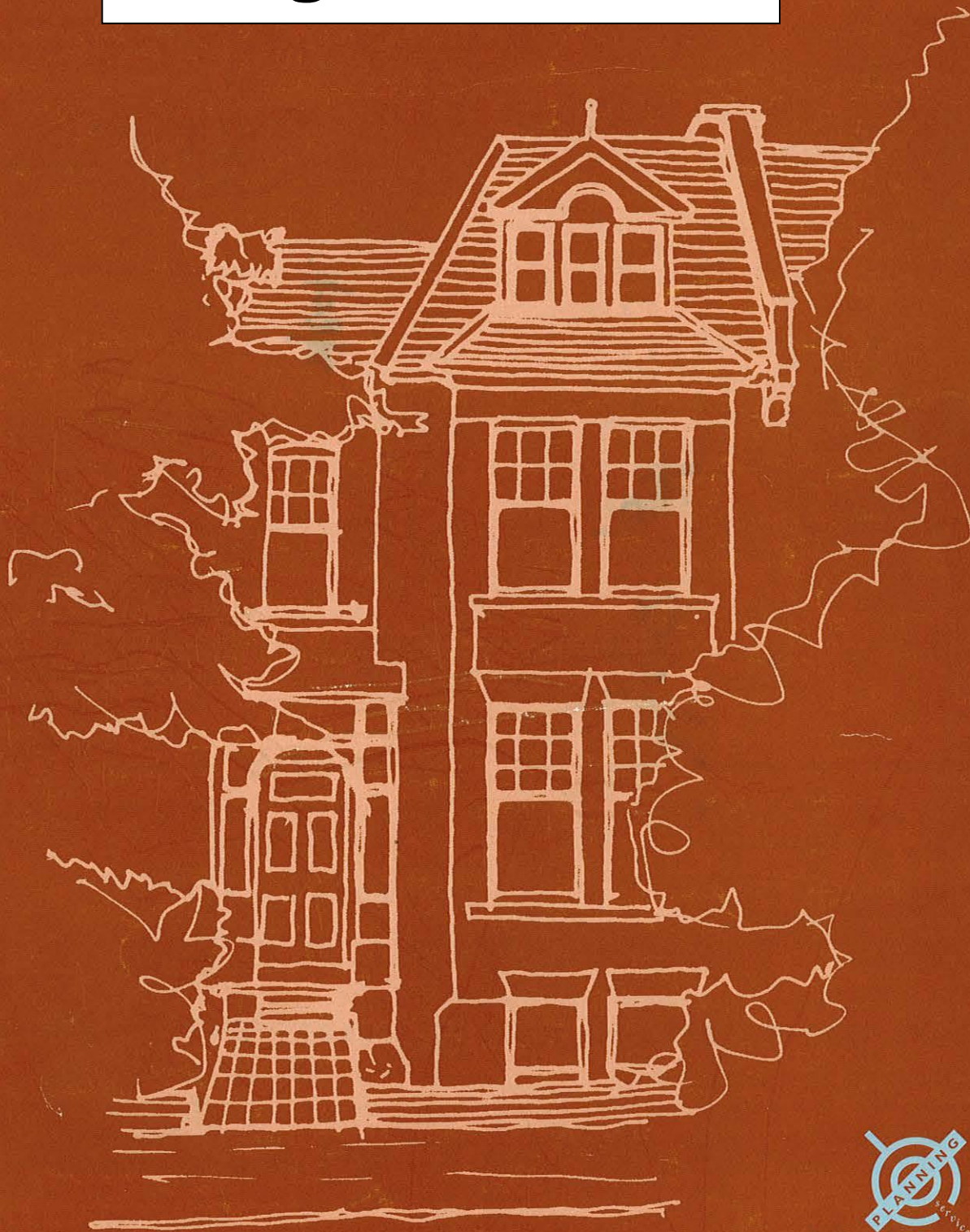


North Kilburn Conservation Area

Design Guide

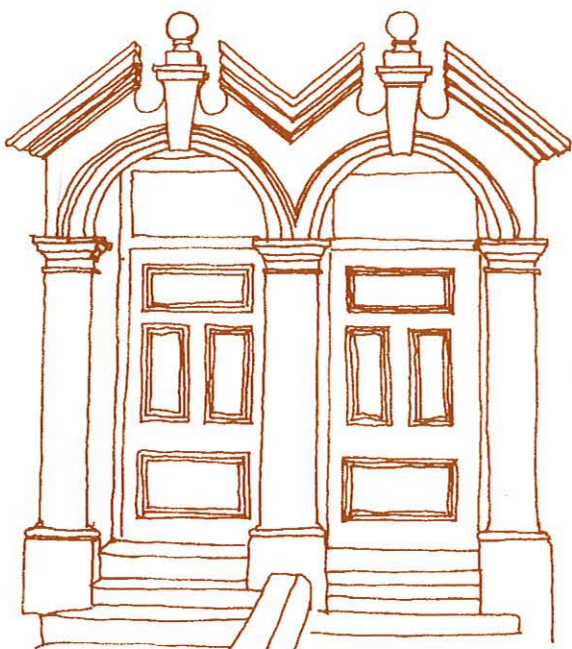


Date: 1988



PORCHES

Recessed porches are to be retained in their original form, including decorative tiling to walls and steps. Infill of recessed porches or canopies forward of the existing building line will not be permitted. Open porches are to be retained in their original form, infill will not be permitted.



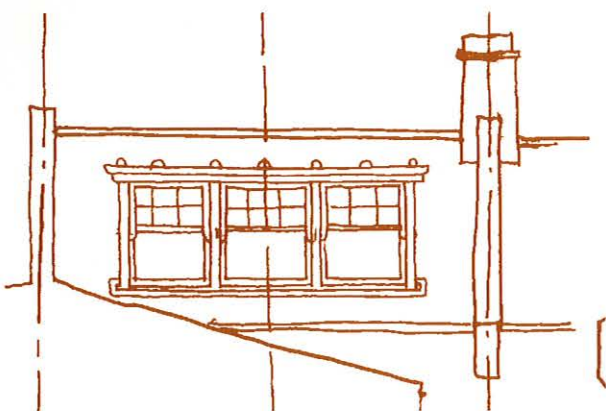
RE-ROOFING

Natural slate is preferred but textured artificial slate, for example, Eternit Rivendale, can be used on street facing roof slopes. Any patterning in the original slates, for example courses of half rounds must be recreated within the new roof covering.

Artificial slate is acceptable on rear facing roof slopes. Decorative ridge tiles and finials must always be retained and reused. If previously removed, reinstatement will be required.

ROOF-LIGHTS

On street facing roof slopes one flush roof light of maximum opening size, 900 x 500mm, will be permitted for the purposes of means of escape. The roof light should be set at a maximum of 1.7m from the eaves. The bottom of the window opening should also be located a maximum of 600mm above floor level. The roof-light should be centred above an elevational feature, generally the entrance door. On side and rear facing roof slopes these must be of a size which is not dominant and should be flush.



CHIMNEYS

Where visible from the highway these must be retained and if necessary repaired in matching materials and profiles.

