

DESIGN GUIDELINES

Noel Park Conservation Area

Introduction

The purpose of this leaflet is to explain the meaning of a Conservation Area and an Article 4 Direction and the way in which they affect householders. The design guidelines are intended to advise residents of the most important features which need special care when considering making alterations to their properties.

Why Declare a Conservation Area?

Noel Park was built by the Artisans and General Dwellings Company and opened in 1884, although construction continued until 1929. Over half the Estate, between Moselle Avenue and Gladstone Avenue, was completed before 1900. The houses of various sizes were all constructed to a high standard providing a model for later suburban Council estates. Long, tree lined avenues, a school, church and shops provided a complete and attractive residential environment.

Haringey Council has declared the oldest part of the Estate a Conservation Area in recognition of its archi-

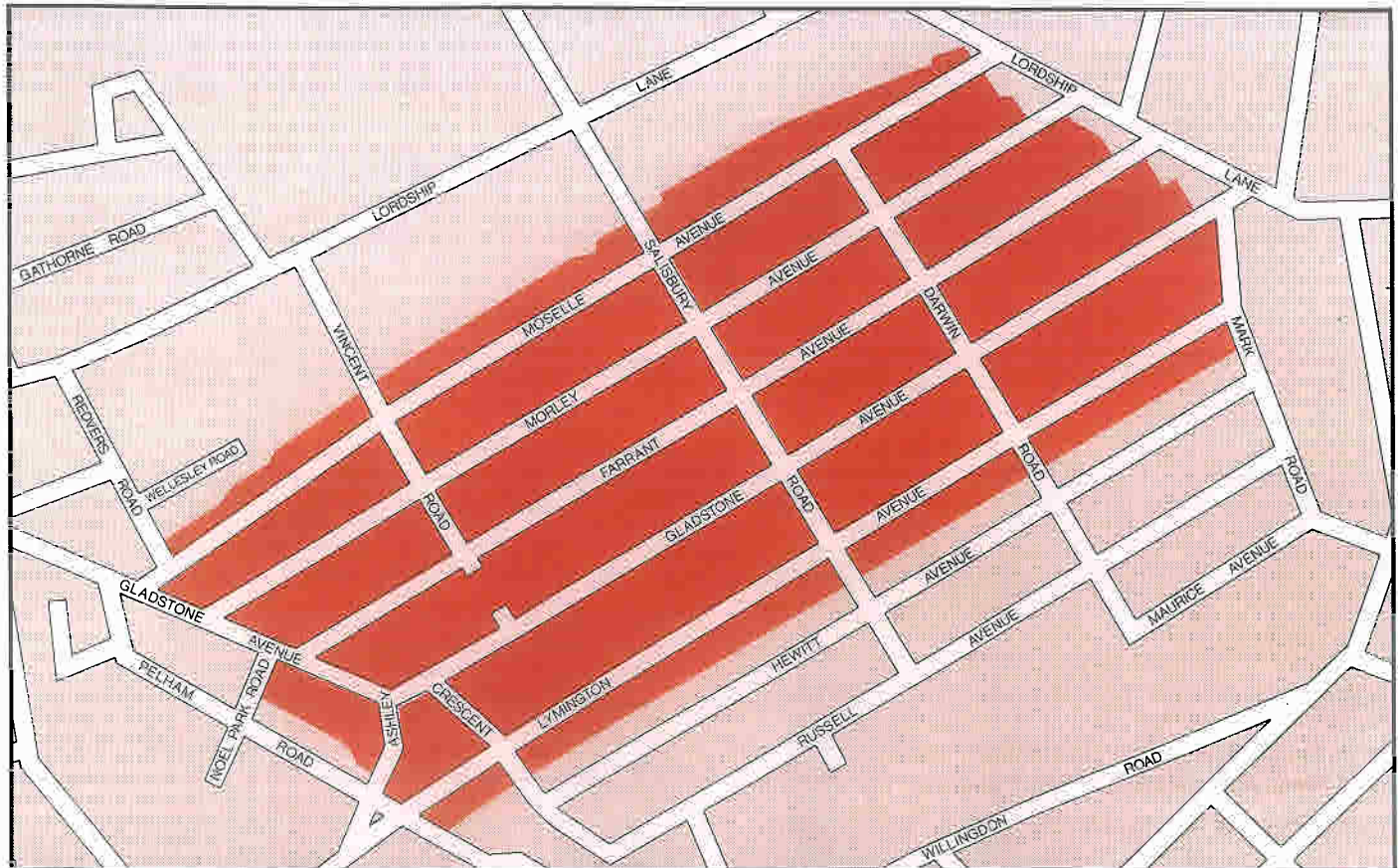
tectural and historical interest, and to demonstrate the Council's commitment to improving the physical condition of the area. Successful conservation also depends on the support of local residents in taking care of their properties, ensuring that any renovations and repairs are carried out sensitively, carefully matching the original style and materials.

