

Hornsey

wider context and typology



Location

Hornsey is located close to the centre of the Borough to the south west. Hornsey High Street is the main connecting route, running through the centre of the neighbourhood. The eastern boundary abuts the bridge and embankment of the railway line, including Thames Link that passes north from Kings Cross and Moorgate Stations towards Cambridge and Peterborough. Hornsey Water Works adjoining the eastern end is a former water-based industrial area that began with the construction of the New River in 17th Century. To the north, Alexandra Palace Park forms a strong edge to the neighbourhood whereas to the east the landscaped areas of New River, albeit somewhat artificial, provides an open setting.

Typology – topography and microclimate

Hornsey can be described as a homogenous late Victorian, inner London suburb with some modern estate housing, immediately to the north and south of Hornsey High Street. Alexandra Palace and the Alexandra Palace Park form a backdrop to the setting of the neighbourhood, views and glimpses of which are available from various parts.

The dominant bedrock within the area is London clay formation which is a thick, relatively homogenous clay sequence found in much of the borough. The Hornsey Water Works, because of its wet-lands nature is flat and low-lying with a gentle rise at its southern end from the pumping station to the High Street.

The topography of the area rises from north to the south, undulating along the High Street with visible rises and falls. The land falls from the northern edge, along Alexandra Park towards the High Street. There are sections of higher grounds around junctions with Campsbourne Road and Church Lane, rising to a high point at the junction of Glebe Road and Harold Road. Further south, land falls towards Tottenham Lane and Rokesly Avenue. The original village clustering around St Mary's Church had an attractive setting enhanced in 1609 by the New River, which wound through it following the contours of the village.

Overall neighbourhood character

Hornsey is characterised mostly by terraces of two and three storey properties with retail frontages along the High Street and Tottenham Lane. This results in a consistent and rhythmic scale and roof form which is perhaps the most important part of its character.

To the north of Hornsey High Street, and immediately to its south are housing estates built during 1970s and 80s, surrounded by the late Victorian terraces developed by builders such as John Farrer. To the south west of the High Street is Priory Park, a pleasant urban green space opened in 1926. The High Street has a range of shops and an increasing number of restaurants. The eastern section retains strong echoes of its rural past and hosts the 13th Century tower which is all that remains of St Mary's Church.

The only major new development is to the south of the Water Works. The site now contains New River Village and is mostly in form of large five storey blocks of flats and offices.



Area mainly characterised by urban terraces



View of Alexandra Palace and Alexandra Palace Park from Newland Road.



New River Village Road.

Hornsey

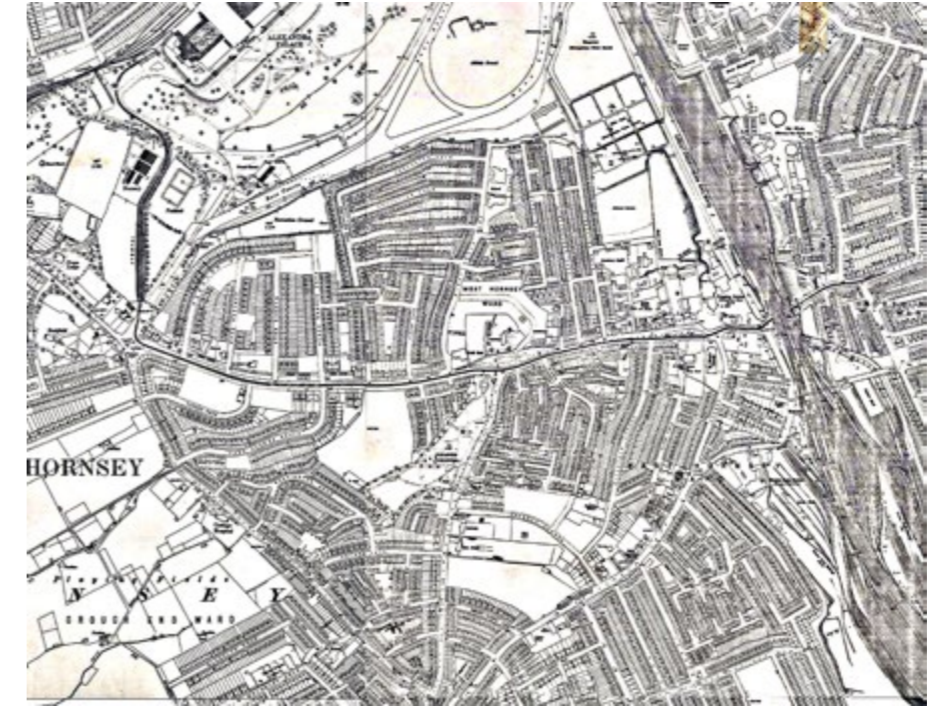
historic settlement pattern



1864



1896



1913-16



1935

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Timeline of key events/changes

1291

First written evidence of Hornsey

1610s

Construction of New River

18th Century

Rural and village character

1850

Opening of Hornsey Station

1867

Campsbourne Estate laid out

1890

Acquisition and construction of terraced properties

1896-

Middle Lane pleasure gardens created- site renamed as Priory Park in 1926

1950s

Redevelopment of terraced housing

Hornsey

Before 1850s: Picturesque village

- First written evidence of a settlement in Hornsey dates from 1291, when the Church of St Mary was listed for taxation. Evidence of a moated manor, first mentioned in 1578, has been found near the Hornsey Water Works site. The New river was constructed between 1609 and 1613 to provide water for Central London.
- Until the 18th Century, Hornsey remained essentially a rural village surrounded by common pasture containing some large medieval estates such as Grove House, Campsbourne Lodge and Rectory House.
- During the early part of the 19th Century the village grew modestly with country houses and villas secluded in their grounds. The trees on the hills imparted a wild character, and the meandering New River enhanced the picturesque appearance of Hornsey.
- By the end of 19th Century, it was the largest of the nearby settlements such as Crouch End and Muswell Hill.

Suburbanisation

- Introduction of Hornsey Station in 1850 was the main stimuli for the rapid development of Hornsey. The area's large villas began to be replaced by smaller terraced properties as the village's detached rural nature changed to a more suburban character populated by commuting city workers.
- During the 1870s, 1300 new houses were built in new estates to the north and south of the High Street. Campsbourne and Myddleton Roads and The Campsbourne Estate was laid out in 1867. Similarly Birkbeck Road to the south of the High Street was laid out in 1870s. Properties developed on Middle Lane during the 1860s. Rectory Gardens was laid out between 1864 and 1894. The new St Mary's Church was also built in 1888.
- Houses were under construction in 1896 on Hillfield Avenue and other roads on the former Glebe. The Middle Lane pleasure gardens was created between 1896 and 1900. A second phase was added in 1926 with tennis courts, bowling green and the site was renamed as Priory Park.
- Majority of the buildings that make up the current High Street were built or remodelled in the final years of 19th Century. The old wooden shops and Preston's and Allen's courts made way for the council's bath- and wash-houses in 1920, whereupon High Street took on its modern appearance.
- To the north Campsbourne Parade was erected in 1908-09.

Post War

- Hornsey High Street itself has not changed much since 1945. Following the Second World War, the Lightfoot Estate, Campsbourne and Grove House Estates, initially laid out in the 1860s were extensively redeveloped. By 1976 terraced houses were being erected south of Eastfield Road. North of Myddleton Road the central council depot was rebuilt.
- South of Hornsey High Street old housing had been demolished by 1967. By 1976 the whole area between High Street and Birkbeck, Westfield, and Lightfoot roads had been cleared and redeveloped.



Hornsey High Street c1910



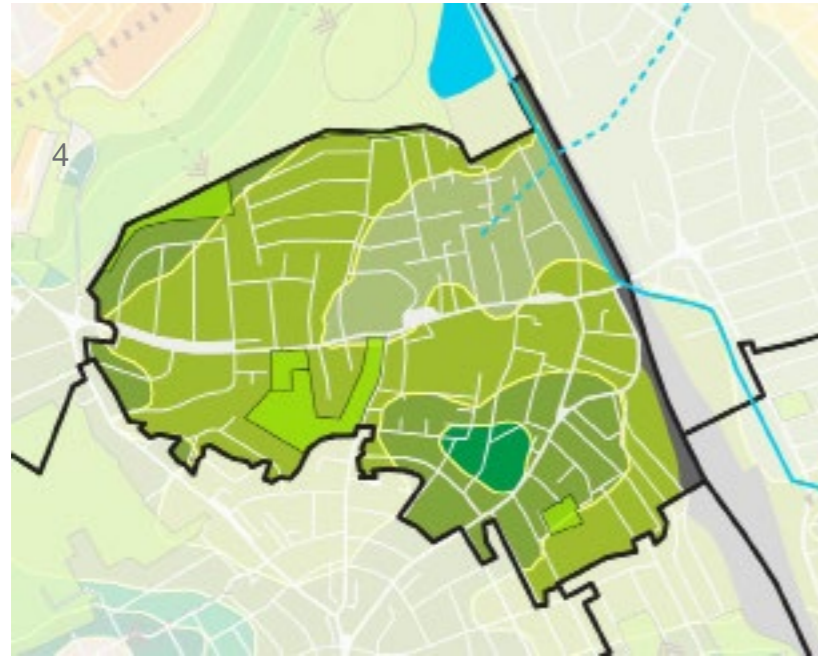
Hillfield Avenue, Hornsey, late 19c or early 20c



Hornsey High Street, old houses, late 19c

Hornsey

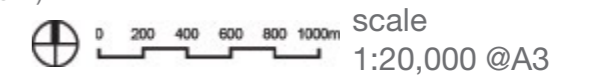
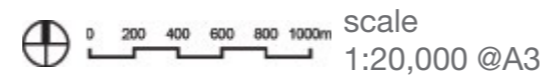
physical character



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Landscape

- The area has an undulating topography with Alexandra Park and New River forming the landscape edge and setting to the area.
- There are several public open spaces such as Priory Park, Rectory Gardens and St Mary's Churchyard that enhance the landscape setting of the area.
- Small pockets of green verges, allotments and playing fields soften the largely urban appearance of the terraces.
- Street trees along residential terraces create a pleasant suburban feel and greatly enhance the physical appearance of the area.
- There is a potential to link green verges along the High Street with New River to create a continuous green link.



View of Hornsey from Alexandra Palace Park



Priory Park

Street pattern and movement

- Railway line forms a strong physical edge to the east
- The High Street is a major route, through almost the middle of the neighbourhood.
- PTALs are generally low, ranging from 2-3 with Hornsey Station at 4. Accessibility to the station is poor.
- Despite the presence of Hornsey Station, which gives the area good connections, it is not used up to its full potential. Poor maintenance of the building and its surroundings gives it an unwelcoming appearance.
- To the south of High Street, Tottenham Lane, Middle Lane and Park Road (just outside along the western edge of the area) form the main north south links.
- To the north of High Street, however, streets terminate at the edge of the Alexandra Palace Park creating a slightly less permeable layout, although with good east west residential street layout.
- There is a good network of pedestrian routes that compensate for the limited permeability to the north and could be further enhanced.
- Main intersections are dominated by traffic lights, especially at either end of the High Street where they function and feel as busy traffic roads not integrated with the wider neighbourhood.



Pedestrian pathways through modern estates increasing the permeability within the area



Hornsey High Street- Main thoroughfare through Hornsey

Hornsey

physical character

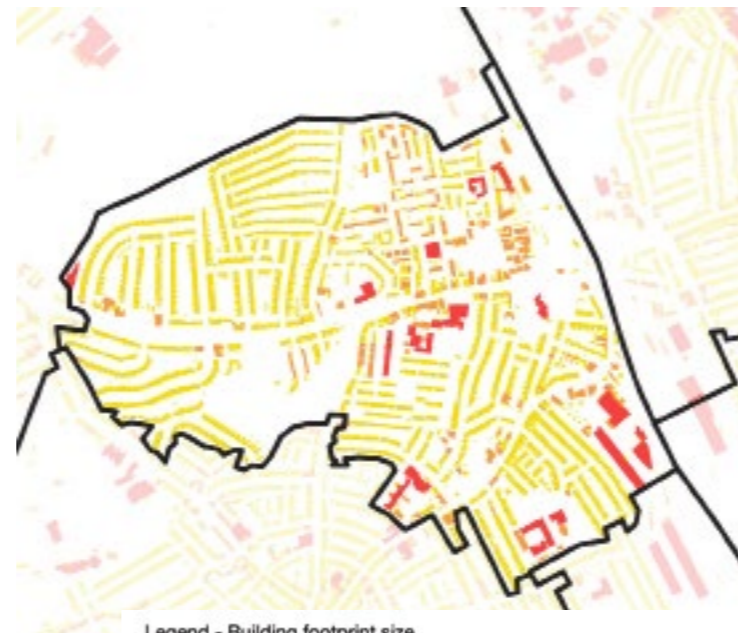


Legend - Urban morphology

- Solid mass of buildings (figure)
- Non built up area (open void)

Urban form

- The Urban form of the area is linear, characterised by fine grain terraces continuously built along the street pattern, with narrow street frontages and deep rear gardens.
- Long rear gardens form the void between the terraces and create uniformity in the built to plot ratio.
- At the eastern end of High Street, between Cross Lane and New River Avenue, there are some medium sized blocks with limited circulation space. These are mainly light motor workshops along with whole warehouses. Whilst low in scale, their tight built form is at a contrast to the uniformity created by the terraces.
- Immediately north of this area, New River Village is a modern residential development in a roughly triangular plot with a larger footprint and central courtyards.
- The post war residential development to the north and south of High Street such as along Boyton Road and Birkbeck Road are slightly larger in scale but generally conform to the linearity of the block pattern within the wider area.
- Along the railway line, some light industrial buildings and depots within large service areas create a contrast with the largely homogenous ur-



Legend - Building footprint size

- Small footprint 0sqm - 299sqm (fine grain)
- Medium footprint 300sqm - 599sqm (medium grain)
- Large footprint 600sqm - 1000sqm + (coarse grain)



Legend - Existing building heights

- 0-12 metres - low rise
- 12-21 metres - mid rise
- 21-39 metres - mid to high rise
- 39 metres plus - high rise

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ban pattern of the area.

- Other larger footprint buildings include schools and institutions such as Greig City Academy, south of High Street
- Almost all the buildings are domestic, low rise and human in scale. The exceptions to this are the later modern developments such as New River Village. Other later estates are four to five storeys but set back from the street frontage, within spacious plots.



