING FOR TREES IN THE CONSERVATION AREA

All trees in the Conservation Area, including those in rear gardens, are protected. Owners are urged to look after trees on their land. The Council requires notification in writing, six weeks prior to carrying out

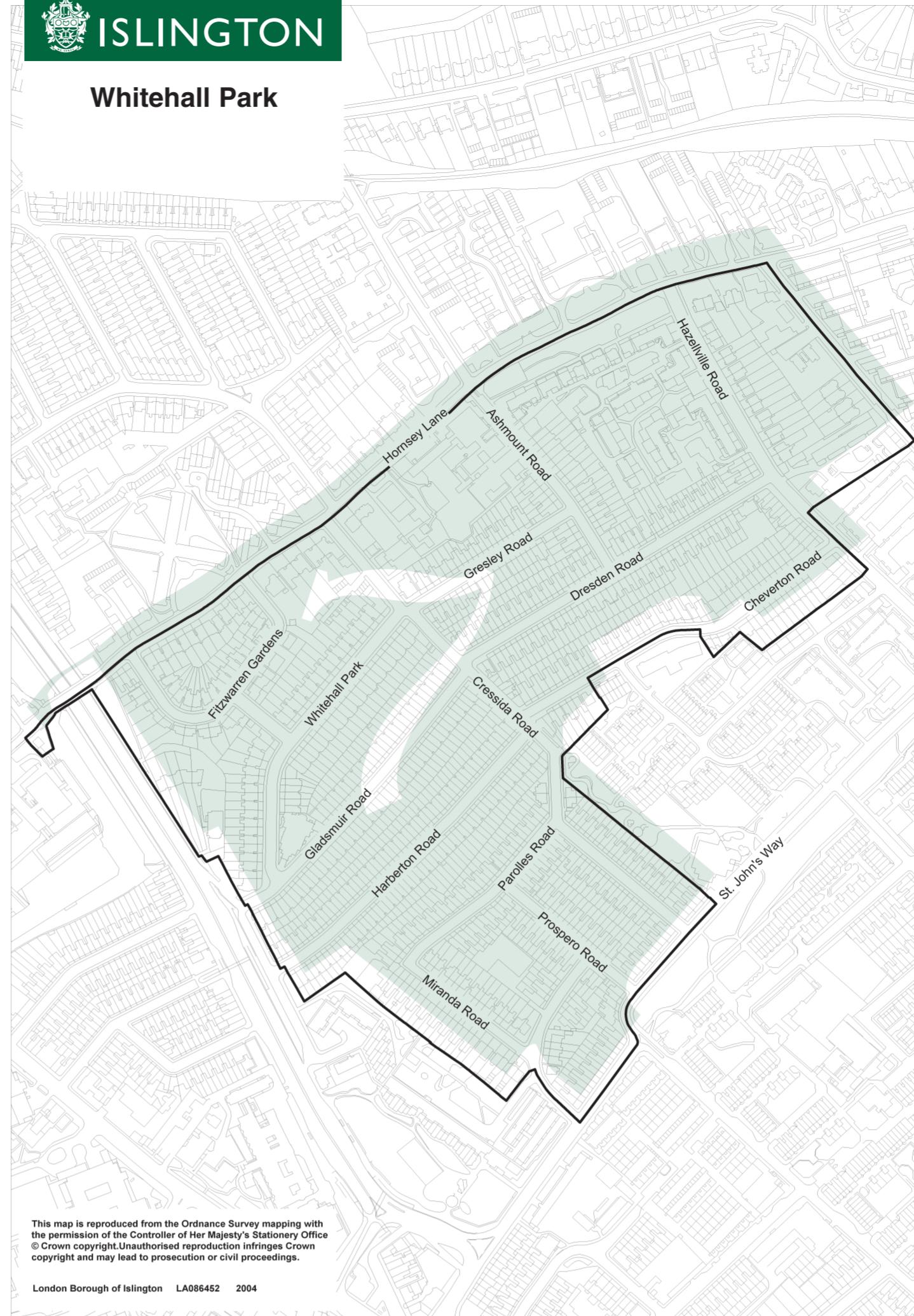
any works on trees. This includes pruning, lopping, felling or uprooting. For more information on good maintenance of trees please consult the Council's Tree Preservation Officer based in the Planning Department on Tel: 020-7527-2383.