What Are the Special Planning Controls?

Special controls apply to Conservation Areas to prevent unauthorised demolition of buildings or felling of trees. In addition the Secretary of State for the Environment has confirmed a Direction (made under Article 4 of the General Development Order 1977) which means that planning permission must be sought before making any of the following changes:—

- ◇ All enlargements, improvements or other alterations to the front of a house or any side adjacent to a road, or end of terrace.
- ◇ The erection or construction of a porch outside any door at the front or side.

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- ◇ The maintenance, improvement or alteration of gates, fences, walls and other means of enclosure if the development is on the highway or in front of the building.
- ◇ Painting of any exterior brickwork or rendering or pebbledashing walls either at the front or side of the property.

Planning permission is therefore required for most alterations affecting the outside of the house. Planning application should be made to the Planning Department at Hornsey Town Hall, The Broadway, Crouch End, N8 (telephone number 340 3220). There is no fee for planning applications submitted as the result of an Article 4 Direction.

Unauthorised development may be the subject of enforcement action requiring removal of the unauthorised works or structure. However, if planning permission is refused an applicant has the right of appeal to the Secretary of State for the Environment.

Design Guidelines

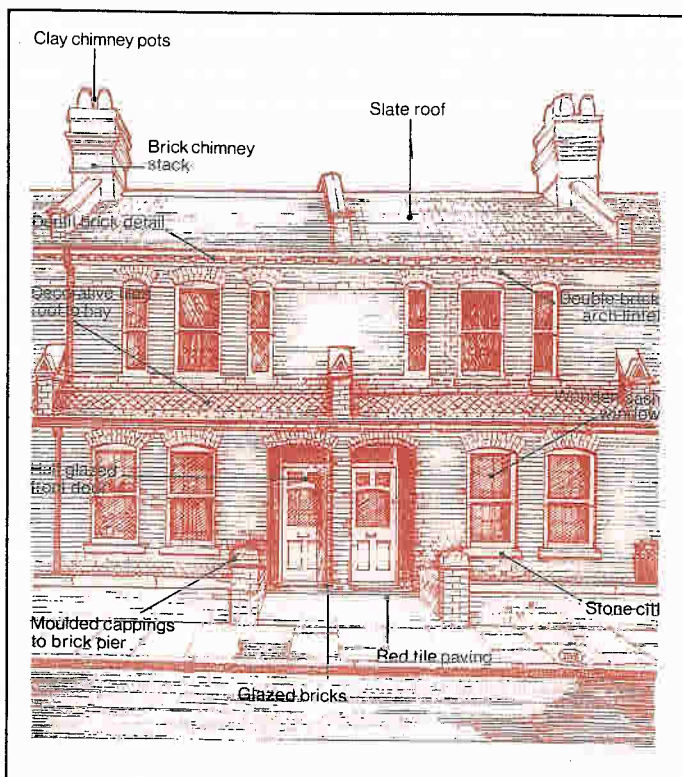
The following guidelines are intended to assist in specifying the requirements for satisfactory repairs and alterations to buildings in the Conservation Area.

Roof

SLATES

Most of the terraces have slate roofs and where it is necessary to repair or reroof, these should be replaced with new slates or, if this is not possible, the front roof may be relaid with salvaged or second-hand slates and the back should be relaid with a material of similar colour, texture, size and shape.

Surface coatings should not be applied to old slates in



an attempt to extend their life as this is only a short term measure and results in poor appearance.