Retail parade along Tottenham Lane



New River Village



Residential estates along Boyton Road

Hornsey

socio-economic and cultural character



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Use and function

- The prevalent land use within the neighbourhood is residential comprising terraced streets with access directly on to the streets and rear gardens facing each other.
- There are some medium scale post war and more modern estates south of Newland Road and New River Village.
- Retail is mainly along the High Street and Tottenham Lane with parades along the ground floor and residential flats in the upper floors. The retail parade along the High Street is the main activity node within the area with high footfall, although shops appear to be poorly maintained. Shops along Tottenham Lane are slightly less active but appear well maintained.
- The main industrial use within the area concentrates along the railway line with fine box type light industries, including retail.

- There are light workshops, mainly mechanical and wholesale warehouses to the north of the High Street, between Cross Lane and New River Avenue.
- To the east of Cross Lane and north of the High Street, there are disused Council buildings- Hornsey Depot and Public Baths along with a large area of tarmac. This creates a break in the High Street. The site has been given permission for redevelopment including the demolition of the Baths.
- The area is well served by schools and academic institutions such as Campsbourne School to the north and Rokesly Junior School to the south. recreation spaces such as Priory Park and Alexandra Palace Park.
- There are several recreation spaces such serving the area such as Priory Park and Alexandra Palace Park along with playing fields and smaller green spaces such as Rectory Gardens and St Mary's Churchyard.



Territorial Army Centre, Priory Road



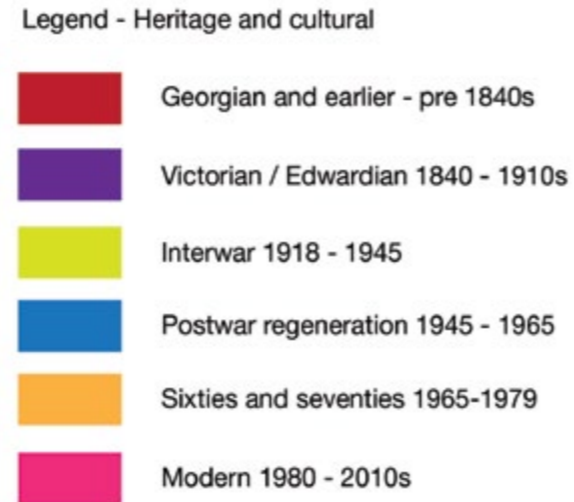
Campsbourne School, locally listed



Cranford Industrial Estate, Cranford Way

Hornsey

socio-economic and cultural character



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Heritage and culture

- There are four conservation areas in the area: Alexandra Palace and Park, Horsey Water Works and Filter Beds, Hornsey High Street and Hillfield Avenue
- Some reconfiguration of existing conservation area boundaries is recommended as the character to the north of Hornsey High Street has altered significantly.
- The Hornsey Water Works reservoirs together with the Alexandra Park are defined in the Local Plan as an Ecologically Valuable site of grade I importance. This part of the area also contains several items identified by the Greater London Industrial Archaeological Society (GLIAS) as part of the Designated New River Site of Industrial Heritage.
- The area contains several listed and locally listed buildings and structures, and a further few would merit local listing.
- Late C19th and early C20th townscape is of high quality with decorative architectural details and provides a consistent pattern of urban streets and rooflines with compact, 2 and 3 storey terraced houses. These areas should be respected and any new development should respond to the street network, urban grain and building heights.



Water Fountain, Hornsey High Street, grade II



Holy Innocents Church



Great Northern Railway Tavern, Hornsey High Street, listed grade II



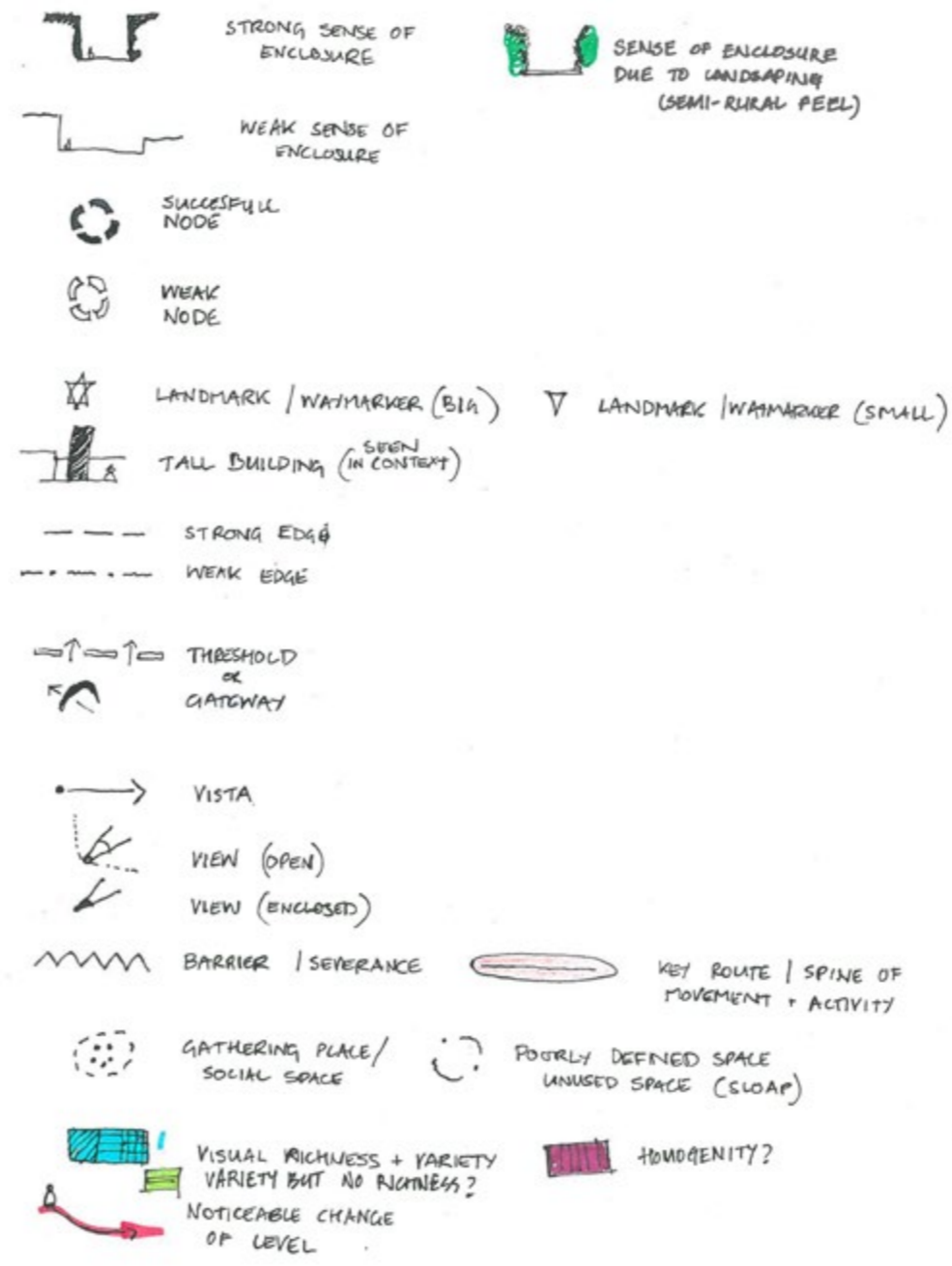
Entrance door to locally listed Community Centre, formally St Mary's Centre



Historic street furniture along Hornsey High Street, both grade II listed

Hornsey

visual and experiential character



Visual and experiential

- Overall scale is domestic, even though there are pockets of newer residential apartments that are 5-6 storeys high.
- The railway bridge over Turnpike Lane and the arches present an unwelcoming entrance to the area
- Visual interest is created primarily by homogenous roof-scapes and terraces.
- Whilst estates provide slight architectural variety, there overall appearance is of little visual interest.
- Shop fronts along Tottenham Lane are better in quality than those along High Street. Facades appear to be cluttered with excessive signage along the High Street.
- Undulating topography allows short views of terraces as well as long distance views towards Alexandra Palace.



High Street facade cluttered with advertisements



Rhythmic roof scapes and gentle topography adds interest to the otherwise homogenous terraces

Hornsey

character typologies



- Centre**
- High Road / High Street (1.1)
- Nuclea centre (1.2)
- Small local parade (1.3)
- Retail park (1.4)
- Edge of centre (1.5)
- Campus**
- Large infrastructure (2.1)
- Educational (2.2)
- Hospital / health centre (2.3)
- Community hall / building (2.4)
- Religious building (2.5)
- Street layout**
- Burgage plot / medieval (3.1)
- Villa and townhouse (3.2)
- Urban terrace (3.3)
- Suburban (3.4)
- Apartment buildings (3.5)
- Estate layout**
- Slabs and tower blocks (3.6)
- Open courts (3.7)
- Cul-de-sacs (3.8)
- Industrial and business**
- Big box (4.1)
- Fine grain industry (yards/warehouses) (4.2)
- Office complex (4.3)

Hornsey



Retail parade along Tottenham Lane



Terrace along Northview Road, part of the Campsbourne Estate



Mansion Blocks along Middle Lane



Estate blocks along Boyton Road

Hornsey neighbourhood has a predominantly consistent urban terrace typology.

- Urban terraces are predominant along the street frontages such as the Campsbourne Estate.
- There is little variation within the terraces as most of these were built in the late Victorian period. However, terraces within the Campsbourne Estate are simpler whereas along Hillfield Avenue are more decorative with Dutch gables.
- There are also some examples of Art Moderne style terraces along Middle lane
- There is a small section east of Middle Lane opposite Priory Park with larger scale mansion blocks. Similar blocks are also present along the northern section of Tottenham Lane opposite railway line.
- Low to mid rise apartment blocks are present south of Hornsey High Street and Newland Road and immediately west of the New River, north of High Street.
- The reservoirs for Thames Waterworks along with the Alexandra Park creates an open setting to the neighbourhood
- Retail parades are mainly along High Street and Tottenham Lane with



Art Moderne terraces along Middle Lane



Decorative architectural details along Hornsey High Street, above retail parade



View of Haringey Heartlands across Thames Water Works site



New River Village

Hornsey

SWOT analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion.

Good

- Ally Pally and its park - views/glimpses, setting and its role as a leisure and recreation destination.
- Good quality terraced houses lining pleasant and well designed streets
- Small, compact, urban village character - it's a walkable neighbourhood with a comfortable scale and feel.
- Small parade on Tottenham Lane is particularly attractive.
- Small green spaces along Priory Road.
- Landscaping and public realm at Rectory Park.
- Priory Park good local park.

Bad

- Victoria Stakes junction - traffic dominated, complicated junction - visually dominated by traffic infrastructure.
- Lack of definition of park edges at many entrances to Ally Park.
- Urban environment along lower end of Tottenham Lane.
- Street frontage to Hornsey station is poor and legibility of the station.
- Gaps in Hornsey High Street at former baths and Greig Academy.

Constraints

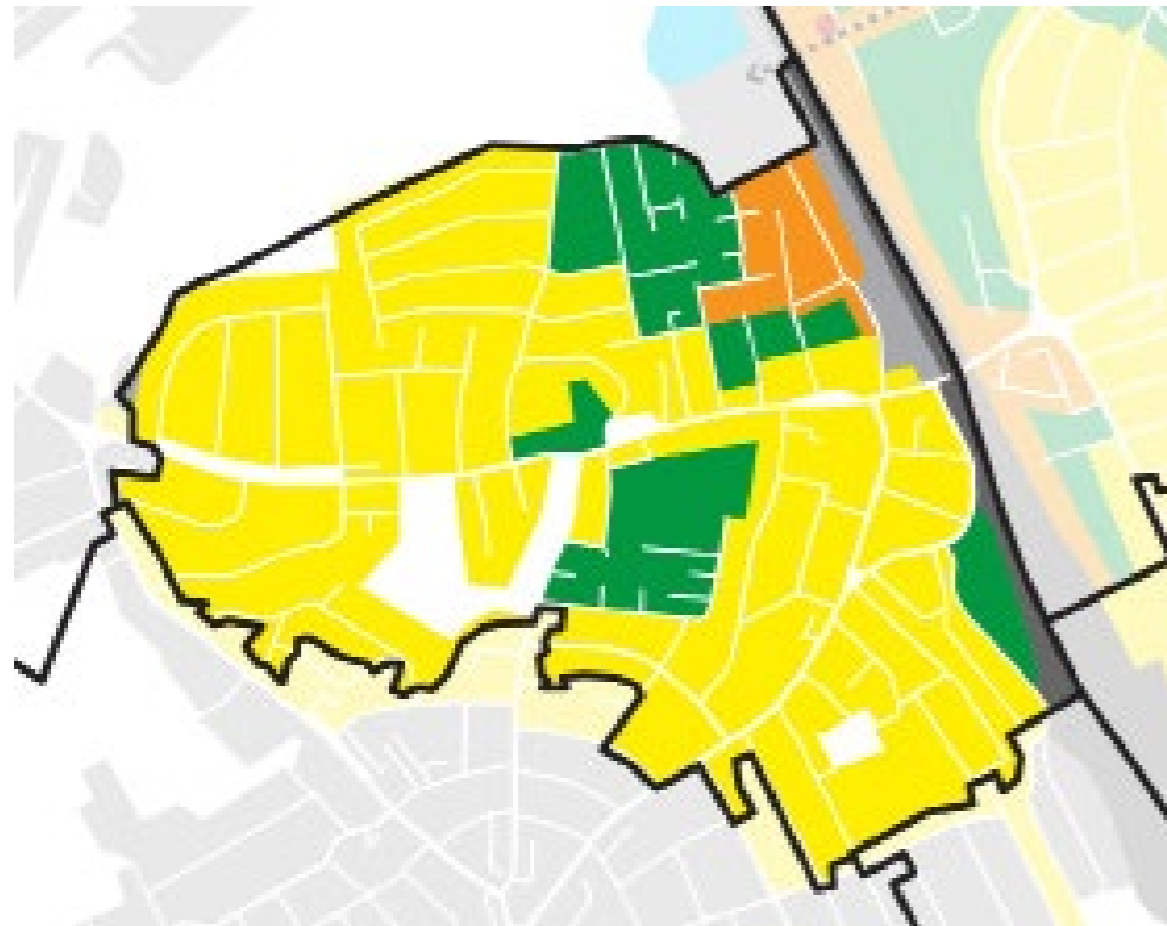
- Traffic dominated at times in some places e.g. Tottenham Lane / Hornsey High Street and Victoria Stakes
- Need to retain existing Victorian terraces and built form in order to protect local character and distinctiveness.

Opportunities

- Triangular space where Church Road turns off Tottenham Lane needs better environment but defined by good quality buildings.
- Create a node with activity and improved pedestrian environment at lower end of Tottenham Lane by Hornsey Station.
- Strengthen Priory Road as a green link - connecting green spaces.
- Convert Water Works into recreation, create connections into Ally Park and East across railway line.