ROOF PARAPETS

These must be retained and if necessary repaired in matching materials and profiles.

LOFT CONVERSIONS

Front and side dormers are not acceptable. Rear dormers can be acceptable where they occupy no more than two thirds of the width of the roof and be centred within the horizontal and vertical plane of the roof. The dormer should be treated with a lead flat roof and an eaves cornice. The glazing should reflect the glazing of the existing house, with windows placed between vertical timber pilasters to ensure that bulk is minimised. Dormer cheeks should be clad in material matching the existing roof.

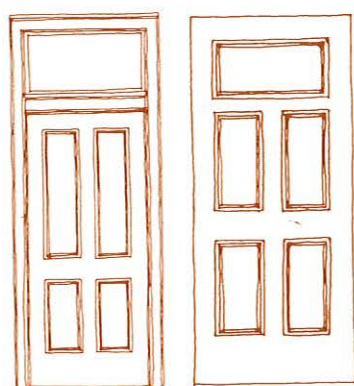
FRONT GARDENS

Original pathways are to be retained wherever possible. If replacement is unavoidable then the new path should be designed in a sympathetic style, including an element of decorative mosaic and/or tiling. Front garden trees, hedges and flower beds should be retained. There will be a presumption against hard landscaping front gardens for the purpose of car parking. In exceptional circumstances this may be permitted but any proposed hardstanding should retain an area of 50% soft landscaping, be for one car only and should be formed in suitable materials.

Good Practice Guidelines



TYPICAL STREET SCENE



FRONT DOORS

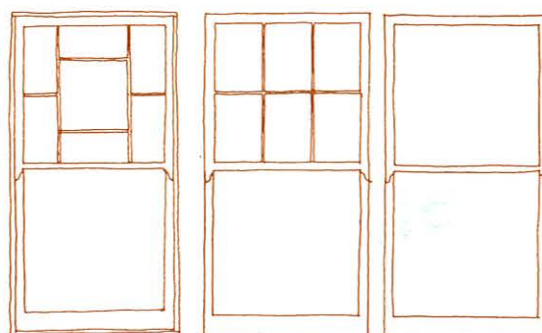
Original doors should be retained. If replacement is necessary the new door should be a match for an original door design. The painting of front doors does not require permission.