TILES

Plain clay tiles are used for some roofs and for gables and roofs to bay windows. Tiles are normally fixed by clay nibs and nails to wooden battens and hip and ridge tiles are laid in lime mortar. The most common problems are likely to be caused by broken tiles or fixings.

Where repair is necessary, new tiles should be of clay and match the existing in type and colour. Very often tiles can be salvaged and reused and where possible new tiles should be laid to the rear of the property and the old tiles laid to the front so as to avoid a patchwork appearance of new and old tiles.

FLASHINGS

These are normally in lead or zinc and protect the openings and junctions between the roof and party walls and chimney stacks. Repairs should match existing materials in appearance and not be painted.

CHIMNEYS

Chimney stacks are tall and of a simple design, but form an important skyline feature on the Estate. They are built in brick to match the house and pots are plain or decorated and set in a mortar bed. Repairs may be necessary to stabilise the chimney, but reduction in height or removal of pots is not recommended.

DORMERS

The roof spaces in most properties are very small and there seems to be little scope for loft conversion. Where loft conversions are possible dormer windows should not be built where they can be seen from the street so as to preserve the original appearance of the roof.

GUTTERS AND PIPES

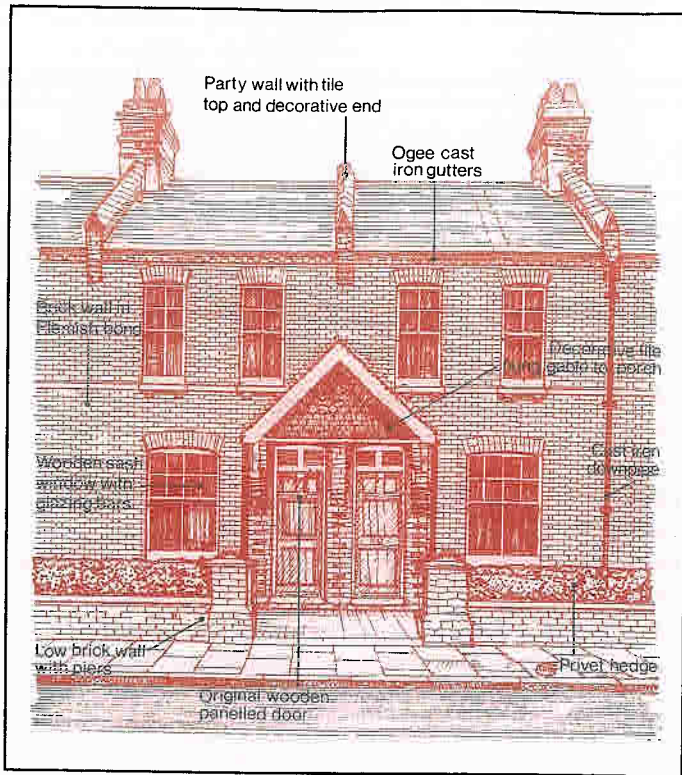
Rainwater gutters and downpipes are made of cast iron. Problems occur with cracked pipes, blockages and broken fixings, but regular maintenance will minimise defects. Repairs and renewal should preferably be in cast iron, painted black. However, black plastic is an alternative if the shape is the same as the original but it is less robust than cast iron and it is difficult to obtain a satisfactory joint with existing cast iron fittings.

Walls

Most walls are of red or yellow or grey brick set in lime mortar. Some are decorated with glazed green or red bricks. The most usual problem to arise is where the joints in the brickwork or in some cases the bricks themselves have weathered badly allowing moisture to seep in.

Repointing should be with a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. Portland cement is not recommended because it is hard and less flexible than a lime mortar mix. Decayed bricks should be replaced with bricks of similar quality and colour laid in the same pattern as the original.

Bricks should not be painted but where this has already taken place, repainting in a suitable colour, normally matt brick red, will be acceptable.



Bays & Windows

Bays are an important architectural and functional feature with a variety of forms. Ground floor bays are the most common but in some houses bays extend to the first floor. Problems can arise from decayed roofs, gutters, windows and flashings on ground floor bays and repairs should match existing materials. Bays should not be added to houses that do not originally have bays nor should existing bays be extended.

Wooden sash windows are painted white forming a uniform feature in the composition of the terraces and the street scene. Problems are caused by decayed wood in the frames and sills, but complete renewal is seldom necessary.