Hornsey

building height recommendations



BUILDING HEIGHT RANGES LEGEND

- 0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
- 12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
- 21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
- 39 metres - approx. 11 plus storeys - high rise buildings

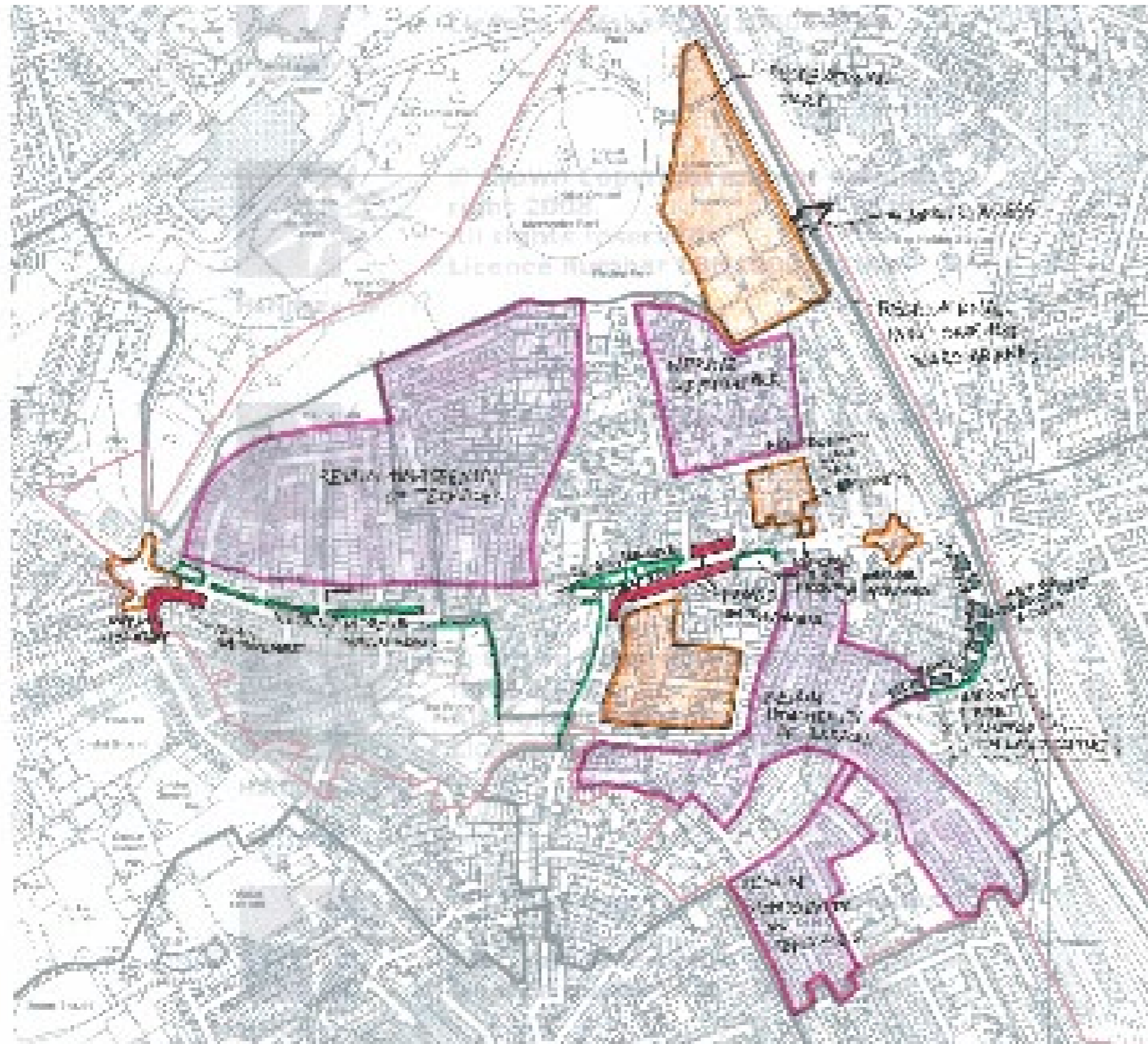
*please note: approx. number of storeys reflects modern residential storey heights.
Number of stories often varies according to age, type and use of building*

- The homogeneity in scale and roofline is the most important characteristic of the area and should be preserved. Scope for new development is restricted within estates if they are being considered for regeneration, or sites along the railway line, currently under employment use. Heights should be restricted to no more than 5 storeys.
- New development should generally adhere to the low-rise medium density character of established Victorian and Edwardian street based layouts. There is opportunity for family sized houses on small plots drawing upon the existing urban form.

Hornsey

opportunities and place principles

The opportunities and principles presented here arose through the character survey, debrief workshops and subsequent conversations. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving livability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.



Natural landscape

- The landscape setting of Alexandra Park and the New River form an important part of the character of the neighbourhood and should be preserved.
- There is opportunity to create a green corridor connecting the New River with the amenity spaces and green verges along the High Street.
- There is also opportunity to provide a network of pocket parks within the established terraces on small infill sites, corner plots and existing estates.

Repairing the urban centre

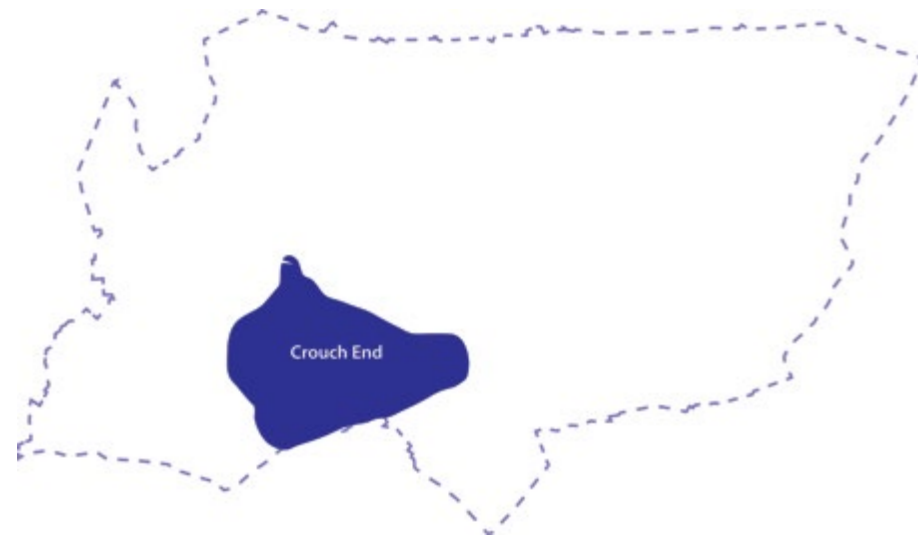
- Consolidating the uses along the High Street would create a more centralised retail centre, enhanced by existing open spaces such as the St Mary's Churchyard and Priory Park at either end. Public realm improvement could further improve the quality of the centre with enhancement of existing landscape features.
- Further improvement along the railway bridge, utilising the open space towards New River village could create a welcoming gateway into the neighbourhood.
- Existing network of pedestrian linkages could be used as an advantage and improved for a more 'walkable' and 'cycle friendly' neighbourhood.
- Improvements along the industrial edge of Tottenham Lane and Hornsey Station could increase permeability within the neighbourhood, increasing footfall and creating a hub of mixed activities.

Residential

- There is limited scope for new development areas apart from the Hornsey Depot Site which is currently disused. High density housing could be achieved in line with the character of New River Village and up to eight storeys high, stepping from three storeys along Hornsey High Street
- Some consolidation of land within existing estates to provide higher density flats may be possible in the long term.

Crouch End

neighbourhood character summary



Location

Crouch End lies within a valley encircled by higher ground forming the northern heights. To the west of the borough and has strong associations to neighbouring areas; Stroud Green to the south, Muswell Hill and Hornsey to the north and Highgate to the west. A north-south spine defines the area, comprising Park Road, Tottenham Lane, Crouch Hill and Crouch End Hill. These streets converge forming the centre at The Broadway with the distinctive Clock Tower. Residential areas lie to the east and west and the large Crouch End Playing Fields fills a large expanse of land to the north-west.

Strategic connections such as A103 and A1201 link Crouch End to nearby strategic urban centres such as Holloway Road, Finsbury Park and Wood Green.

Overall neighbourhood character

Crouch End has an urban village feel with low to mid-rise buildings, humanly scaled buildings centred around the heart of the neighbourhood, where Park Hill Road, Crouch End Hill and Crouch End meet forming a nucleus. The distinctive Broadway, an Edwardian, richly detailed shopping parade is the defining feature of the place, and is home to a number of landmarks and attractions, including, Queens Pub, Hornsey Town Hall, Hornsey Library and Kings Head Pub.

Lying in a valley, with steep hills leading to neighbouring places, including to the overground station, the areas topography is another defining and important aspect of its character.

Hornsey Town Hall is set back from the Broadway fronting a civic square which functions as a gathering spot and public space as well as hosting events and markets.

Crouch End is defined by its variety of spacious, generous, richly detailed and handsome Victorian/Edwardian domestic buildings lining elegant avenues, and is a popular place for families, especially due to the good quality family housing and excellent local schools.

The expanse of playing fields and woodlands comprising Crouch Hill Playing Fields and Queens Wood to the north-west give a rural quality and character to this part of the neighbourhood. Parklands Walk meanders through the lower half of Crouch End, through Stroud Green and into Finsbury Park.

Large plots and detached buildings characteristic of the western part of Crouch End reference the earlier period of large country houses sitting in large grounds; some still exist but many have been intensified with large scale apartment buildings.



Crouch End

historic settlement pattern



1864



1896



1913-16



1935

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Timeline of key events/changes

1680s	18th Century	1860s	1880s-1910s	1950s	1980s
Crouch Hall built	Georgian Londoners visit for country walks and fresh air	Opening of Station (Edgware, Highgate and London Railway)	Expansion with new streets laid out	Many large houses sub-divided for students, artists and musicians	Conversion back to family homes and transformation to middle class affluent suburb

- Lies on medieval route between London and the north, an alternate route of the Great North Road.
- Hamlet, formed part of Hornsey parish
- Heavily wooded area with small clearings contained houses and farms clustered along and around the medieval route
- Crouch Hall built circa 1680s
- A popular place for Georgian Londoners to visit for country walks and fresh air.
- Remained largely rural until 1880s as large swathes were in private ownership of estates which impeded speculative development.
- Arrival of the railways (Edgware, Highgate and London Railway) in the late 1860s
- New development aimed at the burgeoning middle classes who could easily commute to the City.
- New tree lined avenues such as Elder Avenue, public parks and civic facilities were laid out, replacing the large old houses and estates.
- New Victorian domestic architecture with ample space, generous proportions and elaborate detailing.
- Greater expansion in the late Victorian and early Edwardian period – with new streets laid out – this form still characterises the area today.
- Construction of The Broadway Parade, Topsfield Parade and other terraces of shops with flats above
- After the war, many large old houses were subdivided by landlords and let out cheaply to students, artists and musicians.
- Began to gentrify in the 1980s as middle class Londoners priced out of more central locations began to buy the older houses and convert back to single family houses.
- Now an affluent urban village with plentiful shops, boutiques, cafes and restaurants and still has a legacy of artists, musicians and creative's.



Crouch End Hill c1874



Crouch End Broadway, late 19c or early 20c



Crouch Hill c1933



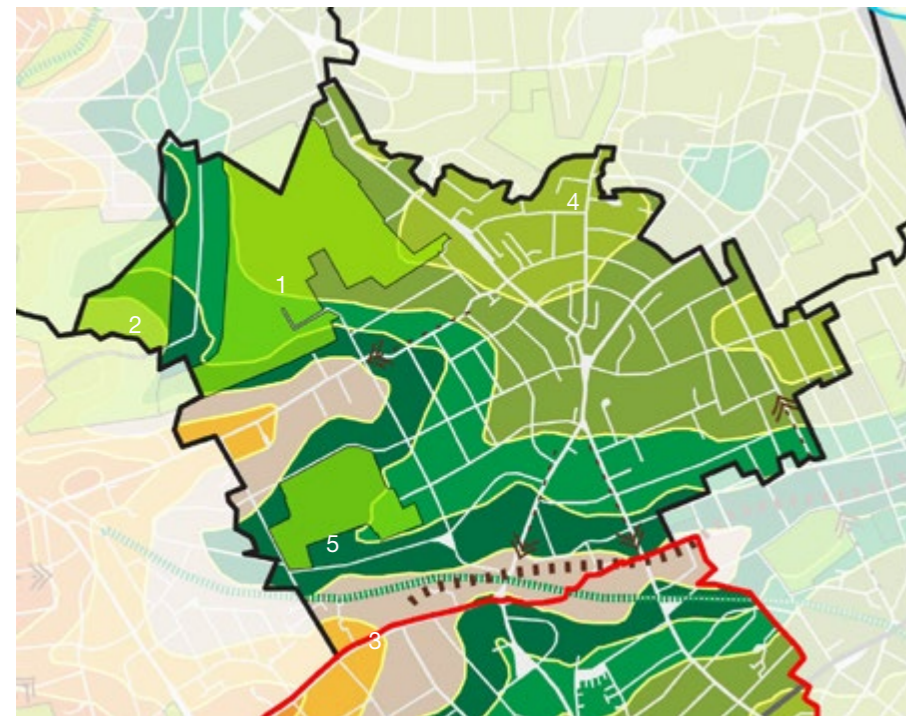
Clock Tower & Crouch End Broadway, 1909



Crouch Hill, 1959

Crouch End

physical character



- Legend - Natural landscape**
- Contour gradient (see page XX)
 - Green urban areas
 - Street trees (consistently planted)
 - Open space as part of Estate

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- Defined by the higher ground at Highgate and Archway with Crouch End Hill and Crouch Hill steeply falling towards the centre of Crouch End which sits in a plateau.
- Gentle, gradual slope up Shepherds Hill towards Highgate - densely enclosed by mature tree canopy.
- Land slopes down to Crouch End Playing Fields which offers a natural water drainage system to urban run-off.
- Crouch End Playing Fields offers a large, publicly accessible recreational space and green lung in a dense, compact urban area. This large tract of land is ecologically rich with a great variety of flora and fauna, including very old, mature oak trees.(1)
- These playing fields are connected to and form part of a wider green corridor which includes Queens Wood and Highgate Wood.(2)
- Parklands Walk passes through to the south along a wooded embankments and cuttings occasionally offering attractive views across the area.(3)
- Priors Park which sits largely in Hornsey, is a accessible and important local neighbourhood park, with dense planting, mature trees and pleasant walks. (4)
- A number of private recreational and leisure facilities with extensive grounds including Coolhurst Tennis and Squash Club. (5)



The canopies of mature, regularly planted street trees successfully enclose many residential streets



footnote



- Legend - Street network and movement**

- Main street
- Secondary street
- Local street
- Dead-end / cul-de-sac
- Pedestrian footpath
- Activity node (high footfall)
- Tube station
- Overground station
- Mainline station

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Street pattern and movement

- Well connected and legible street network makes the area very walkable. These streets were mostly laid out during the late Victorian/Edwardian period.
- Good route choice with street intersections every 50m to 100m offered by small to medium blocks. Larger block sizes to the west (200m plus) resulting in reduced permeability.
- Sense of remoteness and isolation to the area contributing to its village like character. Public transport options include; Crouch End Overground Station, Hornsey Station, but all distant from the centre.
- Crouch End Overground Station lies just outside the borough (within LB of Islington) along Crouch Hill. Long, tiring walk from the centre to the station circa 900m uphill.
- Main streets converge to form an activity node and centre at The Broadway before diverging again, towards Hornsey and Muswell Hill respectively.
- Clock Tower provides a focus and landmark where routes converge, creating an natural activity node.
- Clear hierarchy of routes through the area, local residential streets connect to busier, denser secondary and main streets. Urban form reinforces this hierarchy.
- Parkland Walk provides a unique and special green corridor/footpath through the area.
- Variety of buses run along Crouch Hill - offering quick connection to Finsbury Park Underground.
- No real severance or barriers, though connections to Green Lanes across the railway line could be improved.
- Streets are largely well enclosed with mature trees, front garden planting, front doors onto the street giving a comfortable and attractive streetscene.