Owners are encouraged to plant new trees in order to ensure a continuing stock of mature trees in the area for future generations.



Whitehall Park



STREETS IN THE CONSERVATION AREA

The Council would like to improve the quality of paving and street furniture in the area subject to the availability of funds. On renewal, traditional designs of lampposts, bollards and other street furniture will be used, with traditional slab paving and granite kerbs. The old street name signs should be retained, even if new signs are needed.



Many Conservation Areas have their own Amenity Society or Association which is also represented on the Council's Conservation and Design Panel and Committee. If you are interested in forming or joining such a group, please contact the Planning Department.



FOR FURTHER INFORMATION

The above is a summary of the policies for the area. For further information or for a copy of the detailed Design Policy Guidelines for Whitehall Park Conservation Area and the Article 4 Direction, please contact: The Planning Department, 222 Upper Street, London, N1 1YA Tel: 020 7527 2000 e-mail: development.control@islington.gov.uk website: www.islington.gov.uk

CONSERVATION AREA



WHITEHALL PARK



This leaflet is a guide for residents and businesses in the Whitehall Park Conservation Area. Its aim is to promote and assist in the preservation and enhancement of this special part of Islington. This brochure explains what building works can and cannot be carried out to properties within this Conservation Area.

CHARACTER OF THE CONSERVATION AREA

The Whitehall Park Conservation Area lies immediately below the Highgate-Hornsey ridge, along which runs Hornsey Lane east of the Archway bridge. The area slopes considerably, falling from north to south. It includes a variety of properties with differing architectural qualities and styles. Most of the streets south of Hornsey Lane were laid out as a late Victorian residential estate, following the contours of the slope.

Whitehall Park itself, designated in 1969, contains the grandest houses, with fine views. They are mainly large three storey red brick properties with Westmoreland slate mansard roofs, cast iron decorative railings and gabled dormer windows. Gladsmuir and Harberton Roads consist of similar but less grand houses.



WHEN PLANNING PERMISSION IS REQUIRED

There are special controls over what requires planning permission in the Conservation Area and these have been strengthened by an Article 4 Direction which is in force. This means that planning permission is required for various minor external works which had previously been considered as 'permitted development'.

The following is not an exhaustive list, but an indication of the sort of works which do require planning permission:

- alterations or extensions to roofs, including chimney stacks and pots;
- extensions to the original house that are over 50 cubic metres in size;
- garden sheds, garages or outbuildings over 10 cubic metres in size;
- enlargement, improvement or alteration to elevations fronting the street, including alterations to front doors or windows;
- demolition, alterations or erection of front boundary walls, fences, railings, gates or dustbin enclosures;
- painting of previously unpainted brickwork;
- cladding any part of the outside of buildings with render, pebble-dash, stone, timber, plastic or tiles;
- satellite dishes;
- creation of hardstanding fronting the street.

If in doubt always ask the Planning Department first. Failure to obtain prior consent may involve owners in having to reinstate alterations, thus incurring extra cost.



SPECIFIC DESIGN FEATURES

Roof Extensions and Dormers

The Conservation Area has an exceptionally high quality and variety of roof types, including gables, exposed pitched roofs and parapets. Roof extensions and associated party wall alterations which are visible from the street or other public areas, including long views from side streets, will not normally be permitted. On properties with exposed roofs, new or enlarged windows, either flush, projecting or recessed will not normally be permitted on front or side slopes. Rooflights will not normally be allowed on front slopes. At the rear, new dormers will normally be traditionally designed, set in from both the side party walls, back from the rear wall and no higher than the roof ridge.

Permission will not normally be given to replace traditional roof materials such as Welsh or Westmoreland slate with artificial materials. Decorative ridge tiles, spade-shaped slates and original cast-iron roof railings and pinnacles should be kept and owners are encouraged to reinstate original features. All chimney stacks and pots which are visible from the street should be kept.

Side Extensions

The Council will not normally grant permission for side extensions.

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 side extensions, there will be a presumption against them and they will not be permitted unless there are good reasons. Where existing side extensions are to be rebuilt or new extensions 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 materials which match the house such as stock brick, timber windows and timber doors. No side extension will be approved which adversely affects a tree in good health which contributes to the character of the area.