Repairs should be made by removing decayed wood and grafting in a new piece to match the existing. Decay can be minimised by maintaining the putty to the glazing and by regular painting. Draughts can be substantially reduced by draught excluders made especially for sash windows. These simple repairs can make the expense of a new window unnecessary.

Where a new window is required it is most important that the window should be replaced in the original opening and should not be made larger or smaller as this will adversely affect the appearance of the whole terrace. New windows should ideally be a replacement wooden sash window with glazing bars to match the original. Aluminium picture windows are not suitable and it should be remembered that fixed pane windows present a serious fire hazard. Also bear in mind that the stopping of all draughts may cause ventilation and condensation problems.

Doors & Porches

Doors are normally panelled and painted with panes of glass at the top to allow light into the hallway, and are often set back in a small lobby, sometimes shared with

an adjoining house. These lobbies should not normally be fitted with new glass doors nor should they be subdivided into two separate compartments.

Some of the smaller cottages on the Estate have a projecting porch and in many cases these have had to be replaced by prefabricated porches which have had an unfortunate impact on the street scene. It is the Council's policy to replace these porches in those houses that are being rehabilitated by the Council, and it is hoped that owners/occupiers will take up the opportunity of Council grants to assist in the replacement of these porches.

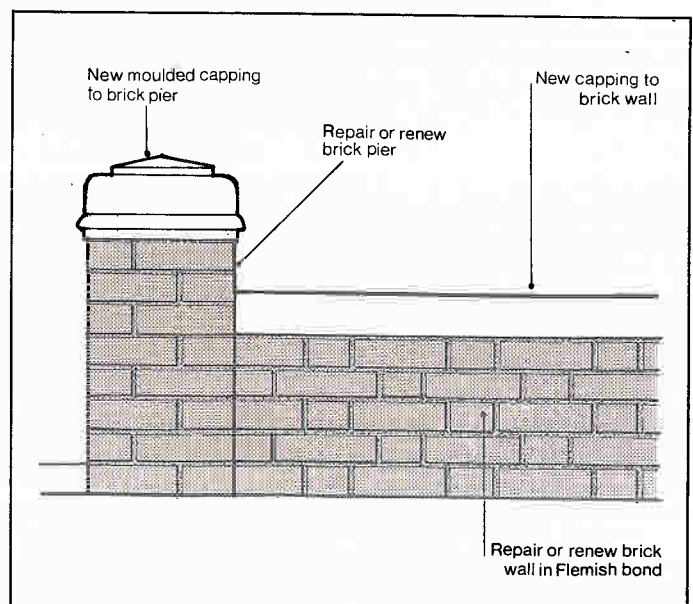
It should rarely be necessary to replace front doors as most draught problems can be solved by the application of draught stripping. Where it is necessary to replace a door, a design similar to the original should be used. Most carpenters and joiners can make up replica doors to match the original.

Extensions

Extensions can provide valuable extra space for kitchens, new bathrooms etc. Single family houses may be extended within certain size limits without a requirement for planning consent but it is strongly advised that anyone considering an extension should seek the advice of the Planning Department. Those properties at the end of terraces, or the corners of roads, must also take into account the requirements of the Article 4 Direction and planning consent will be required for any extension.

Front Gardens

Although gardens are generally well planted and maintained, problems sometimes occur with poorly maintained brick walls. The existing walls are an important feature of the street scene and planning permission is required for any alteration or their removal. Where two houses share a common entrance forecourt, this should not be sub-divided by new fences or walls but should be retained in its original form. Advice on the repair of walls can be obtained from the Planning Department.



Unacceptable changes to street frontages



Grants

Grants may be available for certain works to houses in the Conservation Area. House improvement grants may be payable for repairs where these are both substantial and structural or environmental improvement grants may be payable for particular items of importance to the appearance of the house.

Further information on house improvement grants is available from the Environmental Health Service, 639 High Road, Tottenham, N17. Tel: 808 1066

Information on environmental improvement grants and other general enquiries regarding the Conservation Area and the Article 4 Direction is available from the Planning Service, Hornsey Town Hall, The Broadway, Crouch End, N8 9JJ. Tel: 340 3220.