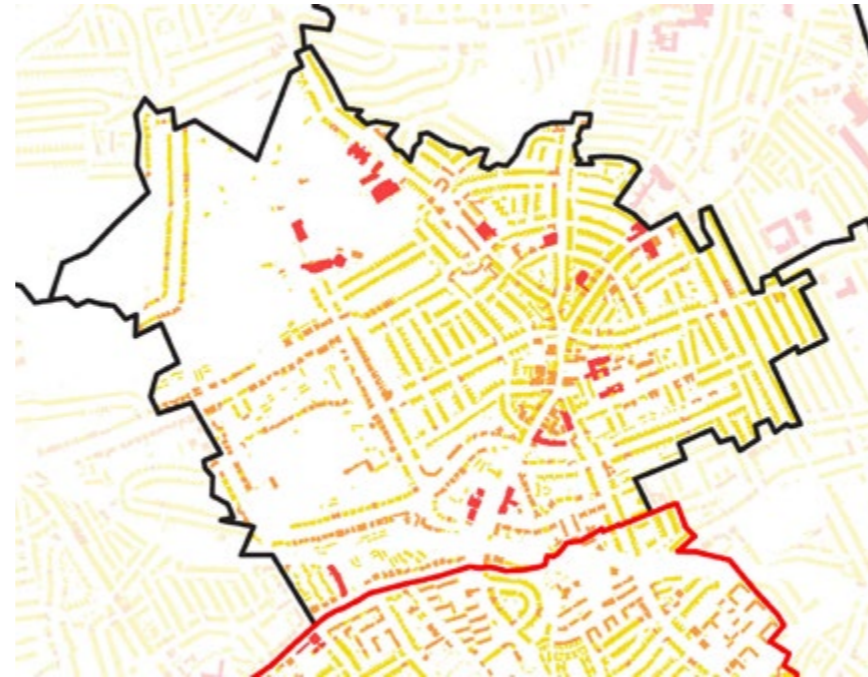
Crouch End

physical character



Legend - Urban morphology

- Solid mass of buildings (figure)
- Non built up area (open void)



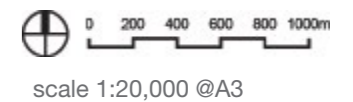
Legend - Building footprint size

- Small footprint 0sqm - 299sqm (fine grain)
- Medium footprint 300sqm - 599sqm (medium grain)
- Large footprint 600sqm - 1000sqm + (coarse grain)



Legend - Existing building heights

- 0-12 metres - low rise
- 12-21 metres - mid rise
- 21-39 metres - mid to high rise
- 39 metres plus - high rise



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Urban form

- Dense, compact form yet spacious and leafy due to well planted plots and street trees.
- Largely urban in character with some more suburban qualities to the west.
- Fine urban grain, small building footprints, small blocks, frequent active frontages.
- Tightly arranged, small to medium plot sizes. Larger to the west where grand detached villas occupy large, deep plots.
- Largely comprises villas and townhouses, many now subdivided into flats.
- Prevailing building height is 3 to 4 storeys giving a mid-rise townscape. Buildings have generous storey heights so actual height is higher than average.
- Mid-high rise buildings include the Tower of Hornsey Town Hall, the spire of Christ's Church, number of buildings along Hornsey Lane and Shepherd's Hill.
- Only high rise building is on Avenue Road- Avenue Heights
- Top floor gables give a subtle sense of greater height and scale.
- Red brick is the prevailing material used in many of the buildings with white detailing.



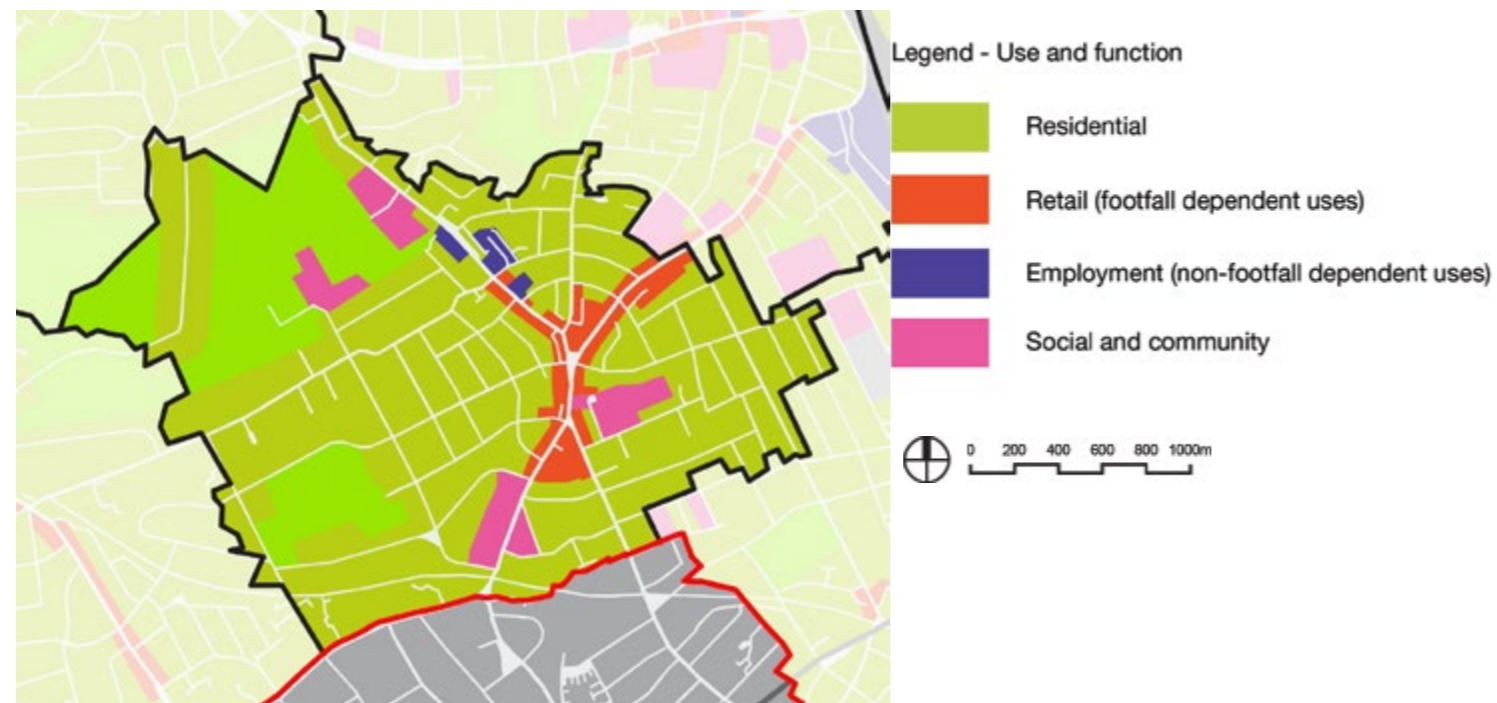
Important public spaces allow locals to gather, hold events and markets



Contrast in building types/form - Victorian house in foreground, postwar mansion building in background

Crouch End

socio-economic and cultural character



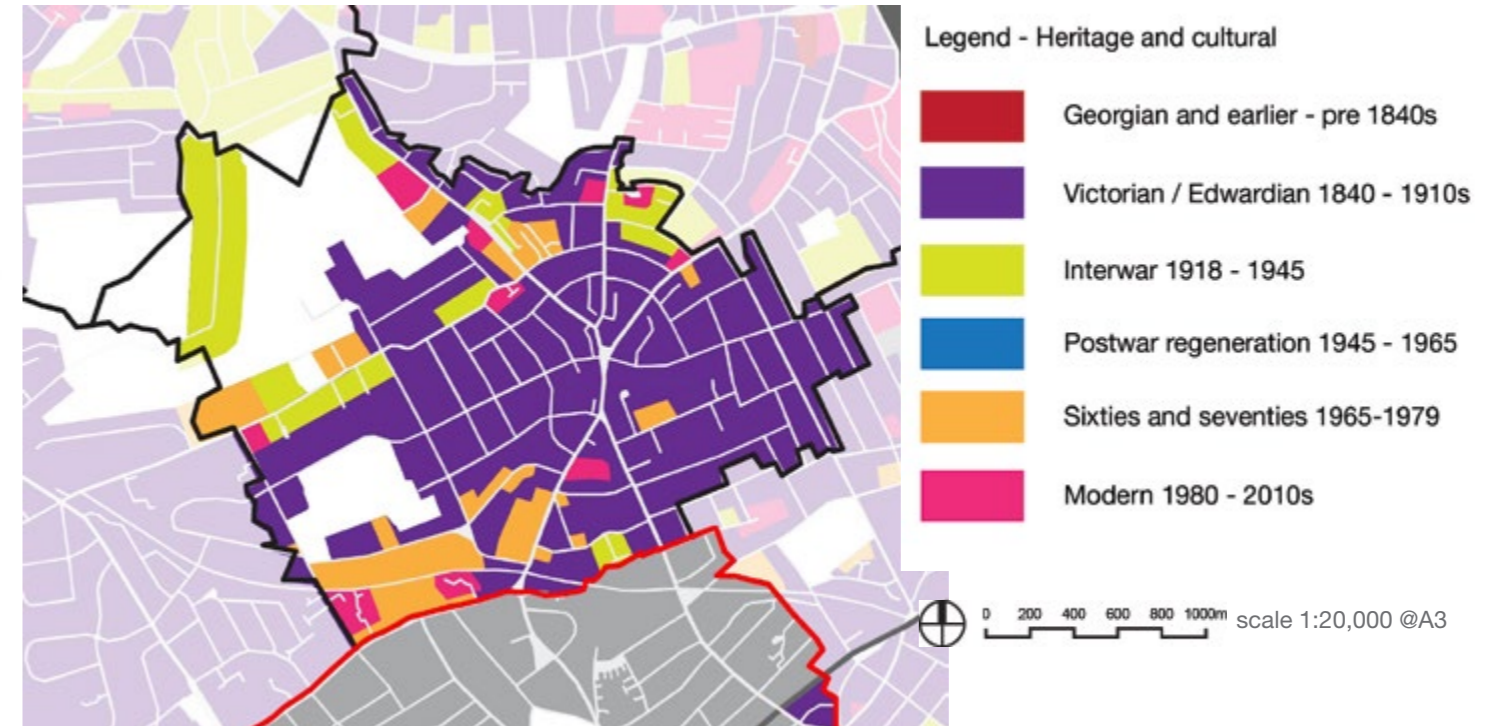
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Use and function

- Predominately residential - provides well sized, generous family homes - very popular.
- Wide variety of shops, businesses, cafes, restaurants within the town centre.
- Diverse mix of local independents give the area its distinctive community character - independent butchers, fishmongers, greengrocers, bakery and boutique shops and deli's.
- Local arts and creative scene is evident - Crypt, Kings Head Pub (live music venue), Art House Cinema.
- Restaurants, cafes and pubs provide a gentel yet vibrant evening economy.
- Park Road Leisure Centre, Coolhurst Tennis and Squash Club provide local recreational and sporting activities, bith ti north-west.
- Concentration of activity and uses within the centre, quickly changing to residential streets.
- Schools are popular - Coleridge Primary School and Weston Park Primary School, Rokesely Junior School, St Gildas' RC, Hornsey Schools for Girls, Highgate Wood, the Greig City Academy and Mount Carmel RC Technology College for Girls.

Community

- Crouch End Project - started in 2007 aimed at bringing people back into Crouch End town centre.
- Crouch End Creatives champion the large creative industries in the area and Crouch End Festival - held every year in June, hosts hundreds of events across Crouch End.
- CREOS – Crouch End Open Spaces – an active, nature conservation group who work to protect and enhance the areas open spaces and woodlands.
- The Clock Tower is in memory of Henry Reader Williams (1822-97) who argued for extra expenditure on Crouch End in order to secure good quality architecture, numerous trees along streets, high quality amenities and a pleasant layout of streets and buildings. He also fought hard to protect open spaces, including starting the campaign to save Highgate Wood from development, securing Crouch End Playing Fields and paving the way for the protection of Queen's Wood and the purchase of Alexandra Park
- Cultural, media and film highlights - Shaun of the Dead filmed in Crouch End.