BOUNDARY TREATMENTS

Designs vary from street to street but low brick walls and hedges are predominant. These should be retained and if necessary reinstated. In certain situations the combination of vertical close boarded fence and hedge may be acceptable. Any original gateposts and copings should be retained and if necessary reinstated.

WINDOW REPLACEMENT

Retention of the existing windows and if necessary their repair is the preferred solution. If replacement is necessary on the street frontage then the replacement windows should be a close match of the existing, including opening mechanism, Sash windows must be replaced with sash windows.



PAINTING/RENDERING OF BRICKWORK

Rendering of previously unrendered brickwork, stone cladding and the painting of previously unpainted brickwork will not be permitted. Where original brickwork has already been painted, repainting is permissible in white or off white on stock brickwork or red russet (or similar) on red brickwork.

BRICKWORK, STUCCO AND ELEVATIONAL FEATURES

Any decorative features on the street elevation, for example pilasters and cornices to bay windows, lintols and keystones, must always be retained. If replacement is unavoidable then new features must match those removed.

These features are generally painted and permission is not normally required for repainting so long as white or off white is used.

EXTERNAL PIPEWORK AND BALANCE FLUES

New installation on the street elevation will not be acceptable. Where existing pipework is to be replaced this should be achieved in matching materials and profiles.

REAR GARDENS

Loss of rear garden amenity through new development within rear gardens will not be permitted



EXTENSIONS

SINGLE STOREY REAR

These are limited to a depth of 2.5m on the end of the 'outrigger' of a terraced property, 3m on a semi detached property. Flank wall windows are not permitted.

TWO STOREY REAR

These will not be permitted on terraced properties. There is a possibility on semi detached properties but due to the density of the estate it is difficult to achieve without detriment to neighbouring properties.

LIGHTWELL INFILL

This type of infill is difficult owing to the effect on neighbouring properties and will not normally be permitted.

SATELLITE DISHES

These are not permitted where they are visible from the street.

NORTH KILBURN CONSERVATION AREA

Introduction

THE ROLE OF THESE GUIDELINES

Many external works to buildings in the North Kilburn Conservation Area now need planning permission. The purpose of this leaflet is to provide guidance to anyone wishing to make alterations to buildings within the Conservation Area. While the leaflet will give general guidance, more detailed advice can be provided by contacting the Conservation Officer whose address and telephone number can be found below.

THE NEED FOR PLANNING PERMISSION AND CONSERVATION AREA CONSENT

DEMOLITION

Most demolition requires Conservation Area Consent. Details of any exceptions are available from the Planning Service.

PLANNING PERMISSION

A special direction has been made for the North Kilburn Conservation Area called an Article 4(2) Direction. This withdraws certain Permitted Development rights and means planning permission is now required for:

- Most extensions including porches
- Alterations to windows on the street frontage
- Alterations to entrance doors
- Rendering, painting or repainting brickwork
- Changing roofing materials
- Installation of dormer windows, roof-lights and alterations to chimneys
- Removal or erection of front boundary walls, gates, fences etc
- New highway access (crossovers)
- Hardstandings
- Application of stone cladding

PLANNING PERMISSION IS NOT REQUIRED FOR:-

- Painting entrance doors, window frames and sills
- Painting existing rendered surfaces in white or off white

TREES

All trees within the Conservation Area, with the exception of some fruit trees and those not exceeding 75mm in diameter, are protected. It is necessary to give six weeks notice to the Local Planning Authority, in writing, before removing or lopping a tree.

FURTHER DETAILS

For a full written statement to this design guide and/or more information please contact:

The Planning Service
East Team
Brent House
349 High Road
Wembley
Middlesex HA9 6BZ
0181 937 5220

For Tree Preservation Orders and Notifications please contact the above address or telephone:

0181 937 5112

NORTH KILBURN CONSERVATION AREA

Historical Background

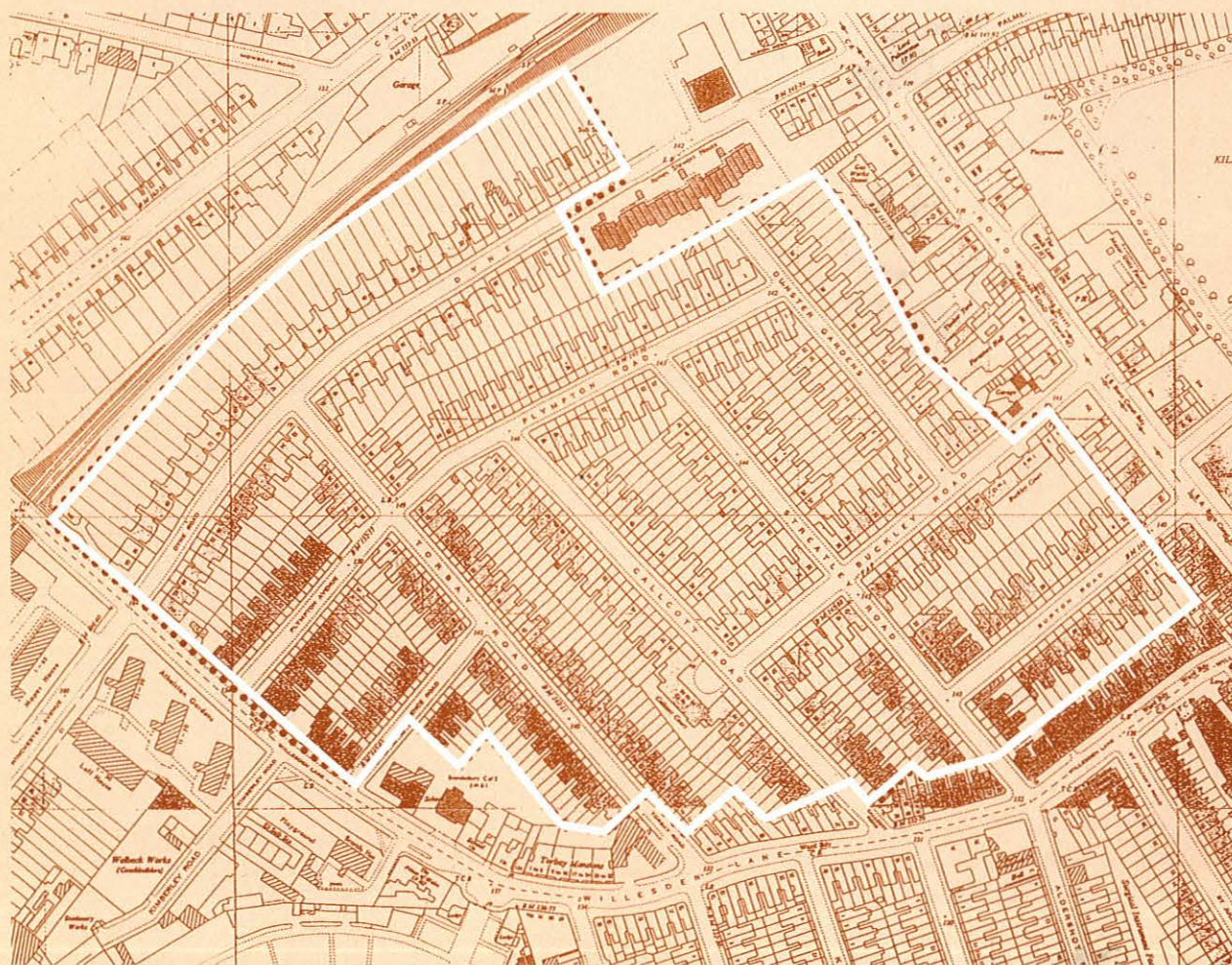
The improvements in public transport in Kilburn leading up to the opening of the Metropolitan Railway to Kilburn Station in 1879 led to development of the adjacent land. Some redevelopment commenced in Dyne Road by Scott & Jolley in the early 1880s but the principal redevelopment of the Waterloo Estate can be dated between 1886 and 1896.

The Architect William J. Watts was working for several landowners and builders - George German in Buckley and Streatley Roads, for Frank King Cochran in Streatley and Callcott Roads and for H Ball in Streatley Road, all in 1888. Later, George German employed the

Architect Thomas Stephens for houses in Plympton and Callcott Roads between 1890 and 1892.

Later still in 1895 and 1896 the builder W.A.Pryor was employing George Grover to design houses.

The North Kilburn Conservation Area or Waterloo Estate is bounded by the Kilburn High Road, Willesden Lane and the North London Line forming an enclave of late Victorian houses of striking appearance, with ornate mouldings and contrasting brick banding. As a clearly defined estate it has a distinct and valuable character, the preservation of which is of the utmost importance.



This Map is for reference only - NOT to scale