In 1992 and again in 2001 the Conservation Area was extended considerably. The so-called 'Shakespeare area', comprising Cressida, Prospero, Parolles and Miranda Roads, and Lysander Grove, together with Gresley, Dresden, Cheverton and Ashmount Roads are generally smaller scale late Victorian terraces, some with bays, gables and double entrance porches and interestingly varied decorative plaster details. In Sunnyside Road, Lysander Grove, Miranda Road and Hazellville Road there are some larger Victorian villas with good stucco details. Alpha Villas is an unusual terrace of red brick Victorian houses perched above Archway Road, with pedimented double-arched windows.



In Hornsey Lane, Dresden Road and Hazellville Road are a few surviving Regency houses which pre-date the late Victorian terraces. The garage in Sunnyside Road was the coachhouse of a large mansion, long since demolished. Several large mature specimen trees survive from these times and together with good young trees on both public and private land, greatly enhance the quality of the environment.

There are also good examples of 20th Century architecture. The 1910s and 1920s semi-detached houses in Fitzwarren Gardens and Hornsey Lane show the influence of Lutyens and Voysey. Manchester Mansions (1924) and the Hornsey Lane Estate (1938/9) are well preserved examples of social housing, with timber sash windows, prominent chimneys and door cases. Ashmount School (1957-8) is locally listed and clad in opaque glass. The cockerel sculpture on the boundary wall is a striking feature on Hornsey Lane.

THE USE OF LAND

The area is mainly residential, but there are shops in Cressida and Hazellville Roads and the school in Ashmount Road which contribute to the character of the area.

Planning permission for development of non-residential uses that are likely to harm the residential character of the area will not be granted.

Permission for proposals that involve the loss of residential accommodation or for conversions which result in over-intensification of residential use will not be granted.

WHAT CAN BE DEMOLISHED

The Council's prior permission, known as Conservation Area Consent, is required to demolish almost any type of building or substantial part of a building in the area.



THE COUNCIL'S DESIGN POLICIES

The Council pays particular attention to design matters when considering planning applications, including its own developments, to ensure that the character of the area is enhanced and protected. Development is also subject to all the other existing and established Council policies and planning standards. Full applications showing detailed proposals should be submitted for planning permission to be considered. The Council will not normally grant 'outline' planning permission in Conservation Areas.

The following policies, adopted by the Council following public consultation, will be pursued by the Council to ensure the protection of the Conservation Area.

New buildings should conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture. For extensions and refurbishment the Council will normally require the use of traditional materials, but the Council will also encourage good modern design and the sensitive use of high quality modern materials where appropriate.



Rear Extensions

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.

Porches or Porticos

Original porches, porticos and canopies, including tiled dadoes in the entrance, are essential features of some buildings in the area and consent will not be granted for their removal. All porches should remain unenclosed.

Boundary Walls

There are several different boundary styles in the area and they are among the most important architectural characteristics. Many of the existing boundary walls are the original brick burr rubble walls. This is unusual and rare. It is also special to this part of the Borough and should be treasured. Most of the original wooden gates and gate posts have been replaced, but where these still exist, they should be retained.

Front Garden Areas and Paths

The Council wishes to see original tiled front paths and areas kept.

Some properties have the original 'encaustic' styled tiled front paths and areas. Other properties 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 be retained.



Shopfronts

Historic shopfronts such as no.96 Dresden Road contribute to the character and appearance of the area and should be kept. New shops, where permitted, need to reflect traditional design and materials such as painted timber, iron and render/stucco. Natural aluminium is not acceptable. Full guidance is given in the Council's Shopfront Design Guide.

Advertisements and signs

Signs and advertisements can detract from the visual amenity of the area and need to be appropriately designed and located. Internally illuminated signs will not normally be permitted. The Council will resist advertisements on the sides of buildings and take legal action against unauthorised hoardings and estate agents' boards.

Front Garden Parking, Garages and Crossovers

While a few properties on Hornsey Lane, Fitzwarren Gardens and Miranda Road have had parts of the front walls removed to provide access for car parking or garages, the Council considers that the further proliferation of off-street parking in front gardens will harm the character and appearance of the Conservation Area. Because of the architectural importance of boundary walls in the area, the Council will not normally permit their demolition for the creation of crossovers, hardstandings or new garages or car ports in front gardens. Front gardens provide important areas for soft landscaping and trees, and a transition between the street and the building.

Satellite Dishes and Telecommunication Equipment

Satellite dishes must be located at the rear of properties so as not to be visible from the street. Telecommunication equipment must be located very sensitively in relation to public views and people's homes.