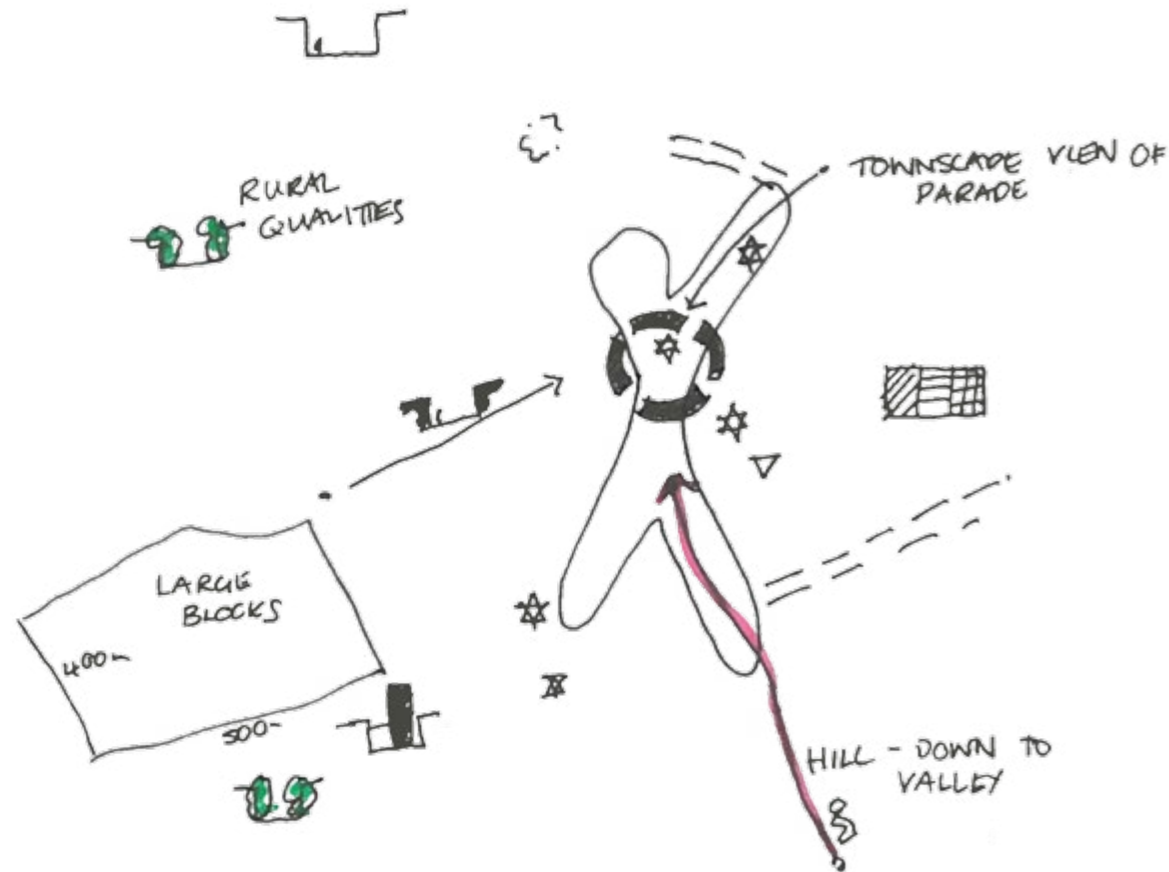
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Heritage and cultural

- Medieval hamlet still evident in the principal street pattern and layout of the area. Town centre designates as an Area of Archaeological Importance in Local Plan.
- Concentration of heritage assets within the centre of Crouch End, includes:
 - Hornsey Town Hall (Grade II*)
 - Clock Tower (Grade II)
 - Broadway House (Grade II)
 - Christ Church (Grade II)
- Much of the area is designated as a conservation area
- Wide variety of good quality, well crafted Victorian and Edwardian residential buildings across the area reflecting different styles and details.
- Interwar housing, more suburban in style on the edge of Crouch End, backing onto Crouch End Playing Fields and Queens Wood.
- Significant postwar redevelopment on existing plot patterns.
- Small amount of modern infill development, reflecting the limited opportunities to build anew in this established, conserved townscape.

Crouch End

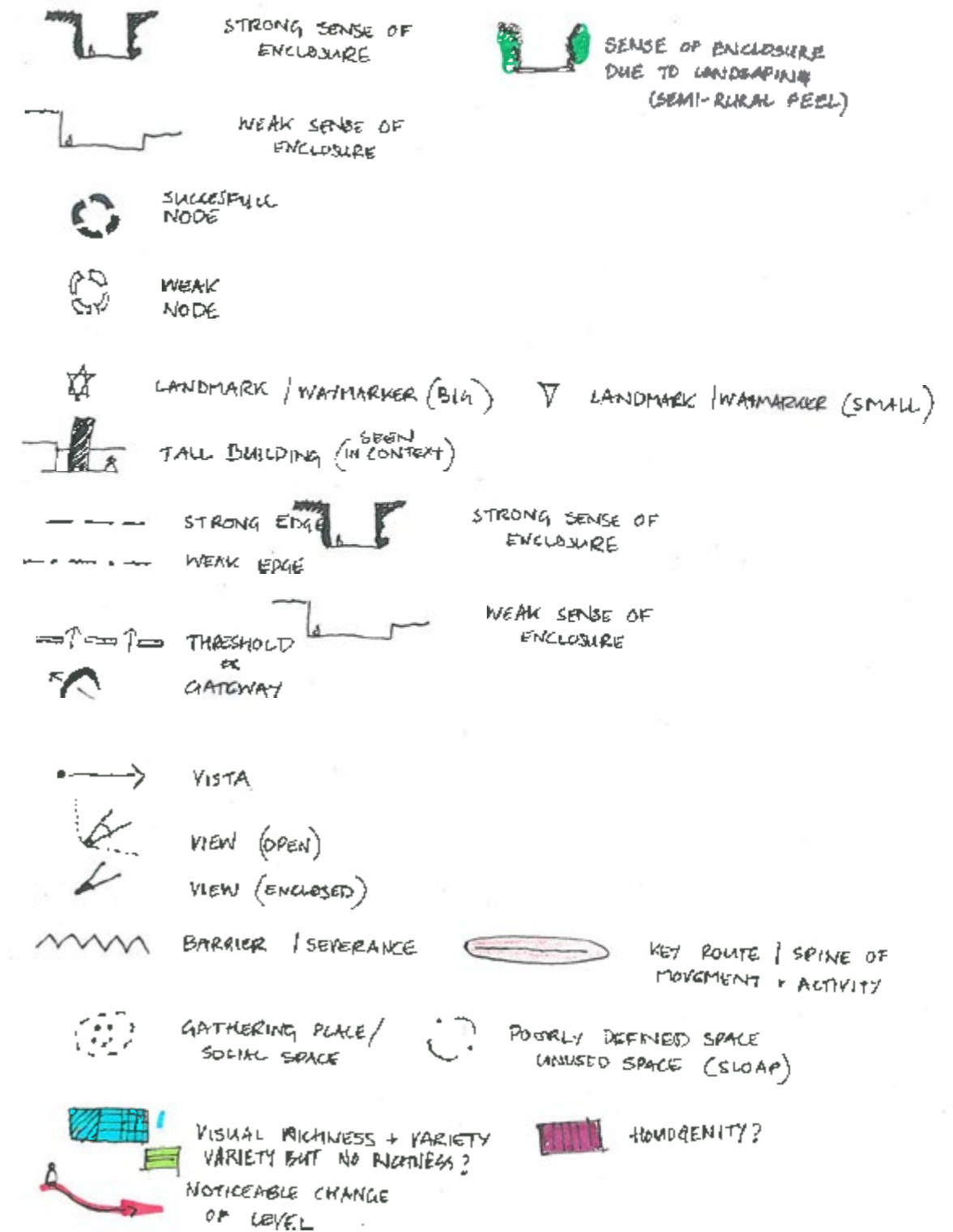
visual and experiential character



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Visual and experiential

- Successful nodes at The Broadway - places of exchange and activity. Meeting spots and feeling of being in the centre.
- Edges and barriers - few real barriers, traffic along main streets creates a degree of severance but it's limited.
- Landmarks and markers - churches and civic buildings provide principal landmarks.
- Busy gathering spot and civic public space outside Hornsey Town Hall.
- Areas of consistent quality and townscape variety through elaborate detailing and facade treatments.
- Strong and pleasing sense of enclosure along most streets and avenues, this is provided by tightly arranged, handsome domestic buildings and dense, mature vegetation.
- Sits in a valley gives a comfortable microclimate sheltered to a degree. Leaving Crouch End requires some hill climbs and can be tiring.
- Thresholds to and off the town centre are subtle and gradual, introduced through walking down into the valley.
- Background buildings are elegant and richly detailed, offering a multitude of views and glimpses and constant visual interest.



Crouch End

character typologies



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- Villas and townhouses form the predominate type in the area. Built in the late C19th and early C20th they offer generous living space, with beautifully detailed facades. In a variety of shapes, sizes and styles providing housing diversity.
- Urban terraces to the east, well sized family houses on tight plots, consistent rhythms and regular patterns and features.
- Apartment buildings dotted around the area as part of infill and a large concentration of to the south-west. Some are quite large and tall out of character with the prevailing grain.
- Suburban housing to the north-west set around Crouch End Playing Fields.
- Nucleas centre – formed at the junction of a number of busy thoroughfares, centred at the Clock Tower.
- Fine grain industry within housing blocks offer small scale light industry and business space creating a sustainable mixed use neighbourhood.



Spacious terraced properties



Nuclea centre - ground floor shopfronts with residential above

Crouch End

SWOT analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion.

Good

- Hornsey town hall and civic space
- Mix of town centre uses - cafes, restaurants etc.
- Leafiness and greenness from private gardens not public trees
- Good mix of flats and houses
- Hustle and bustle of town centre
- Taste and architectural passion of local residents and homeowners - sensitive alterations to dwellings
- Off the beaten track - village character
- Hornsey Library - its cafe and its street frontage
- Access to parks, woods and particularly sports fields short distance to west
- Interesting differences of architecture
- Uniformity of terrace streets
- Parkland Walk - provides amenity space, wildlife corridor and green link to Highgate & Finsbury Park
- Quality of architecture and detail

Bad

- Expensive and unaffordable for many people
- Traffic dominated town centre
- Accessibility for public transport is poor
- Block structure and quality of buildings breaks down on Tottenham Lane by YMCA.

Constraints

- Backland development - not easy to keep in character with streets
- Danger of development of front gardens and basements
- View corridor from Ally Pally to St Paul's

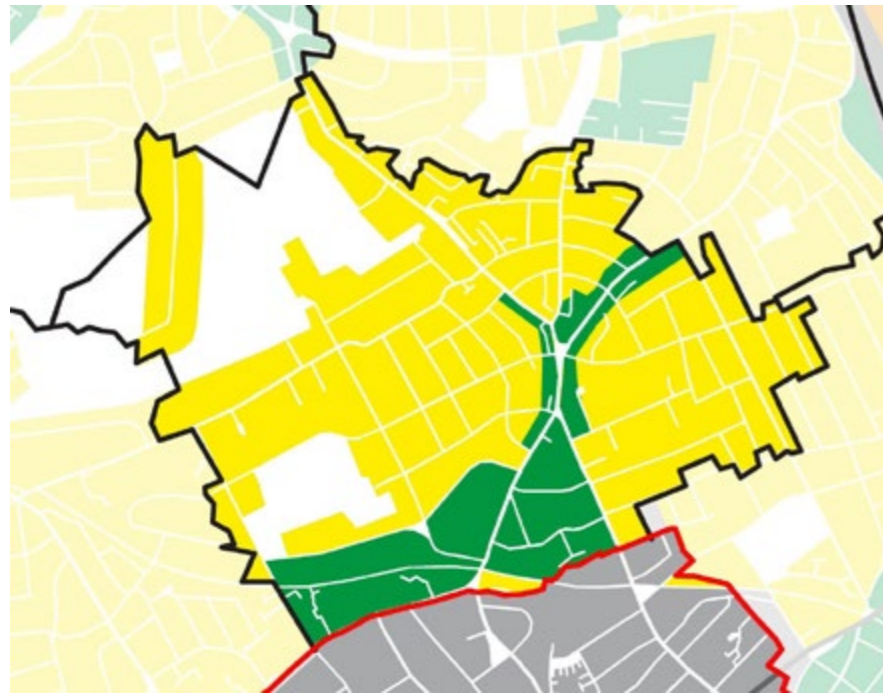
Opportunities

- Clock Tower landmark space around could be improved and made a great space.
- Hornsey town hall and civic space
- Enhancements to Tottenham Lane
- Small villas on large plots - use could be intensified
- Plots on Tottenham Lane e.g. YMCA, cinema sites, car wash site
- Ferme Park Road / Tottenham Lane roundabout; could form gateway to CE
- Telephone exchange development site
- 72-96 Park Road
- Active local amenity society
- Protect and enhance the Broadway Parade etc. run of consistent shops and flats
- Tricky development opportunities in garage courts behind large mansion blocks e.g. Hornsey Lane

Crouch End

building height recommendations

proposed maximum heights



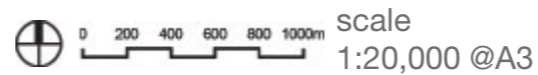
BUILDING HEIGHT RANGES LEGEND

- 0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
- 12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
- 21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
- 39 metres - approx. 11 plus storeys - high rise buildings

*please note: approx. number of storeys reflects modern residential storey heights.
Number of stories often varies according to age, type and use of building*

- The area has a very consistent and coherent building height character which needs to be respected.
- Retain the mid rise character of the area. New developments should fit into this townscape with general building heights of between 3-5 storeys.
- Along the main streets heights could rise to 4-6 storeys
- The area is not suitable for high rise buildings given its low to mid level PTALs, consistent mid-rise character and conservation area sensitivities.
- Mid to high-rise buildings may be suitable in those blocks to the west where they currently exist. There must be consideration to the streetscene, plot relationship and quality of landscape.

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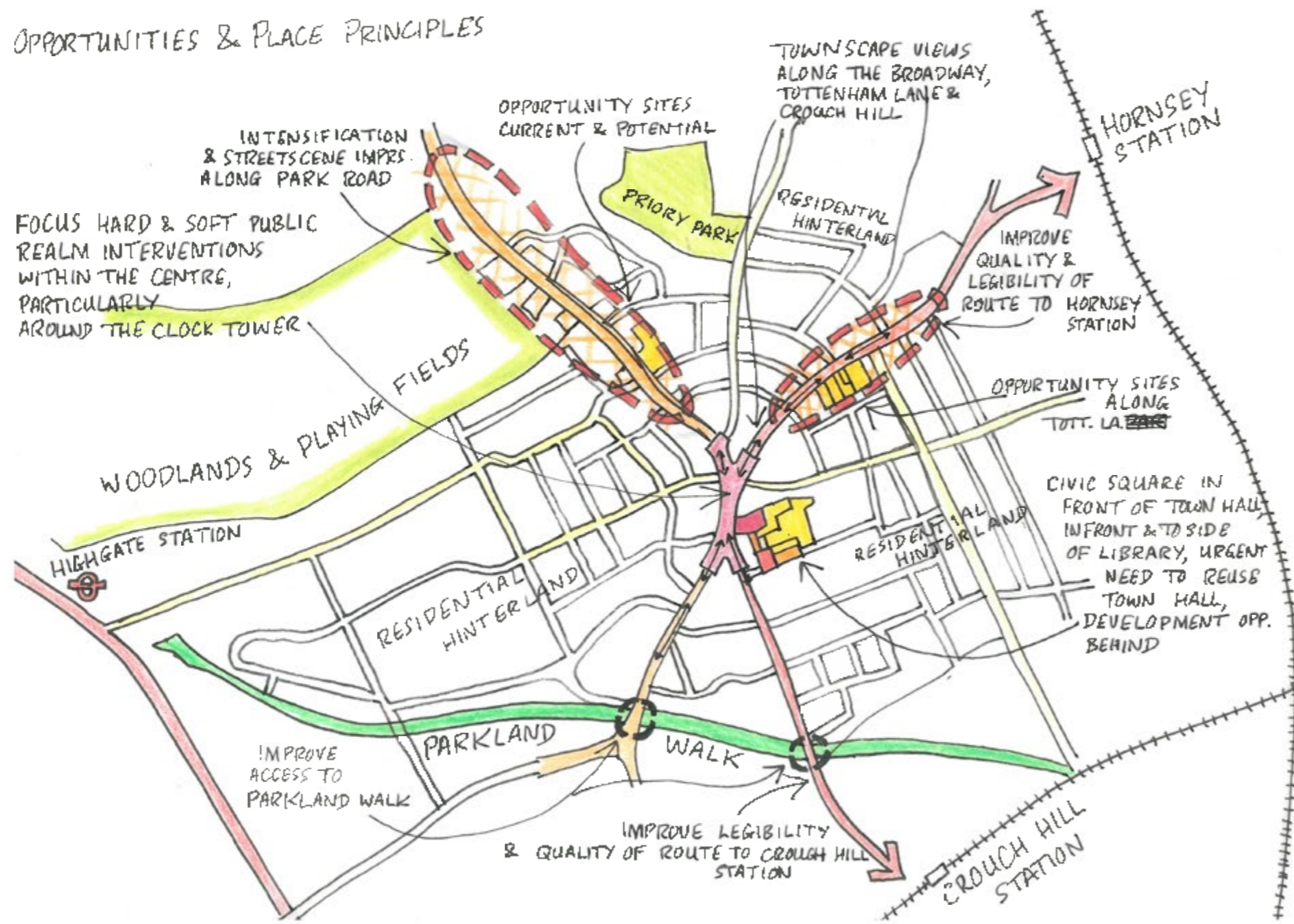


Crouch End

opportunities and place principles

The opportunities and principles presented here arose through the character survey, debrief workshops and subsequent conversations. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving livability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.

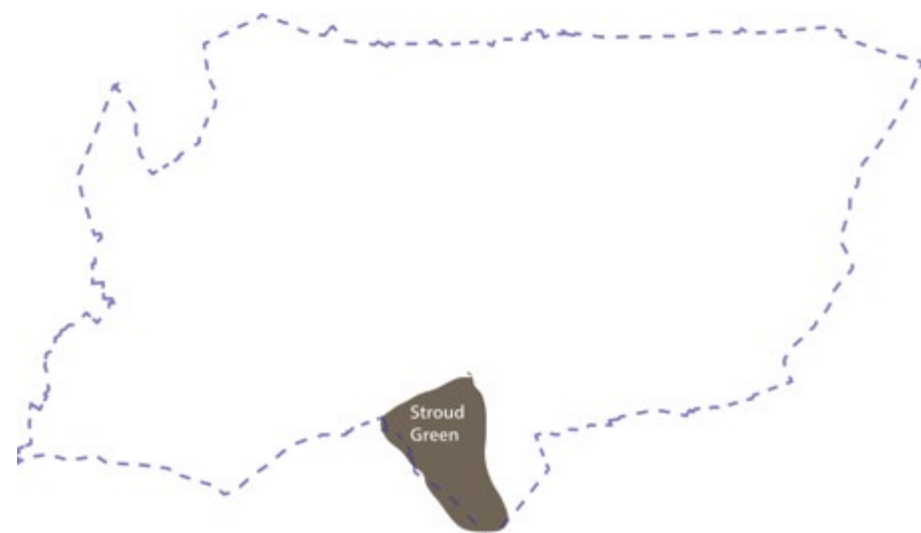
OPPORTUNITIES & PLACE PRINCIPLES



- Preserve the mid rise domestic qualities of the residential streets.
- Focus hard and soft public realm interventions within the centre, particularly around the Clock Tower, which has potential to become a better public space.
- Civic and municipal character needs protecting with Hornsey Town Hall, public space in front and Library which also have a potential to become a better public spaces.
- Townscape views along the Broadway need preserving
- Meet demand for more commercial space and improve the range of offers in the town centre by expanding the defined District centre down Tottenham Lane. Encouraging well designed mixed use developments with lively, active frontage, town centre complimentary ground floor uses.
- Improve access to Parkland Walk as a recreation resource, walking and cycling route to Finsbury Park and Highgate and wildlife reserve/corridor.
- Increase the amount/prportion of affordable family housing.
- Improve quality of the route and legibility to Crouch End and Hornsey overground station through signage; and making route to Hornsey along Tottenham Lane more attractive and pedestrian friendly.
- Intensification and streetscene improvements along Park Road.

Stroud Green

neighbourhood character summary



Location

Stroud Green is a relatively small neighbourhood that straddles across LB of Haringey and LB of Islington, with the majority being within Haringey (east and north parts). Stroud Green Road, running north-south, forms the boundary between the boroughs and administratively cuts Stroud Green in two, yet it is also, and more importantly, the principal thoroughfare and linear centre of the area and is the place to gather, shop and eat.

Hornsey and Crouch End lie to the immediate north, with Muswell Hill further beyond. On the other side of the railway tracks which run north-south lies Green Lanes and Wood Green (to the north). The busy transport interchange and district centre Finsbury Park lies at the southern edge of the neighbourhood where Seven Sisters Road meets Stroud Green Road and Blackstock Road and forms the heart of this neighbourhood. Holloway and Highgate with their stark contrasts lie to the west.

Overall neighbourhood character

Stroud Green Road is the principal thoroughfare and spine to this area, with a strong independent offer and character along with many ethnic and international grocery stores, cafes and restaurants. Mid-rise buildings (3-4 storeys) front onto the street, with small shopfronts that spill out onto the street, giving a sense of activity and streetlife.

Very consistent, high quality character, largely late Victorian and Edwardian domestic townscape, affluent, well crafted, richly detailed buildings that clearly and successfully address the street. Comprising a mixture of townhouses, villas and smaller worker cottages forming terraces, Stroud Green has an established and well loved character, and is a popular place to live. Many of the previous large villas and townhouses have been converted into flats popular with young professionals, who enjoy the historic character and accessibility to Finsbury Park. There are a number of important local landmarks which contribute to the area's historic interest and rich sense of place. These include; Stroud Green Primary School, Stapleton Hall, The Old Diary, Faltering Fallback Public House, Stroud Green Library.

Finsbury Park, a major green space, lies on the eastern edge of the area, and is accessible from Stroud Green from a number of railway crossings, though none are particularly attractive or inviting gateways. The unique Parkland walk crosses through the neighbourhood, once a railway line, it is now home to an amazing variety of flora and fauna and offers a rural-esque retreat from the hustle and bustle of Finsbury Park and Stroud Green Road, as well as occasional distant views.



Stroud Green

historic settlement pattern



1864



1896



1913-16



1935

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Timeline of key events/changes

1400s	1609	1861	1870	1881	1897	1989
Records indicate a settlement at Stroud Green	Stapleton Hall built for Thomas Draper	Finsbury Park Station opened	Victorian housing boom	Stroud Green station opened	Stroud Green school opened to serve growing population	Stapleton Hall converted into apartments and given new wings

- Records indicate area first settled in 15th Century
- Derives its name from the old english 'stod' meaning 'marshy ground covered with brushwood'
- Stapleton Hall stood in serene isolation for much of the areas history until development began in late C19th
- Finsbury Park Station (Islington Council) opened in 1861
- Housebuilding began in earnest from 1870s
- Land began to be parcelled into development plots, firstly along and off Stroud Green Road and Tollington Park Road.
- Grand, elegant houses built for the burgeoning middle class
- 1881 Stroud Green Station opened on the Edgware, Highgate and London Line
- Stroud Green Station closed in 1954 for passengers and 1970 for freight.
- Subdivision of large properties into flats as early as 1900-1910
- Area began to decline in fortune from this period, became increasingly working class
- Heavily bombed during WWII - many houses damaged, some demolished, these remnants can still be seen today, where post-war mansion blocks stand.
- From the 1980s the area became popular again with the middle classes and slowly became increasingly gentrified, with some houses being reconverted into large family houses.



Stroud Green Road c1900s



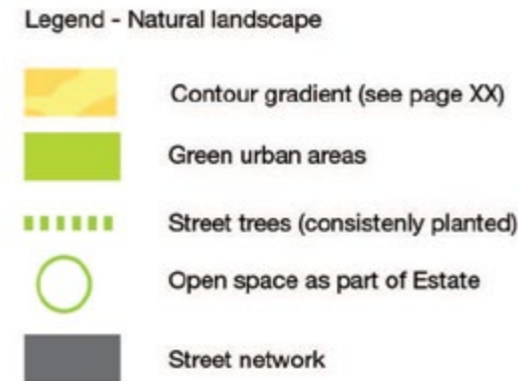
Ferme Park Road, looking north, c1900s



Mount View Road, looking north c1920-30

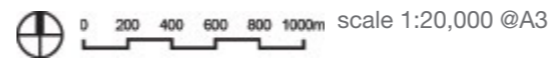
Stroud Green

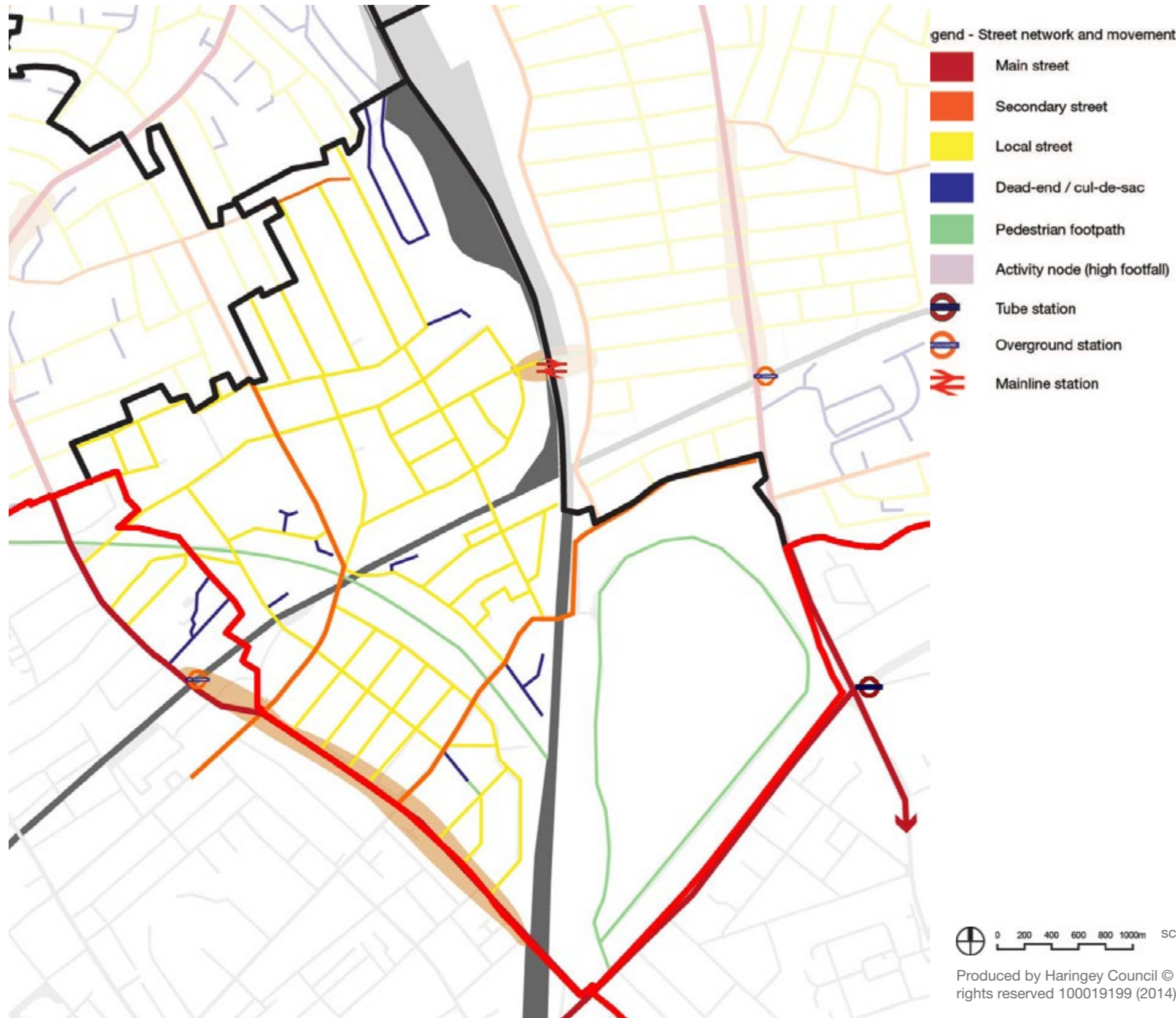
physical character



Landscape

- Partly sits on a ridge (Mount View Road) with land sloping down either side to the valley of Crouch End and Finsbury Park. Lends the area a pleasing outlook, good air and a hinterland character.
- Finsbury Park, a designated Metropolitan Open Land, a registered historic Park and Site of Nature Conservation (Borough grade II Importance), with large boating lake, sporting facilities, mature trees, tennis courts. Accessible from three points from Stroud Green - Upper Tollington Park, Parkland Walk and Lower Stroud Green Road by Rowans Bowling Alley. These entrances into the park could be improved. Splendid gates mark entrances of Seven Sisters to south.
- New River runs through Green Lanes and into and through Finsbury Park.
- Parklands Walk, a linear nature reserve and great spot for an idyllic, rural-esque walk, interesting views of local roofscape at points, especially three level bridge over Stapleton Hall Road and Gospel Oak to Barking railway.
- Stationers Park, linear neighbourhood park enclosed on each side by terraced housing
- Granville open space - small, yet pleasant and well planted/cared for pocket park and nature and Parish peace garden on corner of Stapleton Hall fronting onto Granville Road. Most likely bomb damage site - not built on since.
- Thames Water covered reservoir site on Mount View Road is unfortunately inaccessible but provides a green lung to the area and a spectacular view point- could be better used and opened up for local people to enjoy.
- Green buffer along the railway lines that cross east-west and north-south through the neighbourhood creates a vital urban ecological corridor.
- Back gardens and streets function as primary urban landscape - many are continuously well planted with dense vegetation and street trees, creating a private, green lung for the area.



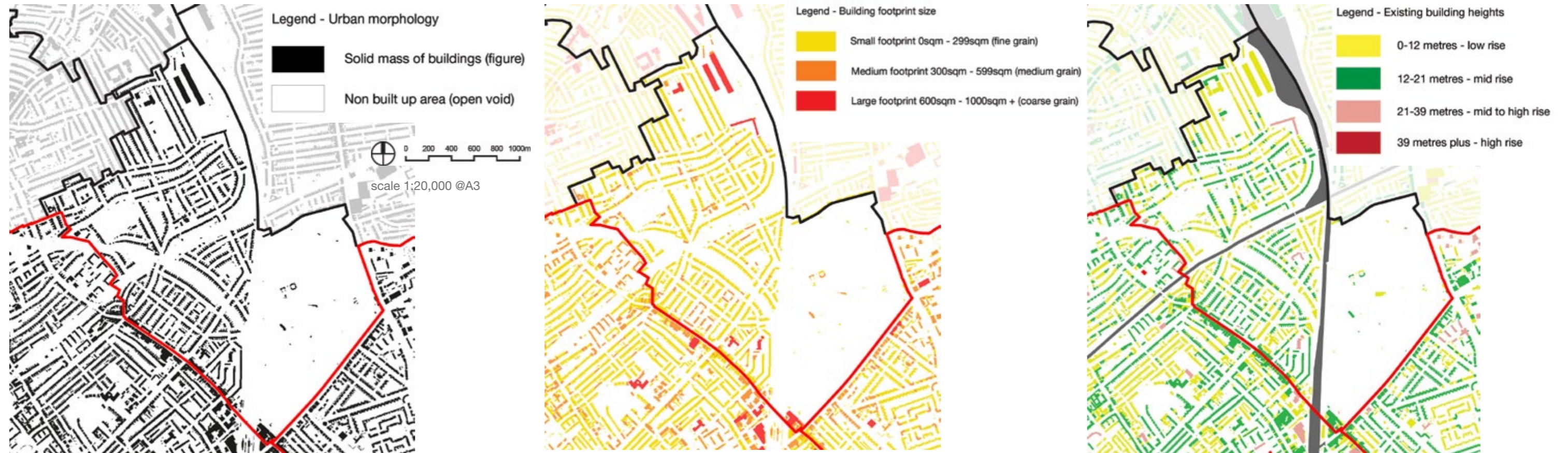


Street pattern and movement

- Stroud Green Road, the main thoroughfare, with heavy footfall, buses, shops and cafes linking the ever busy Finsbury Park with the quieter centre at Crouch End.
- Busy, heavily trafficked junction where Stroud Green Road meets Seven Sisters Road and Blackstock Road. Key activity node for the wider area but poor quality public realm and pedestrian environment.
- Bus routes (W3, W9 etc.) run along Stroud Green Road providing access to the public transport interchange of Finsbury Park (National Rail, Piccadilly and Victoria), just north of the low railway bridges (too low to allow double decker busses).
- Most of Stroud Green within a 10-15 minute walk to Crouch End Overground Station lies to the north, along Crouch Hill. Unpleasant and long underpass under the two low railway bridges along Stroud Green Road as enter Finsbury Park.
- Upper Tollington Park and Stapleton Hall Road, are important east-west secondary routes connecting Green Lanes to Hornsey Road. These form busy, activity nodes where they cross the main thoroughfare of Stroud Green Road and limited bus service (W3 & W5).
- Well connected street pattern creating small and medium perimeter blocks, lined by buildings, making the area easily walkable, enjoyable and legible.
- Gradually becomes quieter and less hectic further north along Stroud Green Road with a more urban village feel.
- Quiet, pleasant and comfortable residential streets characterise much of the area, streets of particular note include;
- Stroud Green railway station closed in 1970 (located on bridge over Stapleton Road)

Stroud Green

physical character



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Urban form

- Urban in character with dense, compact urban form of buildings lining perimeter blocks, well proportioned streets.
- Good street enclosure created by imposing period properties of 3 to 4 storeys, often forming terraces or tight pairs with small, indistinguishable gaps.
- Good private/public interface, buildings front and face the street, backs are hidden and private. In some estates - open space is less well defined but still fits into the prevailing street pattern so damage is limited.
- Small footprint, domestic buildings predominate with the exception of a number of civic uses including schools and health buildings.
- High quality architectural townscape from Victorian/Edwardian period - facades are visually rich, well detailed and lovingly cared for (in most instances).
- Predominately mid-rise with 3 to 4 storey buildings.
- Large 3 storey townhouses, paired and detached villas characterise much of the area. Many have been subdivided into flats catering for young professionals but a number are still family homes.
- Surprising diversity of housing stock, with suburban interwar semis, inter and post war mansion buildings and smaller, more domestic 2 storey terraced housing.
- Some large estate buildings example Chettle Court, imposing in scale and height rising to 7 storeys, tallest building in the area.
- Some good examples of sensitive, context led urban infill- example Stapleton Road



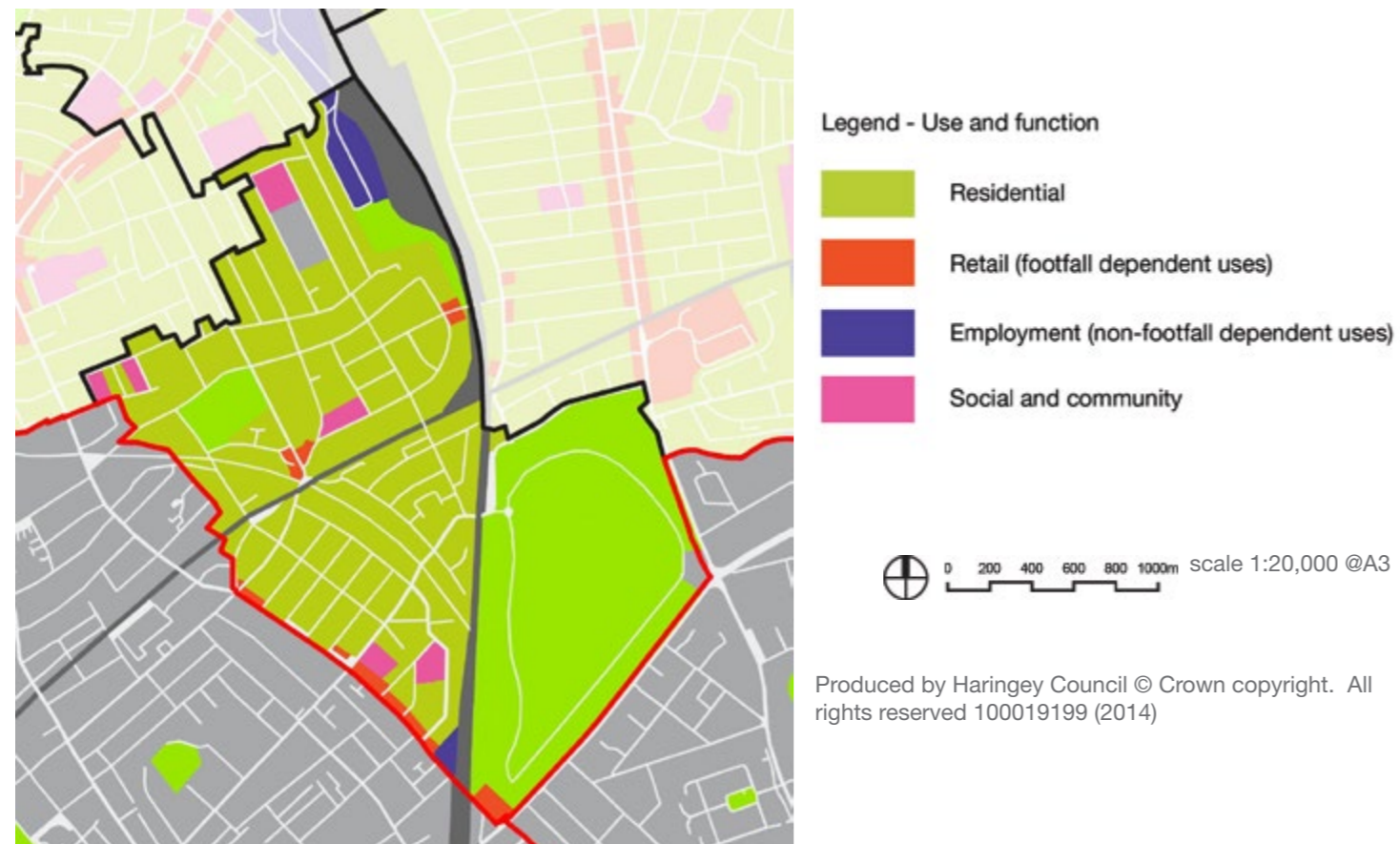
Tight, vertical townhouses that characterise much of Stroud Green



Medium footprint mansion blocks

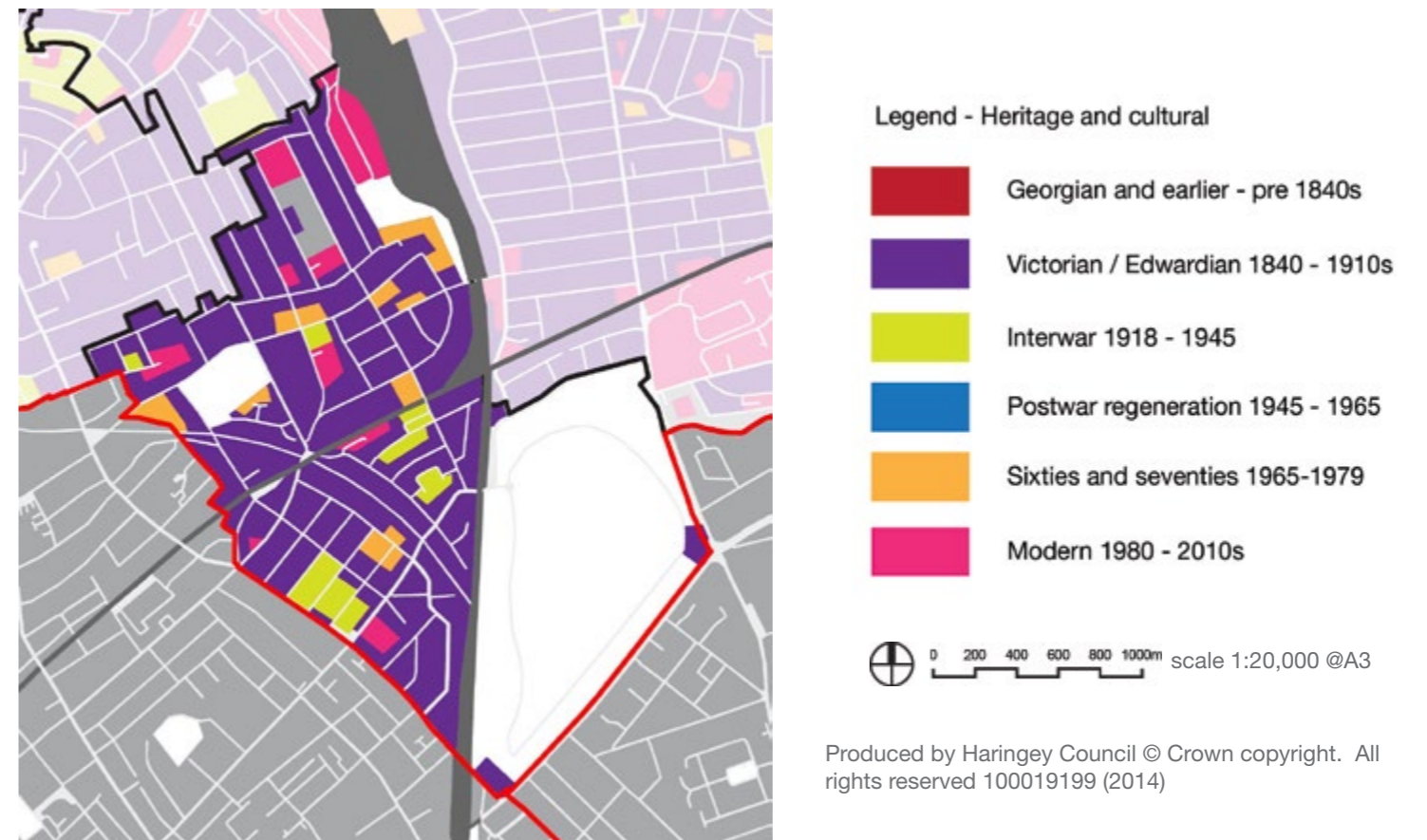
Stroud Green

socio-economic and cultural character



Use and function

- Largely residential neighbourhood with a spine of retail and commerce along Stroud Green Road, and a small local centre at junction of Stapleton Road and Ferme Park Road.
- Quiet, domestic character to residential areas with a general hum of activity during day and evening.
- All road immediately around Finsbury Park Station are very busy most of the time including evenings, especially at the lower end of Stroud Green Road.
- Strong independent offer along Stroud Green Road with many ethnic and international grocery stores, cafes and restaurants. Gives the area a mixed, cosmopolitan character.
- Mostly small units in period buildings, with low rents - few chain stores although this is starting to change.
- Known for its eclectic and great food establishments; restaurants, cafes and grocery stores.
- Activity and footfall along Stroud Green Road at all times of the day, from morning to evening. Early morning cafes to late night take-away spots gives a urban, mixed use character.
- Rowans Bowling Alley located at the southern end of Stroud Green Road is a local institution and popular night time spot.
- Pedestrian footfall spill over, after events at Finsbury Park and Arsenal Stadium



Heritage and cultural

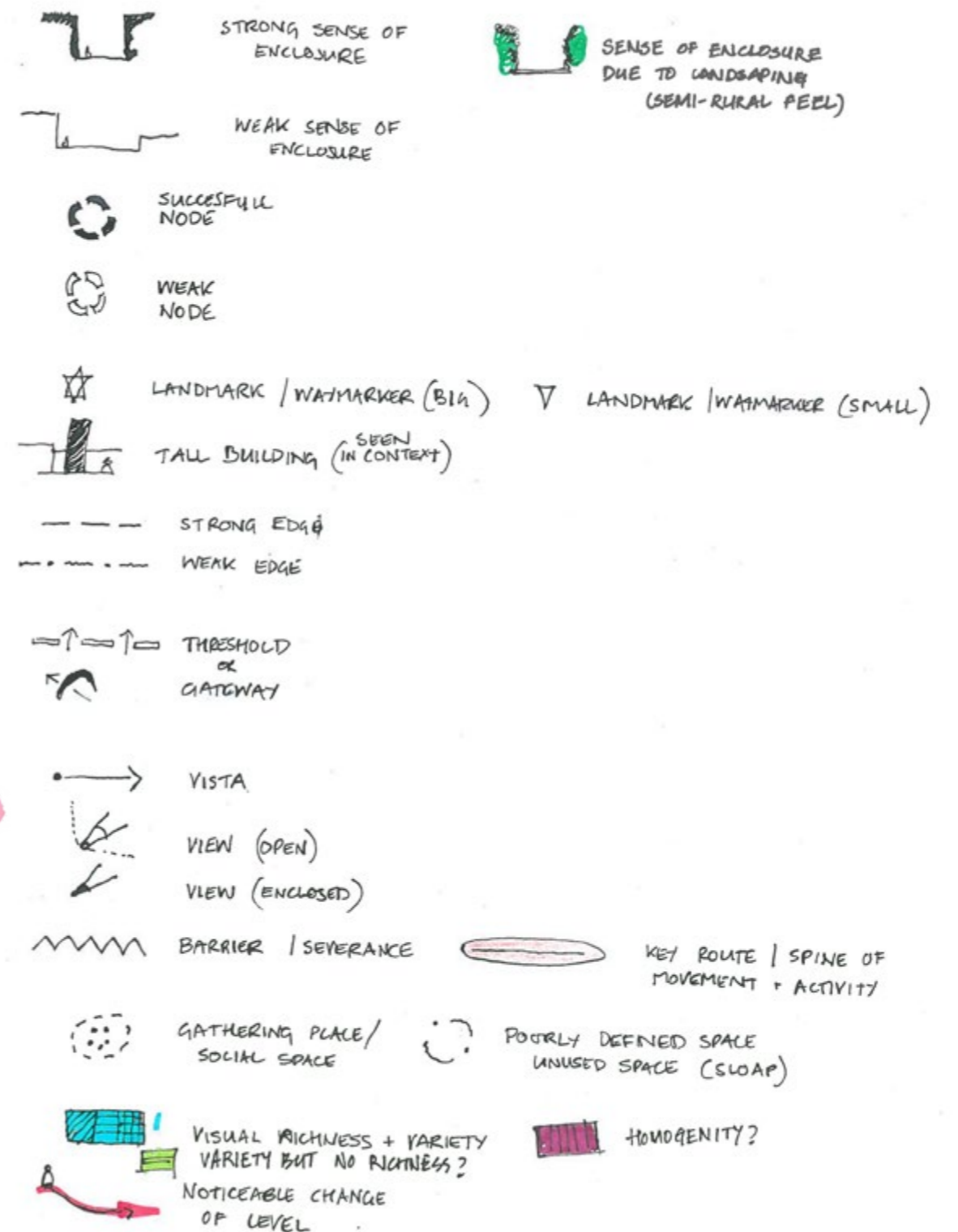
- Concentration of heritage assets along and off Stroud Green Road, including:
 - Elkins Brothers, Gentlemens Outfitters (Grade II listed) LB of Islington - mid C19th terraced house
 - Stapleton Hall - early C17th house with later alterations (Grade II listed)
 - 1 and 3 Crouch Hill
 - Woodstock Road School - imposing and elegant Victorian school building (Grade II listed)
- Only medieval settlement pattern still evident is alignment of Stroud Green Road, historic trade route and Stapleton Hall, original manor house built 1609 set within extensive grounds, now surrounded by Victorian/Edwardian townhouses and villas.
- Largely late Victorian and Edwardian townscape, affluent, well crafted, richly detailed buildings built for the burgeoning middle classes. Now home to young professionals and affluent families.
- Much of this high quality townscape recognised by being within the Stroud Green Conservation Area.
- Old Diary (in LB of Islington) is a distinctive and much loved local landmark and cultural reference point.
- Heritage threat of Stroud Green Road from large block and high rise, intensive development of Finsbury Park spreading north. There is a need to respect the grain and scale of Stroud Green Road.

Stroud Green

visual and experiential character



View of Ally Pally from the high ground along Ridge Road



- More run-down, gritty and urban feel to the south of Stroud Green Road.
- Large detached mixed use buildings along Stroud Green Road offer a successful compact, mixed use urban form.
- Attractive, well laid out residential streets make the area highly desirable.
- Views off Mount View Road which runs along the ridge - sequential glimpses and vistas of valley below and Ally Pally in distance.

Stroud Green

character typologies



- Centre**
 - High Road / High Street (1.1)
 - Nuclea centre (1.2)
 - Small local parade (1.3)
 - Retail park (1.4)
 - Edge of centre (1.5)
- Campus**
 - Large infrastructure (2.1)
 - Educational (2.2)
 - Hospital / health centre (2.3)
 - Community hall / building (2.4)
 - Religious building (2.5)
- Street layout**
 - Burgage plot / medieval (3.1)
 - Villa and townhouse (3.2)
 - Urban terrace (3.3)
 - Suburban (3.4)
 - Apartment buildings (3.5)
- Estate layout**
 - Slabs and tower blocks (3.6)
 - Open courts (3.7)
 - Cul-de-sacs (3.8)
- Industrial and business**
 - Big box (4.1)
 - Fine grain industry (yards/warehouses) (4.2)
 - Office complex (4.3)

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Medium footprint mansion blocks



Local public house - forming a landmark and community hub in the area



Stroud Green Primary School - a distinctive landmark, civic building

Stroud Green

SWOT analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion.

Good

- Good local park at Stationers Park and small green at Parish Peace Garden
- Melting pot - Stroud Green Road and Finsbury Park Station
- Existing terraces - good housing stock
- Views from Ridge top - N, S and E
- Grid of residential streets very clear and easy to find way around
- Stroud Green Road (further up) good local shopping street
- Parkland Walk - green link and environment
- Homogeneity in terraces - attractive townscape quality
- Transport connectivity of Finsbury park Station
- Finsbury Park - a large metropolitan green space
- Existing leisure facility - well used.

Bad

- Parts of Finsbury Park not well overlooked
- Ugly rear of Rowans looking onto park
- Crowded tatty and unkempt public realm and shops around Finsbury Park
- Poor quality environment under bridge area
- HMO's to the south: poorly maintained houses
- Railway slices through finsbury park town centre
- Public realm around interchange is very poor

Constraints

- Tall buildings (anything over 3-4 storeys) severely restricted along ridge due to impact of views from Ally Pally.
- Heritage value of existing buildings in most of the area.
- Borough boundary - requiring close borough working across Stroud Green Road.
- Railway lines cut and divide the area - especially main line in north of neighbourhood.
- Most of existing housing should be retained - few redevelopment opportunities.
- Steep hillsides, construction and access difficulties.

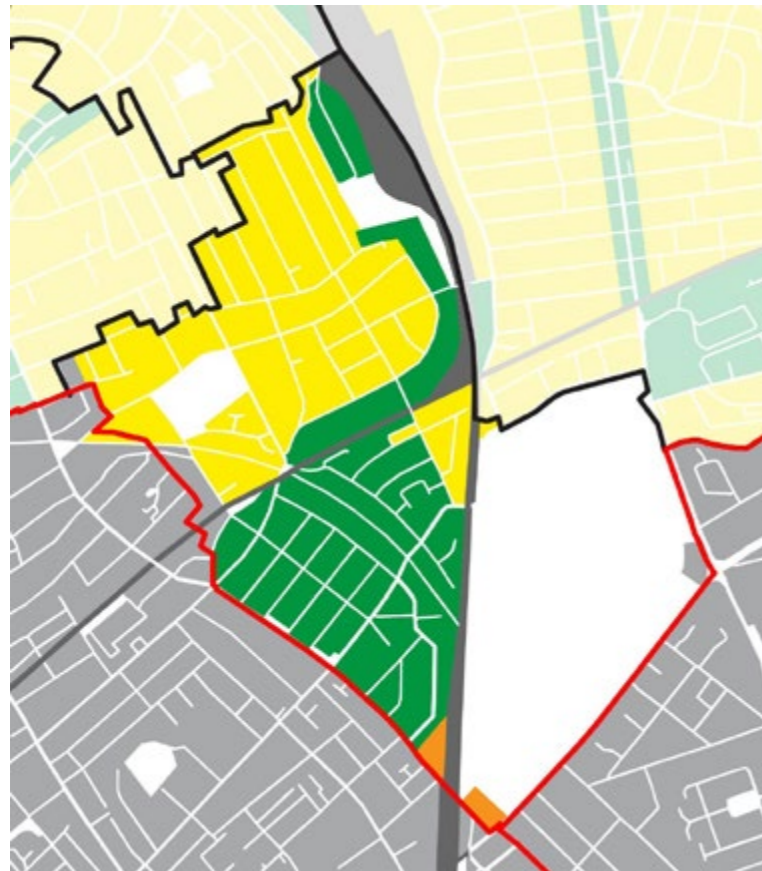
Opportunities

- Taller buildings possible at sites immediately beside Finsbury Park Station
- Could reinforce the strong community identity across Stroud Green Road by cross-borough working
- Haringey housing estates with lots of small infill sites e.d. Ednam garages
- Behind Chettle Court - steep north facing slope, could be developed with imaginative approach e.g. self build
- Small scale improvement of local centre at Haringey

Stroud Green

building height recommendations

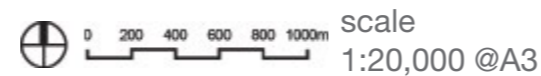
proposed maximum heights



BUILDING HEIGHT RANGES LEGEND

- 0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
- 12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
- 21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
- 39 metres - approx. 11 plus storeys - high rise buildings

please note: approx. number of storeys reflects modern residential storey heights. Number of stories often varies according to age, type and use of building



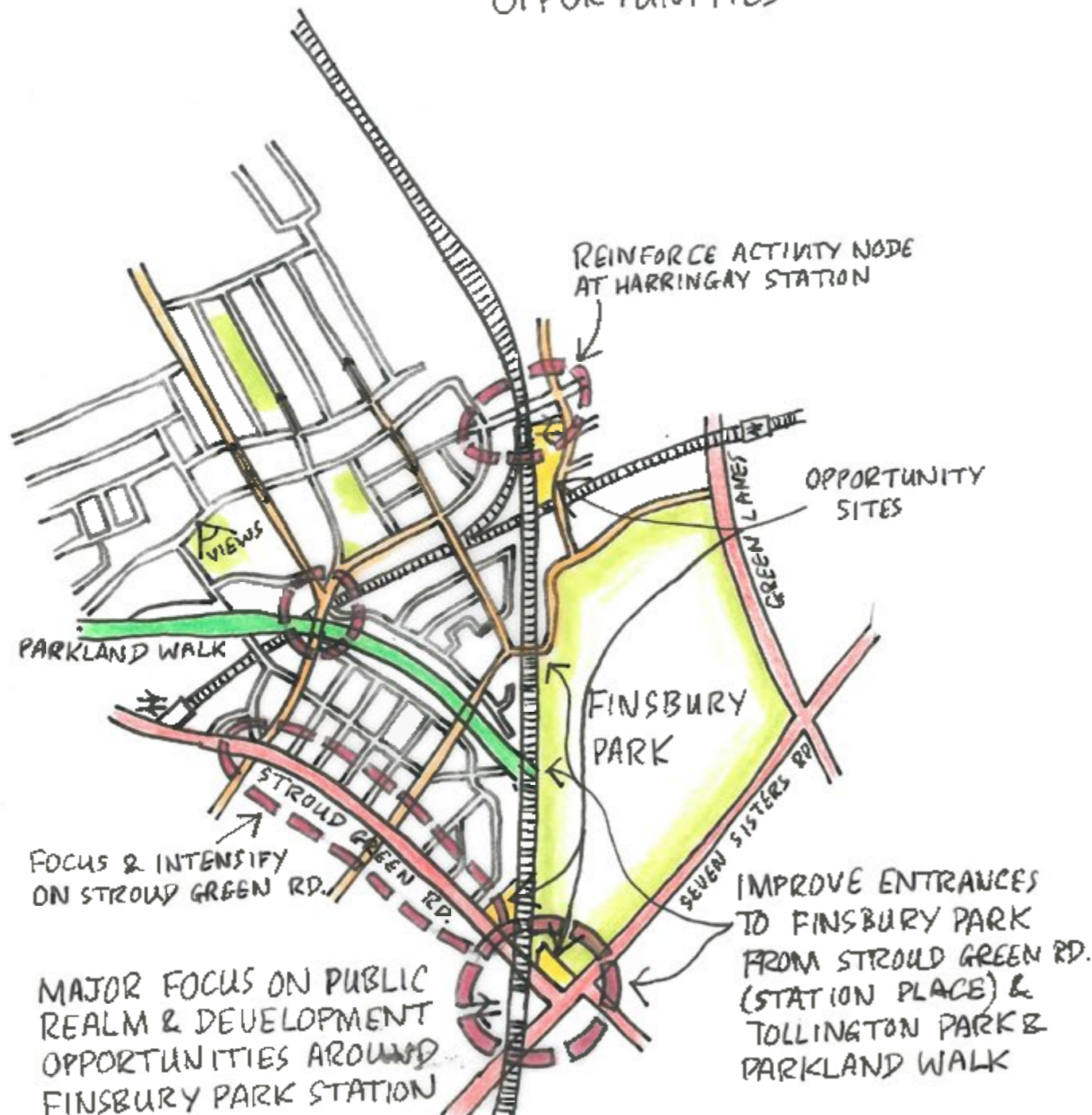
- Stroud Green has a consistent height range of up to 4 storeys.
- Existing heights of the 2 storey terrace streets to the north should be maintained.
- The 3 to 4 storey heights of townhouses and villas should be maintained and preserved. New buildings should match and knit into this context.
- Heights along Stroud Green Road should frame and enclose this busy thoroughfare and respect the existing mid rise character of 4-6 storeys. There may be potential for a recessed upper storey.
- Heights at the node of Finsbury Park could be higher than the surroundings reflecting the high PTAL, hierarchy within the urban structure and wider regeneration potential. These heights could be within the mid to high-rise range with a higher rise element.

Stroud Green

opportunities and place principles

The opportunities and principles presented here arose through the character survey, debrief workshops and subsequent conversations. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving liveability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.

STROUD GREEN - PLACE PRINCIPLES & OPPORTUNITIES



better connections and entrances to Finsbury Park from Stroud Green Road, Upper Tollington Park and from Parklands Walk reinforcing the activity node at Haringey station – improve the public realm, better design of bridge, shopfront improvements and wider community led enhancements.
 preserving and enhancing the residential streets with their historic character, rhythm, consistent form and massing and variation of detailing.
 like use of the Mount View Road covered reservoir - potential to create a neighbourhood park.
 enhancing the distinctive avenues – street tree planting, seating and homezone style improvements.
 improvements along Stroud Green Road, especially under the way bridges – improve lighting, public realm.
 south end of Stroud Green Road – opportunity to intensify development whilst retaining the historic public house on the corner.